



South Hausman

Boutique Luxury Suites

10899 S. Hausman
San Antonio TX 78249

"South Hausman Ultra-Luxury Condos: 2024 New Construction in San Antonio, Offering Unmatched Elegance and Exclusive Living."

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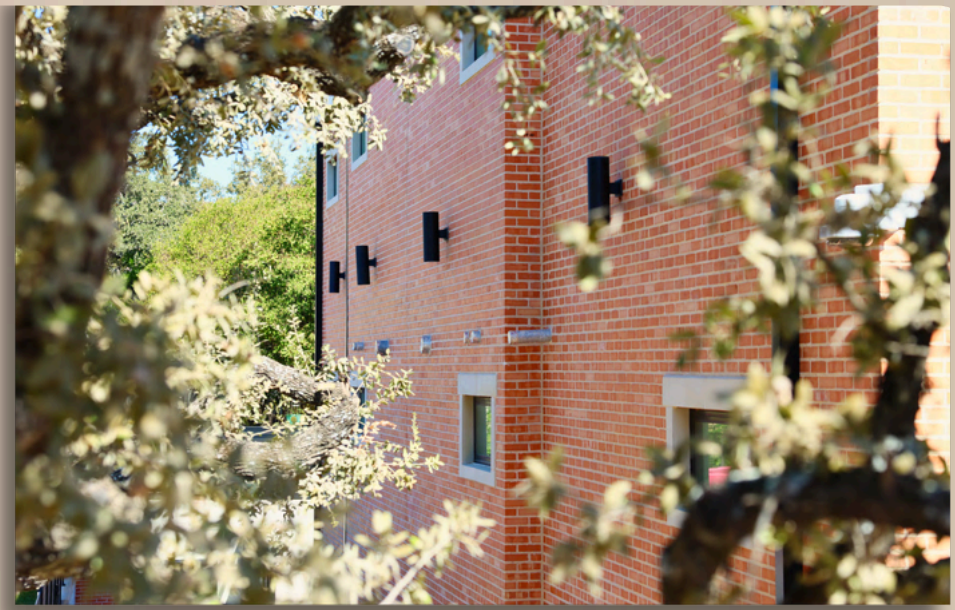
www.shausman.com



EXECUTIVE SUMMARY

LUXURY MEETS OPPORTUNITY

“South Hausman Condos, a newly constructed 42-unit ultra-luxury community, offers discerning homeowners unparalleled comfort and access to San Antonio's finest amenities. Strategically located near La Cantera and The Rim, these condos promise an exceptional living experience and strong long-term investment potential.”



42
Luxury
Suites

2024
Year
Built

52,280 SF
Total Building
Square Feet





PROPERTY DETAILS

Address:	10899 S Hausman Rd, San Antonio TX 78249
Year Built:	New Construction (Feb. 2025)
No. of Suites:	42 - (20) 2Bed 2B & (22) 1Bed 1B
Building Size:	52,280 Square Feet (Total SF)
Lot Size:	1.27 Acres (55,321SF Land Area)
No. of Stories:	4 Stories (Over 50'+ Feet Tall)
Zoning:	MF-33 CONDO
Construction:	Structural Steel, Concrete, Wood
Sprinklers:	Fully Sprinklered
Parking:	63 Spaces
Elevator:	Yes (Schindler Commercial)
Lobby:	Amenity Services
Gym:	Yes (Premium Fitness Center)
Security:	Secure Access, AXIS Security Cameras Perimeter of Building

BUILDING DETAILS

Ceiling Height: Expansive 10' Foot Ceiling Height Throughout ALL 42 Suites

Lighting: Custom Lighting Design, Recessed Lights Throughout, Pendant, Vanity, Ceiling Fan Lights

Windows: Pella Impervia Extra Large, Black Windows, High STC Rated

Doors: Custom 8' Foot Tall MI Solid Core Patio, Front and Interior Doors

Cabinetry: Custom Solid Cyber Grey Cabinets

Countertop: Elegant 3CM Quartz Countertops

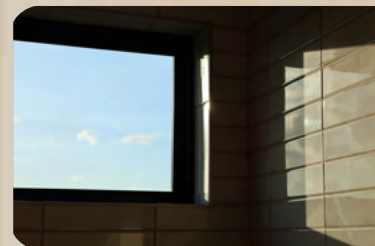
Insulation: Dense Therma Fiber/Rock Wool

