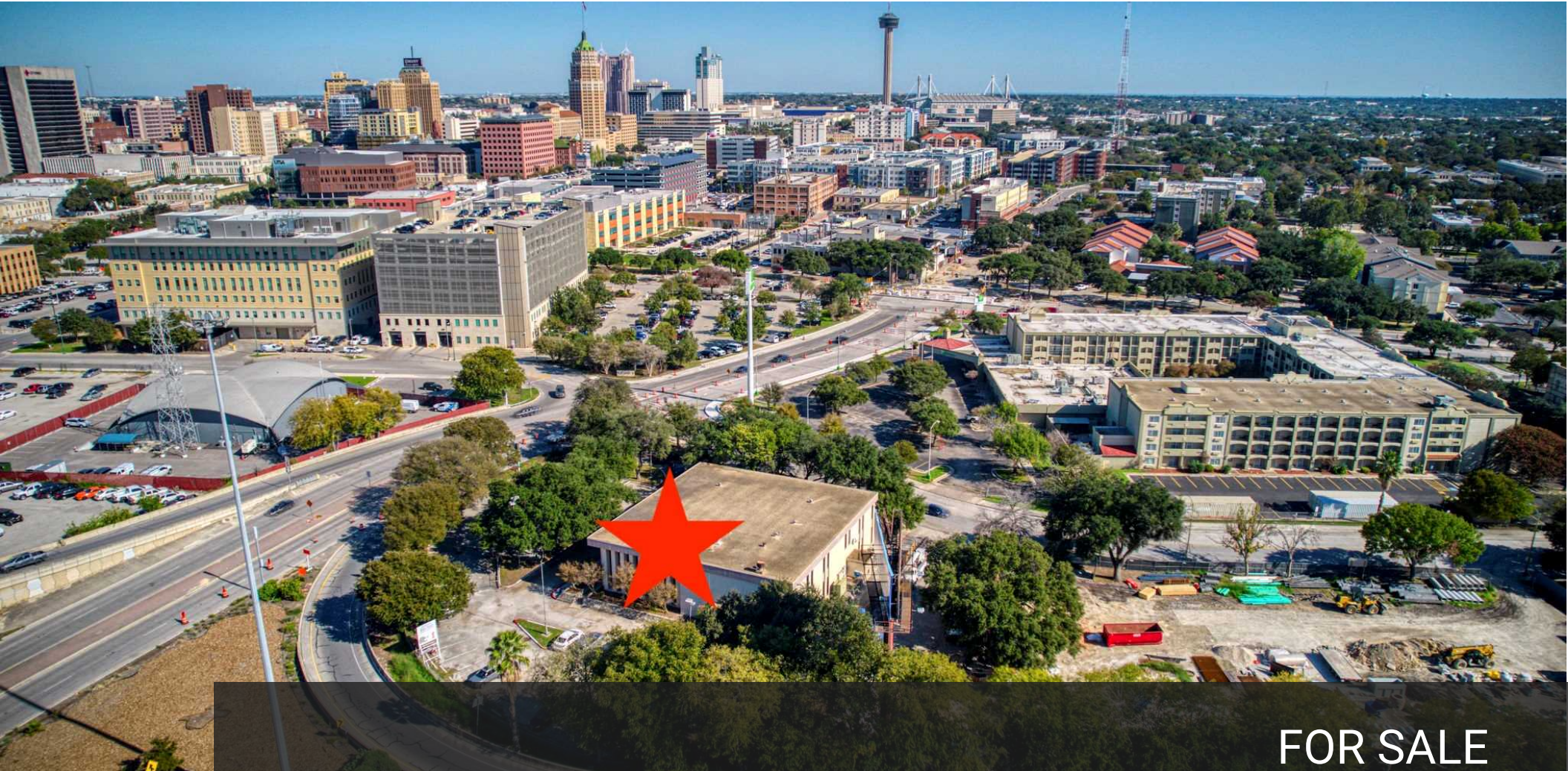


DOWNTOWN REDEVELOPMENT LOT

406 W CESAR E CHAVEZ

406 WEST CÉSAR E CHÁVEZ BOULEVARD, SAN ANTONIO, TX 78204



FOR SALE

KW COMMERCIAL | HERITAGE

1717 N Loop 1604 E
San Antonio, Texas 78232



Each Office Independently Owned and Operated

PRESENTED BY:

ERIC SCHAFFNER

Managing Director
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683331, Texas

