

MIXED USE OFFERING MEMORANDUM

N CHERRY ST

724 NORTH CHERRY STREET, SAN ANTONIO, TX 78202



OFFERING MEMORANDUM

BROWNING COMMERCIAL REAL ESTATE
6061 Broadway St
San Antonio, TX 78209



BROWNING COMMERCIAL
REAL ESTATE

PRESENTED BY:

LISA GROVE
Agent
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lgrove@phyllisbrowning.com
444720, TX

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.

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PROPERTY INFORMATION

1

PROPERTY SUMMARY

PROPERTY PHOTOS

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PROPERTY SUMMARY

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Property Summary

Price:	\$435,000
Building SF:	1,218
Lot Size:	1,218 SF
Renovated:	Since Purchase
Year Built:	1923
Zoning:	R-6 IDZ

Property Overview

724 N Cherry St presents a prime commercial opportunity on the edge of San Antonio's growing Dignowity Hill and downtown. This freestanding, 1,200± sq. ft. property offers flexible space ideal for offices, studios, boutique retail, or wellness uses. Fully rehabilitated in 2017–2018 with new plumbing, electrical, roof, HVAC, and foundation, it has since received further upgrades, including a renovated bath, updated kitchen with soapstone counters and new appliances, new water and sewer lines, lighting, and exterior electrical for EV charging.

Location Overview

The site features strong street visibility, ample parking, and a secured fenced lot. Positioned at the base of the Hays Street Bridge and adjacent park, it offers excellent walkability and future connectivity via the upcoming Hays Street Bridge Connector Project. With close proximity to downtown, the Pearl, and major highways, 724 N Cherry St combines historic character, modern functionality, and prime accessibility—an exceptional opportunity in one of San Antonio's most dynamic districts.

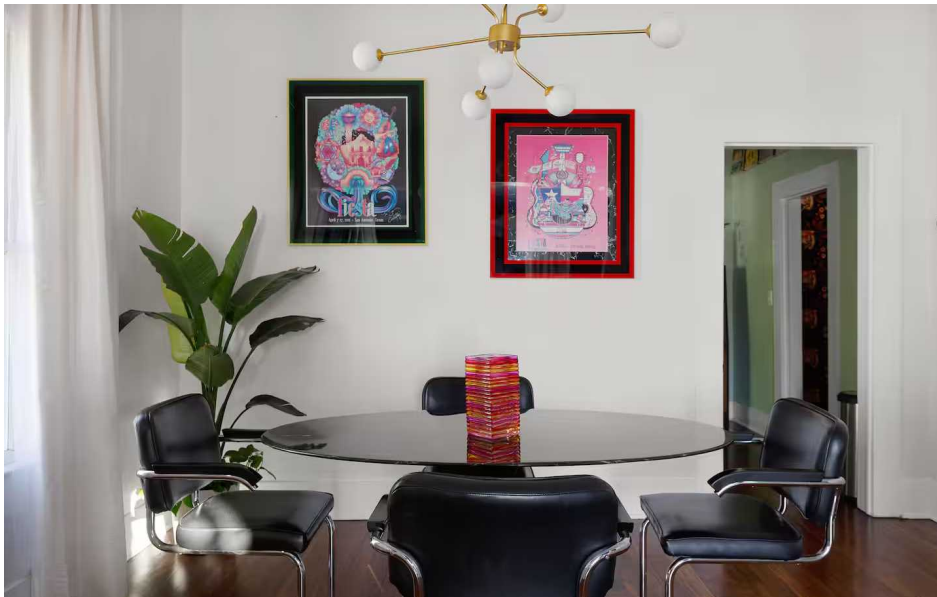
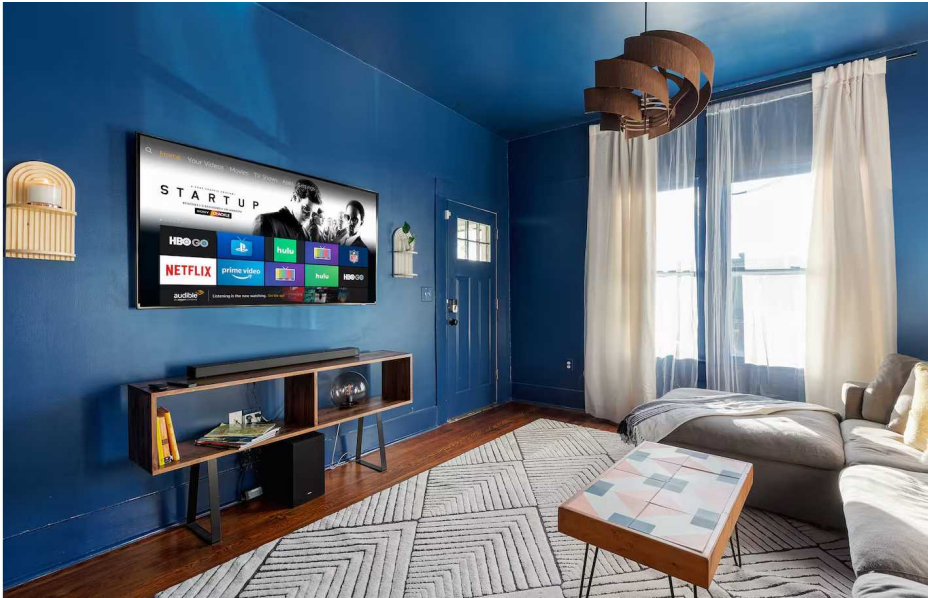
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PROPERTY PHOTOS

