

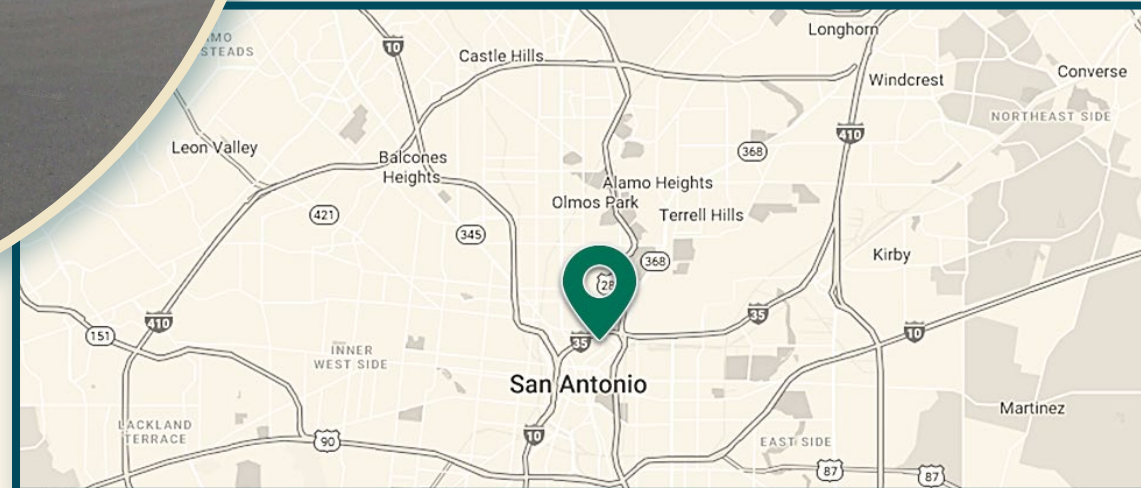
707 AUGUSTA ST

AUGUSTA ST & I-35
SAN ANTONIO, TX 78215



PROPERTY OVERVIEW

RARE PARKING LOT OPPORTUNITY IN THE GROWING DOWNTOWN SAN ANTONIO. THIS 17,977 SF LOT SITS AT THE CORNER OF AUGUSTA ST AND BALTIMORE AVE JUST SOUTH OF I-35. GREAT LOCATION WITH THE THOMPSON HOTEL AND TOBIN CENTER JUST A FEW BLOCKS AWAY ALONG WITH THE BAPTIST AND KINDRED HEART HOSPITAL TWO BLOCKS TO THE WEST. LAZ PARKING CURRENTLY OCCUPIES ON A MONTH TO MONTH LEASE. THERE IS CURRENTLY 80 PARKING SPACES. THIS IS A GREAT OPPORTUNITY TO OWN A DOWNTOWN PROPERTY THAT ALLOWS CURRENT OPPORTUNITIES IN THE PARKING LOT BUSINESS AND FUTURE REDEVELOPMENT VALUE ADD!



KUYRKENDALL
& COMPANY

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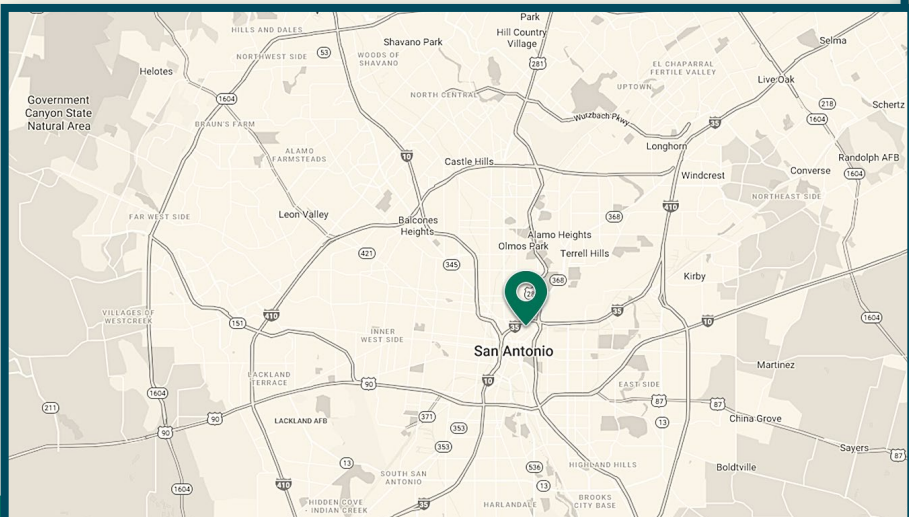
PROPERTY HIGHLIGHTS



