

BUS TERMINAL IN DIGNOWITY HILL

1505 E HOUSTON ST.

SAN ANTONIO, TX 78202



FOR SALE / RE-DEVELOPMENT

KW COMMERCIAL SAN ANTONIO
15510 Vance Jackson Rd Suite 104
San Antonio, TX 78249

kw CITY VIEW
KELLERWILLIAMS REALTY

Each Office Independently Owned and Operated

PRESENTED BY:

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EXECUTIVE SUMMARY

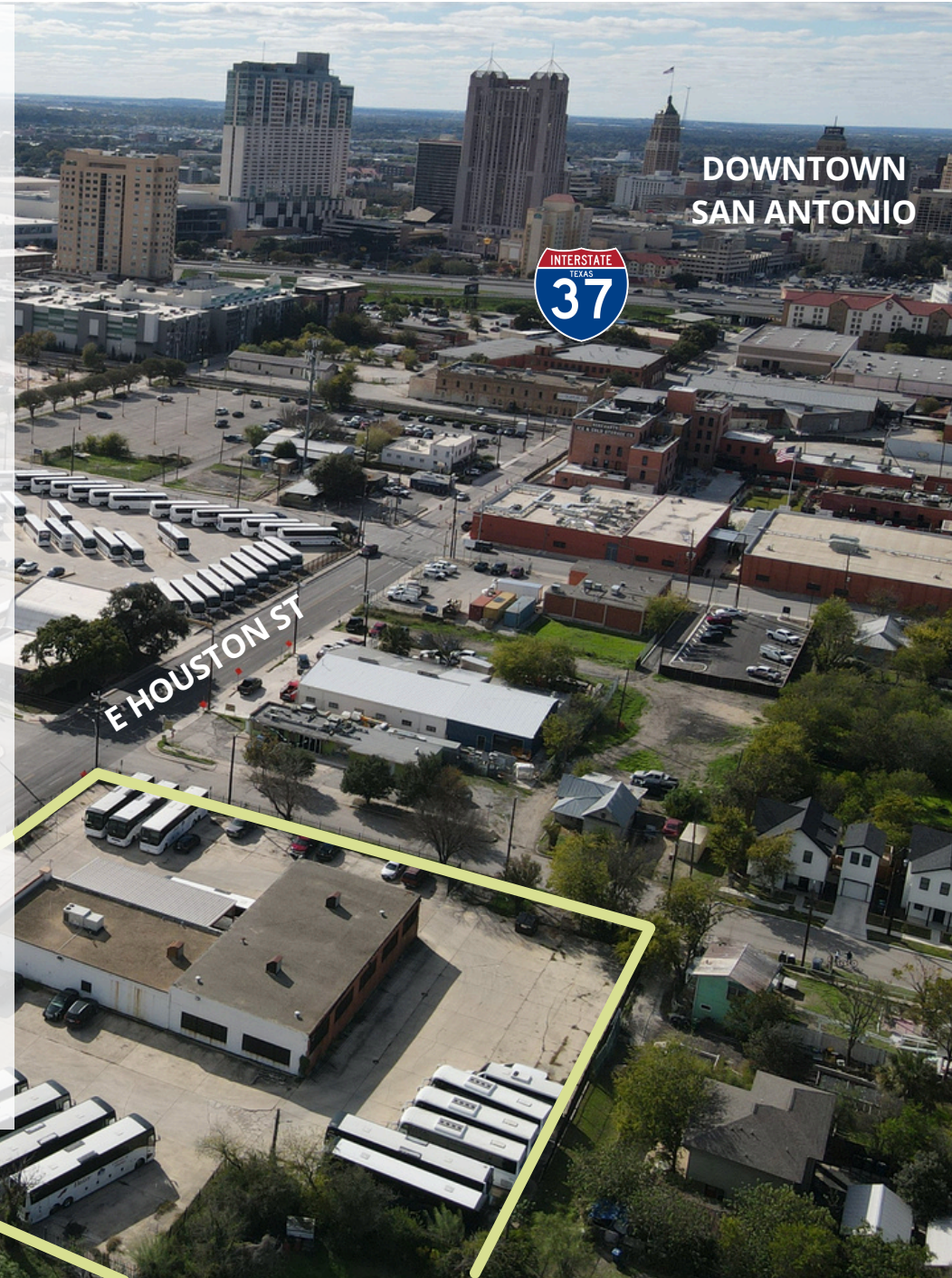
1505 EAST HOUSTON STREET



- Situated in close proximity to downtown San Antonio with easy access to CBD, Saint Paul's Square, Alamodome, and Hemisphere.
- Located in central San Antonio with close proximity to I-35 and I-10 ensuring quick access to navigate within and outside the city.
- Positioned conveniently near major transportation arteries and public transit.
- Part of San Antonio's East side corridor that is experiencing major commercial and residential revitalization. Ideal for owner/user or a covered land play for future development.

