

E DEWEY PL

MIXED-USE FOR SALE



BROWNING COMMERCIAL
REAL ESTATE

A division of Phyllis Browning Co Real Estate



**321 EAST DEWEY PLACE,
SAN ANTONIO, TX 78212**

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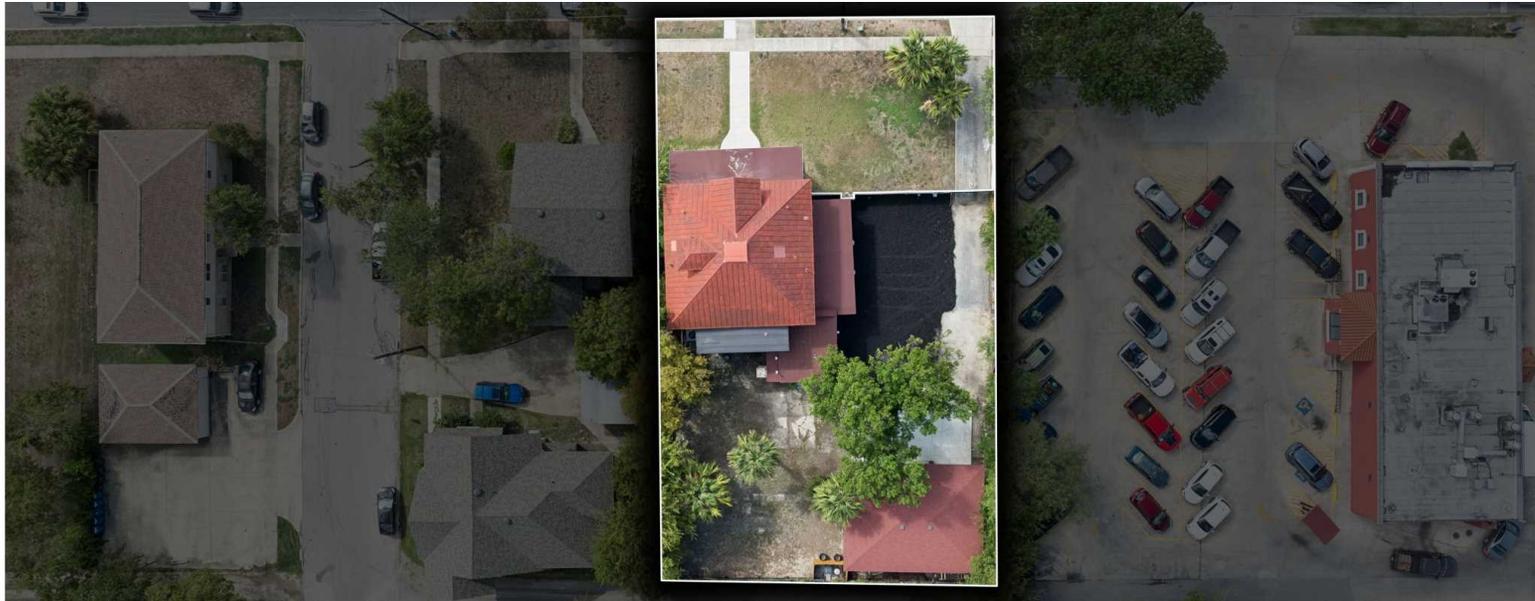
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PhyllisBrowning.com
6061 Broadway St
San Antonio, TX 78209
The Very Best for Texas



PROPERTY SUMMARY

EAST DEWEY PLACE | SAN ANTONIO, TX 78212



Property Summary

Price:	\$1,350,000
Building SF:	4,248
Lot Size:	0.36 Acres
Parking:	10+
Renovated:	2023
Year Built:	1910
Zoning:	R-6

Property Overview

321 E Dewey Pl is a distinguished 1905 property in San Antonio's desirable Tobin Hill neighborhood, thoughtfully remodeled in 2023. This three-story building offers 4,248 sq. ft. on a 0.36-acre lot, blending historic charm with modern upgrades. Refinished long-leaf pine floors, 11-foot ceilings, and a grand wrap-around staircase highlight its timeless character. With five spacious offices and three full bathrooms, it's ideal for a single user or collaborative workspace. The oversized three-car garage, mature trees, and expansive yard offer room for parking, entertaining, or future expansion. Minutes from The Pearl, River Walk, and downtown, this property combines location, character, and versatility for premier office use.

