

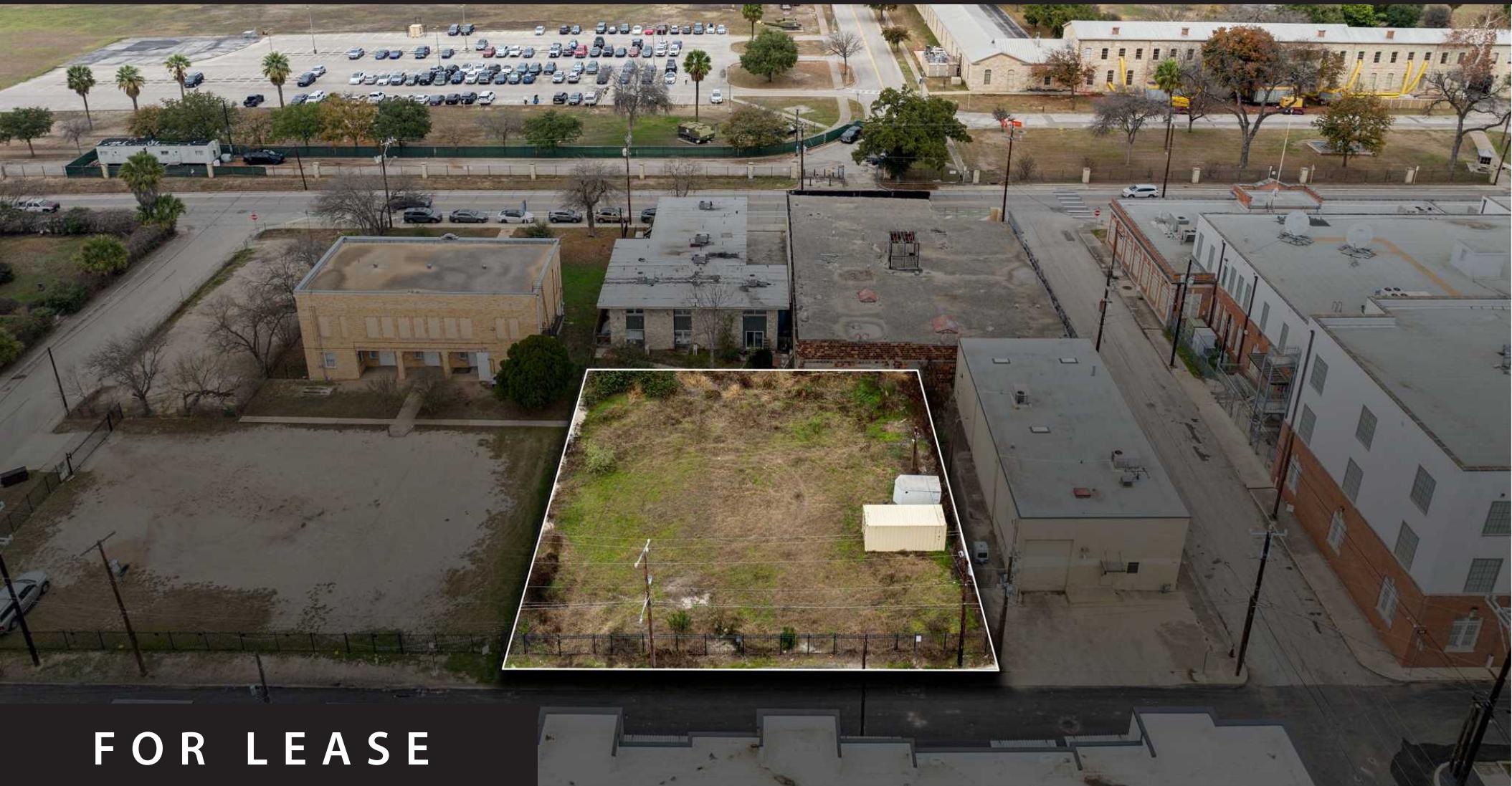
815 QUITMAN ST

815 QUITMAN STREET  
SAN ANTONIO, TX 78208



BROWNING COMMERCIAL  
REAL ESTATE

*A division of Phyllis Browning Co Real Estate*



FOR LEASE

**Lisa Grove**  
lgrove@phyllisbrowning.com  
(210) 824-7878

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



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815 QUITMAN STREET

## LISA GROVE

AGENT

O: (210) 824-7878

C: (210) 857-7085

lgrove@phyllisbrowning.com

444720, TX

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

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815 QUITMAN STREET

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# PROPERTY INFORMATION

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LISA GROVE

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# PROPERTY SUMMARY

815 QUITMAN STREET | SAN ANTONIO, TX 78208



## Property Summary

Price:	\$375,000
Lot Size:	0.241 Acres
Type:	Land Vacant tract of land

## Property Overview

The subject property is a 0.241 acre, or 10,498 square foot, vacant tract of land located along the north side of Quitman Street, between Spofford Avenue and Pierce Avenue, in the Government Hill Historic District neighborhood in the central sector of San Antonio. The site is rectangular in shape with generally level topography and