

Building, Pad Site Available

611 San Pedro Ave | San Antonio, TX 78212



0.38 AC

LOT SIZE

3,017 SF

BUILDING SIZE

Contact
Broker

PRICE

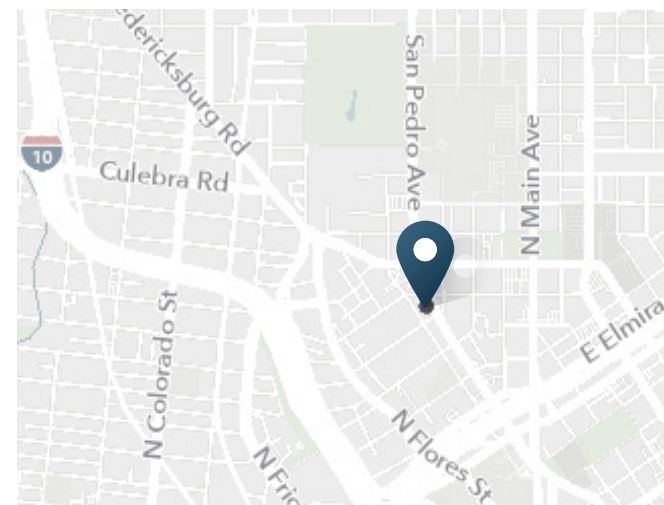
ABOUT THE PROPERTY

- Tenant still operating; please do not disturb
- Tenant has ability to vacate with 60 days' notice
- Contact broker for additional details

JOIN THESE NEARBY RETAILERS



Walgreens





ALAMO COLLEGES DISTRICT

San Antonio College
±20,000 STUDENTS

Methodist
HOSPITAL | METROPOLITAN

SA
MA San Antonio
Museum of Art

Central Catholic
High School

Lorenzo De Zavala
Elementary

Antonio Margil
Elementary

The Children's Hospital
of San Antonio
CHRISTUS Health

HISTORIC
MARKET SQUARE

UTSA
The University of Texas at San Antonio
DOWNTOWN CAMPUS

Tafolla Middle School

Sidney Lanier
High School

TOBIN CENTER
FOR THE PERFORMING ARTS

MAJESTIC
THEATRE

BRISCOE
WESTERN ART MUSEUM

GVILTA

The ALAMO

RIVERWALK

Henry B. Gonzalez
Convention Center

Hemisfair

CORPORATE
HEADQUARTERS

SAN ANTONIO
ALAMODOME

Shops at Rivercenter

- AMC THEATRES
- LEGOLAND DISCOVERY CENTER
- RAINBOW
- H&M
- AÉROPOSTALE
- AMERICAN EAGLE OUTFITTERS
- VICTORIA'S SECRET
- CHAMPS
- Foot Locker
- WAVE MASTER
- FAT TUESDAY
- Sweet Factory
- FOGO DE CHÃO

