



REAL ESTATE BROKERAGE

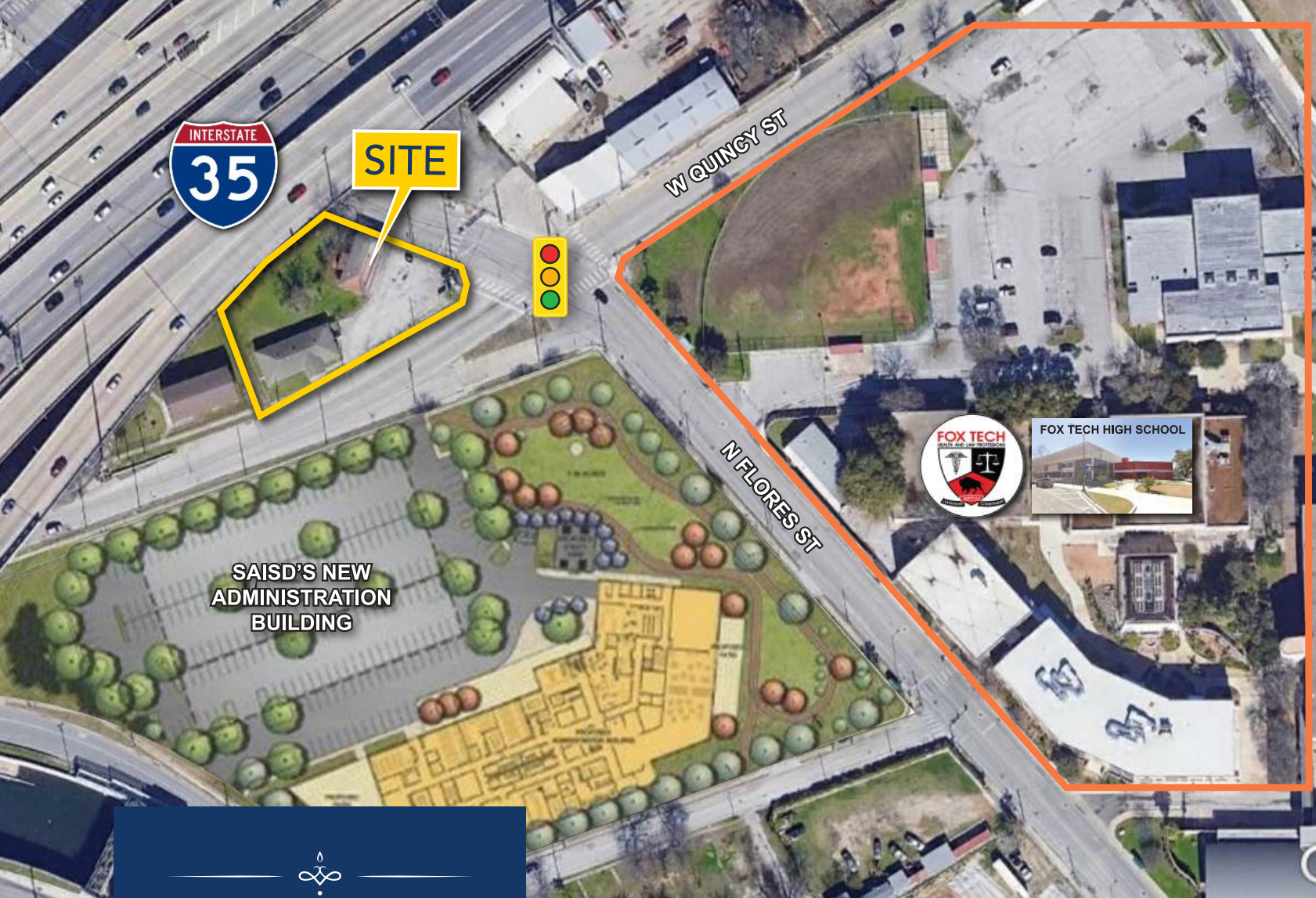


FOR LEASE

0.5 ACRE

**DOWNTOWN HARD CORNER
PAD SITE AVAILABLE**

JAMES SCHUEPBACH
PRINCIPAL
281 222 2932
james@ryoak.com
ryoak.com



SAISD'S NEW
ADMINISTRATION
BUILDING



FOR LEASE
0.5 AC
PAD SITE
501 W QUINCY ST
Call for Pricing

Location

San Antonio
Texas

2024 DEMOGRAPHIC SNAPSHOT

	1 Mile	3 Mile	5 Mile
TOTAL POPULATION	17,239	166,571	410,458
AVG HH INCOME	\$45,881	\$55,641	\$60065

PROPERTY INFO

- **Hard Corner:** Located on the corner of W Quincy St and N Flores St
- **Size:** 0.5 AC
- **Traffic Count:** Intersection +/- 15,000 VPD
- **Visibility Signage:** Rights visible from I-35 +/- 165,000 VPD
- **Access Curb:** Cuts along both N Flores and W Quincy St
- **Zoning:** Downtown Zoning (DZ)
- **Parking:** 623 parking spaces in adjacent parking garage
- **Utilities:** All utilities available at site
- **Coming Soon:** 2028 Proposed AA Baseball Stadium that is being built approximately one block from the property