Location Overview

321 E Dewey Pl is within the near north-central sector of the City of San Antonio, in the neighborhood known as Tobin Hill. It is located along the northside of E Dewey, just east of McCullough Avenue. The neighborhood is generally bound by San Pedro Avenue to the west, US Highway 281 to the east, and IH 35 to the south. The northern boundary begins just across the street from the subject along the northside of E Ashby Place. This boundary extends eastward to McCullough Avenue, and then extends northward along McCullough to E Magnolia Avenue. E Magnolia Avenue completes the northern boundary where it meets US Hwy 281.

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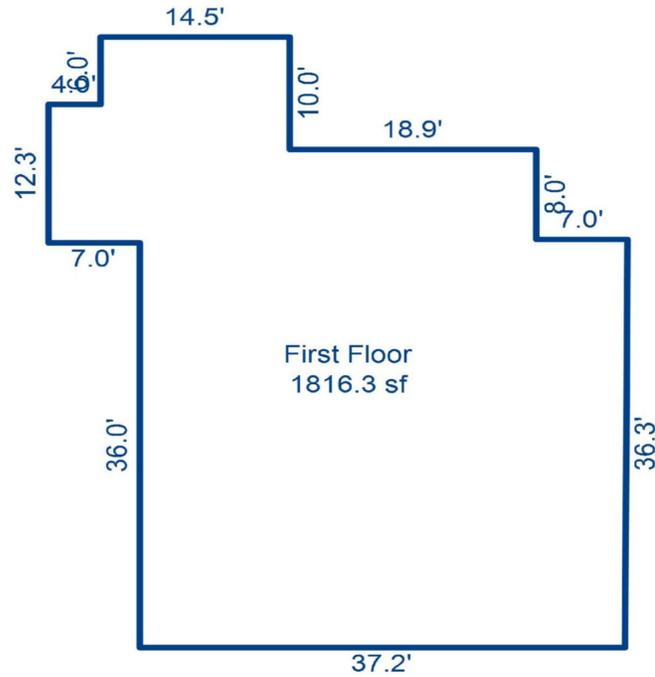


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FLOOR PLAN- 1ST FLOOR

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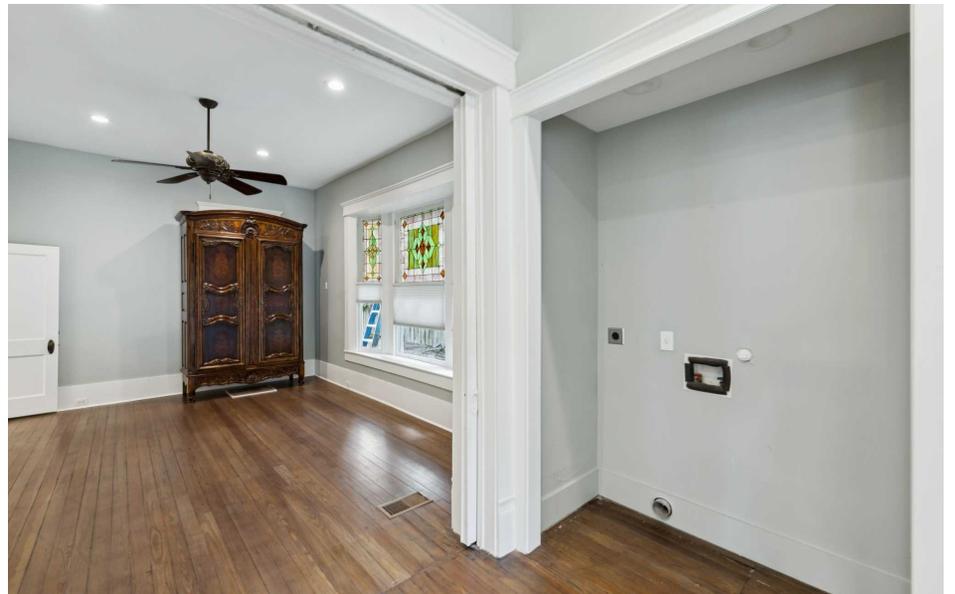