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DISCLAIMER

406 WEST CÉSAR E CHÁVEZ BOULEVARD



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EXECUTIVE SUMMARY

406 WEST CÉSAR E CHÁVEZ BOULEVARD



OFFERING SUMMARY

PRICE:	Call Broker for Price
LOT SIZE:	1.204ac (52,446 SF)
FRONTAGE:	I-10 & W Cesar E Chavez
ZONING:	D
PERMITTED USES:	Retail, Office, MF, Mixed use
APN:	13420-000-0030

PROPERTY OVERVIEW

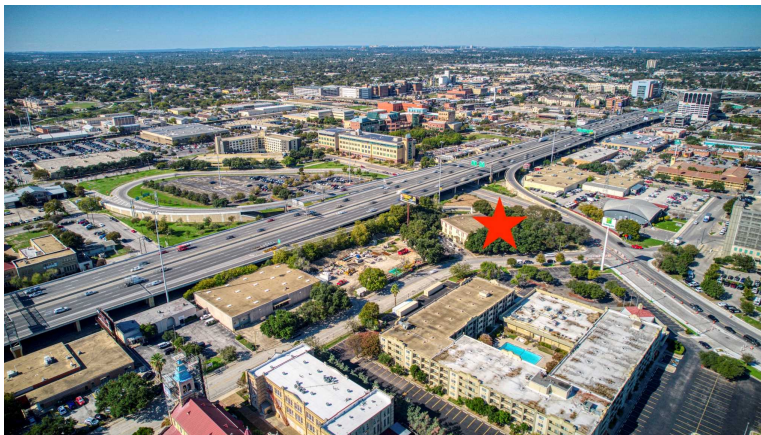
Prime location in the heart of downtown San Antonio. The site sees a daily traffic count of approximately 170,000 AADT, providing excellent visibility and access for any development. Capitalize on this unique opportunity to integrate seamlessly with the city's dynamic landscape, crafting a development that harmonizes with the vibrancy of downtown San Antonio.

PROPERTY HIGHLIGHTS

- Highly visible location (170,000± AADT)
- Flexible Downtown ("D") Zoning
- No building size / height limitations
- No parking requirement
- Corner lot
- 21,151 SF office building
- Recent developments in area include:
 - Expansion of UT-San Antonio campus (.3 miles)
 - Approval of a new \$160M San Antonio Missions baseball stadium (.8 miles)
 - Rumored new Spurs arena in Hemisphere park (1 mile)

LOCATION & HIGHLIGHTS

406 WEST CÉSAR E CHÁVEZ BOULEVARD



LOCATION INFORMATION

Street Address: 406 W Cesar E Chavez Blvd

City, State, Zip: San Antonio, TX 78204

County: Bexar

Market: San Antonio MSA

Sub-market: Downtown

Cross Streets: Interstate 10 & W Cesar E Chavez

LOCATION OVERVIEW

Situated within walking distance of iconic attractions like the River Walk and the University of Texas at San Antonio's downtown campus, this property is positioned for growth. Recent developments in the area include the approval of a new San Antonio Missions baseball stadium, which is set to be constructed nearby. Additionally, the San Antonio Spurs are in negotiations to move to a new arena within Hemisfair Park. The University of Texas at San Antonio is also transitioning its main campus to the downtown area, less than ¼ mile walk from the property, further enhancing its appeal and potential for future development.