SITE



**PUBLIC
PARKING
GARAGE**

SAISD

**FOX TECH
HIGH SCHOOL**

**SAN PEDRO
CULTURE PARK
(PHASE 1)**

**PROPOSED
AA BASEBALL
STADIUM SITE**

KEY HIGHLIGHTS:

- **Prime Location:** Directly adjacent to the new \$1B+ Weston Urban mixed-use development
- **Entertainment Hub:** Includes the future San Antonio Missions baseball stadium and entertainment district
- **Strategic Visibility:** Stadium parking garage already constructed - located just across the street
- **Fully Approved:** Backed by City of San Antonio, Bexar County, and Major League Baseball
- **Coming Soon:** Construction due to begin in 2026

**SAN PEDRO
CULTURE PARK
(PHASE 2)**

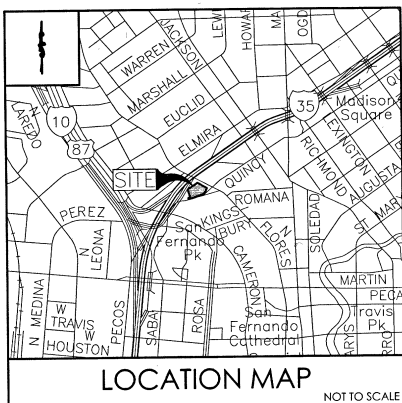
**FROST TOWER
(WESTON URBAN)**

**32 STORY RESI
WESTON URBAN**

DOCUMENT #: 20200132048
SUBDIVISION: Quincy Flores
ENGINEER: Up Engineering
PHONE: 210-774-5504

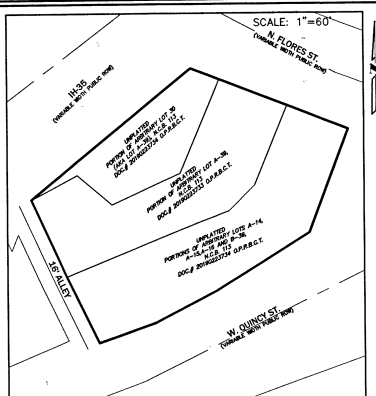
DOC. NUMBER: 20200132048

RECORDERS MEMORANDUM
THIS INSTRUMENT WAS FOUND TO BE INADEQUATE
FOR THE BEST PHOTOGRAPHIC REPRODUCTION
BECAUSE OF ILLUMINITY, COLOR OR PHOTO
COPY, ASSIGNED THERE ETC.



LEGEND

- PLAT BOUNDARY
- ADJOINER BOUNDARY
- CENTERLINE
- FOUND 1/2" IRON PIN CONTROLLING MONUMENTATION (UNLESS NOTED OTHERWISE)
- IRON PIN SET (UNLESS OTHERWISE NOTED)
- E.G.T.C. = ELECTRIC, GAS, TELE, & CABLE TV
- O.P.R.B.C.T. = OFFICIAL PUBLIC RECORDS OF BEAR COUNTY TEXAS
- D.P.R. = DEED AND PLAT RECORDS OF BEAR COUNTY TEXAS
- D.R. = DEED RECORDS OF BEAR COUNTY TEXAS
- ROW = RIGHT OF WAY
- AC = ACRE
- N.C.B. = NEW CITY BLOCK
- DOC.# = DOCUMENT NUMBER
- 1160 = CONTOUR
- = EASEMENT



BEING A TOTAL OF 0.427 ACRES OUT OF A PORTION OF ARBITRARY LOTS 30 (AKA LOT A-39), A-14, A-15, A-16 AND B-39, NCB 113; AND ALSO BEING A 0.190 ACRE TRACT OF LAND AND A 0.072 ACRE TRACT OF LAND CONVEYED TO DAS BOOT SATX, LLC, BY DEED RECORDED IN DOC. #20190223734, OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS, AND A 0.162 ACRE TRACT OF LAND CONVEYED TO DAS BOOT SATX, LLC, BY DEED RECORDED IN DOC. #20190223733, OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS.