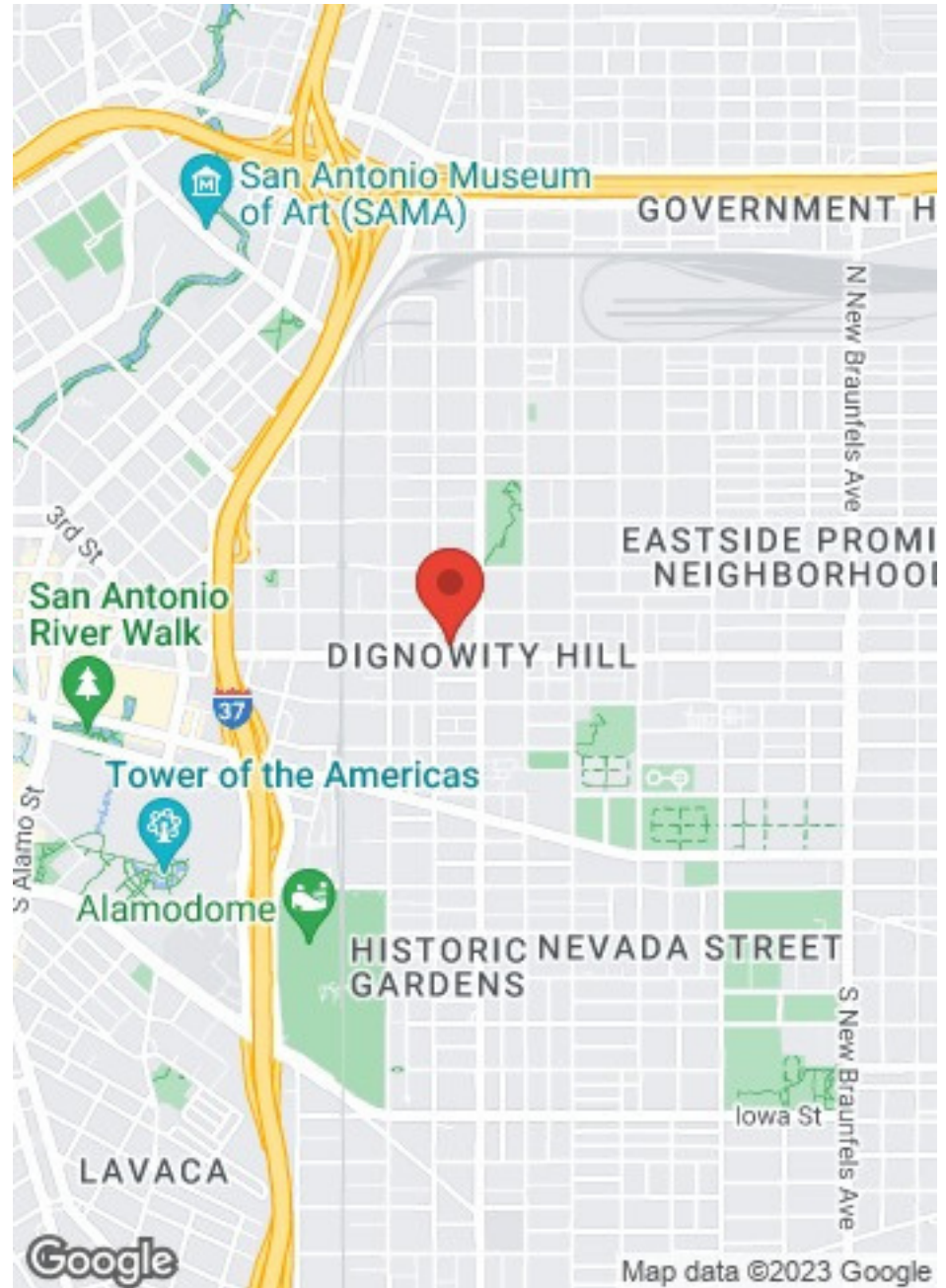
