

For Sale

515 S Saint Mary's St | San Antonio, TX



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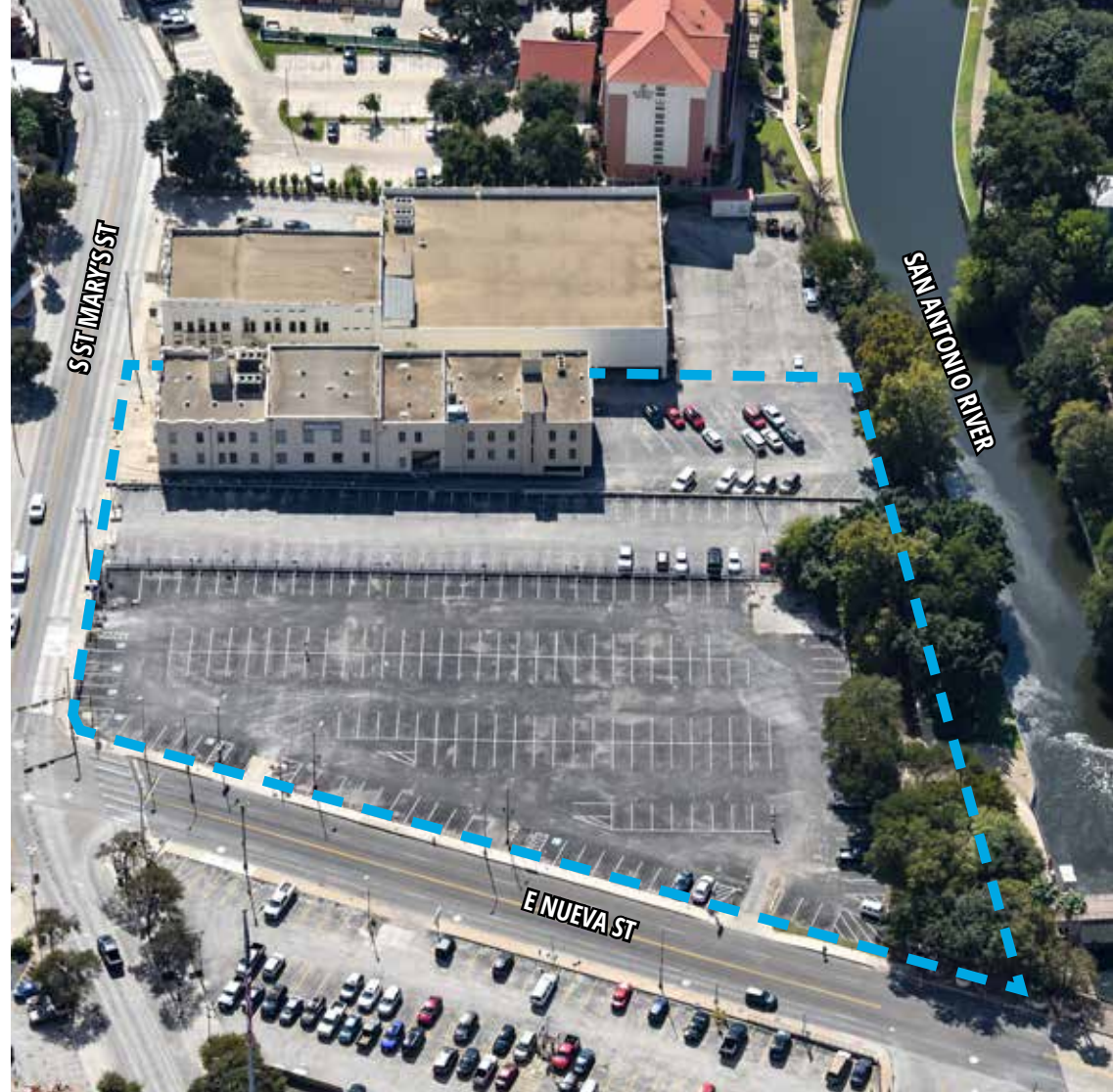


Property Overview

515 S Saint Mary's St | San Antonio, TX

515 S. Saint Mary's Street is a two-story office building with a full floor basement built in 1935, consisting of $\pm 33,420$ square feet and situated on ± 2.864 acres. It's located in downtown San Antonio. The property backs up to the popular San Antonio River.

- Largest contiguous property on the River Walk
- Great access to Caesar Chavez Blvd
- Direct access to the River Walk
- 453 ft of frontage on the River Walk
- Property is located a little south from the main River Walk attraction area
- Intersection of S St. Mary's St. and E Nueva St with signalized traffic light
- In proximity of the Bexar County Courthouse, HEB Corporate Office & La Villita Historic District



Property:

515 S St. Mary's St



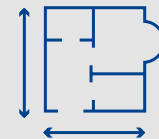
Property Type:

Office Building w/ Parking



Land Area:

± 2.864 Acres

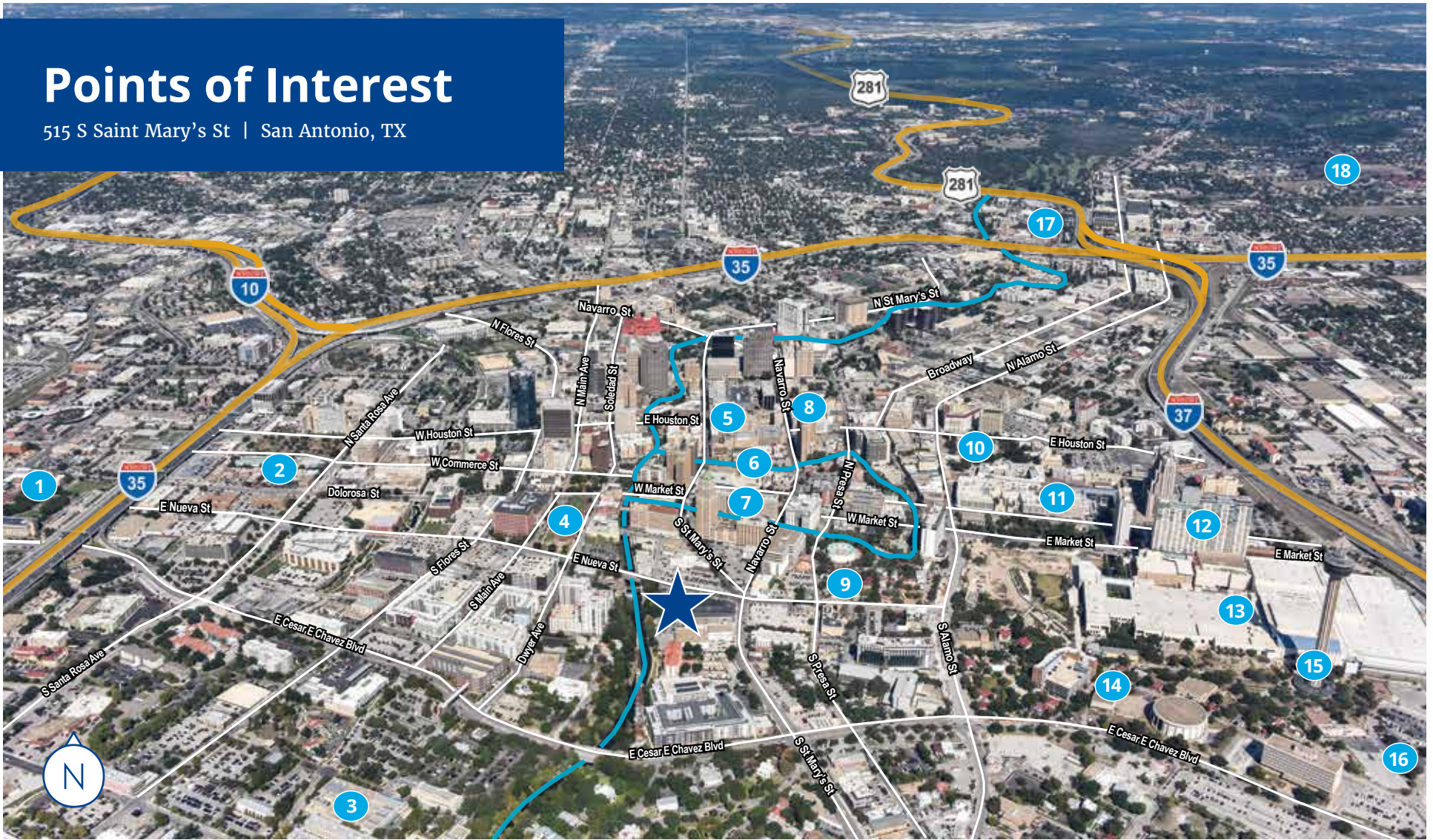


Building Area:

$\pm 33,420$ SF

Points of Interest

515 S Saint Mary's St | San Antonio, TX



1. UTSA Downtown Campus
2. Historic Market Square / MI Tierra Cafe
3. HEB Corporate Headquarters
4. Bexar County District Courthouse
5. Sheraton Gunter Hotel
6. Omni La Mansion del Rio Hotel
7. The Westin Riverwalk Hotel
8. The St. Anthony Hotel
9. La Villita Historic District

10. The Alamo
11. Rivercenter Mall
12. Grand Hyatt Hotel
13. Henry B. Gonzalez Convention Center
14. Hemisfair Plaza
15. Tower of the Americas
16. UTSA Institute of Texan Cultures
17. Pearl Brewery District
18. Fort Sam Houston