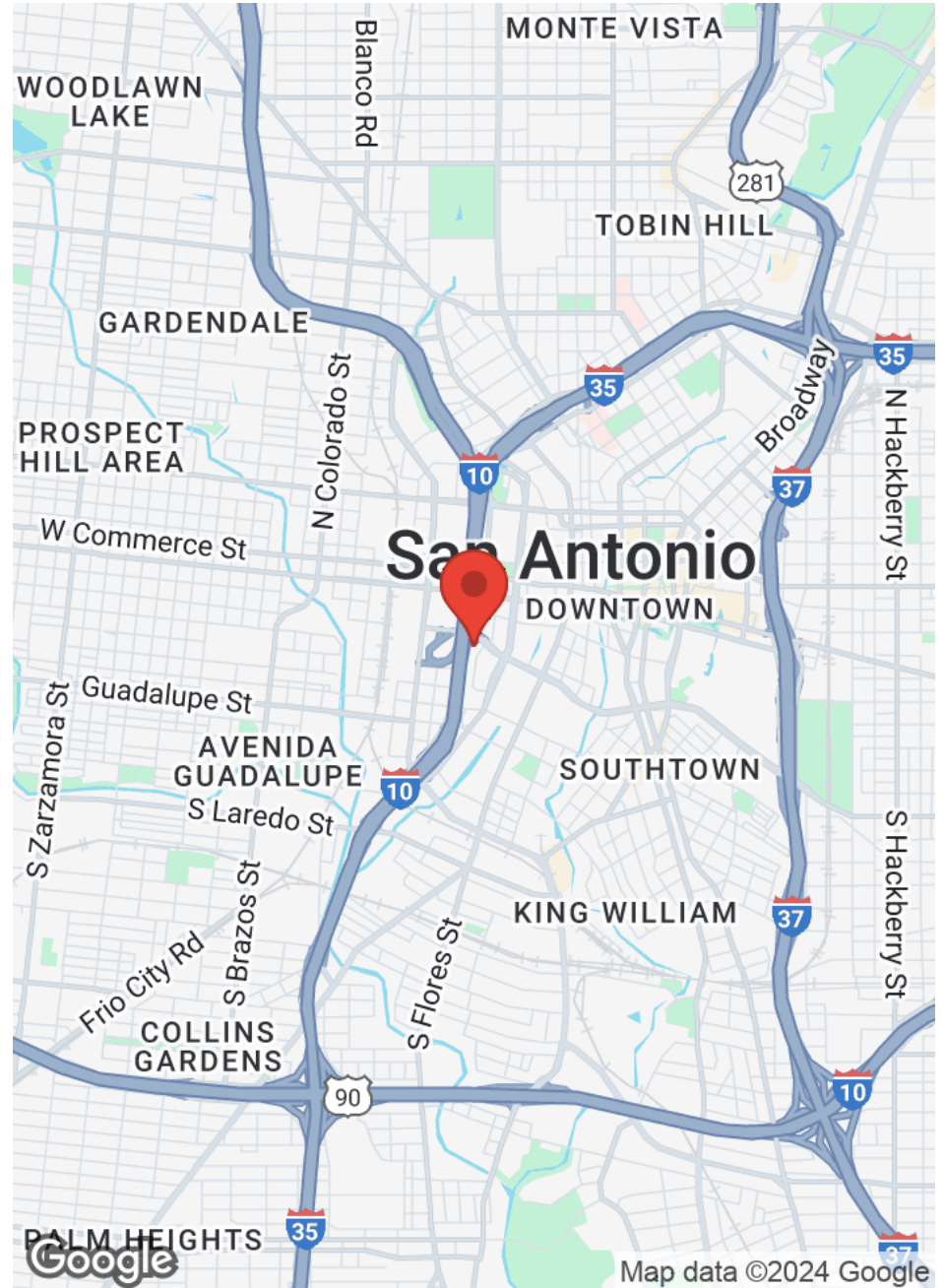
