



501 W Quincy
San Antonio, TX 78212
OFFERING MEMORANDUM

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SAN ANTONIO

About San Antonio

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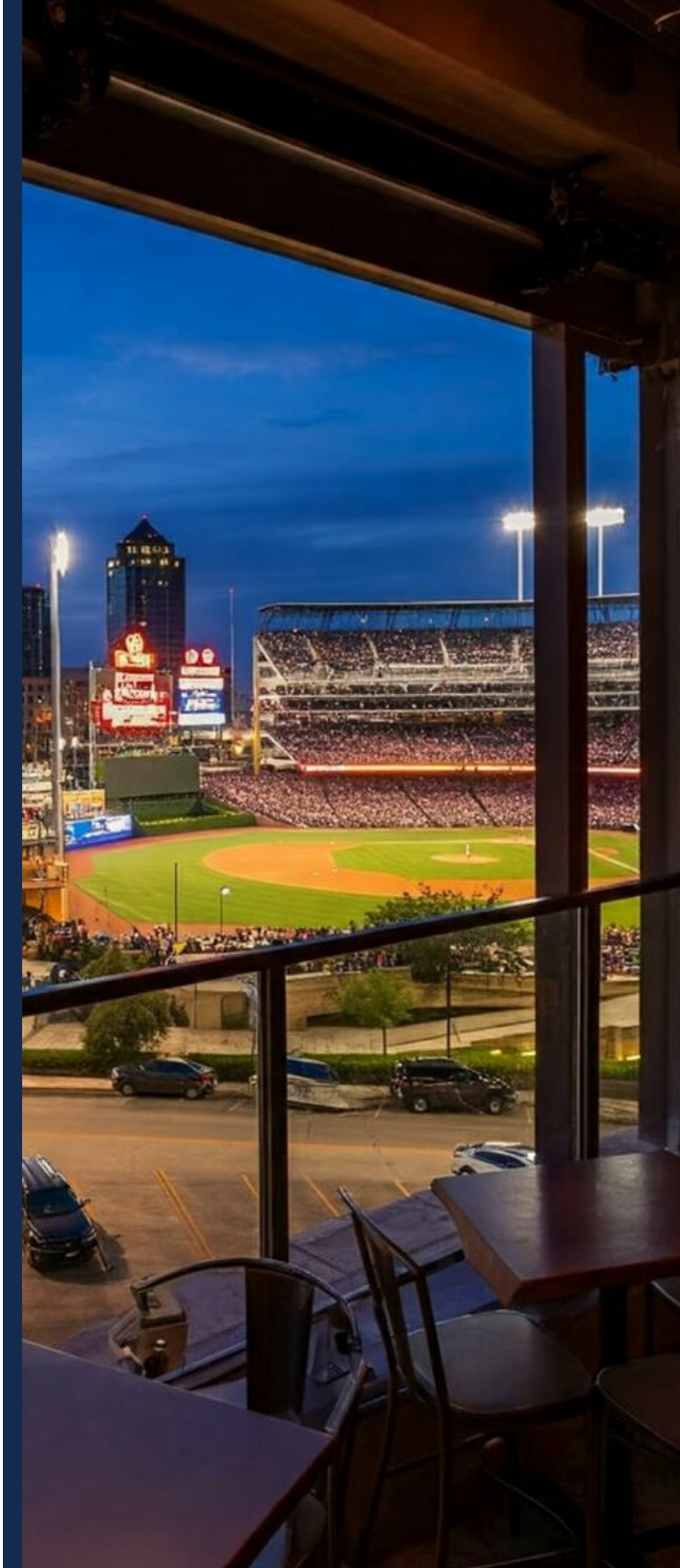
COUNTDOWN REALTY TEAM

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Built By: www.crebuilder.com



INVESTMENT SUMMARY

This built-to-suit commercial lease with a range from 4,000-6,000 square feet at 501 W Quincy offers a premier investment opportunity in one of San Antonio's most rapidly developing districts. Positioned near key attractions like The Pearl Complex, Pullman Market, and downtown's renowned River Walk, this location is ideal for businesses seeking a foothold in a high-traffic, growth-oriented environment.