STATE OF TEXAS
COUNTY OF BEAR
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS, AND DRAINAGE LAYOUT, TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.
[Signature] 6/3/2020
DATE

STATE OF TEXAS
COUNTY OF BEAR
I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY:
[Signature] 6-03-20
DATE
THOMAS C. HAEBER, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 4350
NORTHSTAR LAND SURVEYING, INC.
9033 AERO STREET, SUITE 105
SAN ANTONIO, TEXAS 78217
(210) 828-6228
TEXAS FIRM NO. 10193967

CPS/SAWS/COSA UTILITY NOTES:
1. THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC, GAS, WATER AND WASTEWATER SYSTEMS - CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEMS (SAWS) - IS HEREBY DEDICATED EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHANG EASEMENT", "UTILITY EASEMENT", "GAS EASEMENT", "TRANSFORMER EASEMENT", "WATER EASEMENT", "SANITARY SEWER EASEMENT" AND/OR "RECYCLED WATER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING AND ERECTING UTILITY INFRASTRUCTURE AND SERVICE FACILITIES FOR THE REASONS DESCRIBED ABOVE. CPS ENERGY AND SAWS SHALL ALSO HAVE THE RIGHT TO RELOCATE SAID INFRASTRUCTURE AND SERVICE FACILITIES WITHIN EASEMENT AND RIGHT-OF-WAY AREAS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS FOR THE PURPOSE OF ACCESSING SUCH INFRASTRUCTURE AND SERVICE FACILITIES AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF WATER, SEWER, GAS, AND/OR ELECTRIC INFRASTRUCTURE AND SERVICE FACILITIES. NO BUILDINGS, STRUCTURES, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT WITH THE RESPECTIVE UTILITY.
2. ANY CPS ENERGY OR SAWS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY OR SAWS INFRASTRUCTURE AND SERVICE FACILITIES LOCATED WITHIN SAID EASEMENTS, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS.
3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE TV EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.

SAWS NOTES:
1. WASTEWATER EDU NOTE: THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE UNDER THE PLAT NUMBER AT THE SAN ANTONIO WATER SYSTEM.
2. IMPACT FEE NOTE: WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SEWER SERVICE CONNECTION.
3. FIRE FLOW NOTE: THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1000 GPM AT 25 PSI RESIDUAL PRESSURE TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE RESIDENTIAL DEVELOPMENT. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED PRIOR TO BUILDING PERMIT APPROVAL IN ACCORDANCE WITH THE PROCEDURES SET FORTH BY THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.

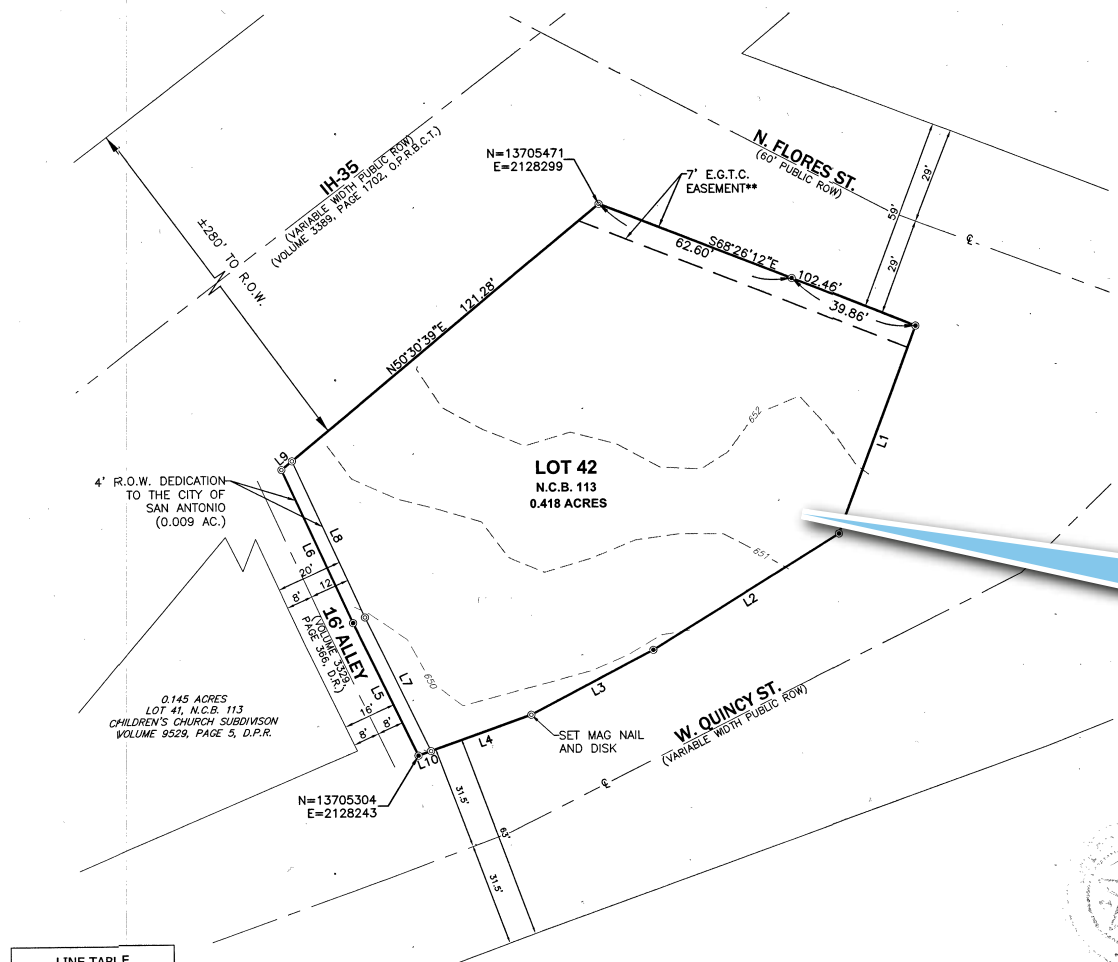
SURVEY NOTES:
1. BASE OF BEARINGS IS THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 1983, SOUTH CENTRAL ZONE (4204). ALL DISTANCES SHOWN HEREON ARE GROUND DISTANCES.
2. NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA FIRM PANEL 48029C0415G, EFFECTIVE DATE OF 09/29/2010. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.