Flooring: Premium 12MM Extra Thick Lions Flooring from the Huntington Gardens collection, 12MM Commercial Grade Tile

Fixtures: Moen, Kohler, Black Sleek

Internet: Ultra-Fast AT&T Fiber 1 GBPS

Security: Private Access Key FOBS





NW SAN ANTONIO TX

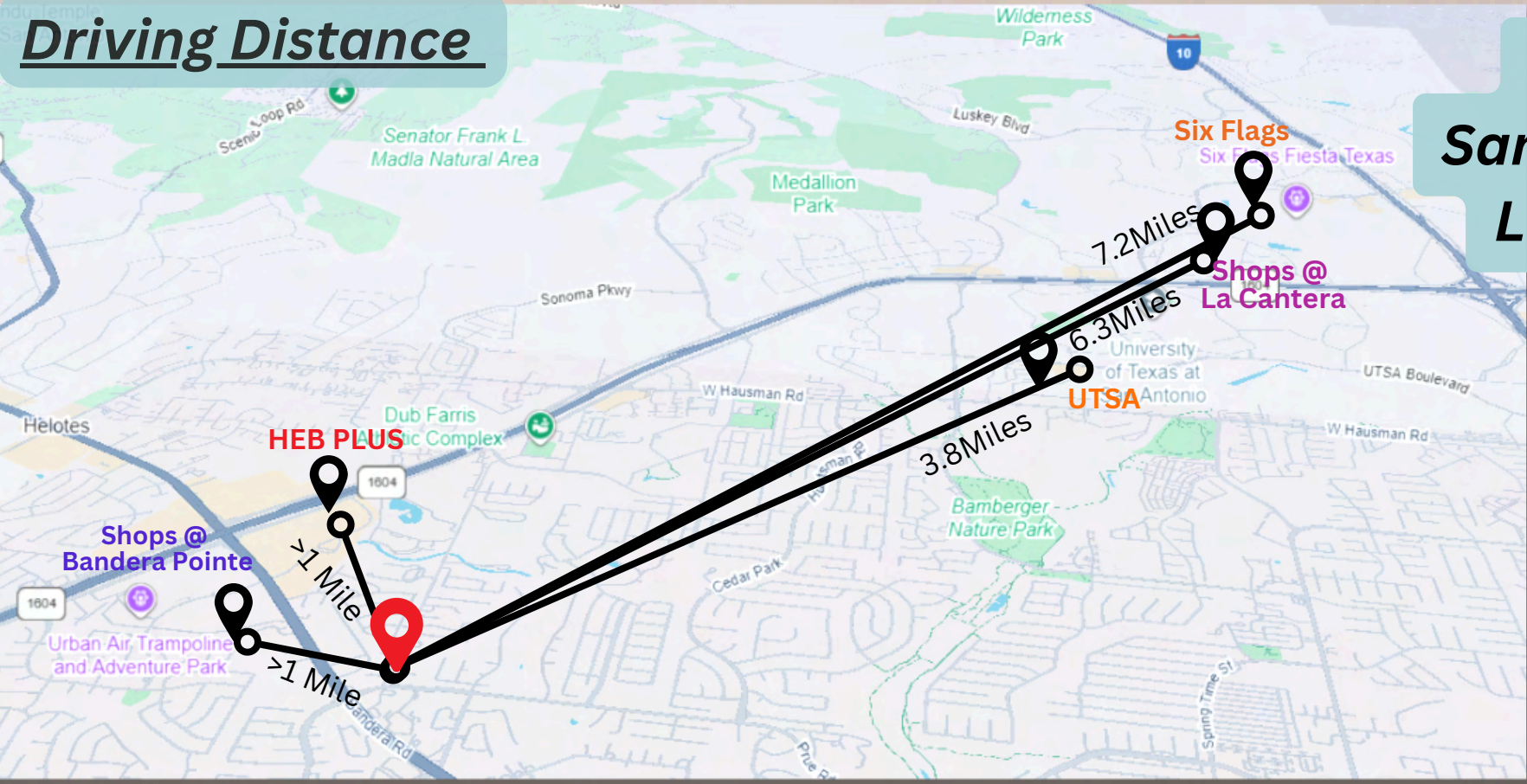
- 1. San Antonio Metro Pop: **2.6M+**
- 2. Annual Growth: **40-50K + Residents**
- 3. Tourism: **39M+ Visitors Annually**