DOLLAR
GENERAL



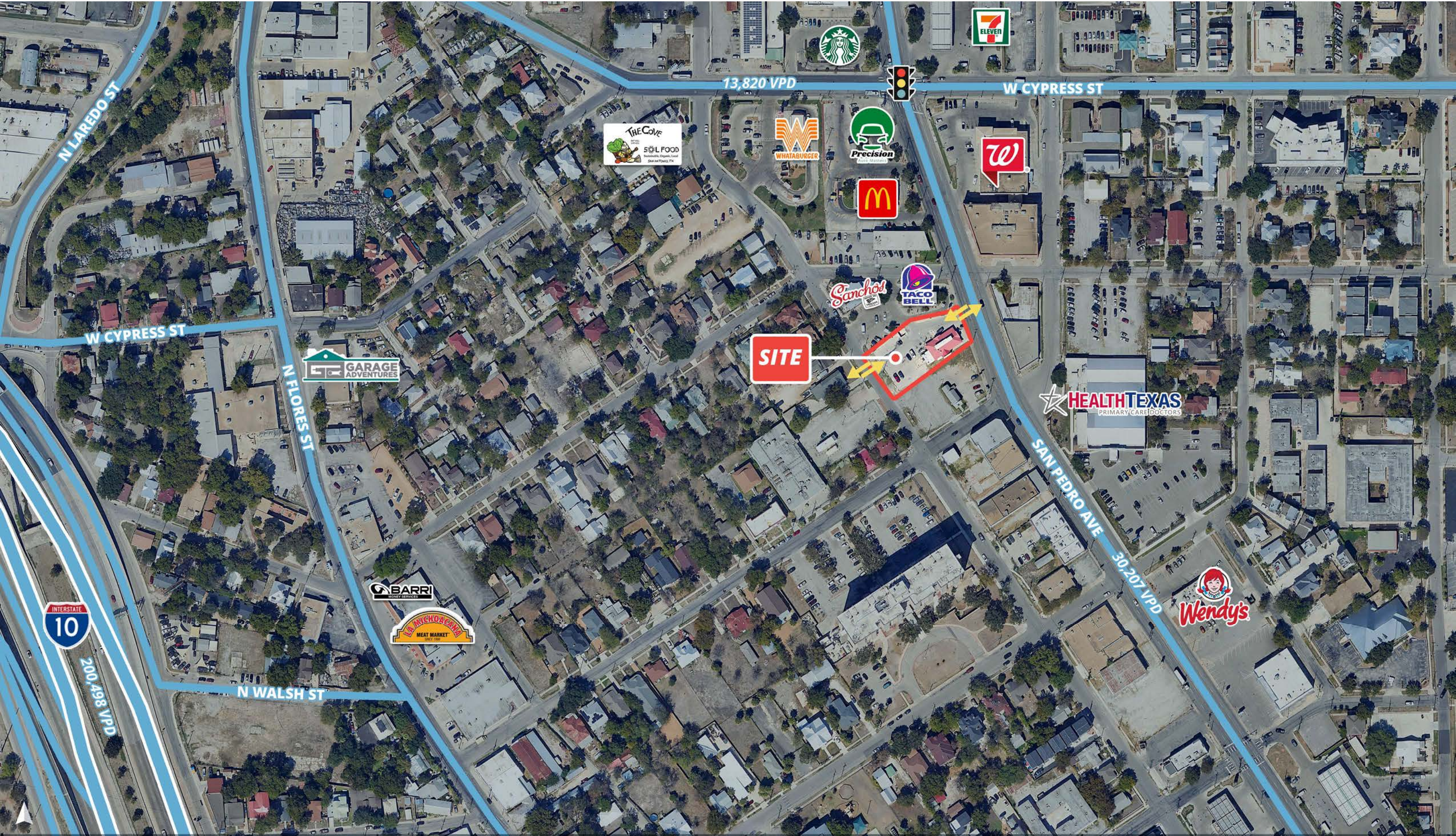
H-E-B

H-E-B

H-E-B

Site Aerial

611 San Pedro Ave | San Antonio, TX 78212



200,498 VPD

13,820 VPD

W CYPRESS ST

SITE

HEALTHTEXAS
PRIMARY CARE DOCTORS

SAN PEDRO AVE

30,207 VPD

N WALSH ST

GARAGE
ADVENTURES

BARRI

LA MICHOAN
MEAT MARKET

THE COVE
50/50 FOOD

WHATABURGER

McDonald's

Sanchos

TACO BELL

Walgreens

7-Eleven

Starbucks

Precision

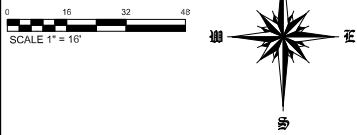
Wendy's

Survey

611 San Pedro Ave | San Antonio, TX 78212



EMERGE PROPERTIES OF SA, LLC
611 SAN PEDRO AVE
SAN ANTONIO, TEXAS



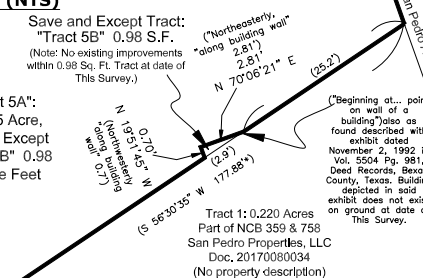
Poplar Street (55.60' R.O.W.)