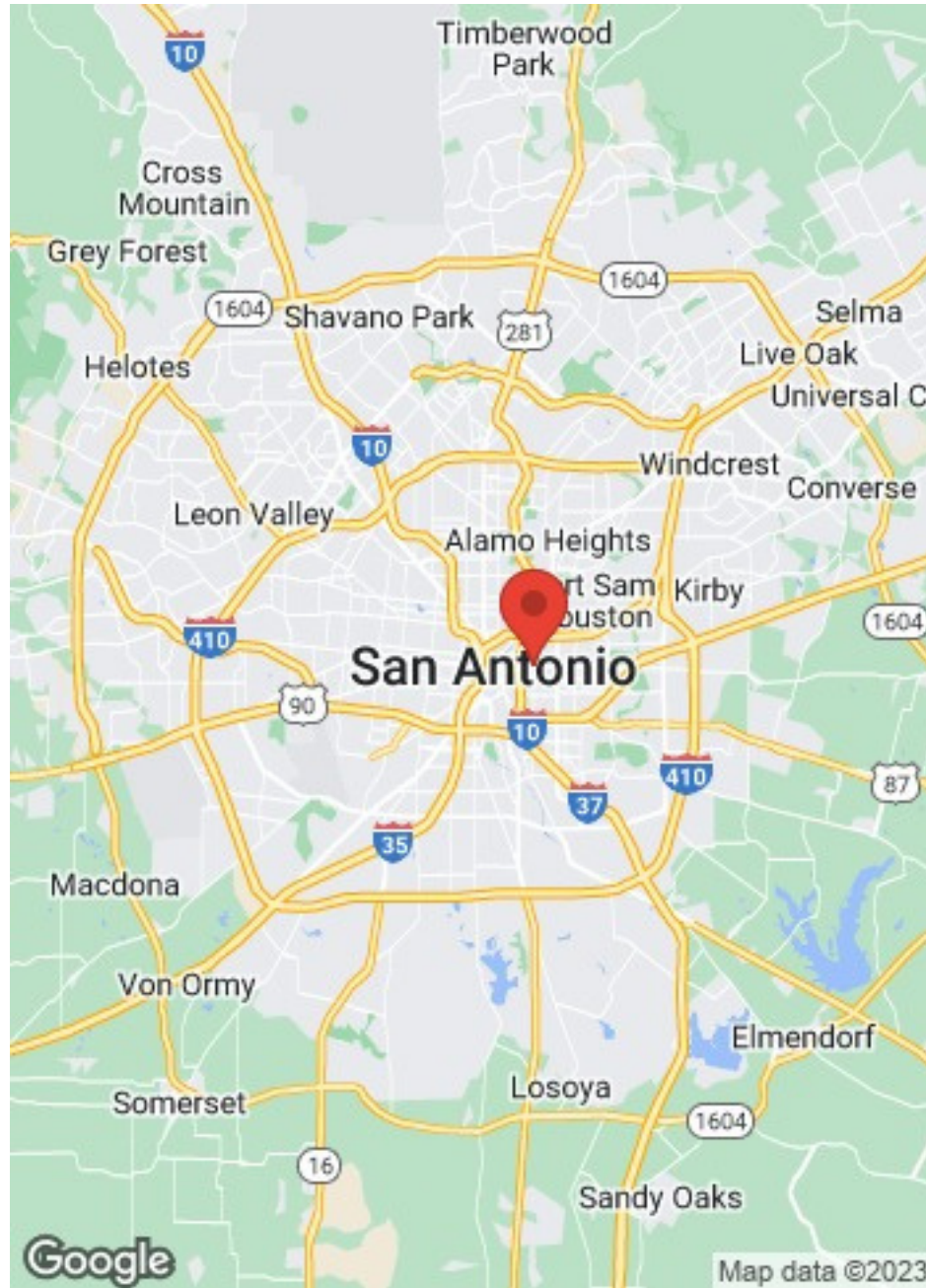
PROPERTY INFORMATION