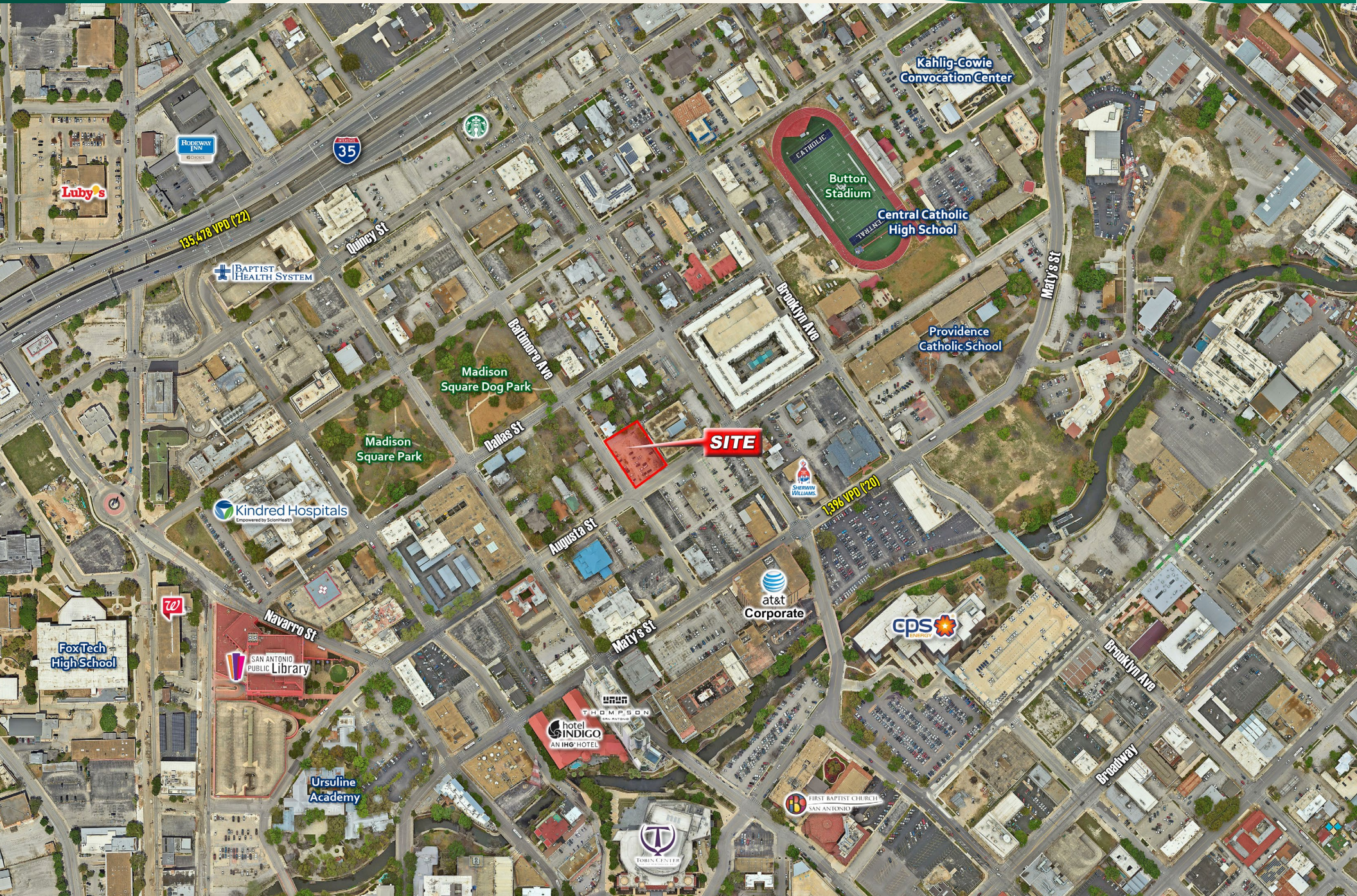
HIGHLIGHTS

- 17,977 SF Parking Lot in Downtown San Antonio, TX.
- Downtown San Antonio's combination of history, culture, and entertainment makes it a vibrant and dynamic part of the city. Whether you're interested in exploring historic sites, enjoying a scenic stroll along the River Walk, or