San Pedro Avenue
(62.00' R.O.W.)

DETAIL (NTS)

Save and Except Tract:
"Tract 5B" 0.98 S.F.
(Note: No existing improvements
within 0.98 Sq. Ft. Tract at date of
This Survey.)

"Tract 5A":
0.3815 Acre,
Save & Except
"Tract 5B" 0.98
Square Feet



LEGEND

These standard symbols will be found in the drawing:

- 1/2" Iron Rod Found
- PK Nail Set (unless noted otherwise)
- 1/2" Iron Rod Set
- Culvert
- Reflector
- Water Meter
- Water Valve
- Fire Hydrant
- Sanitary Sewer Manhole
- Cleanout
- Gas Meter
- Refrigeration Condenser
- Bollard
- Handicap Parking
- Road Sign
- Mailbox
- Gate
- Down Guy
- Utility Pole
- Overhead Utilities
- Buried Gas Line
- Parking Paint Stripe
- Concrete Parking Bumper
- Wood Fence
- Hand Rail or Metal Fence
- Back of Curb
- Gutter
- Edge of Asphalt (Record Calls per Deed Vol. 8154 Pg. 150)

P.O.B.

(SEE DETAIL)
Save and Except "Tract 5B" 0.98 S.F.
Waide & Graves Limited Partnership
Vol. 8154 Pg. 150
Official Public Records
Bexar County, Texas
(also described in Vol. 5504 Pg. 981
Official Public Records,
Bexar County, Texas)

Tract 1: 0.220 Acres
Part of NCB 359 & 758
San Pedro Properties, LLC
Doc. 20170080034
Official Public Records
Bexar County, Texas
further described in Vol. 6678 Page 529
Real Property Records
Bexar County, Texas
Prop ID: 103405
Owner: San Pedro Properties, LLC

Tract 2: 0.199 Acres
Part of NCB 758
San Pedro Properties, LLC
Doc. 20170080034
Official Public Records
further described in Vol. 7161
Pages 1623 & 1625
Real Property Records
Bexar County, Texas
Prop ID: 108609
Owner: San Pedro Properties, LLC

0.38 Acres
(Net Tree)
"Tract 5A": 0.3815 Acre
Save & Except "Tract 5B" 0.98 Square Feet
Waide & Graves Limited Partnership
Vol. 8154 Pg. 150
Official Public Records
Bexar County, Texas
Prop ID: 108608
Owner: Waide & Graves LTD

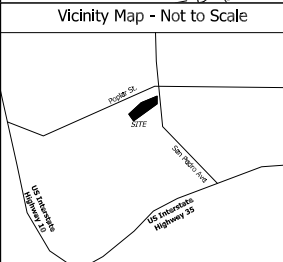
"Dumpster Area" described as
"Exhibit E" per
Vol. 5504 Pg. 981, Official Public
Records Bexar County, Texas
(dated 11-25-1992)

Lot 7, Block 11, NCB 758
Six Fifteen San Pedro (Subdivision)
Vol. 9675 Pg. 166 and Doc. No. 20140183893
Deed and Plat Records
Bexar County, Texas
Prop ID: 1216951
Owner: James Apts LLC

Tract 9 Parcel 2 (Easement Estate)
Described as "Tract 5C"
166 Sq. Ft. Easement
described in
Vol. 8154 Pg. 150
Official Public Records,
Bexar County, Texas
166 Sq. Ft.
Ingress/Egress Easement
Vol. 5504 Pg. 981, Official Public
Records Bexar County, Texas and
Vol. 9675 Pg. 166
Deed & Plat Records
Bexar County, Texas

Tract 9 Parcel 3 (Easement Estate)
Described as "Tract 5D"
193 Sq. Ft. Easement
described in
Vol. 8154 Pg. 150
Official Public Records,
Bexar County, Texas
193 Sq. Ft.
Ingress/Egress Easement
Vol. 5504 Pg. 981,
Official Public Records
Bexar County, Texas
and shown on
Vol. 9675 Pg. 166
Deed & Plat Records
Bexar County, Texas