PROPERTY SUMMARY

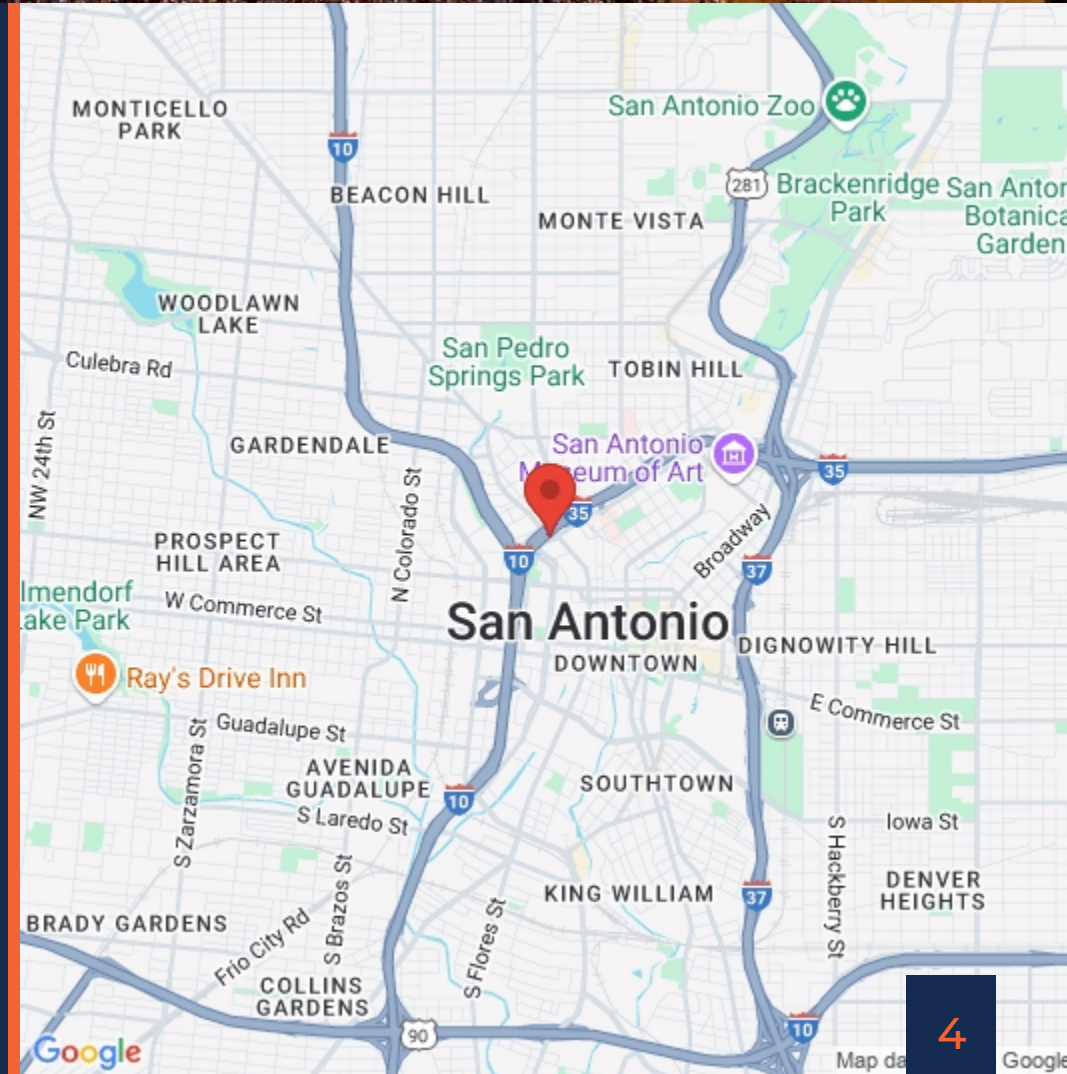
Offering Price	\$0
Lot Size (acres)	0.42
Zoning Type	Commercial
County	Bexar
Parcel ID	00113-000-0420





INVESTMENT HIGHLIGHTS

- Strategically located next to the upscale 300 Main luxury apartments, the property provides direct access to a high-income residential base, ensuring a steady stream of potential clients. The surrounding area is undergoing significant revitalization, including the \$24 million transformation of the historic Merchants Ice Building, now home to Scorpion Biological Services and advanced research facilities.
- The recently approved \$160 million San Antonio Missions baseball stadium, just a 5-minute walk from the property, adds tremendous future value. With visibility to the ballpark, the space presents a unique opportunity for businesses to capitalize on increased foot traffic and enhanced commercial activity.
- Parking convenience is ensured by an established parking garage directly across the street, making the location easily accessible for both employees and customers.
- This lease presents an exceptional opportunity for investors and business owners to position themselves at the heart of San Antonio's thriving commercial landscape, poised for continued growth and expansion.



