



dhrealty partners inc

COMMERCIAL PROPERTIES

Brokerage • Management • Investments • Accounting



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BROOKLYN SQUARE

1201 N Saint Mary's Street | San Antonio, TX 78215



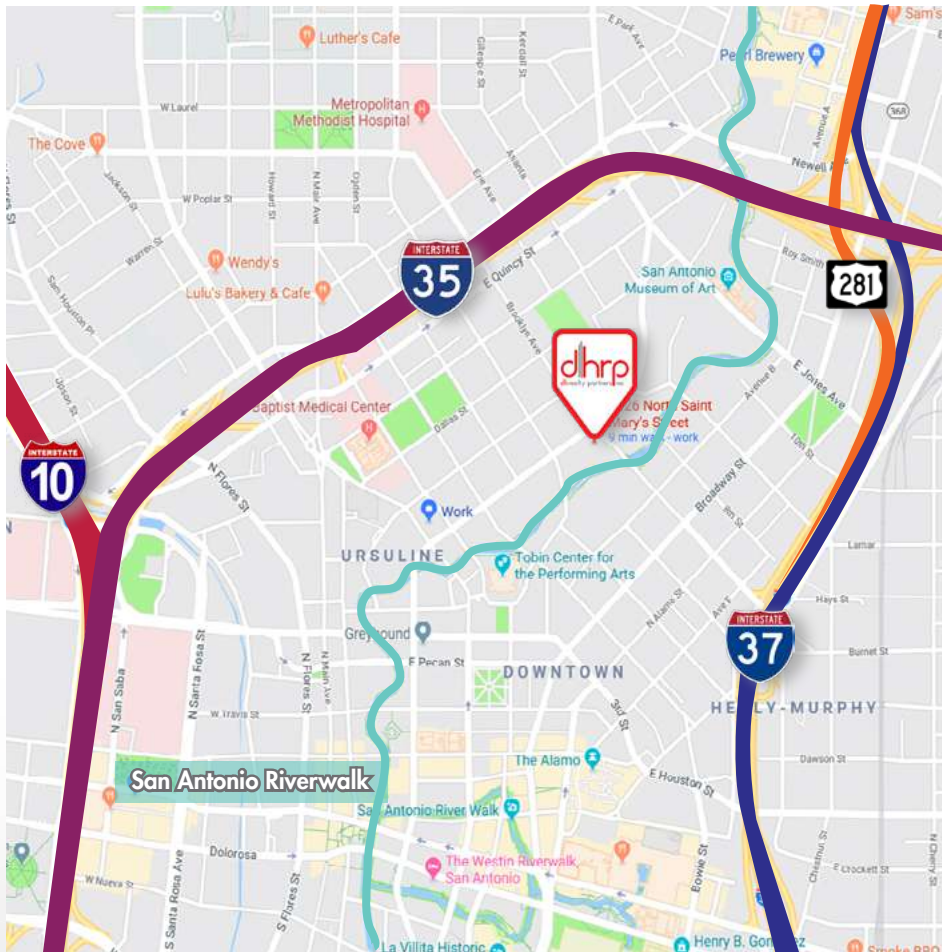
BRAND NEW RETAIL SPACE

FOR LEASE

360° PANORAMIC VIEW: <https://kuula.co/post/7qMnH>

BROOKLYN SQUARE

1201 N Saint Mary's Street | San Antonio, TX 78215



LOCATION

Brooklyn Square is a brand new, trendy spot surrounded by multiple contemporary restaurants, hotels, hangouts and shops. Conveniently located next to the San Antonio Riverwalk, in the Central Business District.

DESCRIPTION

Recently remodeled retail space, with on-site ample parking, and drive-thru. Ideal for a restaurant/bar, lounge, or coffee shop.

BUILDING SIZE

Approximately \pm 2,180 SF

HIGHLIGHTS

- **PRIME LOCATION!**
- Equipped with **drive-through, new roof and HVAC.**
- Corner location with easy access to/from **IH-35, IH-37, and US HWY 281**
- Close proximity to multiple touristic spots (**one block from River Walk**)
- Ample on-site parking
- Excellent traffic counts
- Site is part of the **City Sightseeing** on-board city tour route

ZONING

RIO-2 Downtown, City of San Antonio (CoSA)

LEASE TERM

5 - 20 years



360° PANORAMIC VIEW

<https://kuula.co/post/7qMnH>

LEASE RATE

For further information, please contact brokers.