experiencing the local cuisine and culture, Downtown San Antonio offers a diverse range of attractions.
- Contact broker for more features

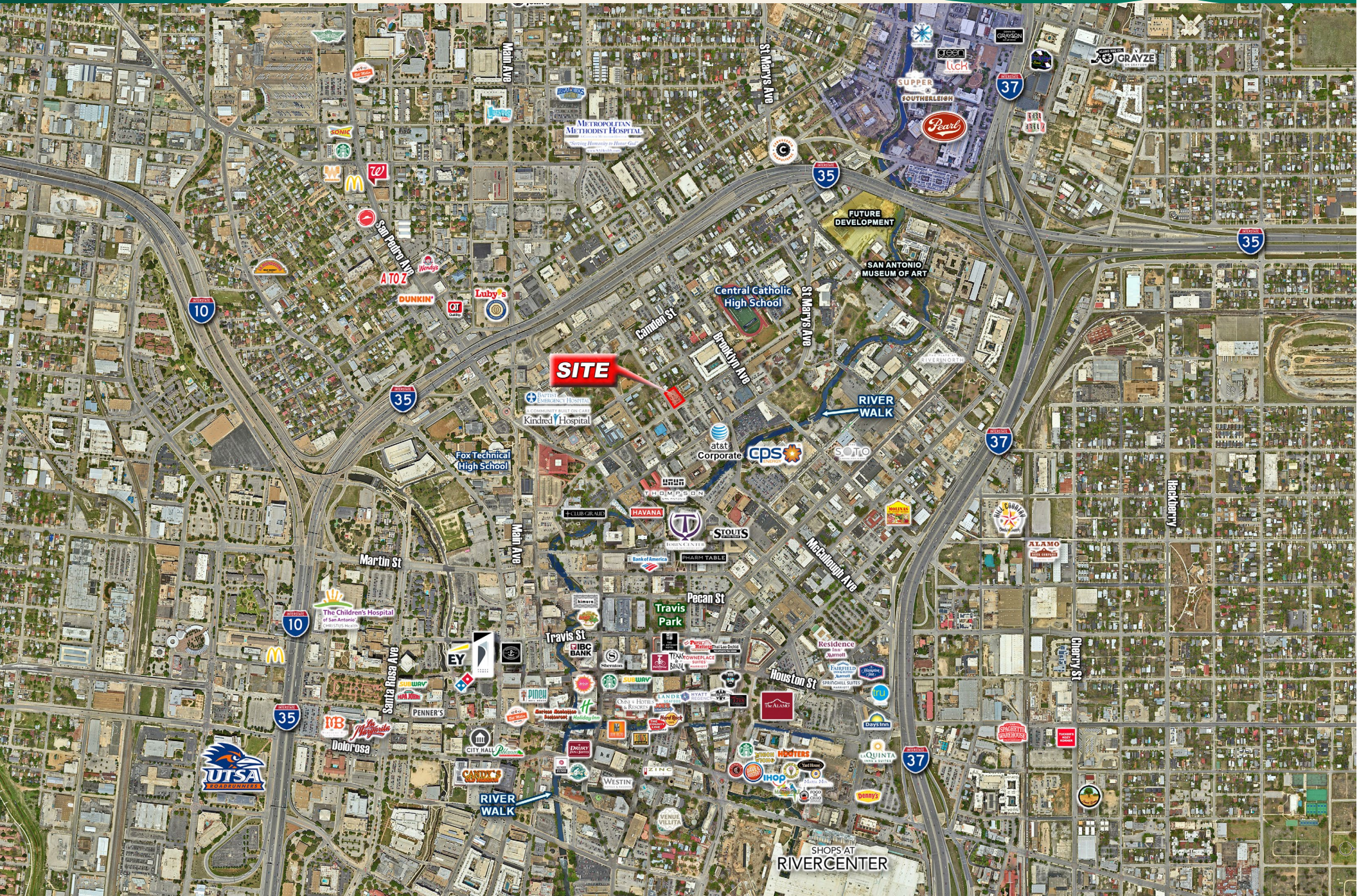
2023 DEMOGRAPHICS	1 mile	3 mile	5 mile
Population	12,614	126,654	344,756
Total Households	9,675	52,846	130,332
Average HH Income	\$81,124	\$71,676	\$72,860