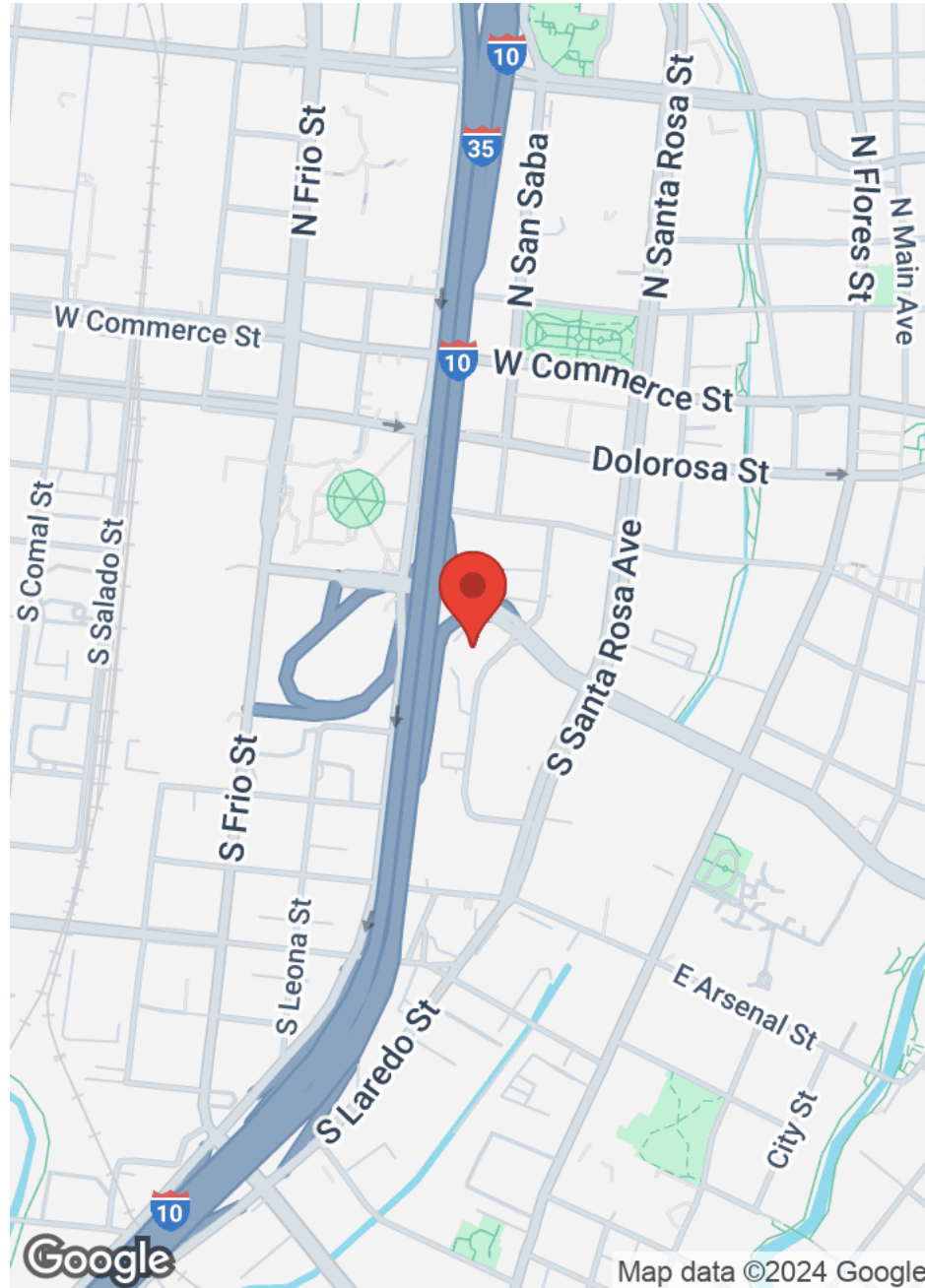
PROPERTY PHOTOS

