

CENTRO

PROPERTIES

FOR SALE OFFERING

GOVERNMENT HILL-LAND

1815 N. NEW BRAUNFELS., SAN ANTONIO, TX 78208



About the Site

The Subject Property is a 0.43 Sf piece of land located along N. New Braunfels. It currently features a small 1,443 Sf building leased to a local restaurateur whose lease expires in March of 2024. This site presents an excellent opportunity for a pad user or a new development.

Executive Summary

- Existing Building: +/-1,434 Sf
- Land Size: +/-0.43 acres
- Proximity to Pearl: 1.07 Miles
- Tenancy: Soups & Rolls Vietnamese Cuisine
- Value-Add or New Development Opportunity
- Population 1 & 3 Mi Radius: 17,254 & 117,039
- Year Built: 2004
- Property Type: Land/Retail
- Zoning: C-2 IDZ
- Utilities: All Available
- Parking: 35 Spaces
- Traffic Counts I-35/New Braunfels: +/-150,000 VPD
- Pricing: Inquire with Broker

Proximate Points of Interest



Location Analysis

The Subject Property is strategically positioned within an established urban neighborhood in San Antonio. Specifically, it resides at 1815 North New Braunfels Avenue Government Hill. Government Hill's name is derived from its proximity to Ft. Sam Houston, a +3,000 acre Army base that is home to over 36,000 active duty & DOD civilians, 48,000 family members and 76,000 retirees. The government installation traces its roots back to 1845 and today houses the 502d Air Base Wing, U.S. Army North, U.S. Army South, the Army Medical Department, Army Regional Health Command Central, Brooke Army Medical Center, U.S. Army Medical Center of Excellence, Navy Regional Recruiting, and the Medical Education and Training Campus, which graduates over 16,500 students from 49 medical programs annually. 1815 N. New Braunfels lies less than 0.25 miles south of the Fort's busiest entrance and will greatly benefit from the consistent daily traffic to and from the base.

In addition to the Subject's positioning near Ft. Sam Houston, it also has the advantage of immediate access to Interstate 35. Just 500 feet south of the Subject is the entrance to I-35 North and South where over 150,000 vehicles pass everyday. In addition to IH-10 and U.S 281, I-35 is one of San Antonio's most important highways. Its origins are in Laredo at the Texas-Mexico border, where it then traverses north for over 1,500 miles before ending in Duluth, MN at the U.S-Canada border. In Texas, IH-35 connects San Antonio, Austin and Dallas. Locally, this thoroughfare provides service not only to Loop 410 & I-35, but also to IH-10 and U.S 281, so customers are able to reach the Subject Property within 15-20 minutes from the furthest points of San Antonio proper.

In addition to excellent access via I-35 and its positioning within an infill neighborhood, this property greatly benefits from its proximity to the Pearl Brewery District. Just one mile west of the Subject, The Pearl is multi-decade redevelopment of the original 1883 Pearl Brewery. Purchased in 2002 by local billionaire, Kit Goldsbury, the once defunct brewery is now home to hundreds of apartments, dozens of restaurants and bars, new office towers and one of the top hotels in the United States. Its success has spurred institutional multi-family & office developments along lower Broadway, near downtown San Antonio and most importantly on the east side of Broadway, in Government Hill.

The culmination of the Pearl's success is a large development across the street. Dubbed, Broadway East (see aerial), this 18-acre master-planned development comes with an estimated price tag of over \$500MM and will take approximately a decade to develop over four phases. Once complete, the project will feature 1.6MM Sf feet of mixed-use product, ushering in hundreds of new jobs and thousands of new residents to the neighborhood. This first project, a 380-unit multi-family complex, is already underway. Once complete, this project will greatly benefit & sustain the surrounding area and Subject Property for decades.