Subject Property
10899 S HAUSMAN

- 1. **High Traffic:**
 - a. Between **3 Primary Intersection**
 - i. Prue Rd Traffic: **20,275 VPD**
 - ii. Bandera Traffic: **51,319 VPD**
 - iii. S. Hausman Traffic: **10k+ VPD**
- 2. **Prime Location:**
 - a. Attractions
 - i. **Six Flags** 2.7M+ Visitors Yr
 - ii. **Sea World** 4M+ Visitors Yr
 - iii. **Shops @ La Cantera**
 - b. Key Employers
 - i. **USAA** 19K+ Employees
 - ii. **Valero** 10K+ Employees
 - iii. **HEB** 20k+ Employees
 - c. Education:
 - i. **UTSA** 34K+ Students Enrolled
 - ii. **Medical Center/UTHSCSA**

SAN ANTONIO
TX

Driving Distance



Prime San Antonio Location

Traffic Count Views Per Day



High Demand Premium Location

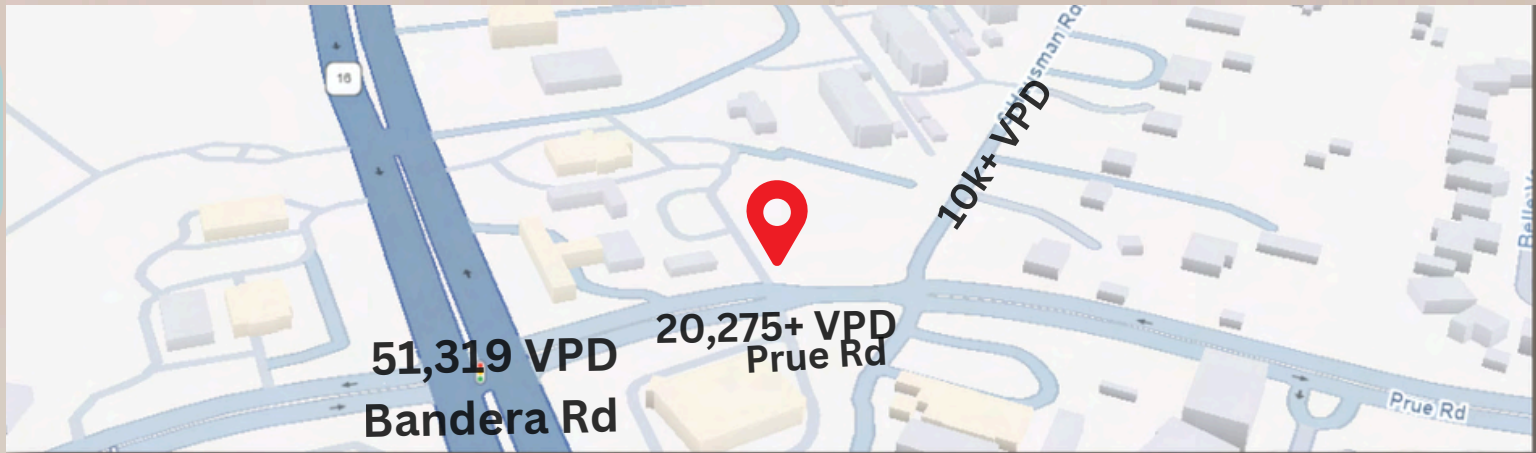
Driving Distance

Prime San Antonio Location



High Demand Premium Location

Traffic Count Views Per Day



PERICOS

MEXICAN CUISINE

BECAUSE LIFE **Tastes Better** WITH SALSA.™

"Experience the vibrant flavors and warm ambiance of this incredible Mexican restaurant, just steps away from South Hausman – where every dish is a fiesta for the senses!"



