

330 DWYER AVENUE

SAN ANTONIO, TX 78204



CBRE

PROPERTY DESCRIPTION

330 Dwyer Avenue

The subject property comprises approximately 0.918 acres and includes \pm 67 surface lot parking spaces and a \pm 19,844 square foot two-story building. The site is on the south side of the CBD very close to the new US Federal Courthouse, Bexar County District Court, H-E-B corporate offices as well as the King William District and up-and-coming Southtown developments. The property is a half block from the San Antonio Riverwalk with potential views of the river and represents an outstanding redevelopment play for a free-standing user due to its central location, surface parking and large floorplates.

- Rare large, single-parcel availability in urban core
- Close proximity to new US Federal Courthouse, Bexar County District Courts and other government offices
- Existing building layout with high ceilings and limited interior columns is optimal for interim renovation and use by a law office, real estate company or architects offices
- Close to HEB HQ and existing River Walk infrastructure

Address

330 Dwyer Avenue
San Antonio, TX 78204

Site Size

\pm 0.918 Acres

Parking

67 surface spots

Building Size

\pm 19,844
Two Floors

Zoning

D – Downtown District
RIO-3 – River District

Pricing

Contact Broker



DEMOGRAPHIC SUMMARY

San Antonio CBD | San Antonio MSA



Population Growth since 2010:
2.1% | 2.4%



Per Capita Income:
\$43,135 | \$34,540



Population Growth through 2027:
2.0% | 1.02%



Average Housing Value:
\$296,850 | \$282,188



Average Household Income:
\$82,541 | \$94,960



Some College or Degree:
61.5% | 60.9%

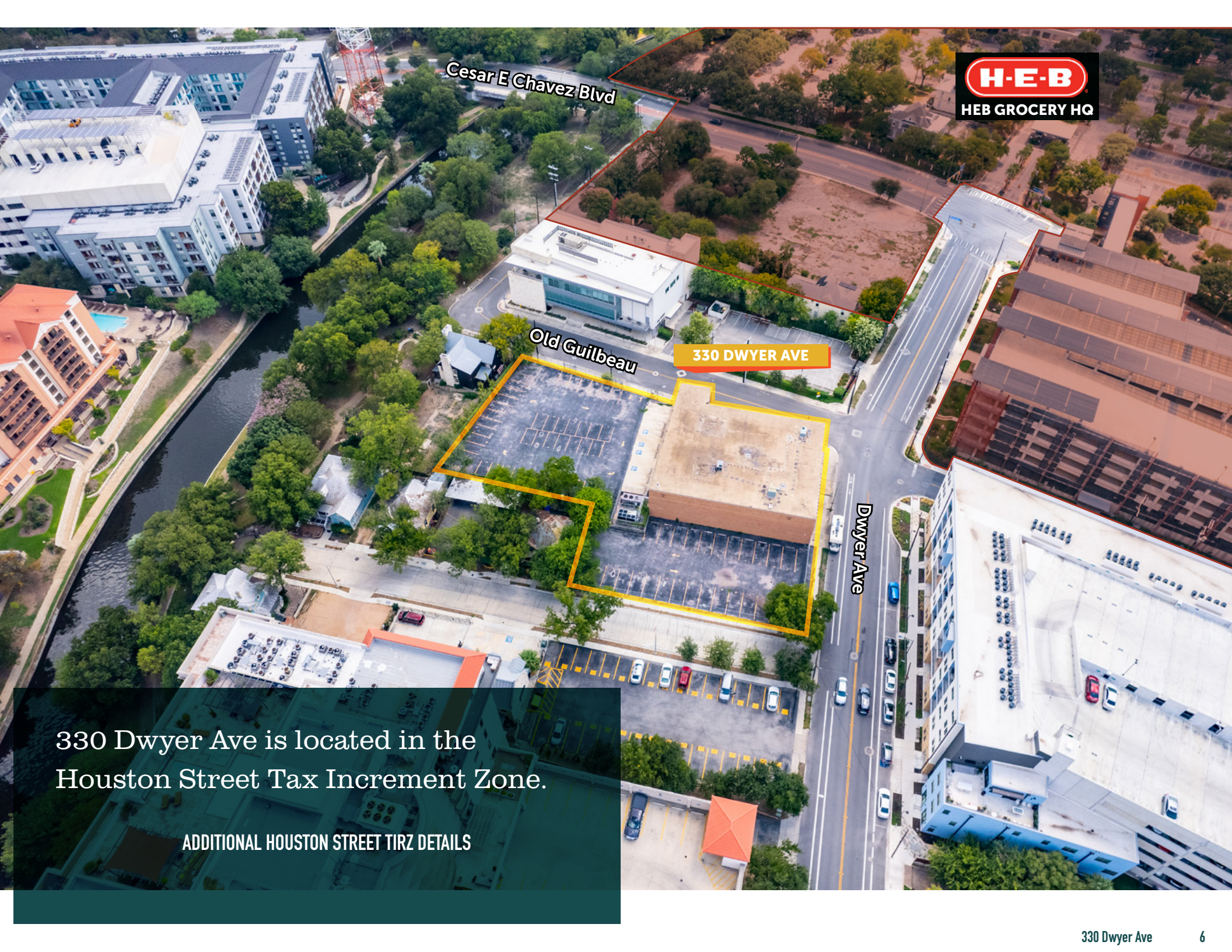


LOCATION OVERVIEW



LOCATION OVERVIEW





Cesar E Chavez Blvd

Old Guilbeau

330 DWYER AVE

Dwyer Ave

