



Multifamily Property For Sale

Tobin Hill Lofts

327 E Locust St, San Antonio, TX 78212

Jonathon Webster

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For
Sale

327 E Locust St
San Antonio, TX 78212

Overview



Property Summary

Introducing The Tobin Hills Lofts at 327 E Locust St, an exceptional multifamily property in the heart of San Antonio, TX. This 10,926 SF building, featuring 14 modern units, built in 1963 and renovated in 2023. Zoned MF-33. New cattle fencing installed around the entire .42 Acres, private covered tenant parking with ample street parking, upgraded laundry room, and new building security access. High end finishes and fixtures installed throughout including an upgraded courtyard with hammocks, landscaping, and communal fire pit. This property is stabilized at 100% occupancy with value add opportunities still present.

The apartment complex is located in a highly desirable area near downtown San Antonio, the popular Pearl Brewery development, St. Mary's strip, and plenty of walkable retail and dining options. I-35N, HWY 281, and the city's major thoroughfares are a short drive away, meaning easy central access for tenant commutes.



Highlights

- Renovated in 2023
- Large .42 Acre Lot
- 14 Well Maintained Units
- 100% Occupied with Strong Rental History
- Covered Tenant Parking with Ample Street Parking
- Updated Interiors & Modern Amenities
- New Cattle Fencing, Secured Access, and Laundry Room
- Well Maintained Landscaping with Large Trees
- Value Add Opportunities Available
- Great Location Near Downtown/Pearl Brewery/St. Mary's



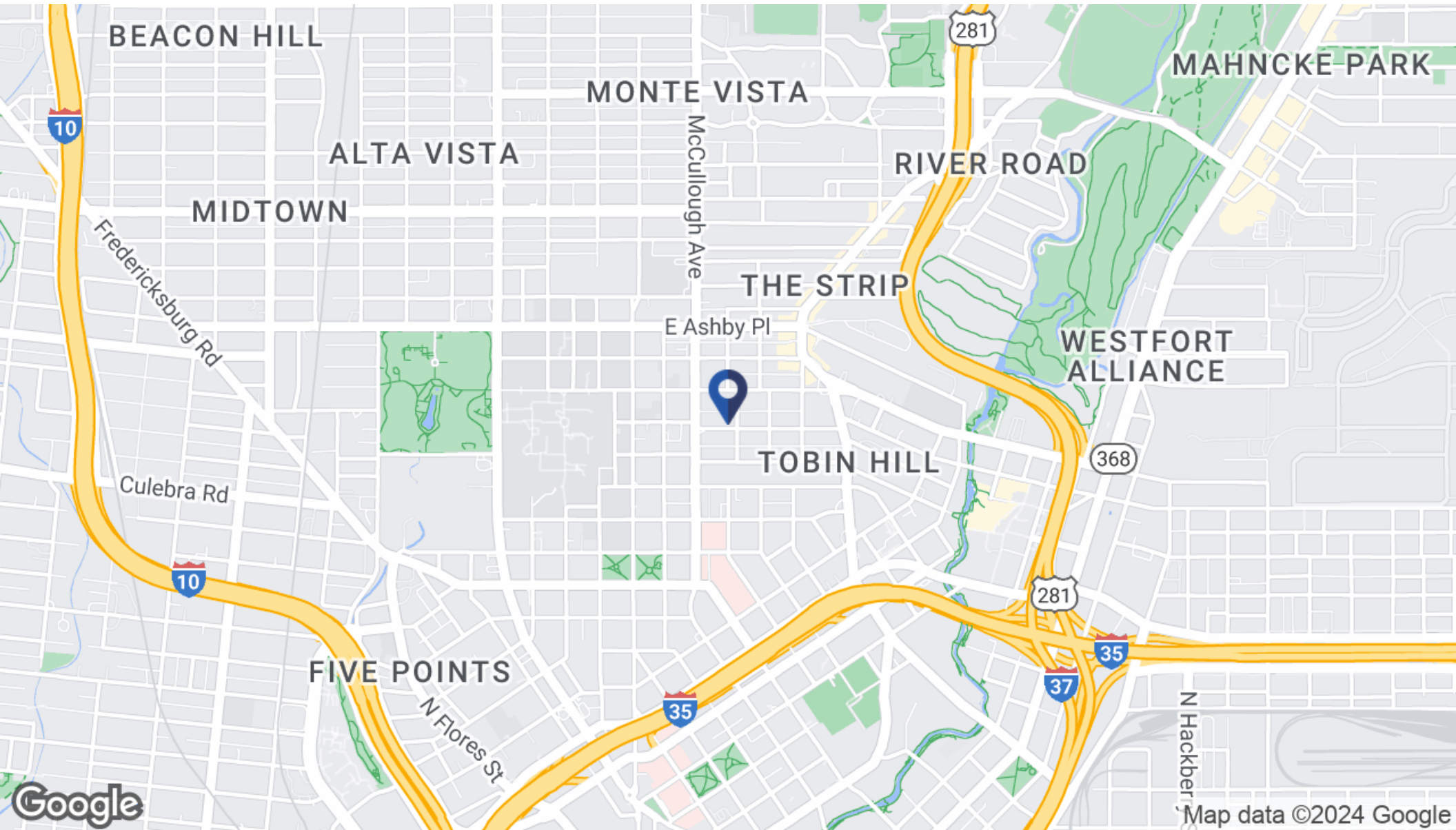
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Location Map