Shopping & Dining Just Around the Corner

1-2 MINUTES
AWAY



Shopping & Dining Just Around the Corner

1-2 MINUTES
AWAY



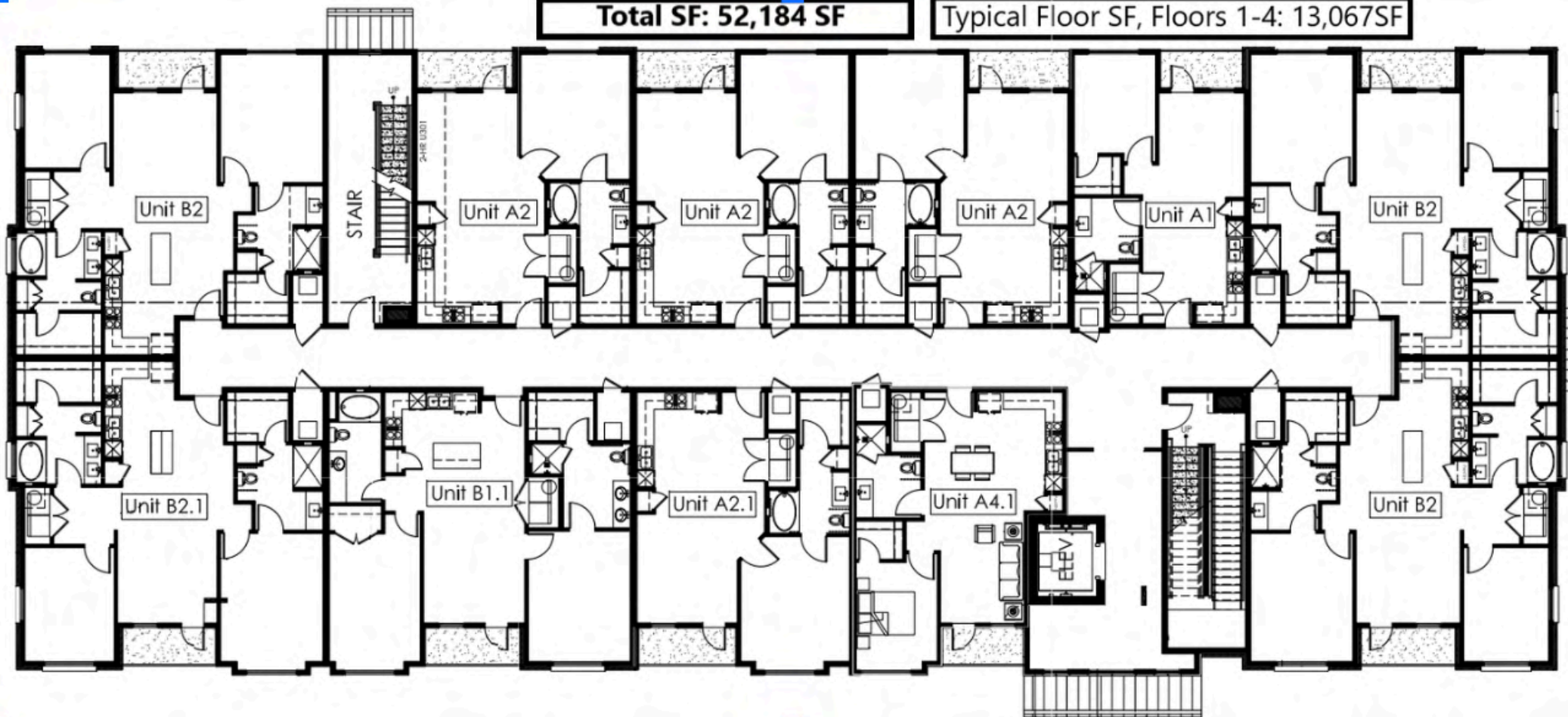
South Hausman

Building Layout: Typical Floor

South Hausman -Unit Type	# Units	RENTABLE SF/ UNIT
A1 1 BED 1 BATH	6	625 SQ. FT.
A2 1 BED 1 BATH	15	787 SQ. FT.
A3 1 BED 1 BATH	1	625 SQ. FT.
B1 2 BED 2 BATH	3	1,107 SQ. FT.
B2 2 BED 2 BATH	16	1,188 SQ. FT.
B3 2 BED 2 BATH	1	1,107 SQ. FT.
Total:	42	

Total SF: 52,184 SF

Typical Floor SF, Floors 1-4: 13,067SF



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Build Quality



Introduction

Build Quality is a leading authority on the construction industry, providing expert advice and analysis on the latest trends and technologies. Our mission is to help you build better, faster, and more sustainably. We cover a wide range of topics, from materials and methods to project management and quality control. Our content is designed to be practical and actionable, helping you make informed decisions and improve your building process. Whether you're a professional in the industry or a homeowner looking for inspiration, we have the information you need to succeed.