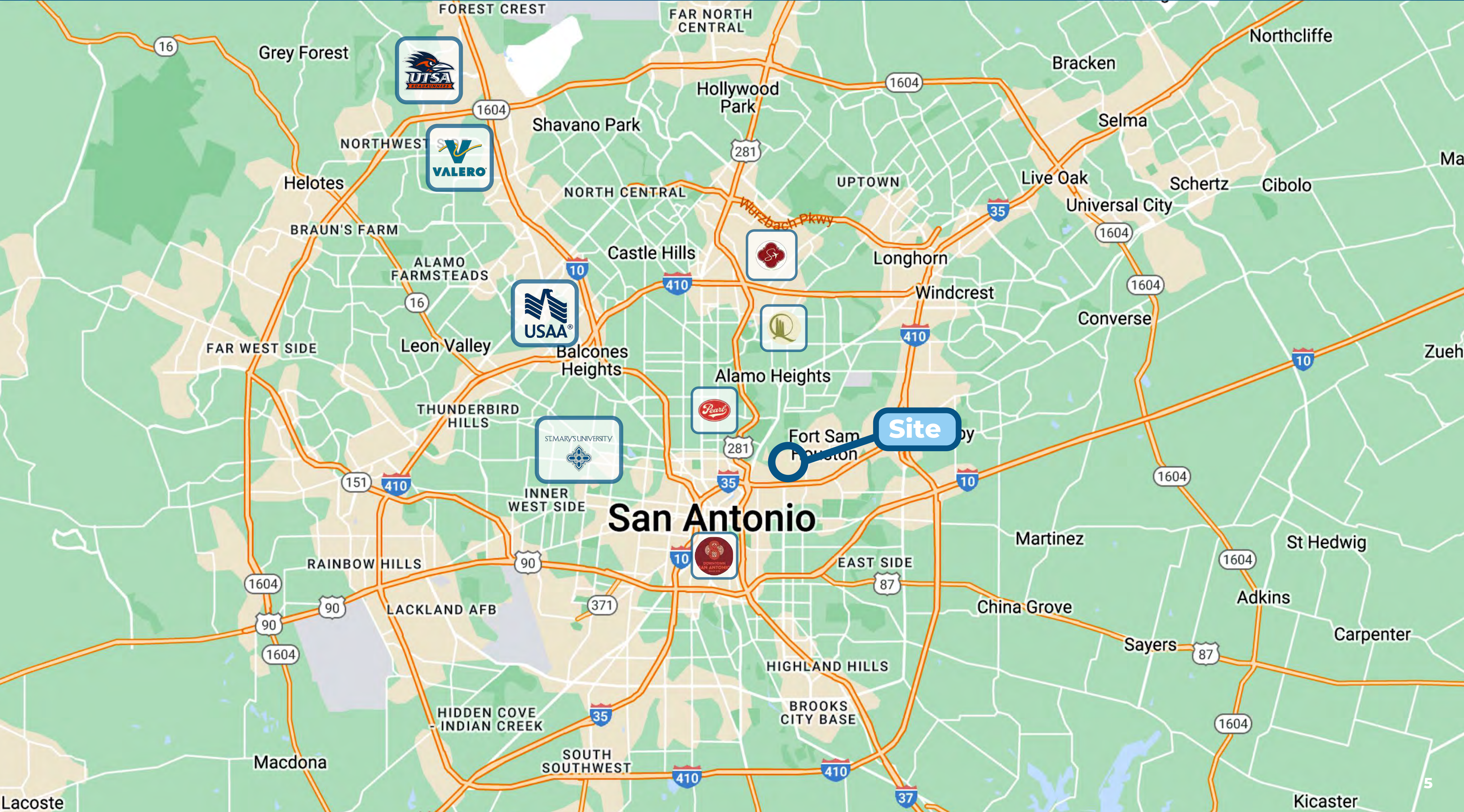
Soups & Rolls

Vietnamese Cuisine

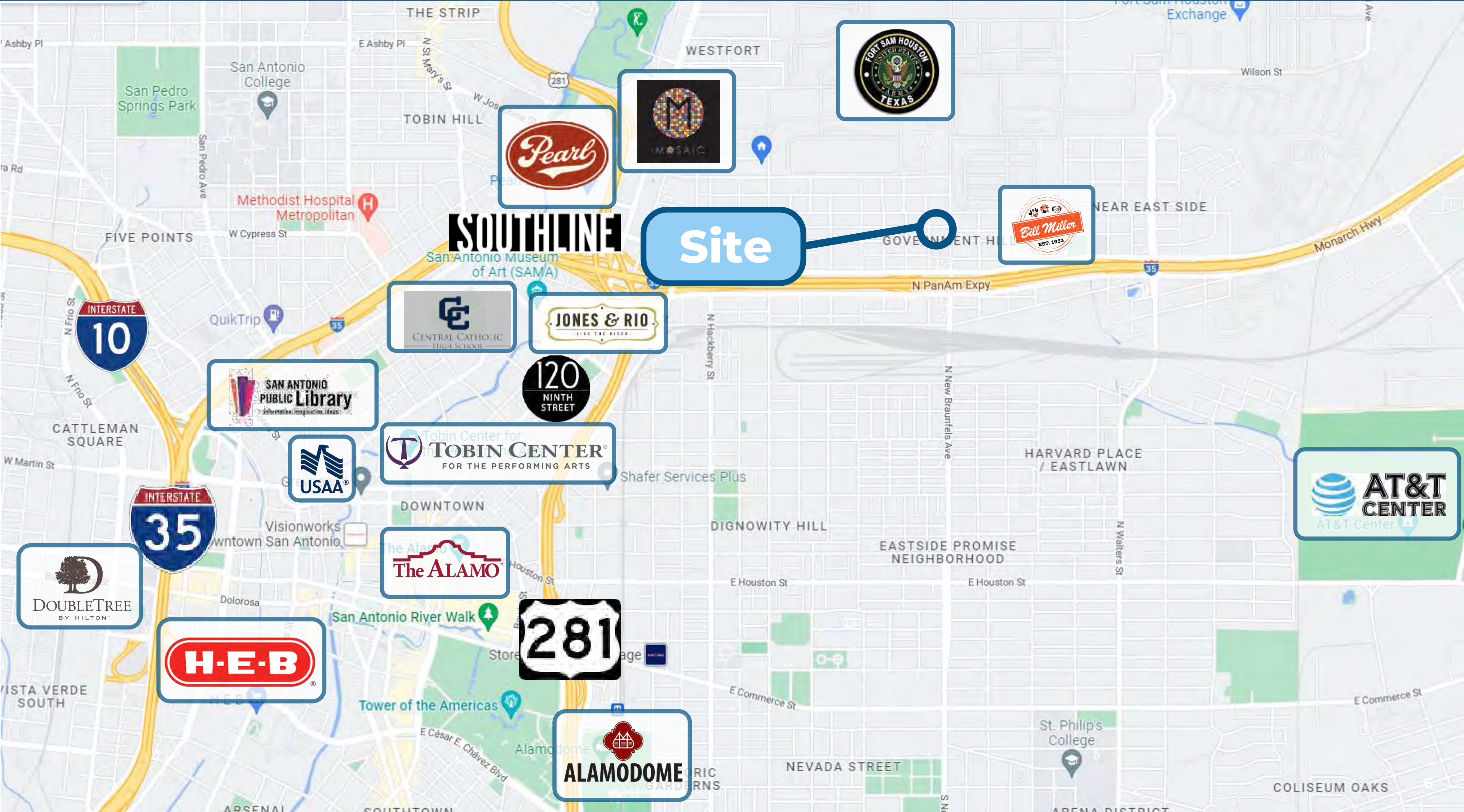
- Tenant Name: Soups & Rolls
- Square Feet: +/-1,434 Sf
- Business: Restaurant
- Commencement Date: 1/31/2011
- Expiration Date: 3/15/2024
- Monthly Rent: \$2,750
- Lease Structure: NNN
- Renewal Options: None
- Building Condition: Good
- Tenant has indicated that they would sign a longer-term agreement if so desired by Landlord.