Vicinity Map - Not to Scale



ALTA/NSPS LAND TITLE SURVEY OF

TRACT 9: "PARCEL 1": A 0.38 ACRE TRACT OF LAND, SITUATED IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, NEW CITY BLOCK 359 AND 758, BEING THAT SAME CALLED 0.3815 ACRE TRACT, CALLED "TRACT 5A", SAVE AND EXCEPT A CALLED 0.98 SQUARE FOOT TRACT, CALLED "TRACT 5B", AS DESCRIBED IN WARRANTY DEED TO WAIDE & GRAVES LIMITED PARTNERSHIP, OF RECORD IN VOLUME 8154, PAGE 150, AND DOCUMENT NO. 99-0185735, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS;

TRACT 9: "PARCEL 2" (EASEMENT ESTATE), A CALLED 166 SQUARE FOOT EASEMENT TRACT, DESCRIBED AS "TRACT 5C" IN WARRANTY DEED TO WAIDE & GRAVES LIMITED PARTNERSHIP, OF RECORD IN VOLUME 8154, PAGE 150, AND DOCUMENT NO. 99-0185735, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS;

TRACT 9: "PARCEL 3" (EASEMENT ESTATE), A CALLED 193 SQUARE FOOT EASEMENT TRACT, DESCRIBED AS "TRACT 5D" IN WARRANTY DEED TO WAIDE & GRAVES LIMITED PARTNERSHIP, OF RECORD IN VOLUME 8154, PAGE 150, AND DOCUMENT NO. 99-0185735, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS;

Survey Notes:
1. Bearings Based on NAD83 Texas South Central Zone 4204; US Survey Feet.
2. Surveyor has not investigated the existence of Design Guidelines or other unrecorded documents as may be promulgated by an Architectural Control Committee.
3. Subject to Perpetual nonexclusive easement(s) of ingress and egress containing 166 Square Feet, and 193 Square Feet, and reservations, terms provisions and covenants as described in Volume 5504, Page 981, Official Public Records, Bexar County, Texas, INASMUCH AS THEY MAY STILL APPLY.
4. The properties described herein as "Parcel 1", "Parcel 2" and "Parcel 3" are the same property as described in Commitment G.F. NO. FT-24411-9001182300201-LW, Issued: July 28, 2023. Effective: July 2, 2023, and as described as "Tract Five", "Tract 5A", "Tract 5B", "Tract 5C" and "Tract 5D" in Deed of record in Volume 8154, Page 150, and Document No. 99-0185735, Official Public Records, Bexar County, Texas.

COMMITMENT FOR TITLE INSURANCE
ISSUED BY: Fidelity National Title Insurance Company G.F. NO. FT-24411-9001182300201-LW
ISSUED: August 25, 2023 EFFECTIVE: August 9, 2023

TITLE COMMITMENT AS IT PERTAINS ONLY TO TRACT 9, Parcel 1, Save & Except a 0.98 Square Foot Tract, & Parcel 2 Easement Estate & Parcel 3 Easement Estate, out of NCB 359 AND 758, City of San Antonio, Bexar County, Texas

10x. Subject to terms, provisions and conditions of those certain non-exclusive easement(s) described as Tracts 5C and 5D in Volume 8154, Page 150, Real Property Records, Bexar County, Texas; DOES AFFECT. AS SHOWN.