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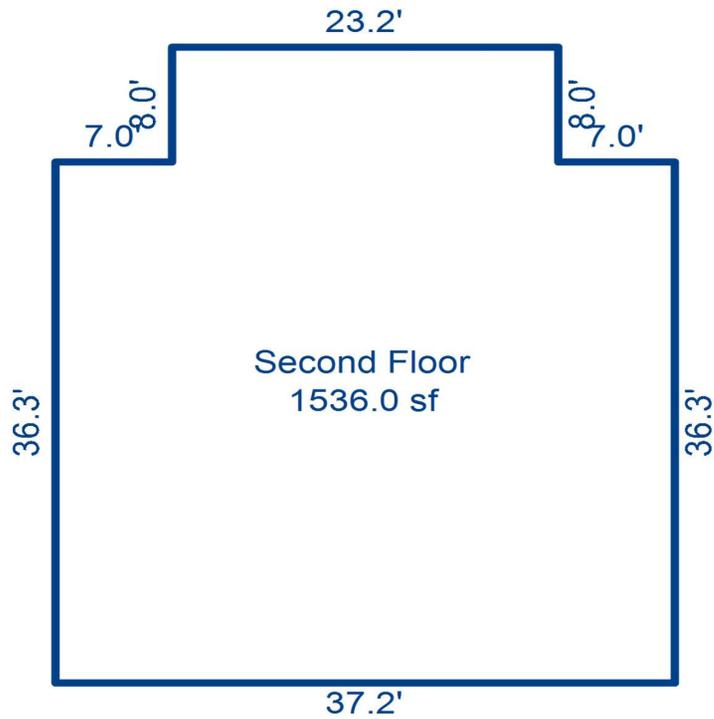
ADDITIONAL PROPERTY PHOTOS- 1ST FLOOR

EAST DEWEY PLACE | SAN ANTONIO, TX 78212



FLOOR PLAN- 2ND FLOOR

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ADDITIONAL PHOTOS- 2ND FLOOR

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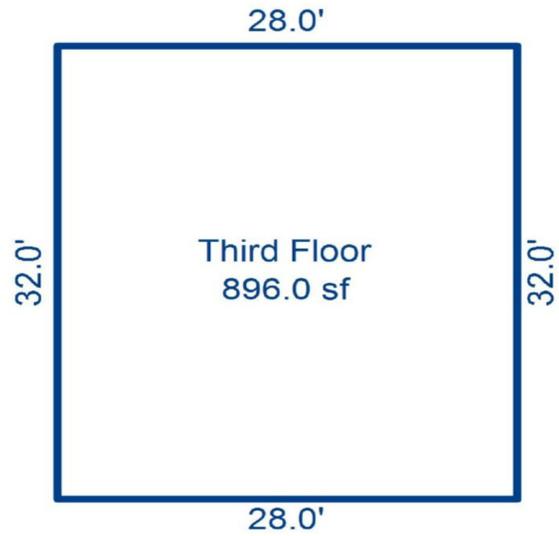


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FLOOR PLAN- 3RD FLOOR

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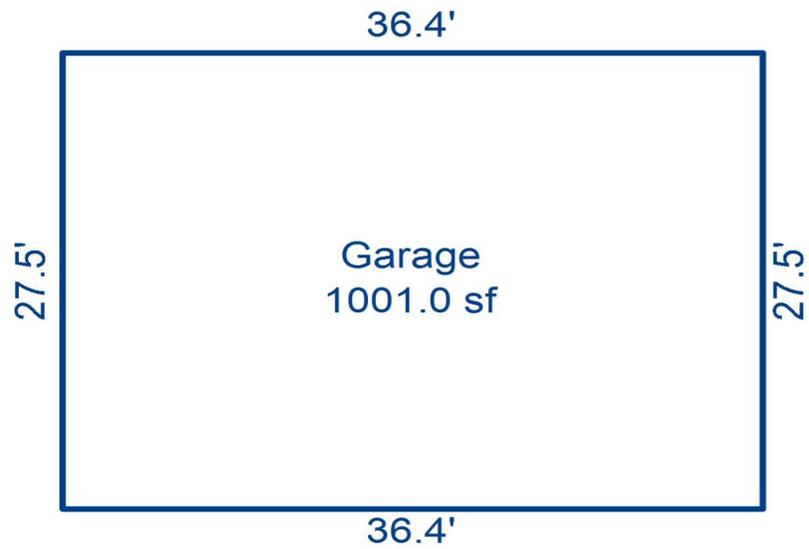