SITE AERIAL

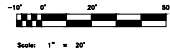


MARKET AERIAL



SITE PLAN

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Bearings are based on GPS observations.
Datum is NAD 83, Texas South Central Zone.

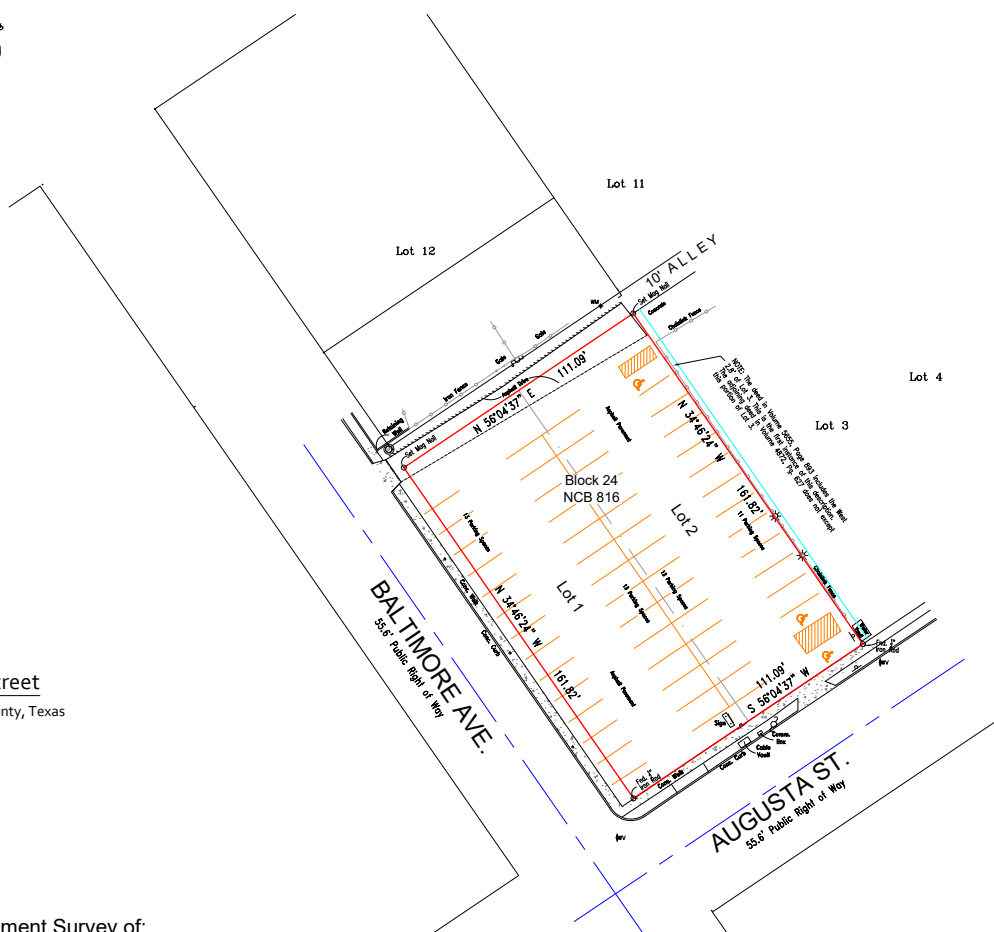


SYMBOLS LEGEND	
	POWER POLE
	LAMP POST
	SIGN
	WATER VALVE
	WATER METER
	MANHOLE (AS NOTED)
	SANITARY CLEAN OUT
	FIRE HYDRANT
	HANDICAP PARKING SPACE
	PARKING METER

Drawn by	JL/ML/2023
Checked by	JL/ML/2023
Date	10/05/2023
Scale	1"=30'

GENERAL NOTES:

1. This survey was prepared without the benefit of a title commitment and may not show all matters of record affecting this property.
2. Bearing rotation is based on GPS observations.
3. Coordinates are Texas State Plane, South Central Zone, shown in grid.
4. Found monumentation resulted in bearings and/or distances falling within minimum positional tolerance.
5. This survey is being prepared solely for the use of the current parties (as noted herein). No license has been created, express or implied, to copy this work except as is necessary in conjunction with this transaction, which shall take place within 6 months of the date of this survey.



#707 Augusta Street
City of San Antonio, Bexar County, Texas

A Boundary & Improvement Survey of:

Lot 1, 2, Block 24, New City Block 816,
situated in the City of San Antonio, Bexar
County, being the same property recorded in
Volume 5655, Page 893, Deed Records, Bexar
County, Texas.