San Antonio City Aerial



Downtown San Antonio



Site Aerial



+150,000 VPD



**Broadway East-14 Acre
Mixed-Use Development**

Site



Site Aerial



Alamodome

Downtown
San Antonio

Valero

Best Western
Hotel



Government
Hill

Chevron



Carson Street

Site

Taqueria
Chapala Jalisco

North New Braunfels Ave.

Colita Street

Site Aerial



Downtown
San Antonio

Pearl
Brewery



Government
Hill



Grayson Heights-280
Apartments Under Construction

Best
Western

Atlas Body
Shop

Site

Carson Street

Colita Street















North New Braunfels Ave.

Aerials

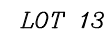


THIS SURVEY IS PRODUCED WITHOUT THE ADDITION OF RESEARCH FROM A TITLE OR A TITLE ABSTRACT COMPANY. THEREFORE, ADDITIONAL DEED OR REAL PROPERTY RESTRICTIONS, SUCH AS EASEMENTS OR SETBACKS, MAY APPLY THAT ARE NOT GRAPHICALLY OR OTHERWISE SHOWN, AND/OR LISTED ON THIS SURVEY. THE RESTRICTIONS, ADDRESSED HEREON, ARE AS ALREADY KNOWN TO THE UNDERSIGNED, TO AFFECT THIS SUBDIVISION. THEIR DEPICTIONS ARE NOT MEANT TO REPRESENT ALL POSSIBLE ESMTS. AND SETBACKS THAT MAY APPLY TO THIS LOT.

LEGEND

	BOUNDARY LINE
	EASEMENT LINE
	BUILDING SETBACK LINE
	CHAINLINK FENCE
	METAL FENCE
	OVERHEAD ELECTRIC
	SET IRON ROD
	CALCULATED POINT
	FOUND IRON ROD
	ELECTRIC METER
	GAS METER
	SANITARY SEWER MANHOLE
	POWER POLE
	SIGN
(PLAT)	RECORDED ON PLAT
(F.M.)	FIELD MEASURED

SOFIA DELCADO
W. 58.6' OF LOT 6
(VOL. 6568, PG. 857)



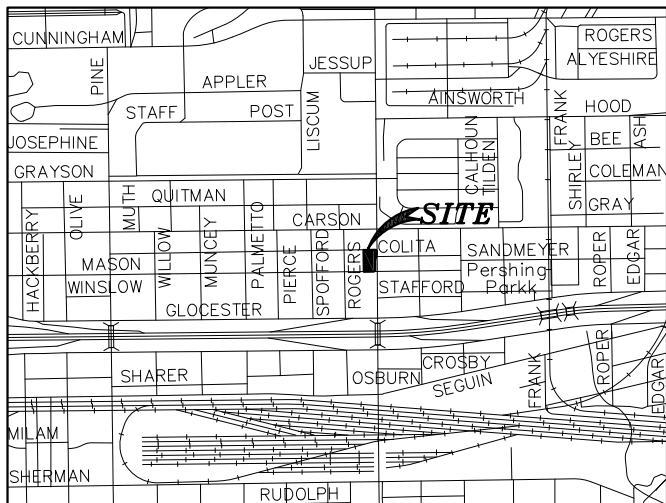
Legal Description of the Land

BEING A 0.43 (CALLED 0.432) ACRE TRACT LYING AND BEING SITUATED IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, BEING THE REMAINING PORTION OF LOT 11, BLOCK 4, NEW CITY BLOCK 1268, FORT SAM GATEWAY COMMERCIAL DISTRICT, UNIT 4, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 9522, PAGE 146, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, BEING THE SAME TRACT AS DESCRIBED IN A DEED FROM THE URBAN RENEWAL AGENCY TO ED MARKWARDT RECORDED IN VOLUME 6688, PAGE 1227, REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS, SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