PRICE:	CALL BROKER
BUILDING SF:	7,532
GRADE DOORS:	2 with 1 Washing Station
YEAR BUILT:	1946
PARKING:	40-50 Surface Spaces
LAND SIZE:	~1.3 AC
ZONING:	C-2 & I-1



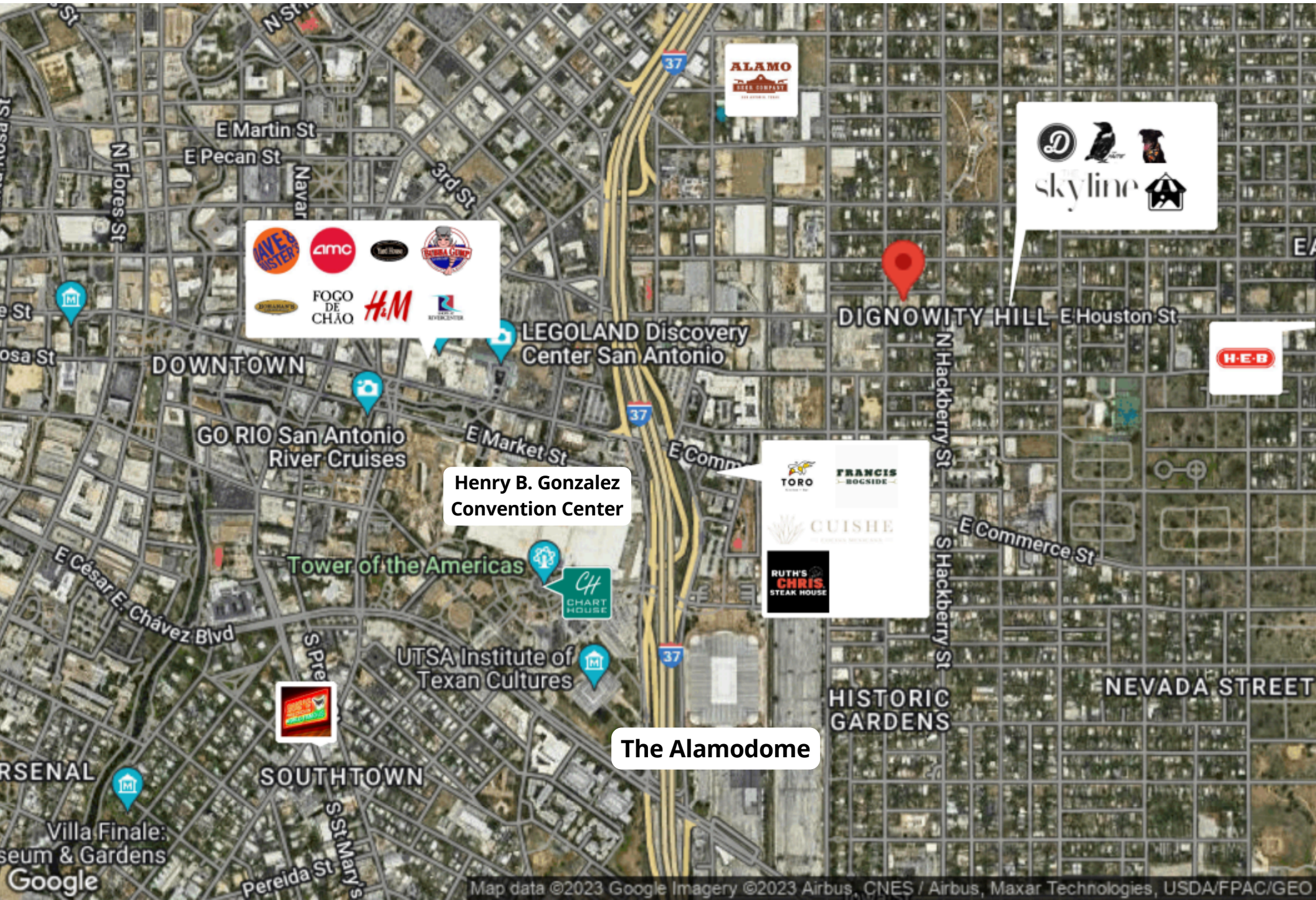
LOCATION MAPS

1505 EAST HOUSTON STREET



BUSINESS MAP

1505 EAST HOUSTON STREET



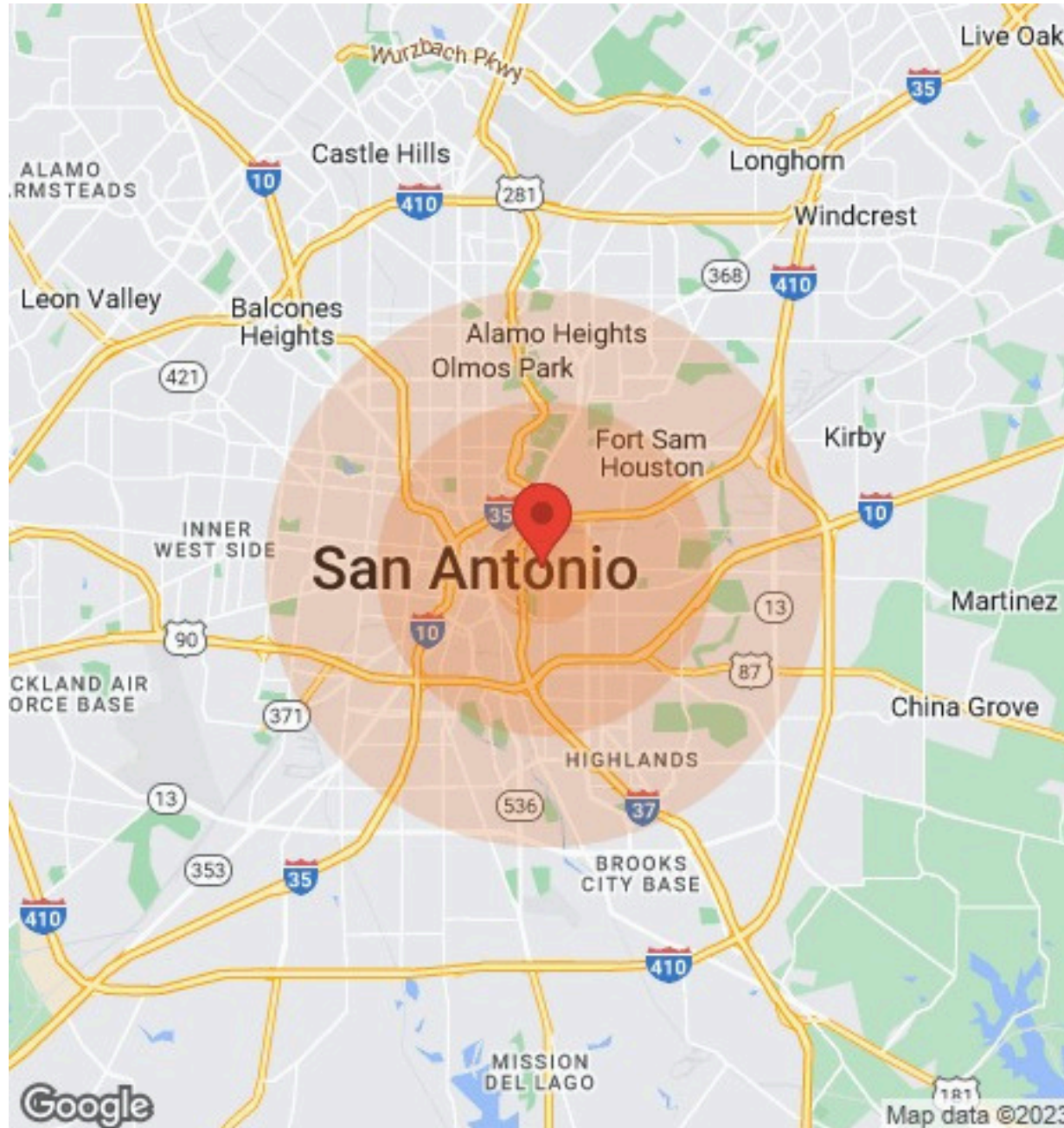
PHOTOS

1505 EAST HOUSTON STREET



DEMOGRAPHICS

1505 EAST HOUSTON STREET



Population	1 Mile	3 Miles	5 Miles
Male	5,165	61,795	171,196
Female	4,658	62,428	176,594
Total Population	9,823	124,223	347,790

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	2,358	27,519	79,772
Ages 15-24	1,469	17,162	49,855
Ages 25-54	3,846	50,159	139,827
Ages 55-64	910	12,456	35,016
Ages 65+	1,240	16,927	43,320