Drink

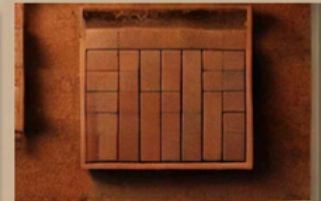
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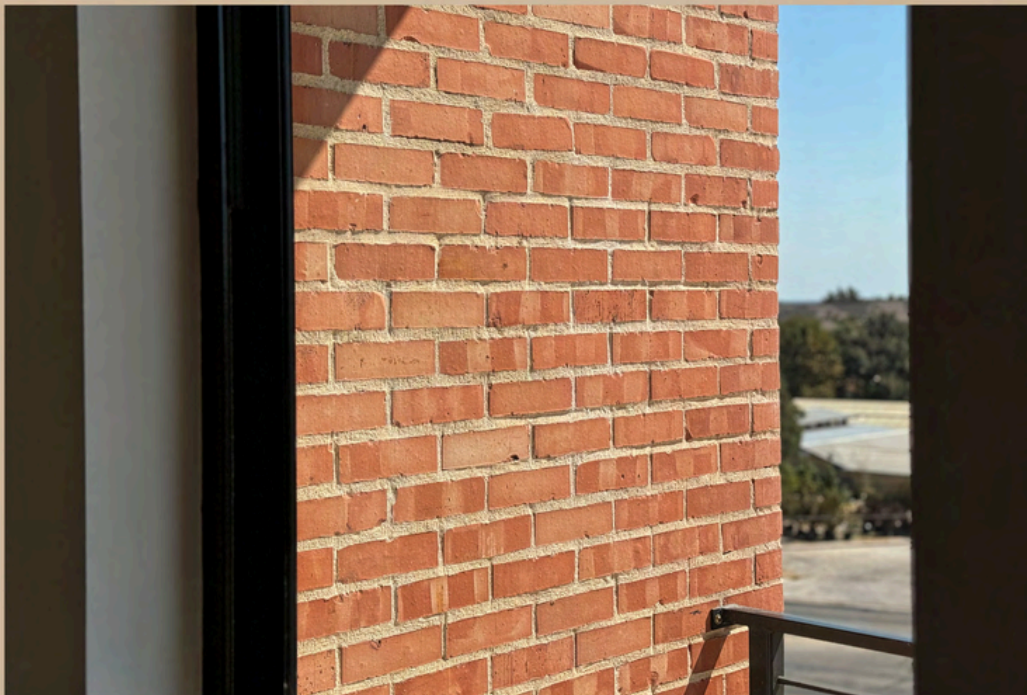
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MASTER
CRAFTSMANSHIP
AT ITS FINEST
S. HAUSMAN



100,000 +
HAND LAID
BRICKS



LOCALLY
SOURCED
D'HANIS TX

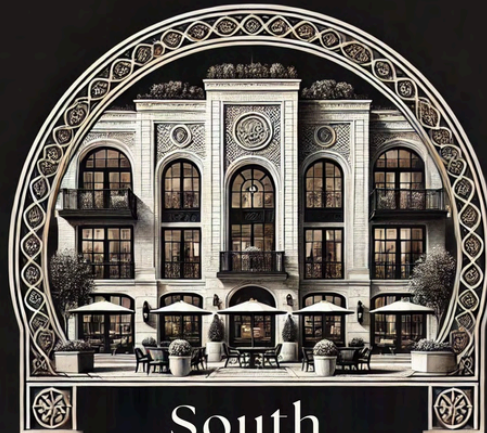
OUR STORY:

In a landscape where most new construction cuts corners with materials destined for a brief lifespan, our 52,250 SF, 42-unit Custom Suites redefine the meaning of enduring luxury. Each detail has been meticulously crafted to last, starting with the stunning Pella Black Impervia Windows, elegantly framed by Christopher Stewart Cast Stone, and continuing with over 100,000+ hand-laid D'Hanis bricks, painstakingly placed to ensure perfection. The addition of imported Spanish Honed White Limestone and an impeccable Level 5 stucco finish takes the exterior to a level of sophistication rarely seen in hospitality construction.

But beauty isn't just skin deep. Beneath the surface, we've utilized Premium ZIP sheathing, Superior Framing Materials, Therma Fiber Insulation and Exceptional Sound Deadening Materials Throughout, making this building a fortress of longevity and structural integrity. These suites aren't just built to impress today—they are built to endure for generations. While others may opt for cost-effective solutions that quickly fade, we've created a masterpiece designed to withstand the test of time, standing as a monument to uncompromising craftsmanship and timeless elegance.