- TABLE A ITEMS**
- Monuments placed are as shown on the survey.
 - The address of the surveyed property is "611 San Pedro Avenue, San Antonio, Texas".
 - According to the Flood Insurance Rate Map (FIRM) No. 48020C0403H, dated June 19, 2020, this property is located in Zone X: Areas determined to be outside the 0.2% annual chance floodplain.
 - Gross Land Area is 0.38 acres, more or less.
 - (a). Per Zoning letter dated August 24, 2023 from City of San Antonio Development Services, ZV-2023-13300412: This property is zoned as "C-2P UC-C AHOD" Commercial Pedestrian San Pedro Urban Corridor Airport Hazard Overlay District.
 - (a). The exterior dimensions of all buildings at ground level are shown on the survey.
 - (b)(1). The square footage of exterior footprint of all buildings on subject property is as shown on the survey.
 - (c). The building height of all buildings on subject property is as shown on the survey.
 - All substantial features observed during the process of conducting the field work are shown on the survey.
 - As shown on the survey, the number of parking spaces are as follows:
 - 2 Handicapped Parking Space
 - 22 Standard Parking Spacesfor a total of 24 Parking Spaces as shown on the survey.
 - There are no Divisions or Party Walls to adjoining properties.
 - Names of adjoining owners according to current tax records are as shown on the survey.
 - Distances to the closest streets are shown on the survey.
 - Any recent earth moving work, building construction, or building additions observed in the process of conducting the fieldwork are shown on survey.
 - No information of proposed changes in street right-of-way lines was made available to the Surveyor at time of survey.
 - Known plottable offsite easements as shown on the survey.
 - Professional liability insurance policy certificate can be provided.
- To: Property Bank; Prosperity Bank, as Administrative Agent for the benefit of the Secured Parties, and their successors and assigns; Emerge Plaza of San Antonio, LLC; Emerge Properties, LLC; Emerge Properties of SA, LLC, a Texas limited liability company; and Fidelity National Title Insurance Company;

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6(a), 7(a), 7(b)(1), 7(c), 8, 9, 10, 13, 14, 16, 17, 18, and 19 of Table A thereof. The fieldwork was completed on May 23, 2023, and July 12, 2023.

Marion Ruth Bolton
Marion Ruth Bolton
Registered Professional Land Surveyor No. 4727
Job No.: 23-056-9



RICKMAN
LAND SURVEYING, LLC

TBPLS FIRM NO. 101919-00
419 BIG BEND
CANYON LAKE, TEXAS 78133
PHONE (830) 935-2457
WWW.RICKMANLANDSURVEYING.COM
cheryl@rickmanlandsurveying.com

Date:	Issue/Revision
06-01-21	Initial Release
08-12-21	Updated ALTA Survey
	See Also: Metes and
	Bounds Description
	for Parcel 1: 0.38
	Acres
08-23-23	Updated Title Commitment
08-25-23	To Add Table A Item 6(a)
08-28-23	Updated Title Commitment

DEMOGRAPHIC HIGHLIGHTS

Population

	1 Mile	3 Miles	5 Miles
2025 Estimated Population	16,221	135,828	353,199
2030 Projected Population	16,679	136,234	346,856
Proj. Annual Growth 2025 to 2030	0.56%	0.06%	-0.36%

Daytime Population

2025 Daytime Population	72,948	237,369	454,723
Workers	65,336	166,323	262,769
Residents	7,612	71,046	191,954

Income

2025 Est. Average Household Income	\$61,237	\$79,894	\$79,925
2025 Est. Median Household Income	\$38,213	\$51,605	\$51,653