<u>PARKING SPACE SUMMARY:</u>		
TOTAL NUMBER OF HANDICAP SPACES:	1	SPACES
TOTAL NUMBER OF PARKING SPACES:	34	SPACES
TOTAL NUMBER OF SPACES:	35	SPACES

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	15.00'	23.60'	--	--	90°09'28"
C2	15.00'	23.60'	21.24'	S 44°50'15" E	90°09'28"
C3	150.00'	47.63'	--	--	18°11'42"
C4	150.00'	47.63'	47.43'	S 09°20'20" W	18°11'42"
C5	150.00'	47.63'	--	--	18°11'42"
C6	150.00'	47.63'	47.43'	S 09°20'20" W	18°11'42"
C7	15.00'	23.52'	--	--	89°50'32"
C8	15.00'	23.12'	20.90'	S 44°23'58" W	88°19'47"

LINE	BEARING	DISTANCE
L1	SOUTH	61.77'
L2	S 00°40'21" W	61.78'
L3	S 89°50'32" W	82.04'
L4	N 89°54'59" W	82.04'



LOCATION MAP
N.T.S

NEW BRAUNFELS AVE.
(MIN. 55.6' VARIABLE WIDTH R.O.W.)

(MIN. 55.6' VARIABLE WIDTH R.O.W.)

At date of this survey, the property is in FEMA designated 100 Year ZONE X as verified by FEMA map Panel No: 48029C 0404 H effective date of JUNE 19, 2020
Exact designations can only be determined by a Elevation Certificate. This information is subject to change as a result of future FEMA map revisions and/or amendments.

The survey is hereby accepted with the discrepancies, conflicts, or shortages in area or boundary lines, encroachments, protrusions, or overlapping of Improvements shown.

X _____.

X _____.

I, JOSE ANTONIO TREVINO, a Registered Professional Land Surveyor in the State of Texas,
do hereby certify to

that the above map is true and correct according to an actual field survey, made by me on the ground or under my supervision, of the property shown hereon. I further certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6(a)(b), 7(a) (b) (1) (c), 8, 9, 13, 14, 16, 17, 18, of Table A thereof. The fieldwork was completed on January 26, 2021.

Borrower/Owner: ED MARKWARDT
Address: 1815 N. NEW BRAUNFELS AVE. GF No. --
Legal Description of the Land

SEE LEFT.

SUBJECT TO RESTRICTIVE COVENANTS AND/OR EASEMENTS RECORDED IN:
VOLUME 9522, PAGE 146, PLAT RECORDS, BEXAR COUNTY, TEXAS

PROPERTY PHOTOGRAPH:



P.O. BOX 160369
SAN ANTONIO, TEXAS 78280
PHONE: (210) 572 - 1995
WEB: WWW.AMERISURVEYORS.COM



FINAL "AS-BUILT" SURVEY

JOB NO.:	2108081854	NO.	REVISION	DATE
DATE:	08/11/21			
DRAWN BY:	MN/UB			
APPROVED BY:	JAT			



JOSE ANTONIO TREVINO, R.P.L.S.
Registered Professional Land Surveyor
Registration No. 5552

Copyright © AmeriSurveyors LLC. FIRM REGISTRATION NUMBERS 10146400, 10193905. Improvements shown on this survey are for general illustration purposes only and may not portray exact shape and size. Survey is based on a title report issued by the title Company listed above issued under Commitment No./GF No. shown on this survey. email questions to: info@amerisurveyors.com



Collin Newton | 210-268-9880 | Collin@centroproperties.net

The information contained herein was obtained from the Landlord and other sources deemed reliable; however, there are no guarantees, warranties or representations as to the completeness or accuracy thereof.
The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease; or withdrawal. information should be verified prior to purchase or lease



Texas law requires all real estate licensees 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:
 - 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.

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Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission
TXR-2501

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IABS 1-0 Date

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