Race	1 Mile	3 Miles	5 Miles
White	6,345	85,089	252,828
Black	1,253	12,909	24,773
Am In/AK Nat	55	314	690
Hawaiian	N/A	N/A	27
Hispanic	7,721	96,471	272,126
Multi-Racial	4,278	51,112	137,118

Income	1 Mile	3 Miles	5 Miles
Median	\$28,183	\$26,745	\$29,174
< \$15,000	1,224	12,501	29,369
\$15,000-\$24,999	649	7,337	19,788
\$25,000-\$34,999	535	6,362	16,997
\$35,000-\$49,999	387	5,909	17,577
\$50,000-\$74,999	449	5,584	16,899
\$75,000-\$99,999	141	2,227	7,260
\$100,000-\$149,999	37	1,493	5,338
\$150,000-\$199,999	37	639	1,754
> \$200,000	97	614	2,646

Housing	1 Mile	3 Miles	5 Miles
Total Units	4,803	52,289	137,250
Occupied	3,895	45,113	122,292
Owner Occupied	1,513	20,476	65,738
Renter Occupied	2,382	24,637	56,554
Vacant	908	7,176	14,958



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:
 - 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.

Keller Willis San Antonio, Inc	547594	Legal@kwcityview.com	210.696.9996
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Joseph H Sloan III	526284	Legal@kwcityview.com	210.696.9996
Designated Broker of Firm	License No.	Email	Phone
Tony Zamora Jr.	537135	Legal@kwcityview.com	210.696.9996
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Doug Collins, CCIM	726323	Dougcollins@kwcommercial.com	210-317-1153
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date _____

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov
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