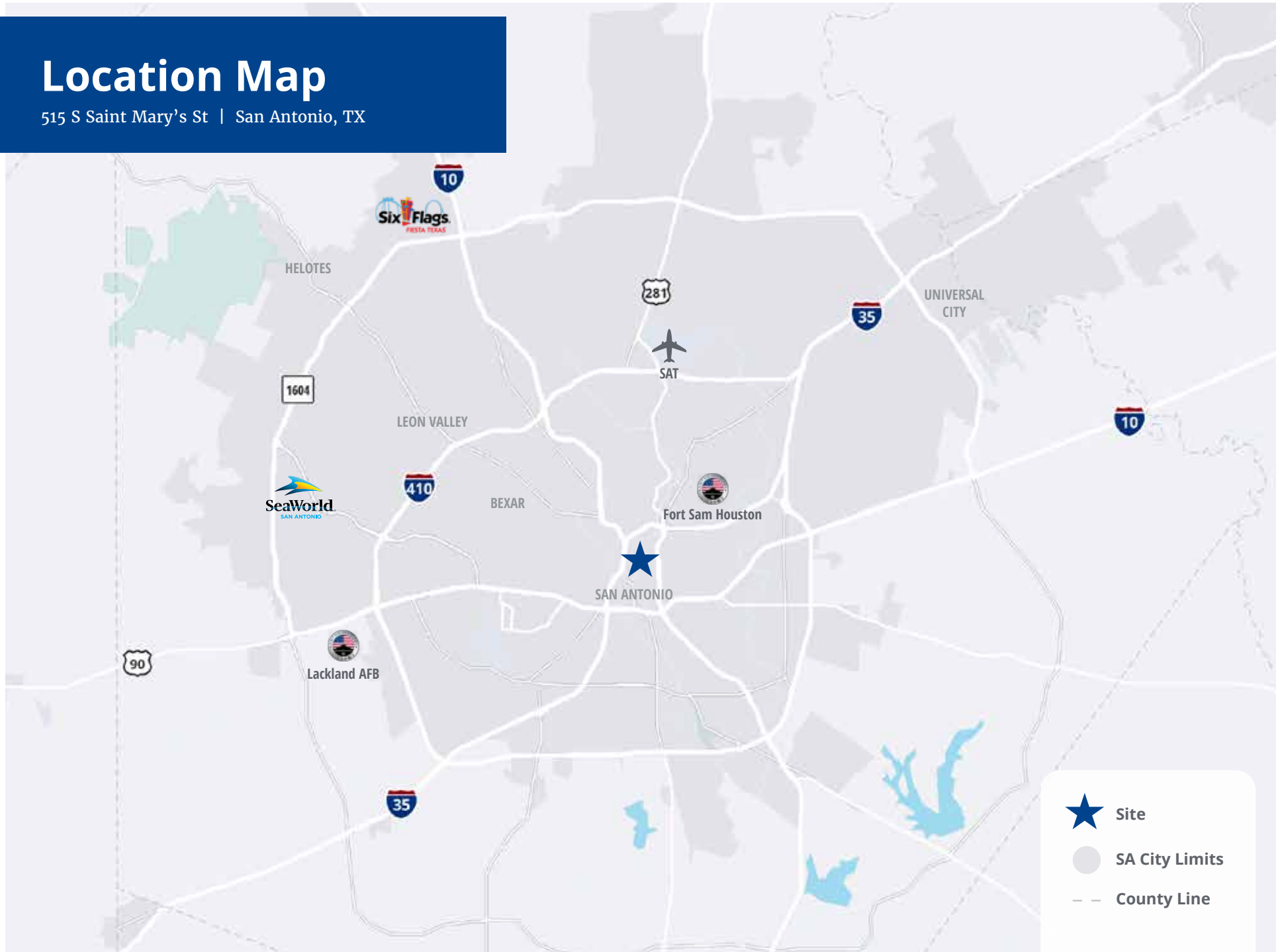
Site



San Antonio River

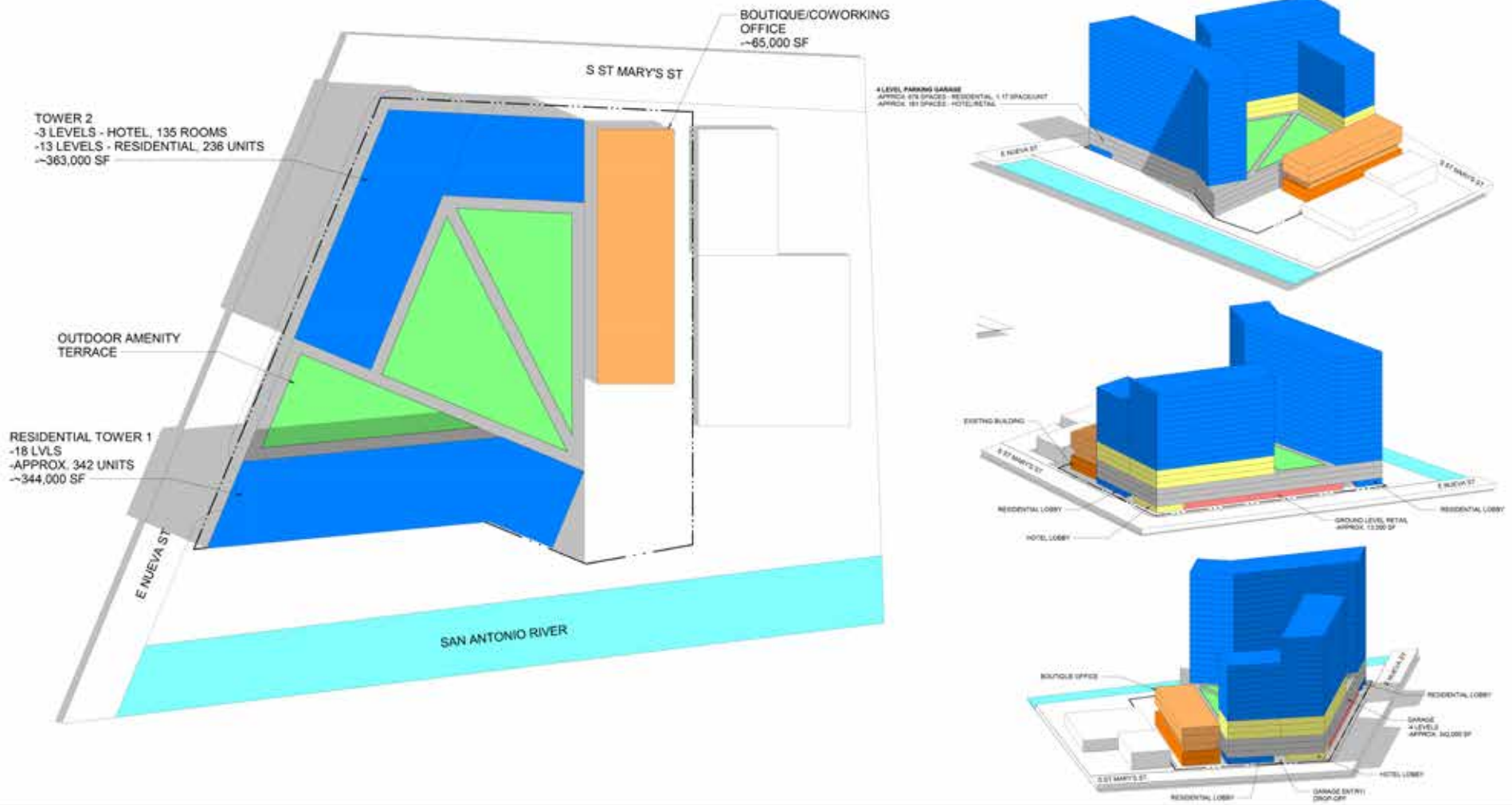
Location Map