“42 Exquisite Residences”

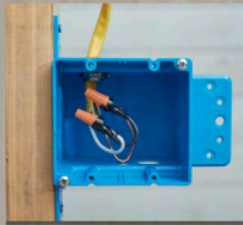
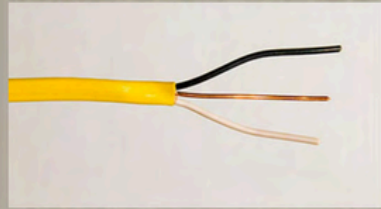


“where luxury meets exclusivity”

South
Hausman

Multifamily Class A Industry Standard

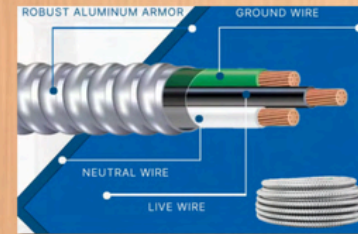
Electrical



- Estimated Apartment Fires San Antonio : 200-300 Annually
- Plastic-coated wiring can be pierced by screws, risking sparks
- Standard Practice: Aluminum Primary Feeders
- Aluminum expands, causing loose connections and hazards

Our Standard S.Hausman

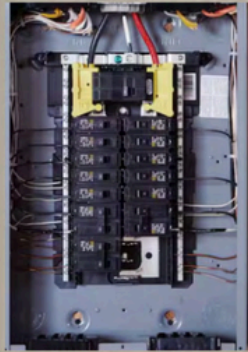
Electrical



- Premium Metal Clad Cable: Fire-resistant, 100% Copper, exceeds code.
- Commercially Built: Unrivaled Performance, Copper Wiring Throughout
- Heavy-Duty Metal Boxes, Secure-Fit Connectors, Copper Primary Feeders
- Copper's exceptional durability prevents expansion, (Perfect, Tight Connections)

Multifamily Class A Industry Standard

Electrical

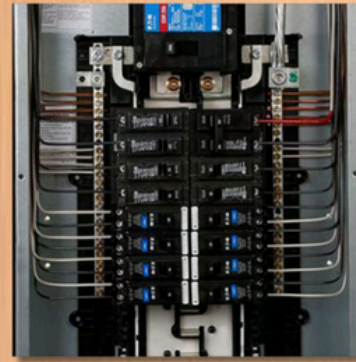


- Residential-Grade Materials
- Weaker Load Capacity
- Poor Durability, Prone to Failures
- Basic Safety Features (High Risk)

Typical Electrical Materials
Estimate \$165-\$245K

Our Standard S.Hausman

Electrical



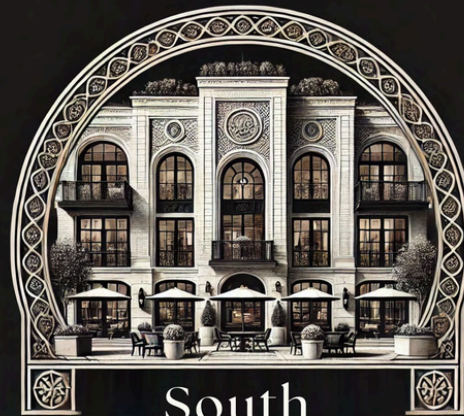
- EATON (Branded)
 - Commercial-Grade
 - Heavy Duty Performance
 - Superior Load Capacity
 - Enhanced Performance & Efficiency
 - Premium Safety Features (Fire & Shock Protection)

Commercial Electrical Materials
Wholesale Cost: Over \$515k+

*Receipts Available Upon Request



"A Masterclass
in Elevated
Design"

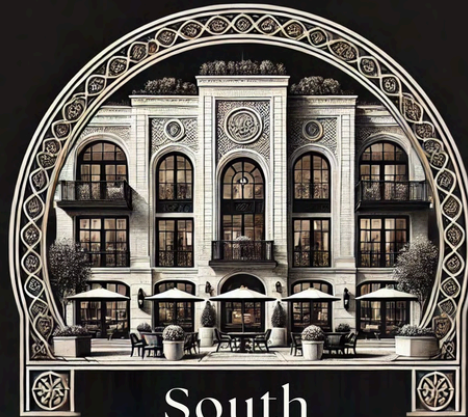


South
Hausman

"Crafted for
Enduring
Elegance"



"A Symphony of
Luxurious
Design"



South
Hausman

"Created for
Timeless
Beauty"