330 Dwyer Ave is located in the Houston Street Tax Increment Zone.
ADDITIONAL HOUSTON STREET TIRZ DETAILS



ZONING INFORMATION

The base zoning and overlay district for 330 Dwyer Avenue is detailed below.

D: DOWNTOWN DISTRICT (SEC. 35-310.11)

This zone provides concentrated downtown retail, service, office and mixed uses in the existing central business district. Examples of permitted uses: bar/tavern, indoor theater, taxi & limousine service, residential uses (single-family through 50 dwelling units per gross acre), hotel/motel, art gallery and/or studio, offices, and telephone equipment infrastructure.

RIO-3: RIVER IMPROVEMENT OVERLAY DISTRICT (SEC. 35-338)

Overlay district that imposes regulations to protect, preserve and enhance the San Antonio River and its improvements by establishing design standards and guidelines for properties located near the river.

ADDITIONAL SAN ANTONIO MUNICODE DETAILS



DOWNTOWN SAN ANTONIO

Downtown is the largest employment center in San Antonio and a prime center of commerce, with some of the most recognized businesses representing industries such as business/professional services, financial and insurance firms, and legal services. The CBD also features a strong base of government employment.



- Mixed-use, 24/7 Environment
- Development Investment of More Than \$2.5 Billion
- Strong Residential Growth
- Pedestrian Friendly with Mass Transit Access
- Attracts Decision Makers and Young Professionals

MAJOR COMPANIES WITH A DOWNTOWN PRESENCE:



The University of Texas at San Antonio's downtown campus is home to a \$90M School of Data Science and National Security Collaboration Center – the first of its kind in the state attracting 15,000 students to downtown.

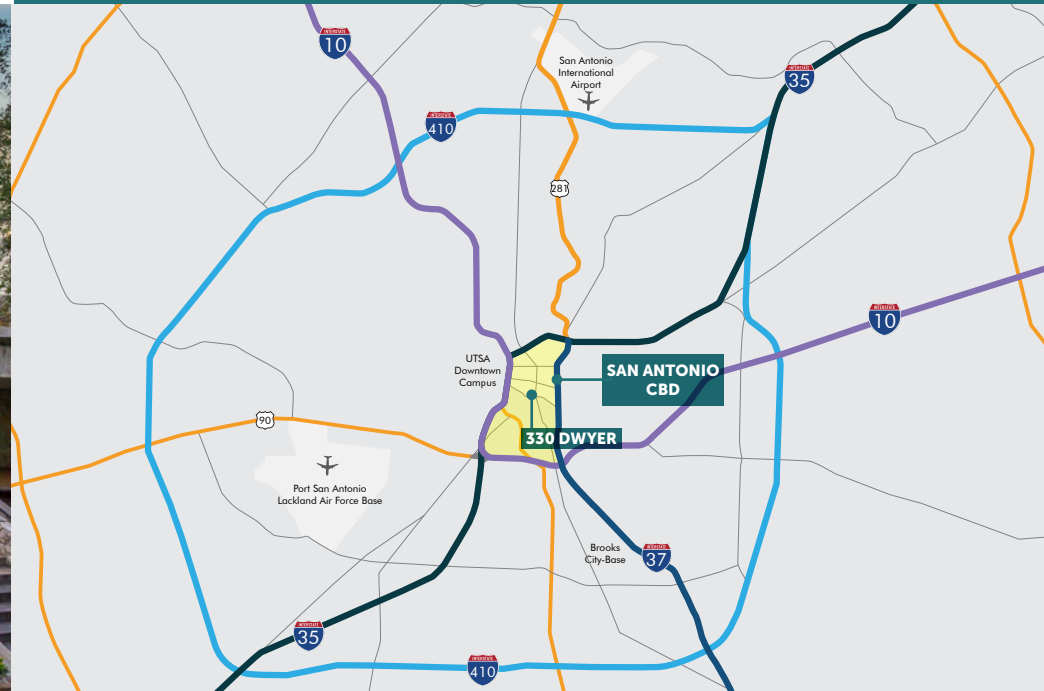
DOWNTOWN'S TECH PRESENCE:



\$10 bn
ECONOMIC IMPACT



180 +
TECH COMPANIES



DOWNTOWN SAN ANTONIO



● MULTIFAMILY ● HOTEL



UTSA DOWNTOWN CAMPUS

SAN ANTONIO COLLEGE

35 10

35

FEDERAL COURTHOUSE

FROST TOWER

WESTON CENTRE

BANK OF AMERICA PLAZA

CPS ENERGY HQ

Broadway

Dolorosa

CITY HALL

SAN FERNANDO CATHEDRAL

E Houston

3rd St

S Santa Rosa

S Flores

BEXAR COUNTY COURTHOUSE

TOWER LIFE BUILDING

RIVERWALK

THE ALAMO

E Houston

H-E-B SOFLO

330 DWYER AVE

SHOPS AT RIVERCENTER

H-E-B HQ CAMPUS

Dwyer

E Nueva

LA VILLITA

E Market

E Commerce

Bowie

KING WILLIAM

Cesar E Chavez Blvd

South Alamo

HPARC/HEMISFAIR DISTRICT

37

HENRY B. GONZALEZ CONVENTION CENTER

SOUTHTOWN

South St Mary's St

South Presa

LAVACA

KING WILLIAM & SOUTHTOWN



330 Dwyer is located within one mile of the King William/Southtown District.



NOTABLE DOWNTOWN SAN ANTONIO AREA DEVELOPMENTS

+3.2B
New CBD Developments



UTSA Campus Expansion

The recently delivered \$90M School of Data Science and the National Security Collaboration Center houses the departments of Computer Science, Computer Engineering, IT and Cyber Security, and the Open Cloud Institute is expected to increase downtown campus enrollment from 4,500 students to +15,000 students by 2028. Recently, the school announced an additional \$130M Phase II expansion that includes an Innovation, Entrepreneurship, and Careers building spanning over 182,000 sq. ft., which broke ground in October 2023.



Pearl + Broadway

Pearl is a thriving and vibrant community built around the historic Pearl Brewery, which was constructed on the banks of the San Antonio River in 1883.



Hemisfair Park Area Redevelopment Corporation (HPARC)

(HPARC) and the Hemisfair Conservancy are working together to redevelop and activate the site of the 1968 World's Fair into a series of three parks in the heart of San Antonio.

NOTABLE DOWNTOWN SAN ANTONIO AREA DEVELOPMENTS

+3.2B
New CBD Developments



Cavender Neighborhood

A cutting edge, mixed-use development in San Antonio's River North District, The Soto promises a vibrant blend of amenities for the modern workforce and local residents. Anchored by Texas's first mass timber office building, The Soto boasts a full complement of restaurants, retail outlets, and entertainment venues. Notably, the Make Ready food and beverage market will house Pouring Heart Brewery, Mila Coffee, and other exciting culinary offerings. With over 2,000 newly constructed multifamily residential units in the vicinity, The Soto is poised to become a dynamic hub for both work and leisure.



San Pedro Creek Culture Park

\$1.58 economic impact: 2,100 new housing units. 7,300 new downtown residents. 150% increase in new property value & \$225M ad valorem tax revenue.



Weston Urban Residential Towers

Weston Urban is developing two residential towers in Downtown San Antonio: 300 Main, a high end 32-story apartment building and the redevelopment of the historic Continental Hotel and Arana building, which will include a new 15 story residential tower.

NOTABLE DOWNTOWN SAN ANTONIO AREA DEVELOPMENTS

+3.2B
New CBD Developments



Villita Assembly Building

The Villita Assembly Building, a 25,000-square-foot riverfront event venue, holds a prime position along the world-famous River Walk—an urban waterway often described as ‘The American Venice.’ Built in 1958, this historic property presents an exciting opportunity for revitalization while preserving its unique character and rich history. The firm behind the redevelopment plans aims to finalize details in the coming months, with construction slated to begin as early as 2025. By blending modern enhancements with the building’s intrinsic beauty, they hope to create a space that honors its past while embracing its future.



Tower Life Building - Conversion to Residential

The historic Tower Life Building, constructed in 1929, is undergoing a transformative redevelopment. The nearly century-old structure, spanning over 240,000 square feet, will be repurposed into new downtown housing. The ambitious plan aims to convert the Tower Life into approximately 230 to 250 residential units. Additionally, the makeover is expected to incorporate ground floor and river level retail spaces, breathing new life into this iconic landmark and activating the Riverwalk level of the Villita District.

CONTACT US

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CBRE

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.



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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