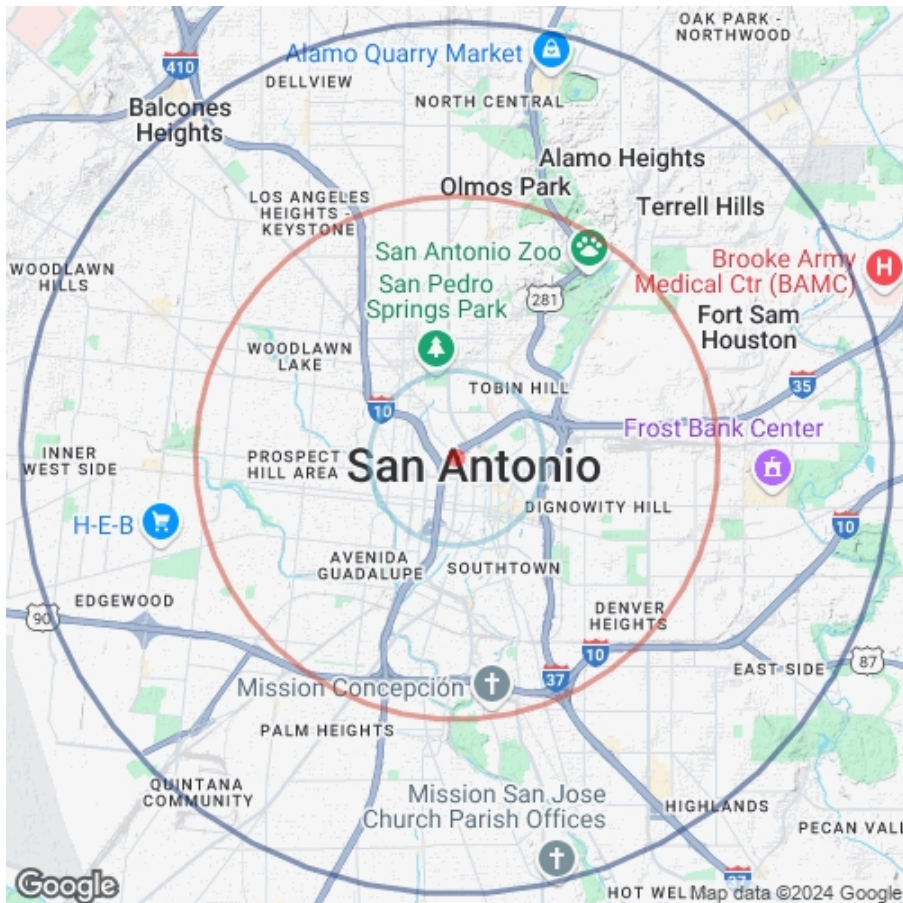




DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	14,450	153,309	387,276
2010 Population	14,059	144,344	375,075
2024 Population	14,880	136,584	352,706
2029 Population	15,992	139,210	349,598
2024-2029 Growth Rate	1.45 %	0.38 %	-0.18 %
2024 Daytime Population	95,355	232,840	443,205

2024 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15000	1,472	10,176	22,740
\$15000-24999	897	6,192	14,610
\$25000-34999	566	4,945	13,018
\$35000-49999	597	6,488	16,408
\$50000-74999	828	8,797	23,873
\$75000-99999	763	5,951	14,452
\$100000-149999	401	5,144	12,441
\$150000-199999	186	2,422	5,785
\$200000 or greater	201	2,953	7,285
Median HH Income	\$ 35,388	\$ 46,324	\$ 48,256
Average HH Income	\$ 58,778	\$ 72,154	\$ 73,853