Households & Growth

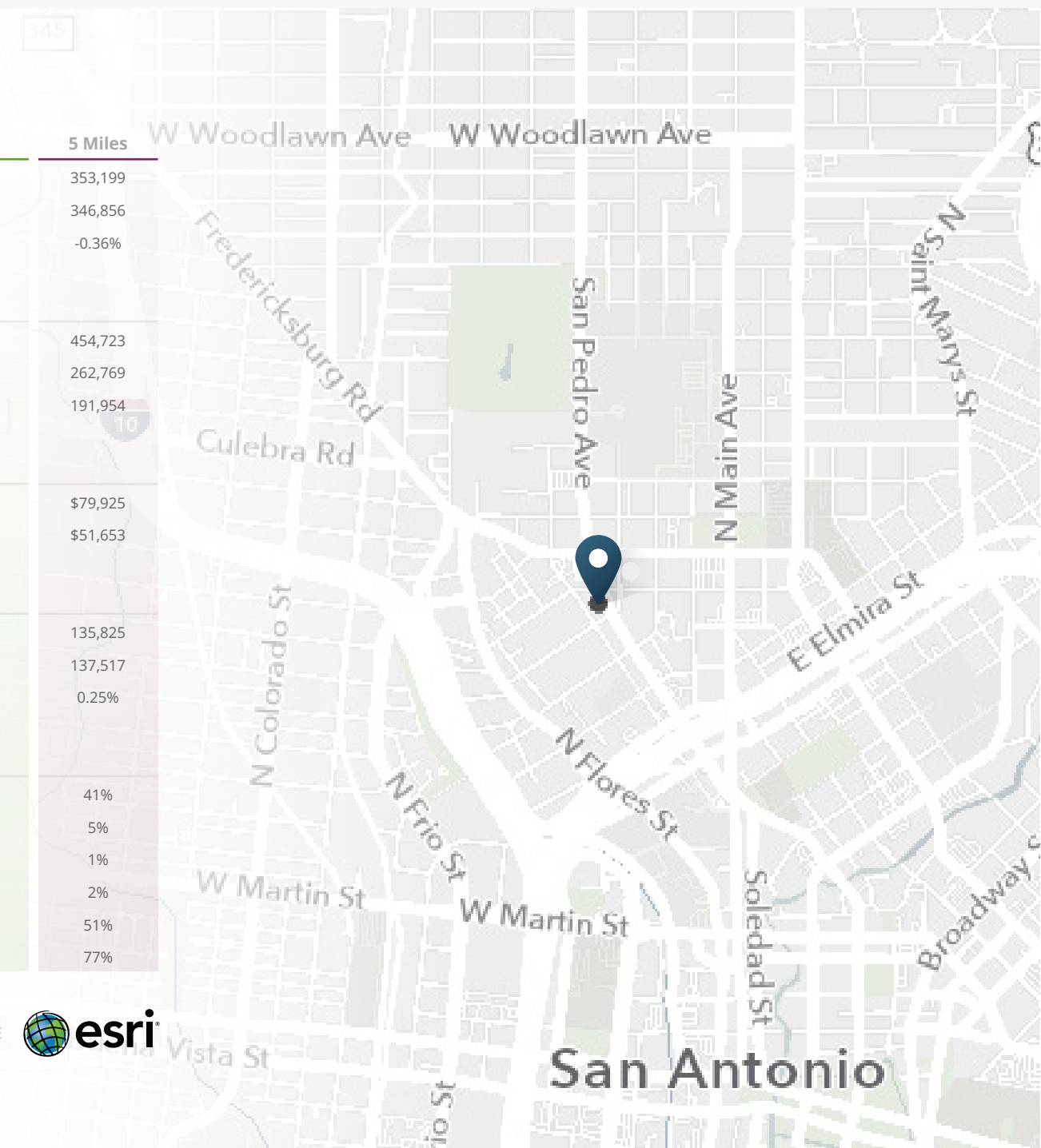
2025 Estimated Households	6,105	54,823	135,825
2030 Estimated Households	6,564	57,244	137,517
Proj. Annual Growth 2025 to 2030	1.46%	0.87%	0.25%

Race & Ethnicity

2025 Est. White	47%	42%	41%
2025 Est. Black or African American	9%	5%	5%
2025 Est. Asian or Pacific Islander	1%	1%	1%
2025 Est. American Indian or Native Alaskan	1%	2%	2%
2025 Est. Other Races	42%	50%	51%
2025 Est. Hispanic (Any Race)	64%	75%	77%

> **Want more?** Contact us for a complete demographic, foot-traffic, and mobile data insights report.

SOURCE



Information About Brokerage Services

Texas Real Estate Commission (11-2-2015)



Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers, and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A license holder can represent a party in a real estate transaction.

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

SRS Real Estate Partners	9005621	ryan.johnson@srsre.com	512.236.4600
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Ryan Andrews Johnson	525292	ryan.johnson@srsre.com	214.540.3285

Webb Sellers	589055	webb.sellers@srsre.com	210.504.2781
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Drew Allen	656732	drew.allen@srsre.com	210.504.1242
Sales Agent/Associate's Name	License No.	Email	Phone



SRS Real Estate Partners

2101 McCullough Ave
San Antonio, TX 78212

Drew Allen
210.504.1242
drew.allen@srsre.com

SRSRE.COM

© SRS Real Estate Partners

The information presented was obtained from sources deemed reliable;
however SRS Real Estate Partners does not guarantee its completeness or accuracy.