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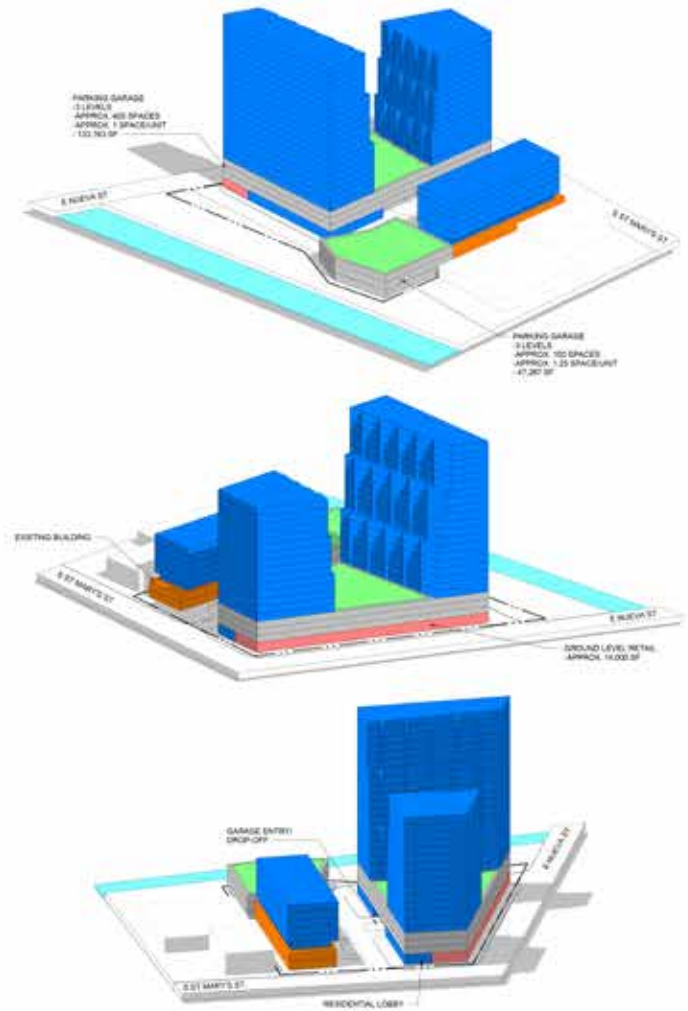
Conceptual Layout