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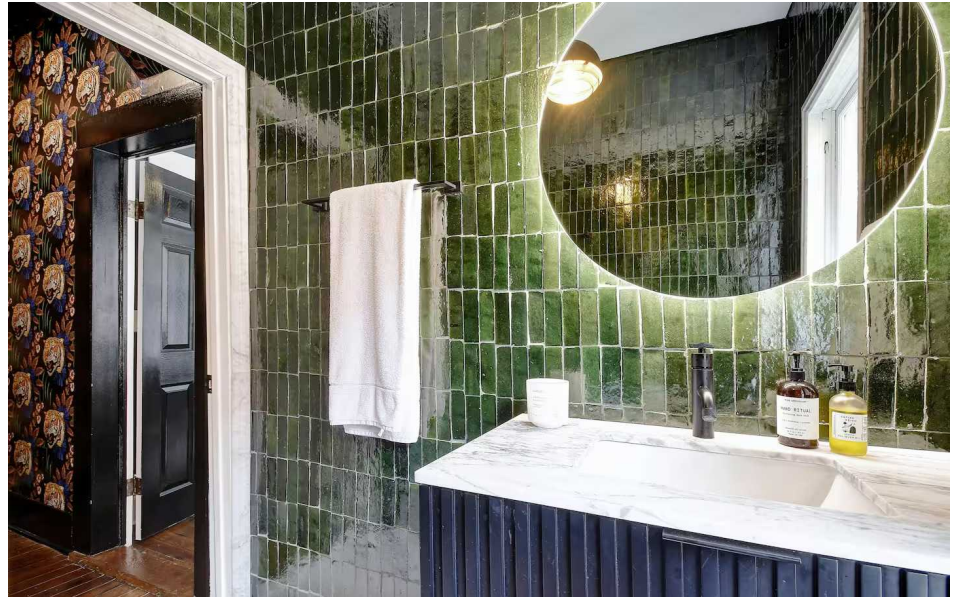
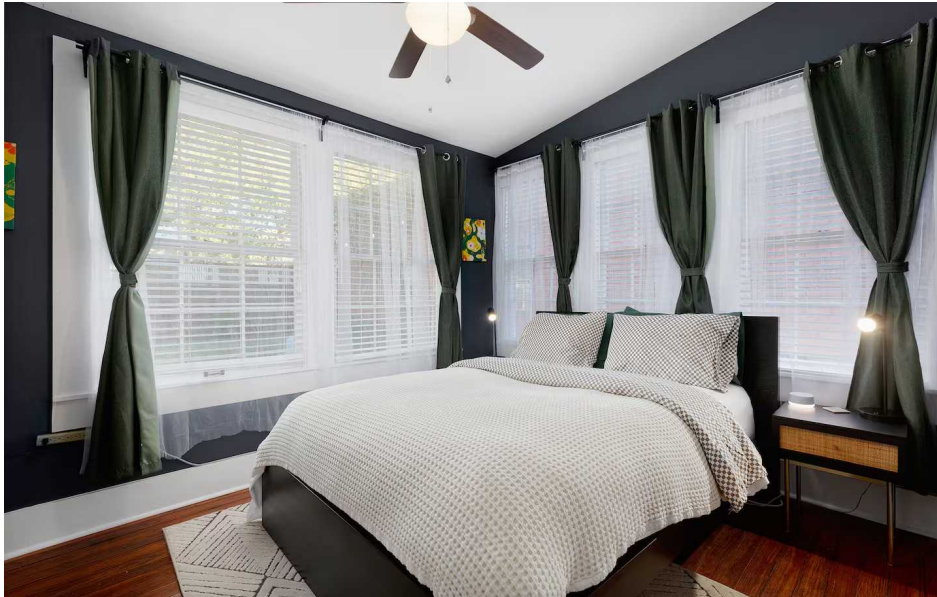
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LOCATION INFORMATION