406 WEST CÉSAR E CHÁVEZ BOULEVARD



LOCATION MAPS

406 WEST CÉSAR E CHÁVEZ BOULEVARD



REGIONAL MAP

406 WEST CÉSAR E CHÁVEZ BOULEVARD



AERIAL MAP

406 WEST CÉSAR E CHÁVEZ BOULEVARD

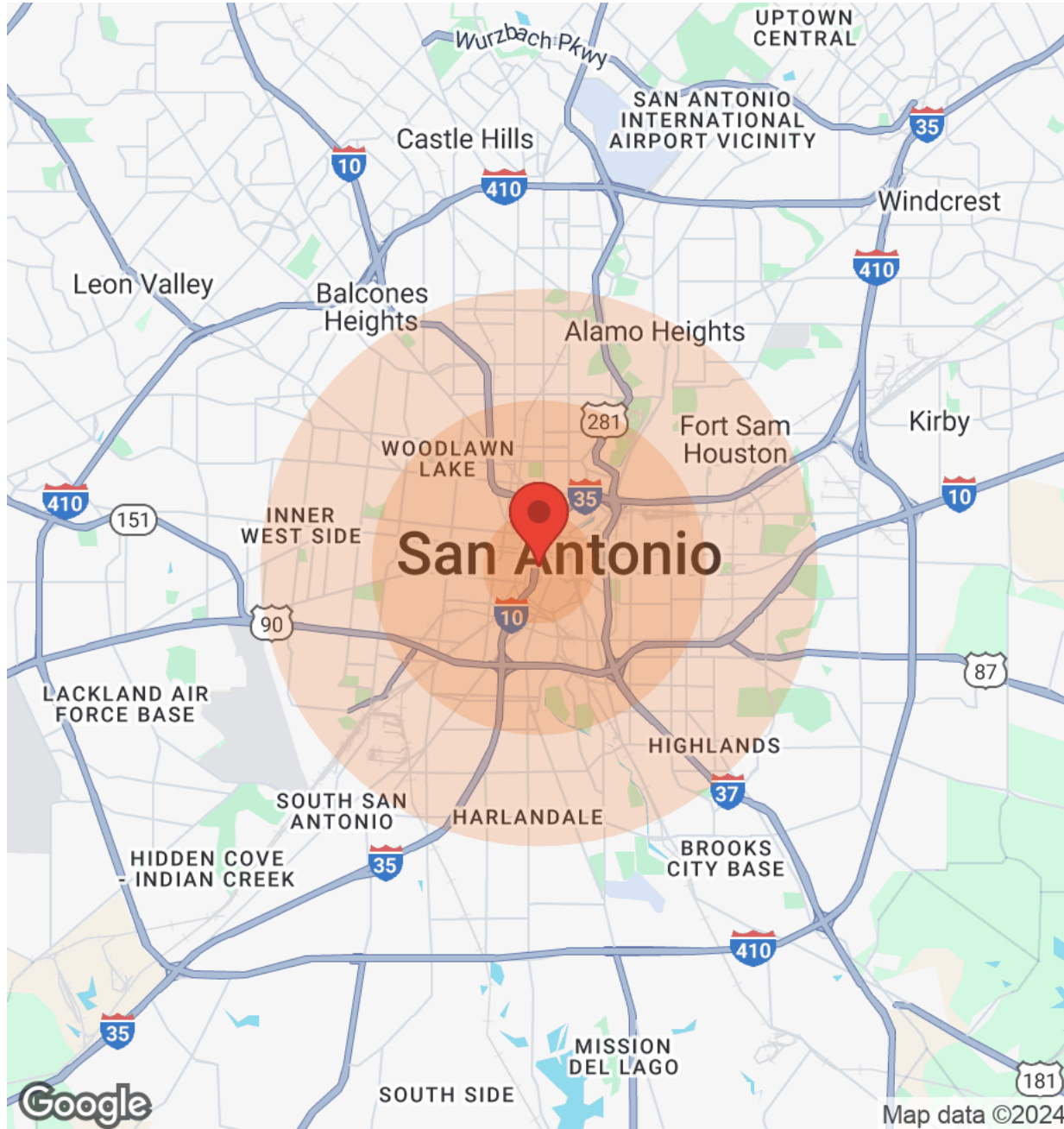


Google

Map data ©2024 Imagery ©2024 Airbus, CNES / Airbus, Maxar Technologies

DEMOGRAPHICS

406 WEST CÉSAR E CHÁVEZ BOULEVARD



Population	1 Mile	3 Miles	5 Miles
Male	6,978	77,928	192,616
Female	6,897	78,549	196,711
Total Population	13,875	156,477	389,327

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	1,800	36,137	90,463
Ages 15-24	1,165	22,378	56,102
Ages 25-54	5,409	63,559	157,493
Ages 55-64	1,581	15,251	38,251
Ages 65+	3,920	19,152	47,018

Race	1 Mile	3 Miles	5 Miles
White	10,608	116,100	287,211
Black	1,430	6,095	17,807
Am In/AK Nat	62	423	873
Hawaiian	N/A	N/A	30
Hispanic	9,355	134,847	326,673
Multi-Racial	3,412	67,094	165,088

Income	1 Mile	3 Miles	5 Miles
Median	\$21,719	\$26,948	\$29,025
< \$15,000	1,536	14,886	33,139
\$15,000-\$24,999	715	9,300	22,033
\$25,000-\$34,999	473	7,767	18,722
\$35,000-\$49,999	604	7,464	20,282
\$50,000-\$74,999	246	6,558	18,099
\$75,000-\$99,999	127	2,985	7,304
\$100,000-\$149,999	77	1,511	5,273
\$150,000-\$199,999	146	630	1,520
> \$200,000	137	611	2,210

Housing	1 Mile	3 Miles	5 Miles
Total Units	4,803	62,479	149,985
Occupied	4,197	54,725	133,818
Owner Occupied	821	27,279	72,934
Renter Occupied	3,376	27,446	60,884
Vacant	606	7,754	16,167

ABOUT ERIC SCHAFFNER

406 WEST CÉSAR E CHÁVEZ BOULEVARD



ERIC SCHAFFNER Managing Director



Recipient, "SABOR 2022 Commercial Agent of the Year" Award.

Ranked in the Top 1% of all Real Estate brokers in San Antonio and the surrounding Hill Country areas, Eric is a consummate professional who prides himself on his unparalleled work ethic and knowledge of the market which he serves. He focuses primarily Commercial Investment sales, Owner/user properties, and land development.

Eric's previous clients include large (Fortune 500) corporations, small businesses / owner-users, investors and developers. Every transaction is handled with confidentiality, all while providing unrivaled experience and personalized service to his valued clients.

Prior to his involvement in Real Estate, Eric worked at JPMorgan Chase and Accenture. As an active outdoor enthusiast – he enjoys hiking, mountain biking, and traveling, having visited more than fifteen countries. He is also a dual citizen (U.S. and Switzerland). Eric lives in San Antonio with his wife and three children.

Specialties: Health Care, Industrial, Multi-Family, Office, Retail / Shopping Center

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