515 S Saint Mary's St | San Antonio, TX



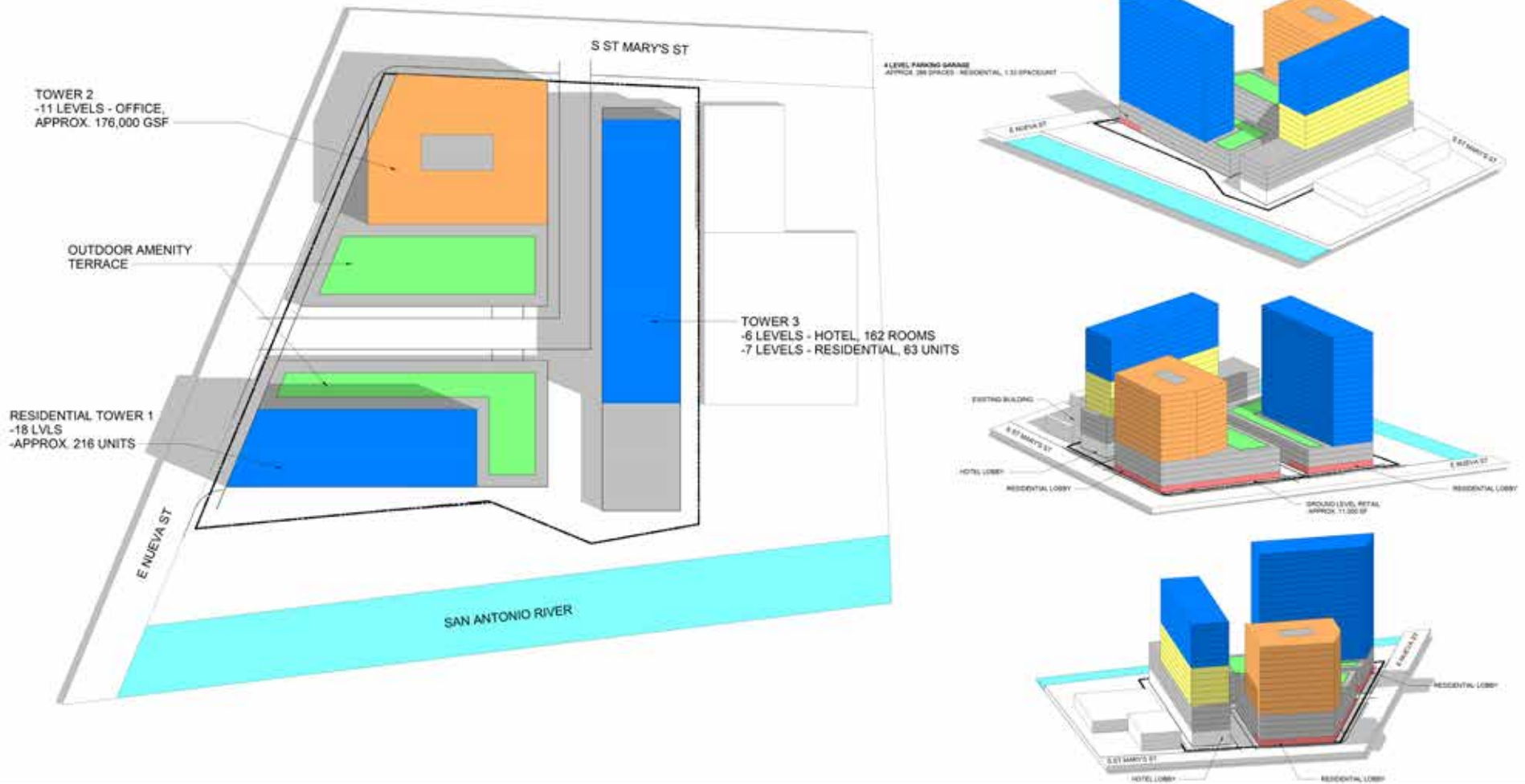
Conceptual Layout

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Conceptual Layout

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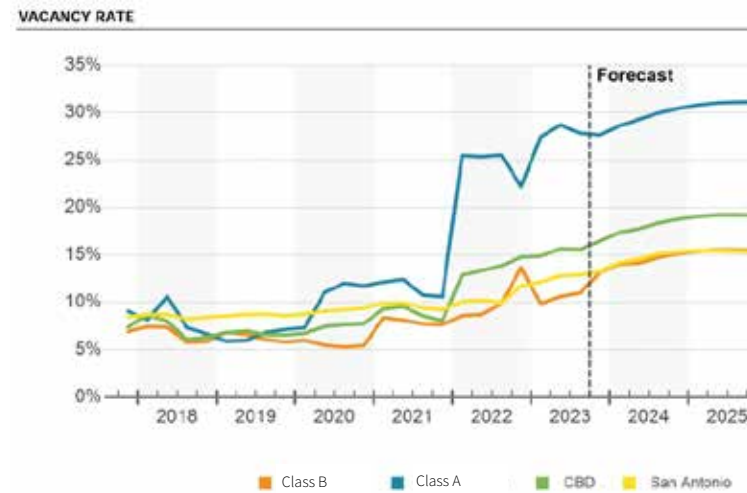
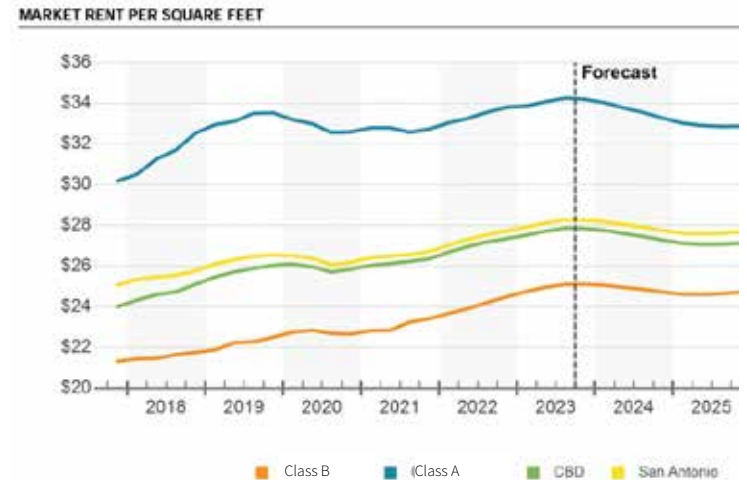
Market Overview

- Investment activity in San Antonio in 2023 continued at a more cautious pace than the previous year, influenced by rising interest rates.
- The final months of 2023 and beginning of 2024 may see an improvement as interest rates and occupancies stabilize at a new normal, but not the same pace as 2022.
- Multifamily renters are looking for new, luxury apartments, often with attractive concessions, and are looking downtown.
- Downtown has not witnessed negative absorption in any quarter during the last 5 years, as renters continue to move to San Antonio's historic core, many coming from Northwest San Antonio.

San Antonio Office Market Overview

- Over \$1 billion in office assets changed hands in 2022, the highest recorded in a calendar year.
- Due to demand for Class A office assets, asking rents in San Antonio are growing at a rate that is nearly quadruple the national average; however, San Antonio has outperformed most of the largest office markets around the country in recent quarters.
- Office tenants are leaving their larger, less-amenitized spaces for higher-end spaces with a smaller overall office footprint.

Office Rents & Vacancy Rate:



About the River Walk

The San Antonio River Walk is now **15.2 miles in length**.

It is referred to in three sections:

Downtown– the original section of the River Walk and what most people envision when they hear river Walk. It is populated with hotels, restaurants, shopping, attractions and, narrated tour boat rides.