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BUSINESS MAP
DEMOGRAPHICS
LISA GROVE
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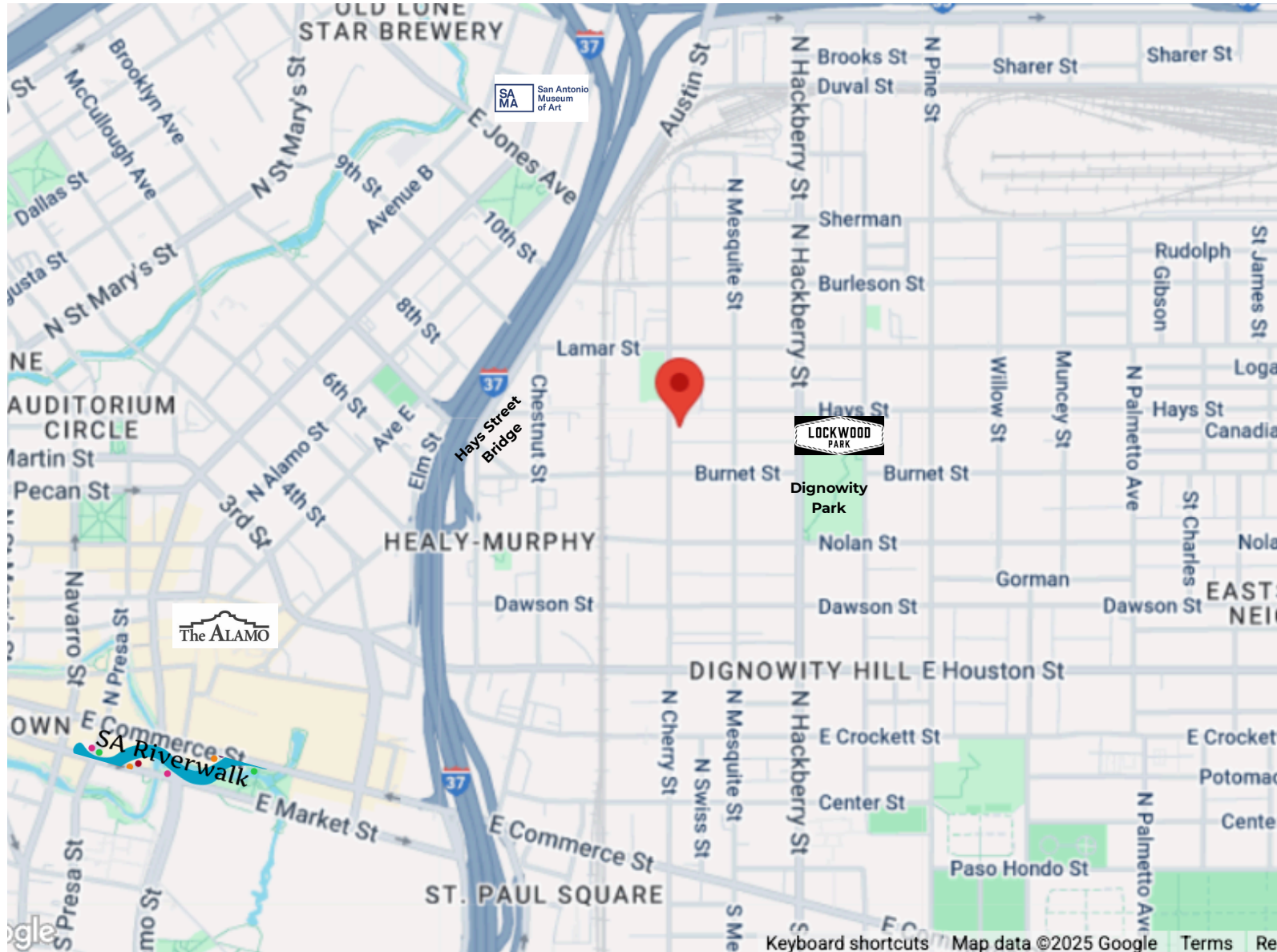
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BUSINESS MAP