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Additional Photos



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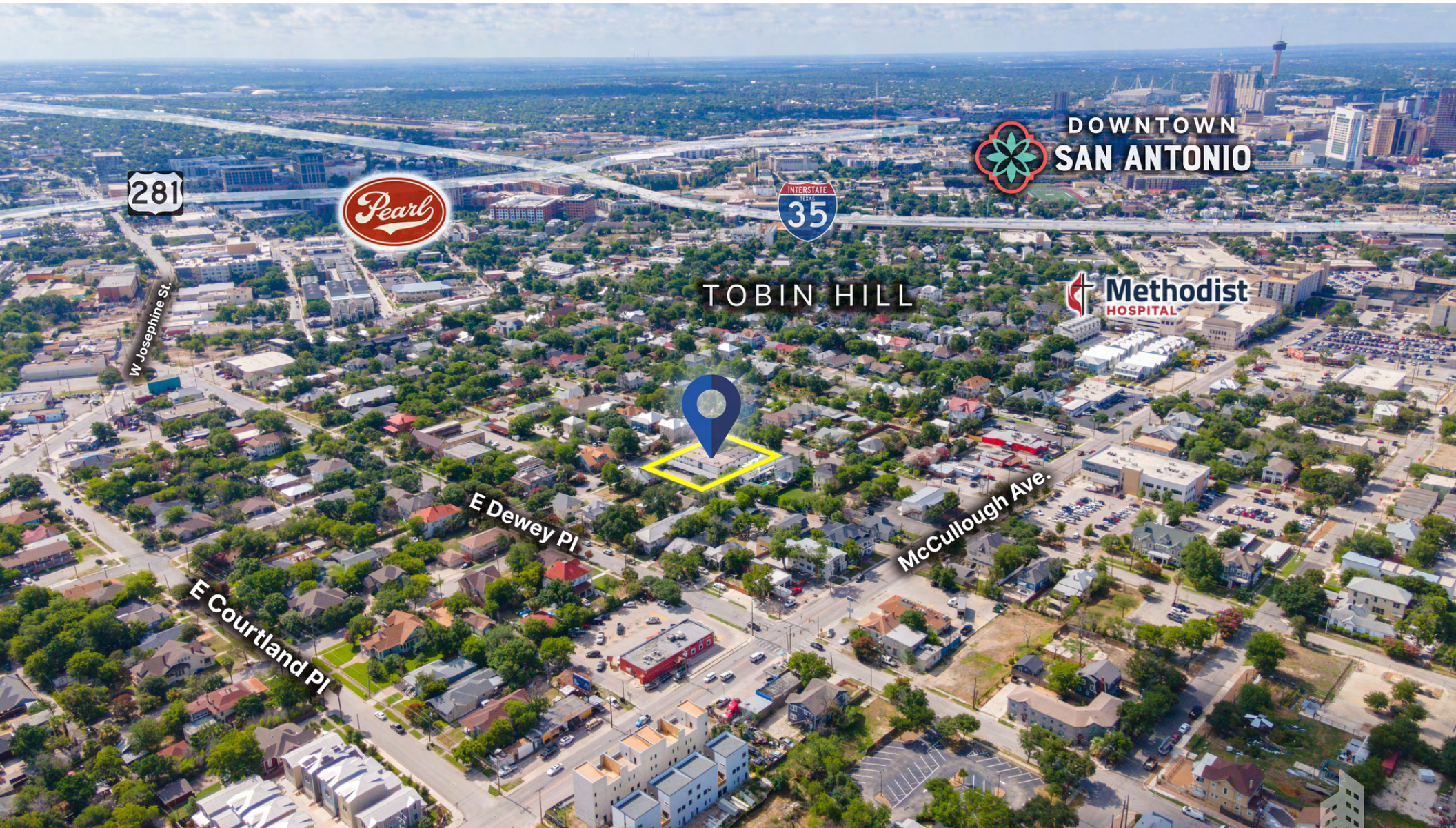
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Demographics Map & Report