is not located within the 100-year flood plain per FEMA Flood Maps. Furthermore, all public utilities are available to the site. Site improvements are limited to wrought iron perimeter fencing along the street frontage and a combination of chain link and wood privacy fencing along the east, west, and north property lines.

## Location Overview

Uses along Quitman Street in the vicinity of the subject are widely mixed. Recognized uses in the immediate area of the subject include Fort Sam Houston, The Residences at Grayson Heights (under construction), office/retail, etc. The density of uses in the area is relatively high with few vacant parcels available. A drive of the neighborhood reveals that occupancies in the area are relatively high. The area was developed many years ago but has maintained a reasonable level of demand.

The property benefits from its proximity to new commercial and residential developments along in the immediate neighborhood as well as its proximity to development along Broadway Street to the west and the neighborhood's close association and proximity to the Pearl development. The outlook for the neighborhood is considered positive.

Property located in a San Antonio TIF #11

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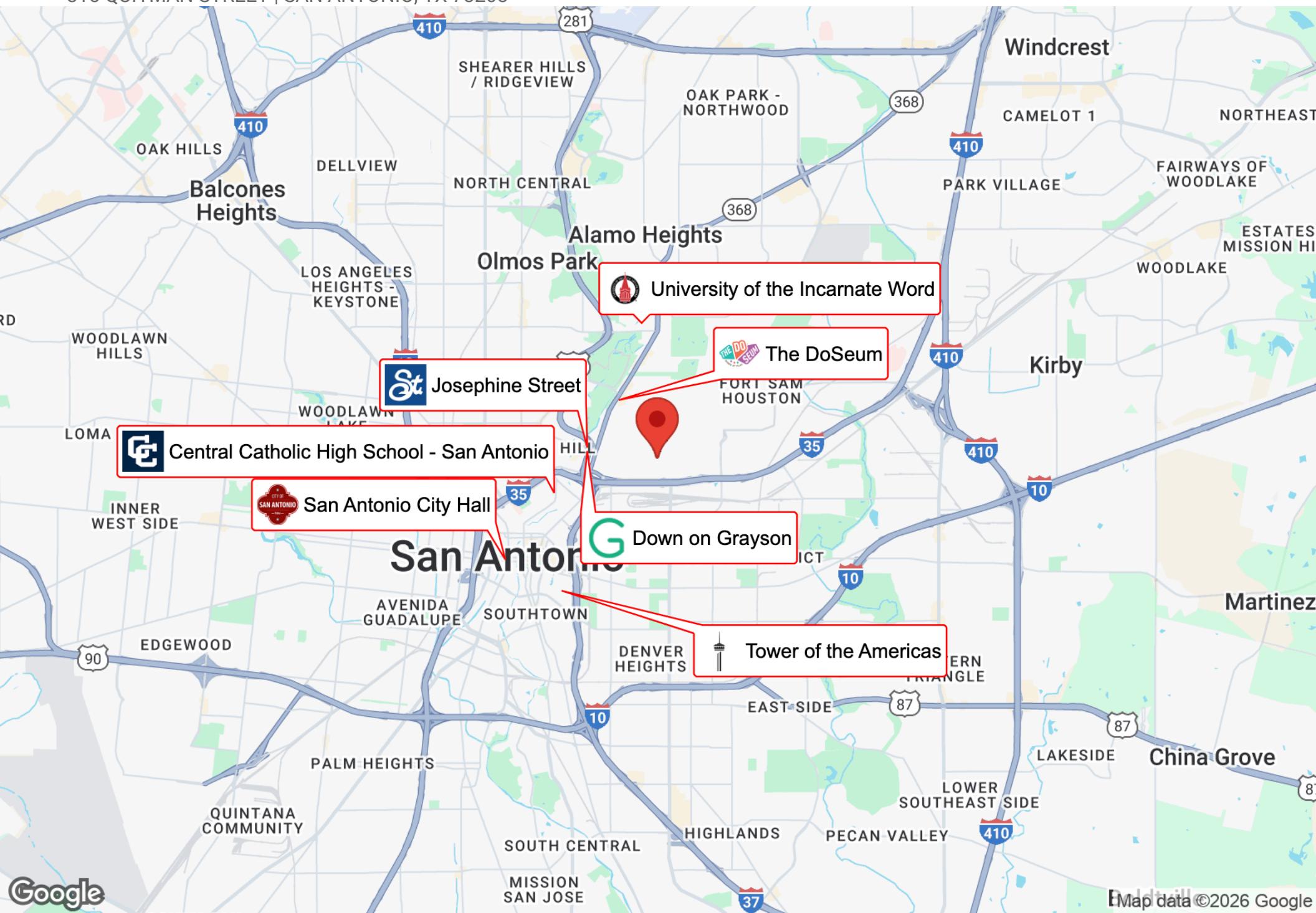
# PROPERTY PHOTOS