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FLOOR PLAN- GARAGE

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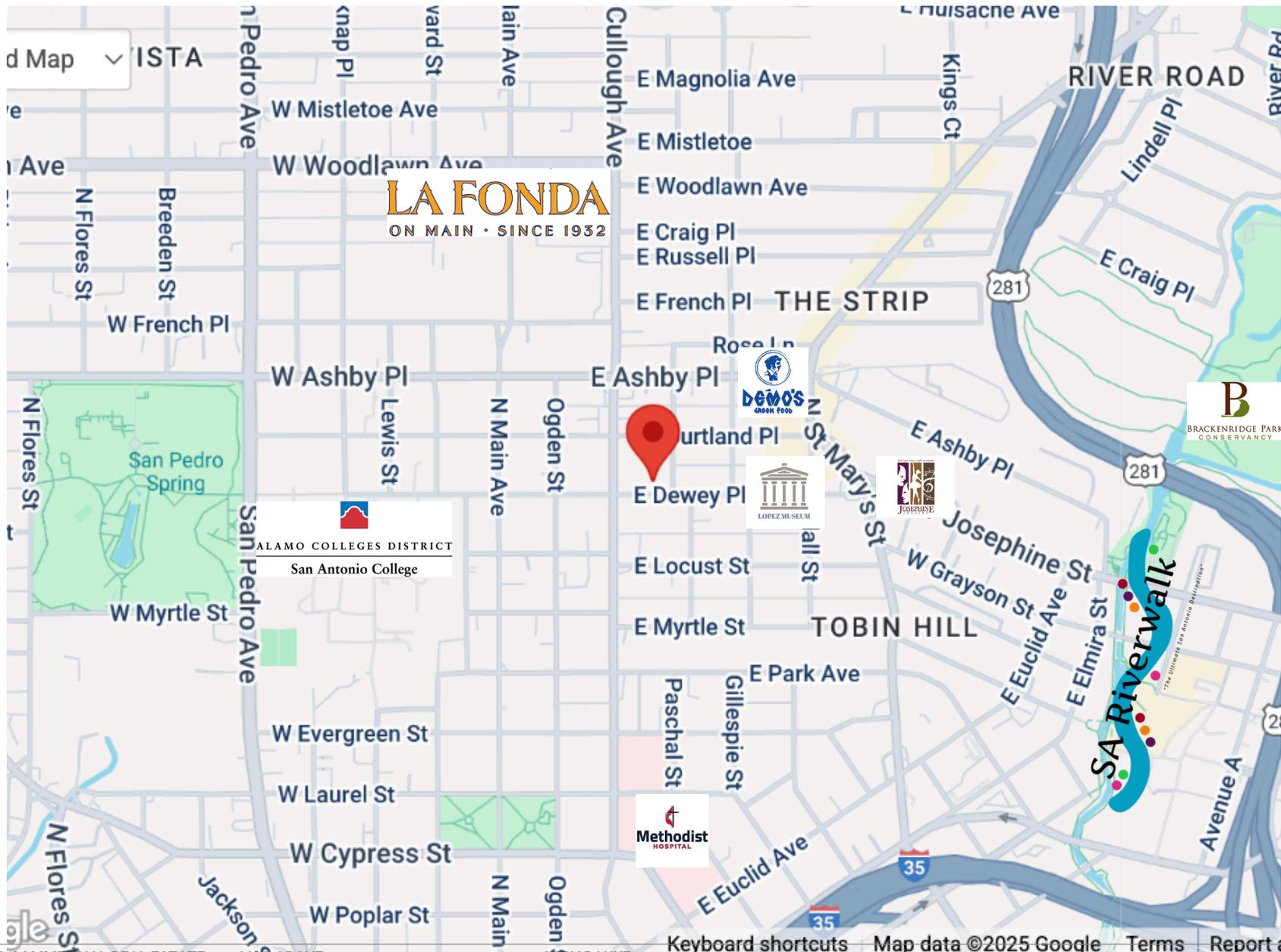