I hereby certify that this map represents an actual survey made on the ground by men working under my direct supervision and that this professional service conforms to the minimum standards of survey practice as set out by the Texas Board of Professional Engineers and Land Surveyors as of this date.

Survey field work completed on:
the 5th day of October 2023

Gary A. Gibbons



Gary A. Gibbons
Texas Registered Professional Land Surveyor No. 4716
ALAMO SURVEYORS, LLC

Texas Board of Land Surveying Firm No. 10184702



DEMOGRAPHICS

Population Summary

2010 Total Population	9,074	132,583	363,000
2020 Total Population	11,147	127,471	349,783
2020 Group Quarters	1,373	10,451	15,483
2023 Total Population	12,614	126,654	344,756
2023 Group Quarters	1,364	10,449	15,495
2028 Total Population	15,068	128,780	341,623
2023-2028 Annual Rate	3.62%	0.33%	-0.18%
2023 Total Daytime Population	89,178	228,156	446,264
Workers	82,724	156,848	248,017
Residents	6,454	71,308	198,247

Household Summary

2010 Households	4,354	45,506	123,159
2010 Average Household Size	1.66	2.65	2.80
2020 Total Households	6,639	48,698	127,076
2020 Average Household Size	1.47	2.40	2.63
2023 Households	7,825	49,991	128,195
2023 Average Household Size	1.44	2.32	2.57
2028 Households	9,675	52,846	130,332
2028 Average Household Size	1.42	2.24	2.50
2023-2028 Annual Rate	4.34%	1.12%	0.33%
2010 Families	1,473	26,812	80,253
2010 Average Family Size	2.78	3.49	3.50
2023 Families	2,448	26,802	77,947
2023 Average Family Size	2.38	3.24	3.36
2028 Families	2,921	27,365	77,658
2028 Average Family Size	2.34	3.16	3.30
2023-2028 Annual Rate	3.60%	0.42%	-0.07%