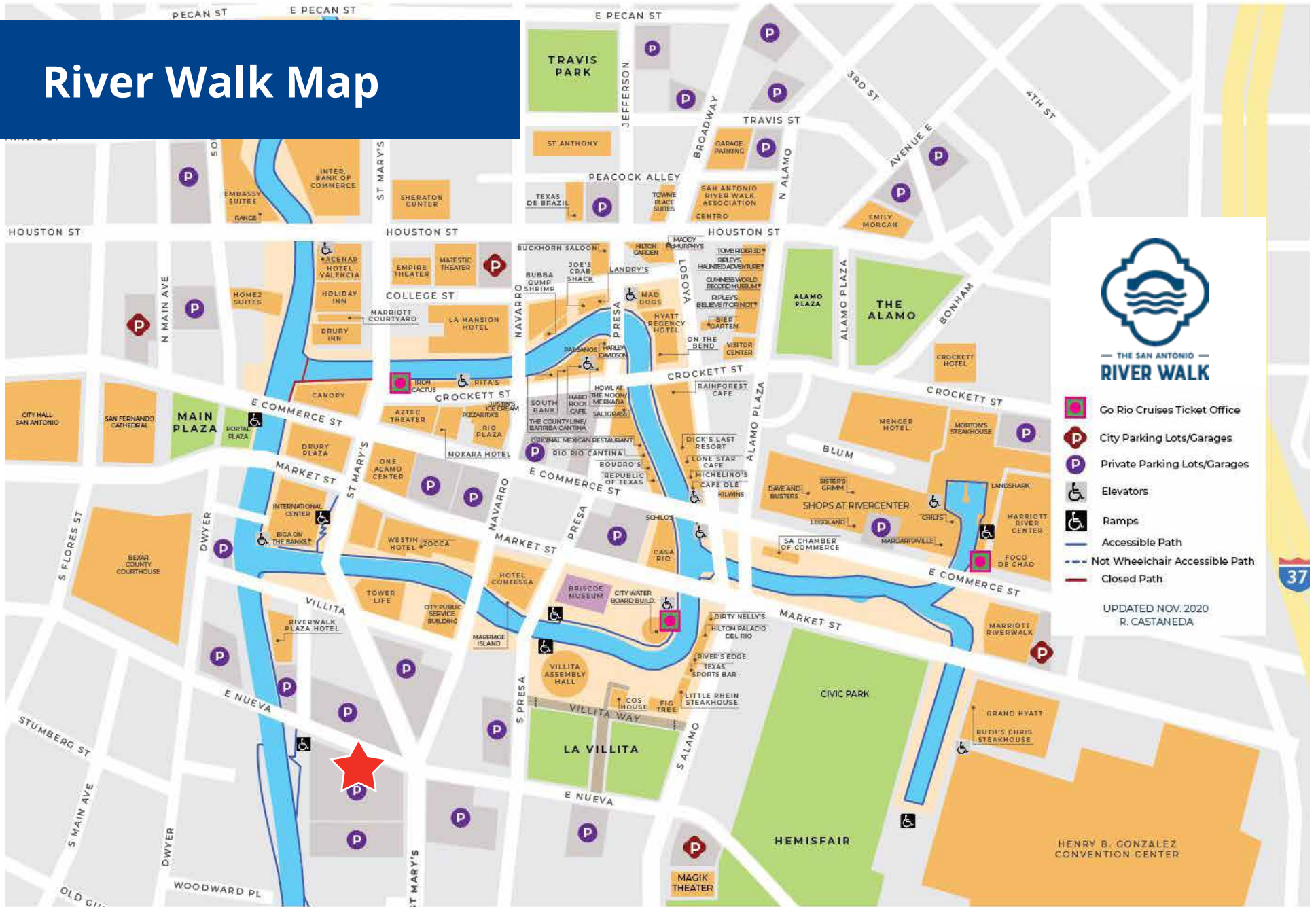
Museum Reach– the approximately four-miles of the Museum Reach extends north of the Downtown section and is lightly populated with condominiums, apartments, the Tobin Center for the Performing Arts, Hotels and several museums which are either directly overlooking the River Walk or a short distance from it. The San Antonio Museum of Modern Art, built in a former brewery, is located directly on the river. Continuing further north is the Witte Museum, the city's science and natural history museum geared towards both children and adults. The world-class museum has both permanent collections and touring exhibits the whole family will enjoy. The DoSeum, is the city's newest museum and provides hands-on stimulating educational experiences for children starting at pre-school age and up. Both the Witte and the Doseum are located on Broadway within a few blocks east of the river. Ten minutes further northeast

is the McNay Art Museum. Boat tours do not extend to the Museum Reach but a River Taxi does go as far as The Pearl, another former brewery turned into a chic destination located 1.5 miles on street-level north of Downtown. It is home to the world-class Hotel Emma and countless shops, restaurants, a farmer's market, and the San Antonio campus of the Culinary Institute of America.

Mission Reach– the Mission Reach extends south of the Downtown section. It transformed an eight-mile stretch of the San Antonio River into a riparian woodland ecosystem. This section has riverine features and riparian woodlands, It is home to native plants and a lively aquatic habitat. It is named the Mission Reach because it connects four of the five UNESCO World Heritage-designated San Antonio Missions, Mission San Juan Capistrano, Mission Espada, Mission San Jose, and Mission Concepcion. These four missions are part of the National Park Service. The fifth mission, the Alamo, is located one block east of the river in the heart of the Downtown River Walk. The Alamo is owned and operated by the State of Texas' General Land Office.