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BUSINESS MAP

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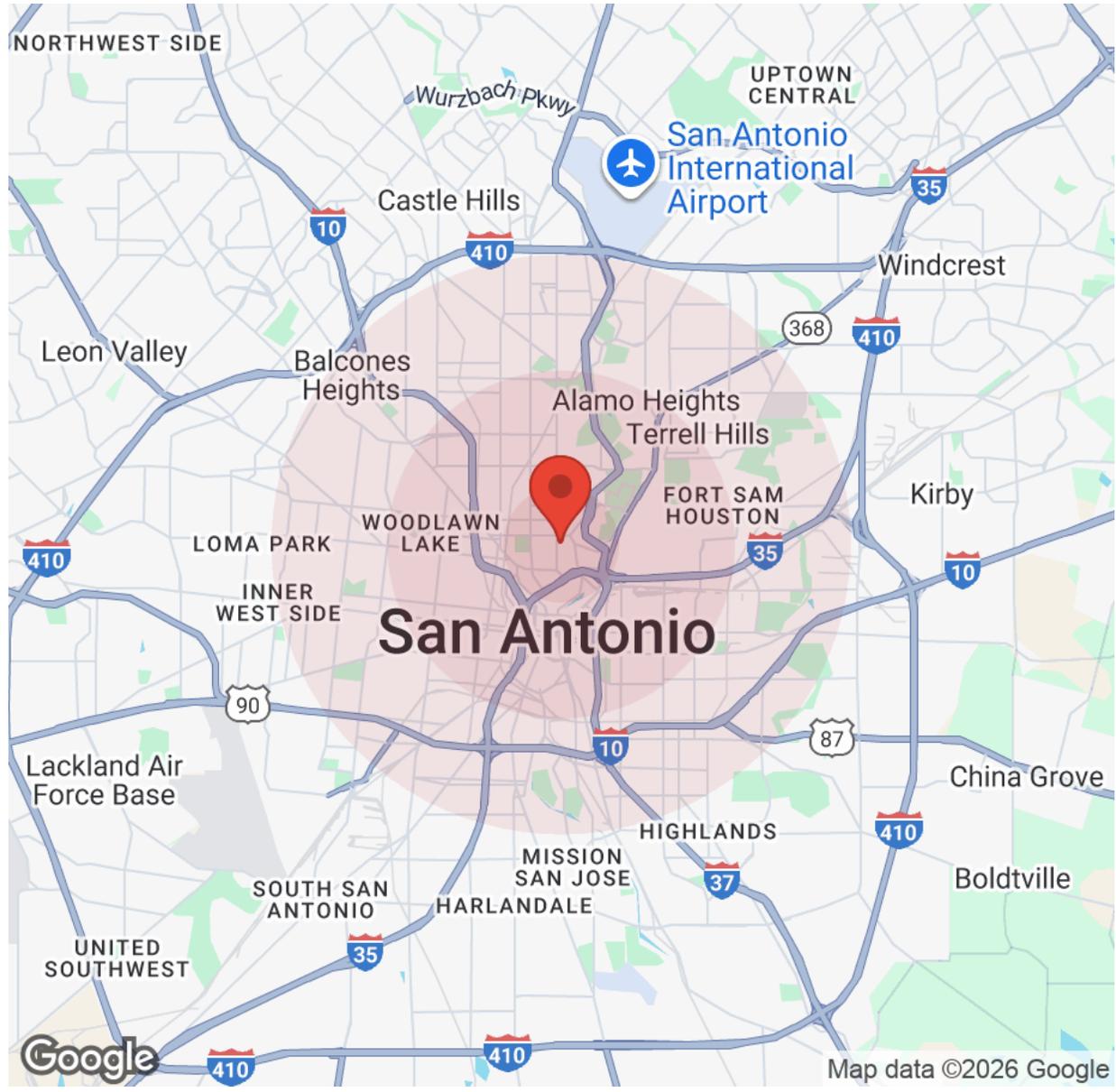


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DEMOGRAPHICS

EAST DEWEY PLACE | SAN ANTONIO, TX 78212



	1 Mile	3 Miles	5 Miles
Population			
Male	8,206	73,843	183,216
Female	6,528	61,372	170,702
Total Population	14,734	135,215	353,919
Age			
Ages 0-14	1,547	21,124	62,457
Ages 15-24	1,756	20,629	52,347
Ages 25-54	7,164	57,948	145,653
Ages 55-64	1,760	14,985	39,386
Ages 65+	2,509	20,529	54,075
Race			
White	4,895	32,262	72,943
Black	787	7,842	20,740
Am In/AK Nat	38	257	672
Hawaiian	6	68	177
Hispanic	8,345	90,526	250,008
Asian	345	1,852	4,247
Multi-Racial	268	1,961	4,176
Other	50	446	920
Income			
Median	\$69,994	\$58,183	\$55,626
< \$15,000	827	7,090	17,782
\$15,000-\$24,999	755	5,313	13,553
\$25,000-\$34,999	587	5,698	14,134
\$35,000-\$49,999	642	5,994	16,175
\$50,000-\$74,999	1,368	8,071	22,438
\$75,000-\$99,999	955	5,941	15,215
\$100,000-\$149,999	1,061	7,252	17,614
\$150,000-\$199,999	604	2,791	6,617
> \$200,000	1,092	6,006	11,475
Housing			
Total Units	8,986	61,444	151,564
Occupied	7,892	54,157	135,004
Owner Occupied	2,086	23,073	64,437
Renter Occupied	5,806	31,084	70,567
Vacant	1,094	7,287	16,560

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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.

11-03-2025



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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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	realty@phyllisbrowning.com	(210) 824-7878
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
Michelle Ellis	612745	broker@phyllisbrowning.com	(210) 824-7878
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
Will G Curtis III	627466	wcurtis@phyllisbrowning.com	(210) 824-7878
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Lisa D Grove	444720	lgrove@phyllisbrowning.com	210-824-7878
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

IABS 1-2

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

TXR 2501

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DISCLAIMER

EAST DEWEY PLACE

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EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

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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