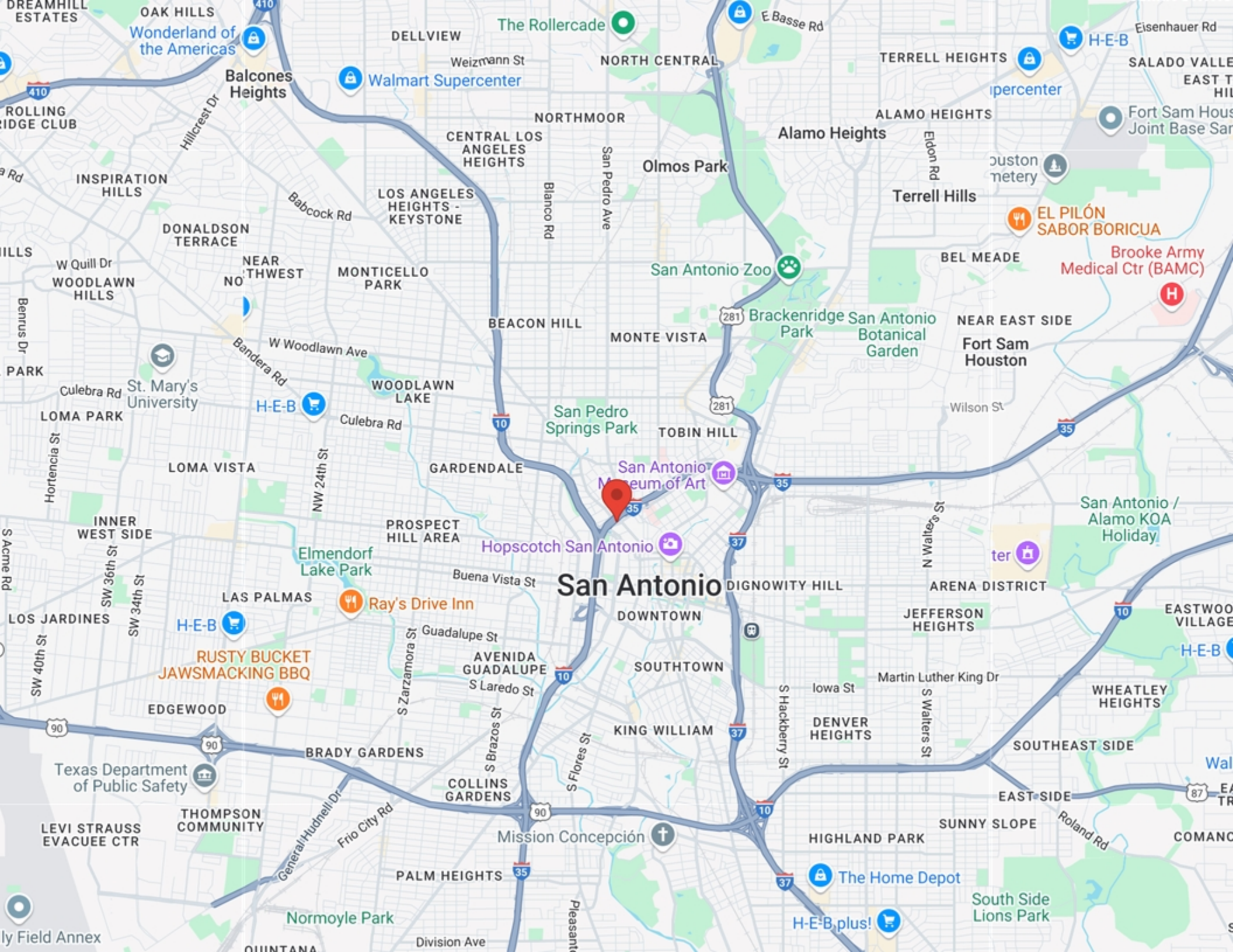


HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	4,316	49,985	127,594
2010 Total Households	4,383	49,083	126,468
2024 Total Households	5,911	53,067	130,611
2029 Total Households	6,773	56,047	132,523
2024 Average Household Size	1.62	2.39	2.58
2024 Owner Occupied Housing	903	23,459	67,722
2029 Owner Occupied Housing	974	24,106	69,200
2024 Renter Occupied Housing	5,008	29,608	62,889
2029 Renter Occupied Housing	5,799	31,941	63,323
2024 Vacant Housing	1,411	9,881	18,363
2024 Total Housing	7,322	62,948	148,974