Housing Unit Summary

2000 Housing Units	5,185	52,094	134,397
Owner Occupied Housing Units	15.4%	42.8%	52.4%
Renter Occupied Housing Units	71.4%	46.7%	39.8%
Vacant Housing Units	13.2%	10.5%	7.8%
2010 Housing Units	5,228	52,522	138,263
Owner Occupied Housing Units	14.5%	39.9%	47.8%
Renter Occupied Housing Units	68.7%	46.7%	41.3%
Vacant Housing Units	16.7%	13.4%	10.9%
2020 Housing Units	8,424	57,756	144,697
Owner Occupied Housing Units	12.5%	36.7%	44.8%
Renter Occupied Housing Units	66.3%	47.7%	43.0%
Vacant Housing Units	21.1%	15.6%	12.1%

DEMOGRAPHICS (CONT.)

Mortgage Income

2023 Percent of Income for Mortgage	41.8%	25.9%	23.0%
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Median Household Income

2023 Median Household Income	\$51,925	\$42,008	\$43,500
2028 Median Household Income	\$58,718	\$48,929	\$49,728
2023-2028 Annual Rate	2.49%	3.10%	2.71%

Average Household Income

2023 Average Household Income	\$81,124	\$71,676	\$72,860
2028 Average Household Income	\$88,863	\$80,867	\$81,459
2023-2028 Annual Rate	1.84%	2.44%	2.26%

Per Capita Income

2023 Per Capita Income	\$49,022	\$28,834	\$27,537
2028 Per Capita Income	\$55,694	\$33,704	\$31,540
2023-2028 Annual Rate	2.58%	3.17%	2.75%

GINI Index

2023 Gini Index	48.5	48.9	47.7
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Households by Income

Current median household income is \$43,500 in the area, compared to \$72,603 for all U.S. households. Median household income is projected to be \$49,728 in five years, compared to \$82,410 for all U.S. households

Current average household income is \$72,860 in this area, compared to \$107,008 for all U.S. households. Average household income is projected to be \$81,459 in five years, compared to \$122,048 for all U.S. households

Current per capita income is \$27,537 in the area, compared to the U.S. per capita income of \$41,310. The per capita income is projected to be \$31,540 in five years, compared to \$47,525 for all U.S. households

Housing

2023 Housing Affordability Index	53	86	96
2010 Total Housing Units	5,228	52,522	138,263
2010 Owner Occupied Housing Units	760	20,973	66,023
2010 Renter Occupied Housing Units	3,594	24,534	57,136
2010 Vacant Housing Units	874	7,016	15,104
2020 Total Housing Units	8,424	57,756	144,697
2020 Owner Occupied Housing Units	1,050	21,170	64,829
2020 Renter Occupied Housing Units	5,589	27,528	62,247
2020 Vacant Housing Units	1,779	8,993	17,559
2023 Total Housing Units	9,775	59,397	146,080
2023 Owner Occupied Housing Units	1,107	21,377	65,455
2023 Renter Occupied Housing Units	6,718	28,614	62,740
2023 Vacant Housing Units	1,950	9,406	17,885
2028 Total Housing Units	11,539	62,697	149,996
2028 Owner Occupied Housing Units	1,176	21,418	65,388
2028 Renter Occupied Housing Units	8,500	31,428	64,944

CONTACT INFORMATION



KUYRKENDALL

& COMPANY

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Darren@Kuyrkendall.com





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 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.

Licensed Broker /Broker Firm Name or Primary Assumed Business Name

License No.

Email

Phone

Designated Broker of Firm

License No.

Email

Phone

Licensed Supervisor of Sales Agent/Associate

License No.

Email

Phone

Sales Agent/Associate's Name

License No.

Email

Phone

Buyer/Tenant/Seller/Landlord Initials

Date