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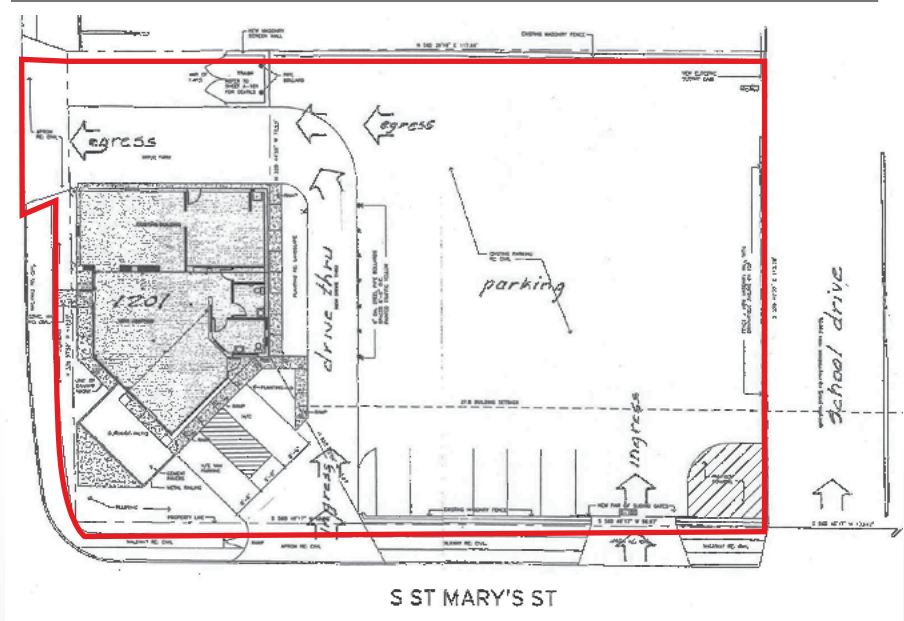
1201 N Saint Mary's Street | San Antonio, TX 78215

AERIAL VIEW



Surrounded by approximately **3,110 businesses**, with a total of **±70,892 employees** in a 1-mile radius.

Address	SF Available	Notes
1201 N St Mary's St	± 2,180 SF	With Drive-Thru



YOUTUBE VIDEO

<https://youtu.be/NqHnullDmc0>

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AERIAL VIEW



Business

AT&T Corporate Offices
CPS Corporate Offices

Total Employees

± 1,534 Total
± 1,430 Total

Source: ESRI, 2019



360° PANORAMIC VIEW

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PHOTOGRAPHY



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DHRP.us

210.222.2424

801 N. Saint Mary's

San Antonio, TX 78205

BROOKLYN SQUARE

1201 N Saint Mary's Street | San Antonio, TX 78215

PHOTOGRAPHY



Site is part of the City Sightseeing on-board city tour route

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AERIAL MAP



POINTS OF INTEREST

- AT&T Corporate
- Baptist Hospital
- Current Magazine
- CPS Corporate
- Davita
- Dunkin Donuts
- H-E-B Cypress Tower
- KSAT
- Luby's
- Lulu's Cafe
- McDonald's
- Metropolitan Methodist Hospital
- Paramour
- Pearl Brewery
- San Antonio College
- San Antonio Museum of Art
- San Antonio Public Library
- Social Spot
- Southwest School of Arts
- Starbucks
- The Luxury
- Tobin Center
- Walgreen's Pharmacy

NEW Apartment Complex & Hotel (Coming Soon!)

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UPCOMING ATTRACTIONS NEAR BROOKLYN SQUARE



junior league of san antonio
women building better communities

THE ARTS RESIDENCE AT THOMPSON SAN ANTONIO HOTEL

The first luxury condominium tower in Downtown San Antonio as part of a brand new, mixed-use development encompassing more than 337,000 SF. Residences are priced from the high 400's to \$4.5 millions for penthouses.

Completion date: First quarter 2020.

BRAND NEW MULTI-FAMILY COMPLEX JUNIOR LEAGUE OF SAN ANTONIO

This organization is building a five story multi-family complex with a six story parking garage to have a greater capacity to focus on their original mission: train women to improve our community through female empowerment.

Completion date: First quarter 2020.

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UPCOMING ATTRACTIONS NEAR BROOKLYN SQUARE



CPS ENERGY HEADQUARTERS CORPORATE IMPROVEMENT

CPS is investing approximately \$210 million to improve their headquarters. The two new buildings are 494,00 FT, with over 1,300 employees.

Completion date: May 2020.



THE SOTO SIX STORY MIXED-USE BUILDING

Hixon properties is partnering with Cavender family, to develop a 140,000 SF mixed-use building located in Broadway & 8th Street.

Completion date: February 2020.