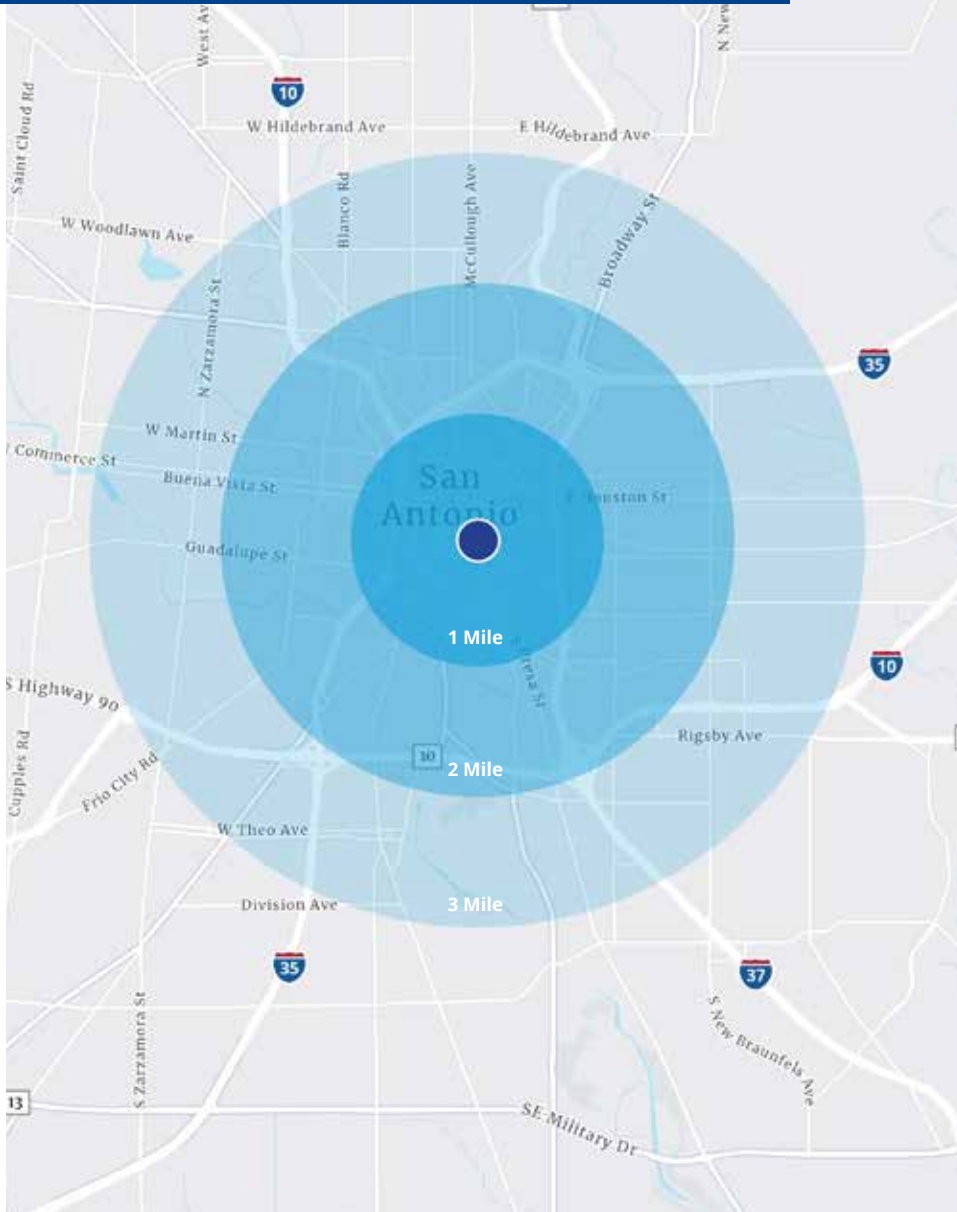


River Walk Map



Area Demographics

515 S Saint Mary's St | San Antonio, TX



	1 Mile	2 Mile	3 Mile
Population			

2023 Estimated Population	10,694	56,015	138,468
2028 Projected Population	12,935	59,653	140,212
2023-2028 Population Growth	3.88%	1.27%	0.25%
Average Age	42.0	37.0	35.2

Households			
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2023 Estimated Households	6,140	23,516	53,511
2023-2028 Household Growth	4.61%	2.37%	1.03%
2023 Avg. Household Income	\$84,945	\$70,197	\$63,503
2023 Avg. Household Size	1.57	2.13	2.42
2023 Avg. Home Value	\$427,692	\$248,707	\$223,752