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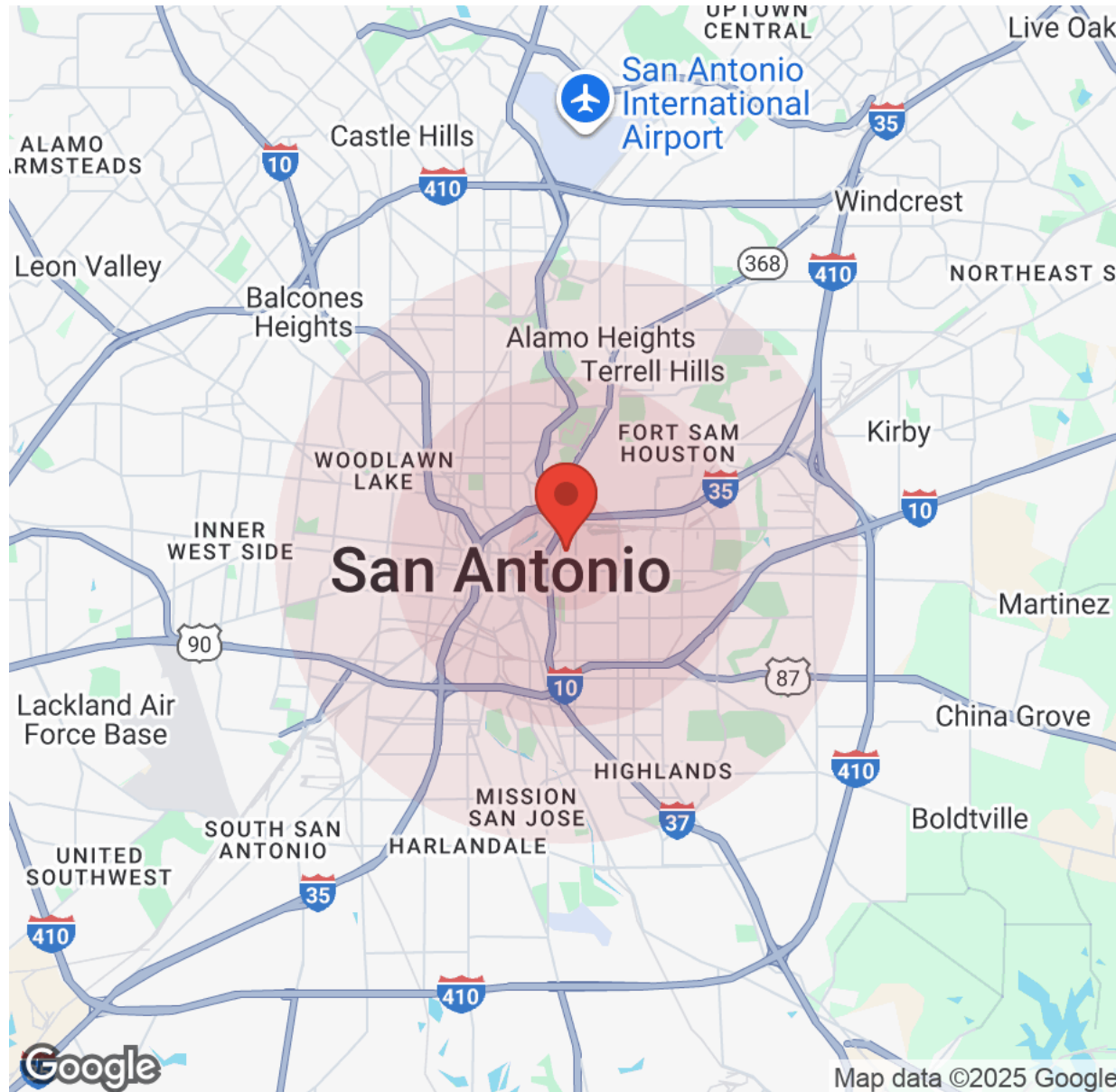
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DEMOGRAPHICS