SOUTH HAUSMAN RENTER DEMOGRAPHICS

Average Household Income

Avg. **\$108,228**

Supports Rent
of: \$2,700 +

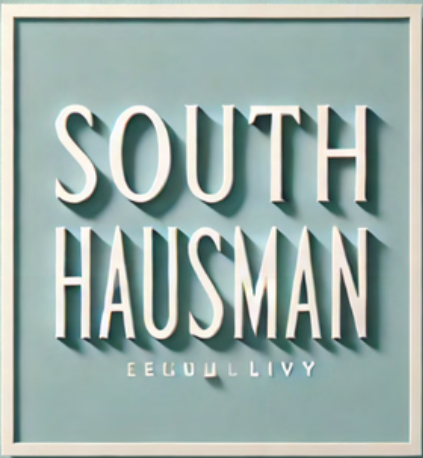
S. Hausman
Avg: \$1,900



1 MILE RADIUS

<https://product.costar.com/detail/sale-comps/default/Comp/6715558/demographics/Income>

	1 mile	2 mile	3 mile
Avg Household Income	\$108,228	\$106,441	\$103,330
Median Household Income	\$98,417	\$93,522	\$88,256
< \$25,000	495	1,582	4,341
\$25,000 - 50,000	483	2,273	5,407
\$50,000 - 75,000	878	3,043	6,779
\$75,000 - 100,000	624	2,553	5,567
\$100,000 - 125,000	874	2,640	5,709
\$125,000 - 150,000	498	1,910	3,571
\$150,000 - 200,000	689	2,416	4,736
\$200,000+	340	1,162	2,848



2nd Floor Units:

Priced from \$299,000

The Grand Hausman: 1,188 SF

**Residence: The Grand Hausman
Floor 2**

1,188 square feet | 110.4 square meters

2 Bedrooms 2 Bathrooms

RESIDENCE FEATURES

- Gourmet Kitchen
- Spacious Open Layout
- Private Balconies
- Washer and Dryer Hookups
- Finished Ceiling Height 10' Ceilings

FINISHES AND DESIGN

- Solid Quartz 3CM Countertops
- 6' Pella Black Impervia Windows
- 8' Tall Solid Interior and Ext. Doors
- Premium Lions Flooring
- Premium Recessed Lighting & Fixtures
- Premium Commercial Tile Flooring
- Dual Walk In Closets
- Extra Large Garden Tub & Shower
- Marble Kitchen Backsplash





2nd Floor Units:
Priced from \$234,000

The Legacy Flat: 787 SF

Residence: The Legacy Flat Floor 2

787 square feet | 73.11 square meters

1 Bedroom 1 Bathroom

RESIDENCE FEATURES

- Gourmet Kitchen
- Spacious Open Layout
- Private Balconies
- Washer and Dryer Hookups
- Finished Ceiling Height 10' Ceilings

FINISHES AND DESIGN

- Solid Quartz 3CM Countertops
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NOW SELLING

11 Units Only at Intro Price

**See Next Page: 3rd & 4th Floor Pricing

www.SHAUSMAN.COM

(210) 633-7556

Call Cell Above Mon to Sat 8:30A to 7P

2ND FLOOR

RESIDENCE	BEDS	BATHS	SQ FT	OFFERING PRICE	EST. COA FEE**
THE HAUSMAN CLASSIC	1	1	625 SF	\$204,000	\$200
THE HERITAGE LOFT	1	1	689 SF	\$219,000	\$200
THE LEGACY FLAT	1	1	787 SF	\$234,000	\$200
THE PINNACLE SUITE	2	2	1,107 SF	\$288,000	\$200
THE GRAND HAUSMAN	2	2	1,188 SF	\$299,000	\$200

All dimensions are approximate and subject to normal construction variances and tolerances. Plans and dimensions may contain minor variations from floor to floor. Square footage reflects the gross area of the unit and is for illustrative purposes only. Information presented is subject to change without notice. The developer of South Hausman Luxury Residences™ makes no guarantees regarding the accuracy of materials or disclosures contained in any marketing or promotional materials for these units. Equal Housing Opportunity.

**The estimated COA fee of \$200 per month is applicable for the first 12 months following project completion. After the initial 12-month period, the COA fee may increase or decrease based on actual trailing expenses and the finalized community association budget. The developer reserves the right to adjust fees as necessary to reflect actual operating costs and will not be liable for any future adjustments