815 QUITMAN STREET | SAN ANTONIO, TX 78208



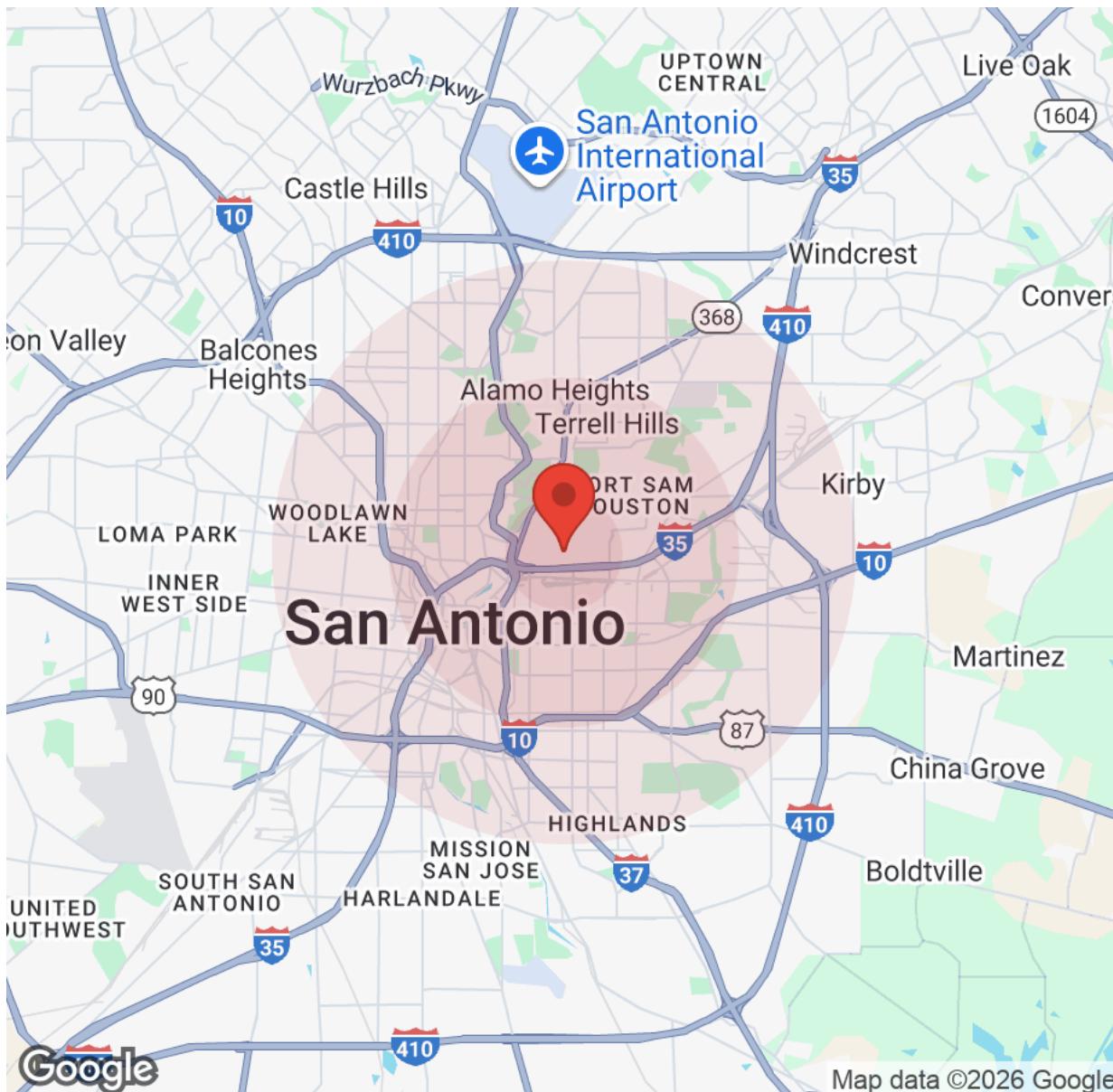
# BUSINESS MAP

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# DEMOCRAPHICS

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	Population	1 Mile	3 Miles	5 Miles
Male	6,475	59,059	163,375	
Female	5,660	45,754	151,467	
Total Population	12,134	104,813	314,843	
	Age	1 Mile	3 Miles	5 Miles
Ages 0-14	1,889	16,021	55,581	
Ages 15-24	1,686	17,304	46,570	
Ages 25-54	6,030	44,851	129,048	
Ages 55-64	1,201	11,210	34,999	
Ages 65+	1,330	15,428	48,645	
	Race	1 Mile	3 Miles	5 Miles
White	3,165	30,102	70,525	
Black	1,204	12,012	26,132	
Am In/AK Nat	35	231	598	
Hawaiian	11	84	189	
Hispanic	7,200	58,024	207,639	
Asian	246	1,991	4,691	
Multi-Racial	249	1,929	4,250	
Other	23	440	819	
	Income	1 Mile	3 Miles	5 Miles
Median		\$53,250	\$62,059	\$57,457
< \$15,000		954	5,271	15,197
\$15,000-\$24,999		436	3,952	11,231
\$25,000-\$34,999		708	4,466	13,308
\$35,000-\$49,999		554	4,112	14,226
\$50,000-\$74,999		727	5,665	19,503
\$75,000-\$99,999		619	4,513	14,210
\$100,000-\$149,999		871	5,696	15,729
\$150,000-\$199,999		221	2,131	6,043
> \$200,000		380	5,820	11,708
	Housing	1 Mile	3 Miles	5 Miles
Total Units		6,219	47,414	136,003
Occupied		5,470	41,625	121,152
Owner Occupied		1,544	16,203	57,482
Renter Occupied		3,926	25,422	63,670
Vacant		748	5,789	14,851

# LISA GROVE

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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](http://www.trec.texas.gov) TXR 2501

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Agent  
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444720, TX

# DISCLAIMER

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All materials and information received or derived from Browning Commercial Real Estate its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither Browning Commercial Real Estate its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Browning Commercial Real Estate will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

## 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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PRESENTED BY:

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