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Population	1 Mile	3 Miles	5 Miles
Male	7,941	70,545	176,652
Female	6,350	57,140	164,423
Total Population	14,291	127,684	341,074

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	1,791	20,280	62,425
Ages 15-24	1,627	20,722	50,963
Ages 25-54	7,553	55,436	139,458
Ages 55-64	1,608	14,008	38,508
Ages 65+	1,711	17,238	49,720

Race	1 Mile	3 Miles	5 Miles
White	3,829	29,176	67,601
Black	1,282	10,662	23,807
Am In/AK Nat	57	294	682
Hawaiian	11	77	171
Hispanic	8,457	83,493	240,628
Asian	337	1,711	3,513
Multi-Racial	280	1,890	3,922
Other	37	396	784

Income	1 Mile	3 Miles	5 Miles
Median	\$75,056	\$54,862	\$54,199
< \$15,000	788	7,407	17,356
\$15,000-\$24,999	530	4,933	12,269
\$25,000-\$34,999	407	5,521	13,684
\$35,000-\$49,999	597	5,331	15,907
\$50,000-\$74,999	1,228	8,140	21,780
\$75,000-\$99,999	1,016	5,310	13,299
\$100,000-\$149,999	1,263	6,579	16,361
\$150,000-\$199,999	447	2,453	5,561
> \$200,000	830	4,260	10,489

Housing	1 Mile	3 Miles	5 Miles
Total Units	8,149	57,166	142,363
Occupied	7,105	49,934	126,707
Owner Occupied	2,066	19,898	61,672
Renter Occupied	5,039	30,036	65,035
Vacant	1,044	7,232	15,656

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11-2-2015



Information About Brokerage Services

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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

Phyllis Browning Company	400203	broker@phyllisbrowning.com	(210) 824-7878
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Designated Broker of Firm	License No.	Email	Phone
Will G Curtis III	627466	wcurtis@phyllisbrowning.com	(210) 201-5444
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Lisa D Grove	444720	lgrove@phyllisbrowning.com	(210)857-7085
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0
TXR 2501

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Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Browning Commercial Real Estate makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Browning Commercial Real Estate does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by Browning Commercial Real Estate in compliance with all applicable fair housing and equal opportunity laws.

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