MAINTENANCE NOTE:
THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, INCLUDING LOT 42, BLOCK CB OR NCB 113, DRAINAGE EASEMENTS AND EASEMENTS OF ANY OTHER NATURE WITHIN THIS SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS, OR THE PROPERTY OWNERS' ASSOCIATION, OR ITS SUCCESSORS OR ASSIGNS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEAR COUNTY.

FIRE ACCESS NOTE:
INGRESS AND EGRESS SHALL BE PROVIDED BETWEEN ALL ADJACENT LOTS FOR ADEQUATE FIRE DEPARTMENT VEHICLE ACCESS PER THE CITY OF SAN ANTONIO FIRE CODE. ANY CROSS ACCESS SHALL NOT BE BLOCKED NOR MAY THIS NOTE BE REMOVED FROM THE PLAT WITHOUT WRITTEN PERMISSION FROM THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.

TDOT NOTES:
1. FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT-OF-WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SETBACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
2. OWNER/DEVELOPER IS RESPONSIBLE FOR PREVENTING ANY ADVERSE IMPACT TO THE EXISTING DRAINAGE SYSTEM WITHIN THE HIGHWAY RIGHT-OF-WAY.
3. MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY "REGULATIONS FOR ACCESS DRIVEWAYS TO STATE HIGHWAYS". THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM COMBINED TOTAL OF ZERO (0) ACCESS POINT(S) ALONG IH-35, BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 125.42 LF.
4. IF SIDEWALKS ARE REQUIRED BY APPROPRIATE CITY ORDINANCE, A SIDEWALK PERMIT MUST BE APPROVED BY TDOT, PRIOR TO CONSTRUCTION WITHIN STATE RIGHT-OF-WAY. LOCATIONS OF SIDEWALKS WITHIN STATE RIGHT-OF-WAY SHALL BE DIRECTED BY TDOT.

**EASEMENT NOTE:
1. A 7 FOOT WIDE AERIAL ELECTRIC EASEMENT COMMENCING AT A HEIGHT OF 33 FEET ABOVE PRESENT GROUND ELEVATION.



LINE	BEARING	LENGTH
L1	S20°37'13"W	67.29'
L2	S58°08'55"W	66.18'
L3	S62°14'08"W	41.89'
L4	S70°29'37"W	32.37'
L5	N25°38'51"W	45.06'
L6	N24°26'43"W	51.46'
L7	N25°38'51"W	45.45'
L8	N24°26'43"W	52.50'
L9	N50°30'39"E	4.14'
L10	N70°29'37"E	4.02'

June 2020 SHEET 1 OF 1

PLAT NO. 20-11800040

SUBDIVISION PLAT ESTABLISHING

QUINCY FLORES

BEING A TOTAL OF 0.427 ACRES OF LAND, INCLUSIVE OF A 0.009 ACRE RIGHT OF WAY DEDICATION TO THE CITY OF SAN ANTONIO, ESTABLISHING LOT 42, NEW CITY BLOCK 113, SAID 0.427 ACRES BEING RECORDED IN DOCUMENT #20190223733 AND DOCUMENT #20190223734, OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS.