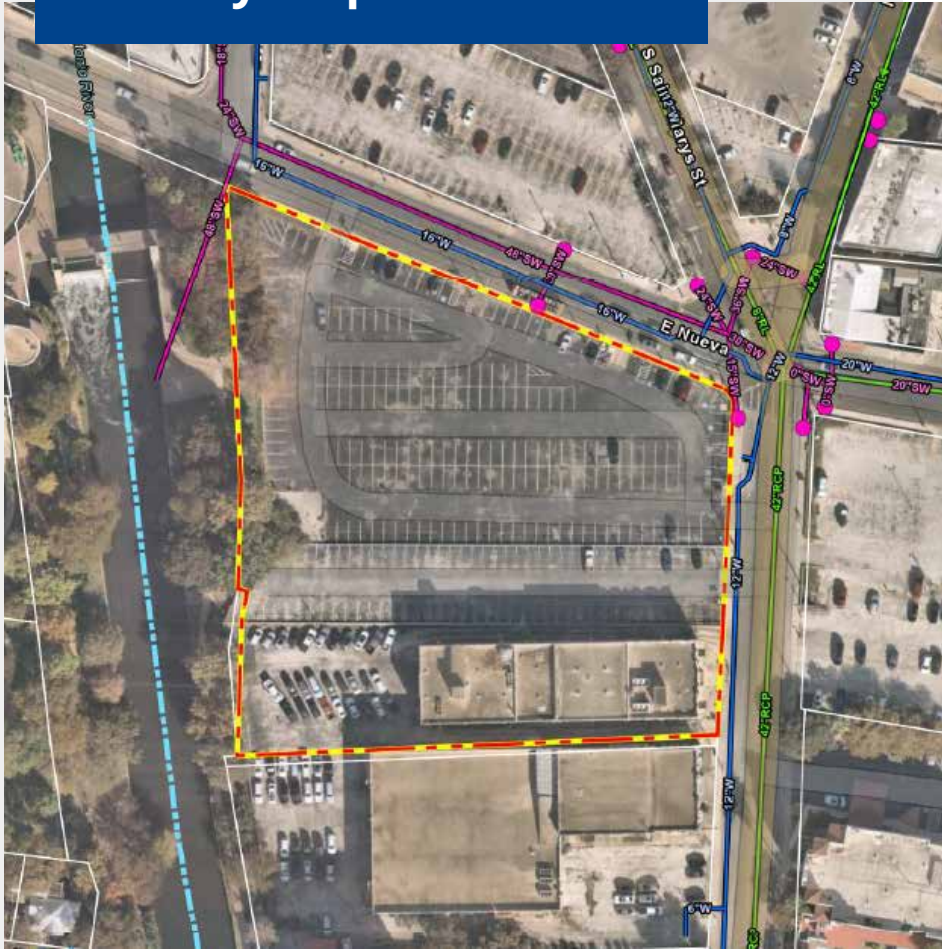
Daytime Employment			
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Total Businesses	2,869	5,231	7,201
Total Employees	68,707	99,806	120,173

Vehicle Traffic			
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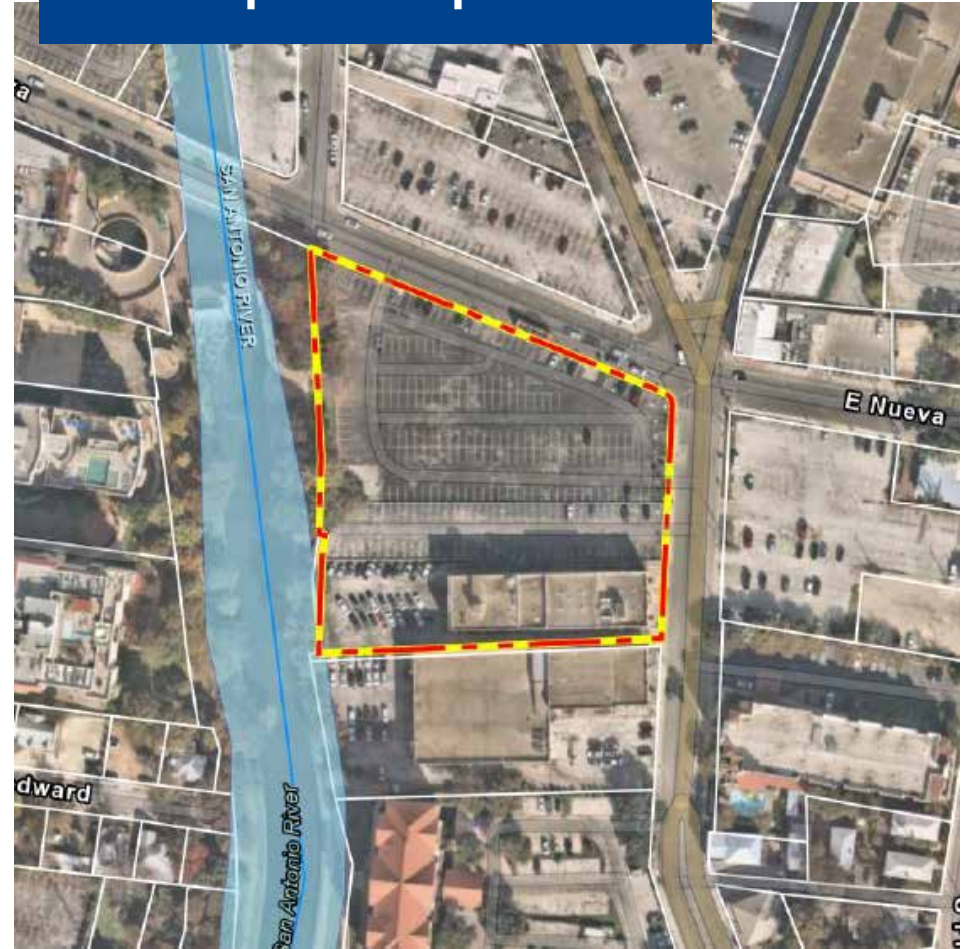
E. Cesar E. Chavez Blvd	16,156 VPD		
S. St Mary's St	3,290 VPD		
E Nueva St	3,515 VPD		

Utility Map



- Proposed Site
- Existing Water (SAWS)
- Existing Sewer (SAWS)
- Existing SW Channels (COSA)
- Existing SW UG (COSA)
- Existing SW Inlets (COSA)

Floodplain Map



- Proposed Site
- DFIRM 100 Year Floodplain
- FEMA Stream Centerline

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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.

11-2-2015



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 other, including the broker's own interest;
- 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 buyers/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 opinion 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 ESTABLISHED:

- 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 purposed. 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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Buyer/Tenant/Seller/Landlord Initials	Date