RESTAURANT

OLD
NEW



San Antonio

NORTH CENTRAL

NORTHMOOR

CENTRAL LOS ANGELES HEIGHTS

LOS ANGELES HEIGHTS - KEYSTONE

MONTICELLO PARK

BEACON HILL

MONTE VISTA

San Pedro Springs Park

GARDENDALE

PROSPECT HILL AREA

Hopscotch San Antonio

DOWNTOWN

SOUTHTOWN

KING WILLIAM

COLLINS GARDENS

PALM HEIGHTS

Alamo Heights

ALAMO HEIGHTS

Terrell Hills

BEL MEADE

NEAR EAST SIDE

Fort Sam Houston

TOBIN HILL

DIGNOWITY HILL

ARENA DISTRICT

JEFFERSON HEIGHTS

DENVER HEIGHTS

SOUTHEAST SIDE

HIGHLAND PARK

SUNNY SLOPE

South Side Lions Park

Wonderland of the Americas

Balcones Heights

Walmart Supercenter

The Rollercoade

Olmos Park

San Antonio Zoo

Brackenridge Park

San Antonio Botanical Garden

EL PILÓN SABOR BORICUA

Brooke Army Medical Ctr (BAMC)

INSPIRATION HILLS

DONALDSON TERRACE

NEAR NORTHWEST

WOODLAWN HILLS

St. Mary's University

H-E-B

WOODLAWN LAKE

LOMA PARK

LOMA VISTA

INNER WEST SIDE

LAS PALMAS

Ray's Drive Inn

RUSTY BUCKET JAWSMACKING BBQ

EDGEWOOD

Texas Department of Public Safety

THOMPSON COMMUNITY

LEVI STRAUSS EVACUEE CTR

Normoyle Park

The Home Depot

H-E-B, plus!

Fort Sam Houston Joint Base San Antonio

San Antonio / Alamo KOA Holiday

EASTWOOD VILLAGE

WHEATLEY HEIGHTS

EAST SIDE

COMANCHE

CITY OF SAN ANTONIO

COUNTY	BEXAR
INCORPORATED	4/30/1718

AREA

CITY	504.6 SQ MI
LAND	498.8 SQ MI
WATER	5.8 SQ MI
ELEVATION	650 FT

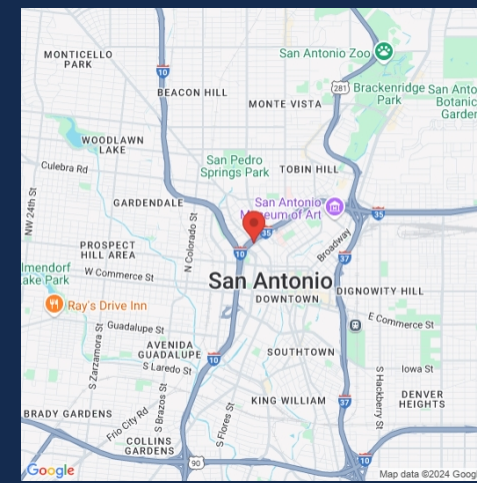
POPULATION

POPULATION	1,434,625
ESTIMATE (NULL)	1,513,974
DENSITY	2,875.86 SQ MI
URBAN	1,992,689



ABOUT SAN ANTONIO

San Antonio (SAN an-TOH-nee-oh; Spanish for "Saint Anthony"), officially the City of San Antonio, is a city in the U.S. state of Texas and the most populous city in Greater San Antonio, the third-largest metropolitan area in Texas and the 24th-largest metropolitan area in the United States at 2.6 million people in the 2020 US census. It is the most populous city in and the county seat of Bexar County. The city is the seventh-most populous in the United States, the second-largest in the Southern United States, and the second-most populous ...



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The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from COUNTDOWN REALTY TEAM and it should not be made available to any other person or entity without the written consent of COUNTDOWN REALTY TEAM.

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**PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.
PLEASE CONTACT THE COUNTDOWN REALTY TEAM ADVISOR FOR MORE
DETAILS.**

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