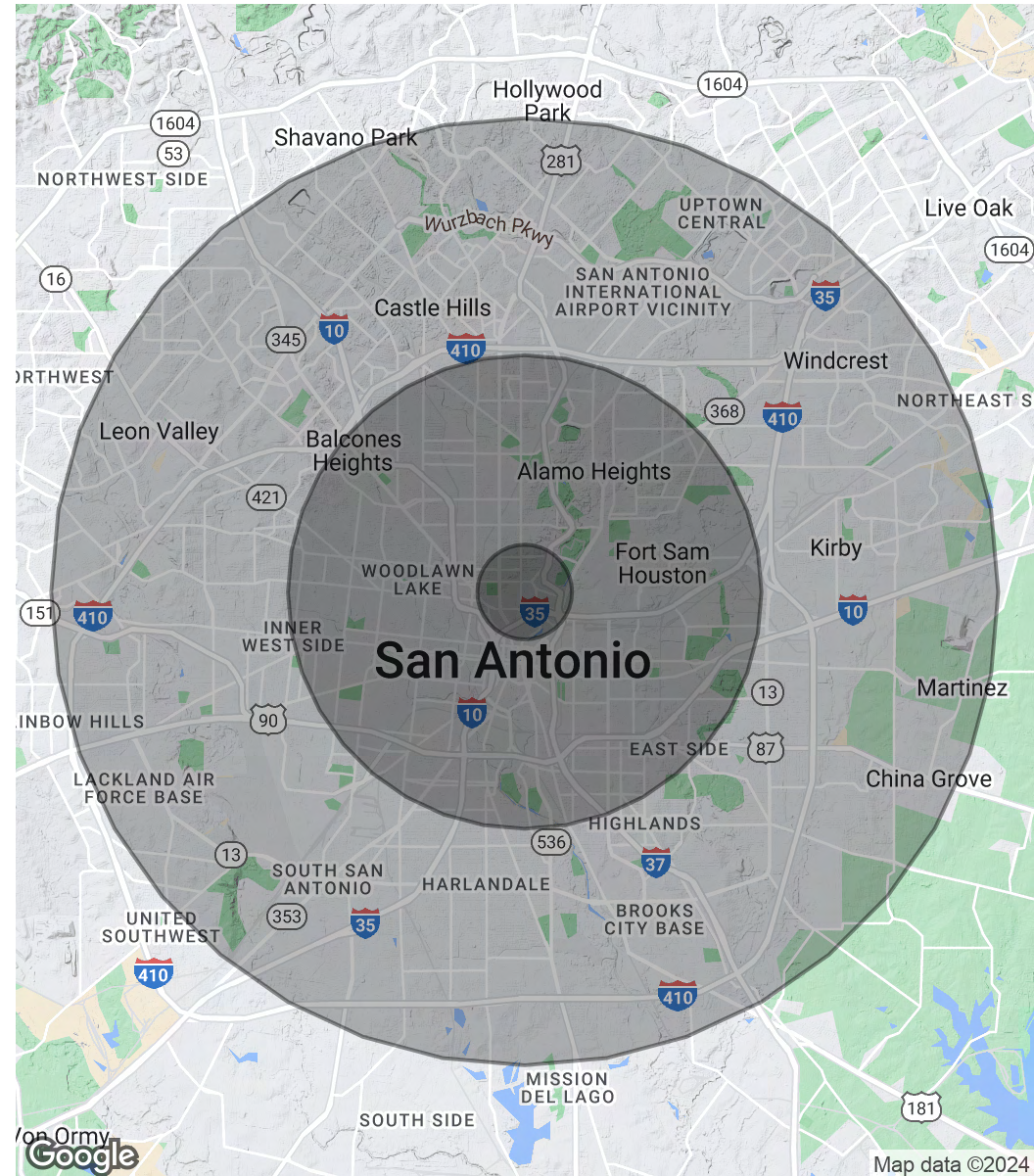
Population

	1 Mile	5 Miles	10 Miles
Total Population	13,315	349,022	1,103,669
Average Age	43	40	39
Average Age (Male)	42	38	37
Average Age (Female)	43	41	40

Households & Income

	1 Mile	5 Miles	10 Miles
Total Households	7,011	132,901	420,363
# of Persons per HH	1.9	2.6	2.6
Average HH Income	\$91,187	\$72,095	\$74,058
Average House Value	\$531,309	\$297,900	\$260,168

Demographics data derived from AlphaMap



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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about



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.

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Information available at www.trec.texas.gov

Regulated by the Texas Real Estate Commission IABS 1-0