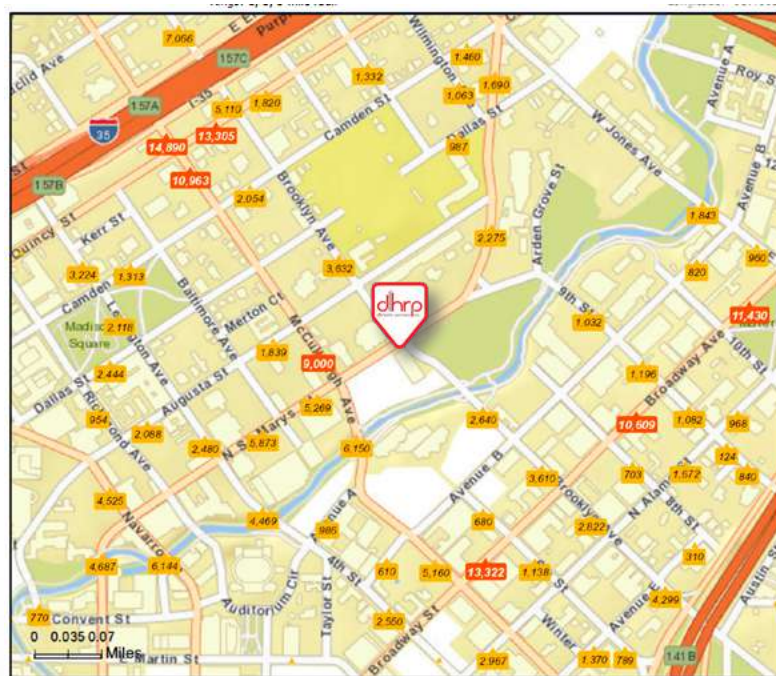
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LOCATION INFORMATION

TRAFFIC COUNTS



Average Daily Traffic Volume
 Up to 6,000 vehicles per day
 ▲ 6,001 - 15,000
 ▲ 15,001 - 30,000
 ▲ 30,001 - 50,000
 ▲ 50,001 - 100,000
 ▲ More than 100,000 per day



DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	13,061	141,624	379,605
Median Age	39.1	34.6	34.8
Avg Household Size	2.0	2.6	2.8
Median Household Income	\$32,114	\$31,141	\$34,501

Source: ESRI, 2019

ZONING MAP



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HAZARDOUS MATERIAL DISCLOSURE

Every purchaser, seller, landlord and/or tenant of any interest in real property ("Property") is notified that prior or current uses of the Property or adjacent properties may have resulted in hazardous or undesirable materials being located on the Property. These materials may not be visible or easily detected. Current or future laws may require removal or clean-up of areas containing these materials. In order to determine if hazardous or undesirable materials are present on the Property, expert inspections are necessary and removal or clean-up of these materials will require the services of experts. Real Estate Agents are not qualified experts.

If you are a seller or landlord, it is your responsibility to ensure that the transaction documents include disclosures and/or disclaimers that are appropriate for the transaction and the Property.

If you are a purchaser or tenant, it is your responsibility to ensure that the transaction documents include provisions to permit consultation with attorneys, environmental consultants and others to make prudent investigations, and further that such inspections are conducted.

ADA DISCLOSURE

In order to ensure that all business establishments are accessible to persons with a variety of disabilities, the Americans with Disabilities Act was enacted under federal law and there are also state and local laws that may require alterations to a Property in order to allow access. Texas has enacted the Architectural Barriers Removal Act to also accommodate persons with disabilities. Real Estate Agents are not qualified to advise you if the Property complies with these laws or what changes may be necessary. You should consult with attorneys, engineers and other experts to determine if the Property is in compliance with these laws.

FLOODPLAIN INFORMATION DISCLOSURE

It is the sole responsibility of every purchaser, seller, landlord and/or tenant of any interest in Property to independently review the appropriate flood plain designation maps proposed and adopted by federal, state, and local resources including, but not limited to, the Federal Emergency Management Association ("FEMA") and the San Antonio River Authority ("SARA"), in order to determine the potential flood risk of their Property. Real Estate Agents are not qualified to assess and cannot warrant, guarantee, or make any representations about the flood risk of a particular piece of Property. All decisions made or actions taken or not taken by a purchaser, seller, landlord and/or tenant with respect to the flood risk of a particular piece of Property shall be the sole responsibility of such party.

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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage service 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 sub-agent 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.

<u>DH REALTY PARTNERS, INC</u> <small>LICENSED BROKER / BROKER FIRM NAME OR PRIMARY ASSUMED BUSINESS NAME</small>	<u>147342</u> <small>LICENSE #</small>	<u>www.dhrp.us</u> <small>E-MAIL</small>	<u>210.222.2424</u> <small>PHONE</small>
<u>Charles L. Jeffers</u> <small>DESIGNATED BROKER OF FIRM</small>	<u>162202</u> <small>LICENSE #</small>	<u>cjeffers@dhrp.us</u> <small>E-MAIL</small>	<u>210.222.2424</u> <small>PHONE</small>
<u>John Cannon, CCIM</u> <small>LICENSED SUPERVISOR OF SALES AGENT/ASSOCIATE</small>	<u>618616</u> <small>LICENSE #</small>	<u>cannon@dhrp.us</u> <small>E-MAIL</small>	<u>210.222.2424</u> <small>PHONE</small>
<u>Matthew Baylor</u> <small>SALES AGENT/ASSOCIATE'S NAME</small>	<u>518763</u> <small>LICENSE #</small>	<u>mbaylor@dhrp.us</u> <small>E-MAIL</small>	<u>210.381.3398</u> <small>PHONE</small>
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BUYER / TENANT / SELLER / LANDLORD
INITIALS

DATE