SCALE: 1"=30'
30 15 0 30



UP
ENGINEERING
1270 N LOOP 1804 E, SUITE 1310
SAN ANTONIO, TX 78232 TEL 210-774-5504
WWW.UPENGINEERING.COM TEXAS REG. NO. F-17992

STATE OF TEXAS
COUNTY OF BEAR

THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINAGE EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER:
DAS BOOT SATX, LLC
32800 IH-10, SUITE 107
BOERNE, TX 78006

[Signature]
DULY AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF BEAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED
IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 5
DAY OF June A.D. 2020
[Signature]
NOTARY PUBLIC BEAR COUNTY, TEXAS

TRAYCE L. CERWICK
Notary Public, State of Texas
Comm. Expires 03-06-2022
Notary ID 131479185

THIS PLAT OF QUINCY FLORES, HAS BEEN SUBMITTED TO THE CITY OF SAN ANTONIO, TEXAS, AND HAVING BEEN REVIEWED BY THE DIRECTOR OF DEVELOPMENT SERVICES, IS HEREBY APPROVED IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS, AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) HAVE BEEN GRANTED.

DATED THIS 19 DAY OF June A.D. 2020.
[Signature]
BY: DIRECTOR OF DEVELOPMENT SERVICES

STATE OF TEXAS, COUNTY OF BEAR
I, LUCY ADAME-CLARK, COUNTY CLERK OF BEAR COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE AND DULY RECORDED IN THE PLAT RECORDS OF BEAR COUNTY ON: 6/19/2020 9:28:35 PM
PLAT VOLUME: 20001 PAGE: 2186
AMOUNT: \$82.00
IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE.
COUNTY CLERK, BEAR COUNTY, TEXAS

BY: *[Signature]* DEPUTY

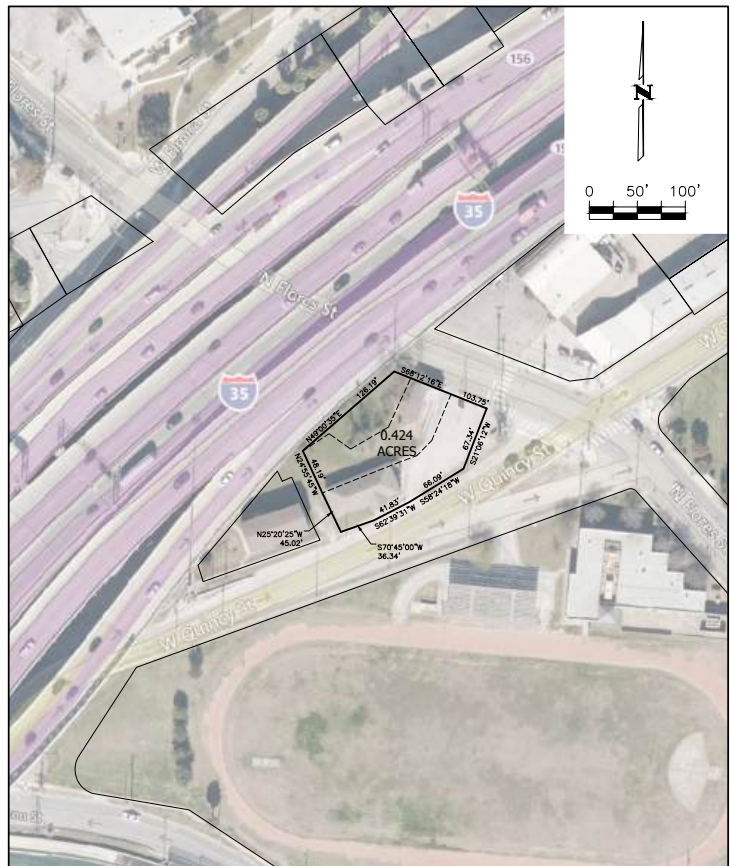


EXHIBIT 1
501 W. QUINCY ST.
SAN ANTONIO, TX 78212
OVERALL BOUNDARY EXHIBIT





INFORMATION ABOUT BROKERAGE SERVICES

11-2-2015



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:

- o that the owner will accept a price less than the written asking price;
- o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
- o 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

CONTACT

JAMES SCHUEPBACH, PRINCIPAL

281 222 2932

james@ryoak.com

ryoak.com



ryoak.com

RYOAK
CAPITAL PARTNERS