



dhrealty partners inc

COMMERCIAL PROPERTIES

Brokerage • Management • Investments • Accounting



Steves Rosser
210.710.6460
srosser@dhrp.us

SOUTHTOWN RIVER FRONT DEVELOPMENT OPPORTUNITY

530 Steves Avenue | San Antonio, TX 78204

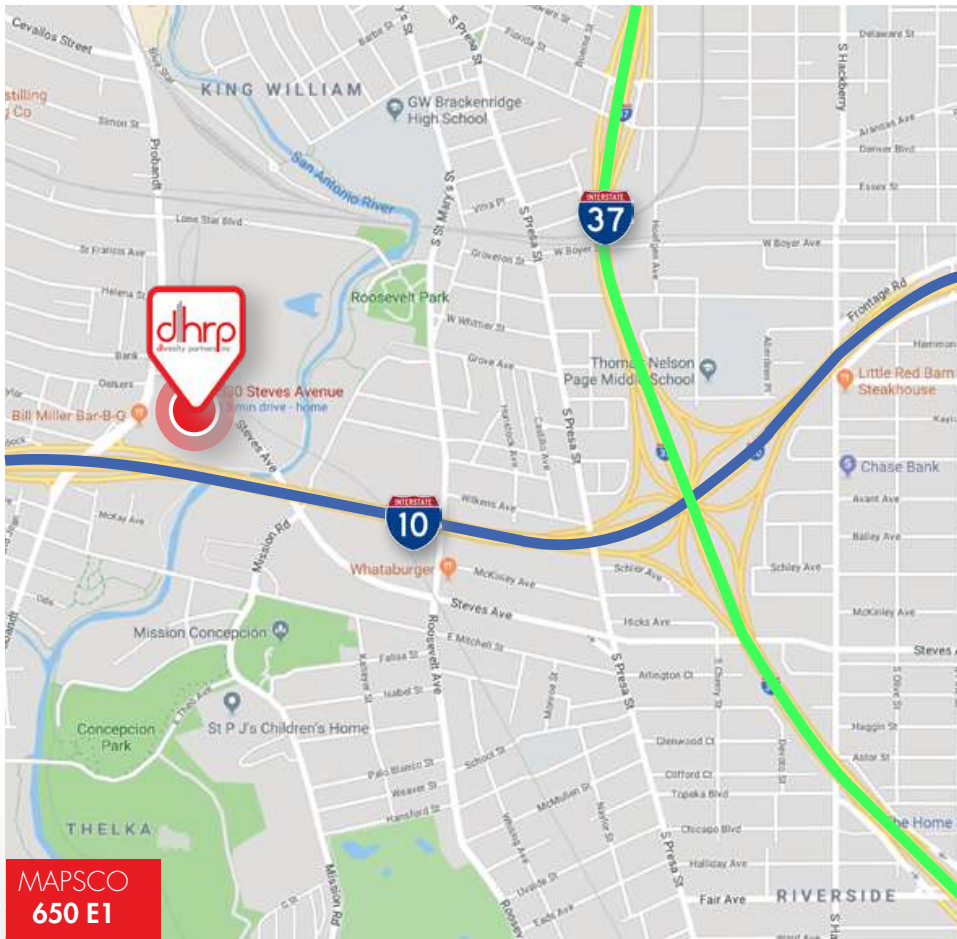


- HIGHLIGHTS**
1. Approximately ± 9.43 AC total Land
 2. San Antonio River frontage
 3. All utilities available on site
 4. Prime development location

FOR SALE

SOUTHTOWN RIVER FRONT DEVELOPMENT OPPORTUNITY

530 Steves Avenue | San Antonio, TX 78204



MAPSCO
650 E1

LOCATION

Located South of San Antonio's Downtown area, between Probandt & Steves Avenue.

DESCRIPTION

Located in the Heart of Southtown, situated in the Creative Art Zone. Proven multi-family area with tremendous current development activity.

PROPERTY FEATURES

- Frontage with San Antonio River
- Great visibility
- Easy access off IH-10, IH-35, IH-37 & 281
- Outstanding traffic counts
- Bus line near property
- All utilities are available on site
- In-fill development opportunity
- Significant incentives available

ZONING

IDZ-Rio-4, City of San Antonio

LAND SIZE

Approximately ± 9.43 AC

PRICE

Please contact broker for further information

STREET FRONTAGE

- | | |
|----------------------|------------|
| 1. San Antonio River | ± 404 FT |
| 2. Steves Avenue | ± 1,005 FT |
| 3. Probandt Street | ± 172 FT |

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AERIAL VIEW (NORTH VIEW)



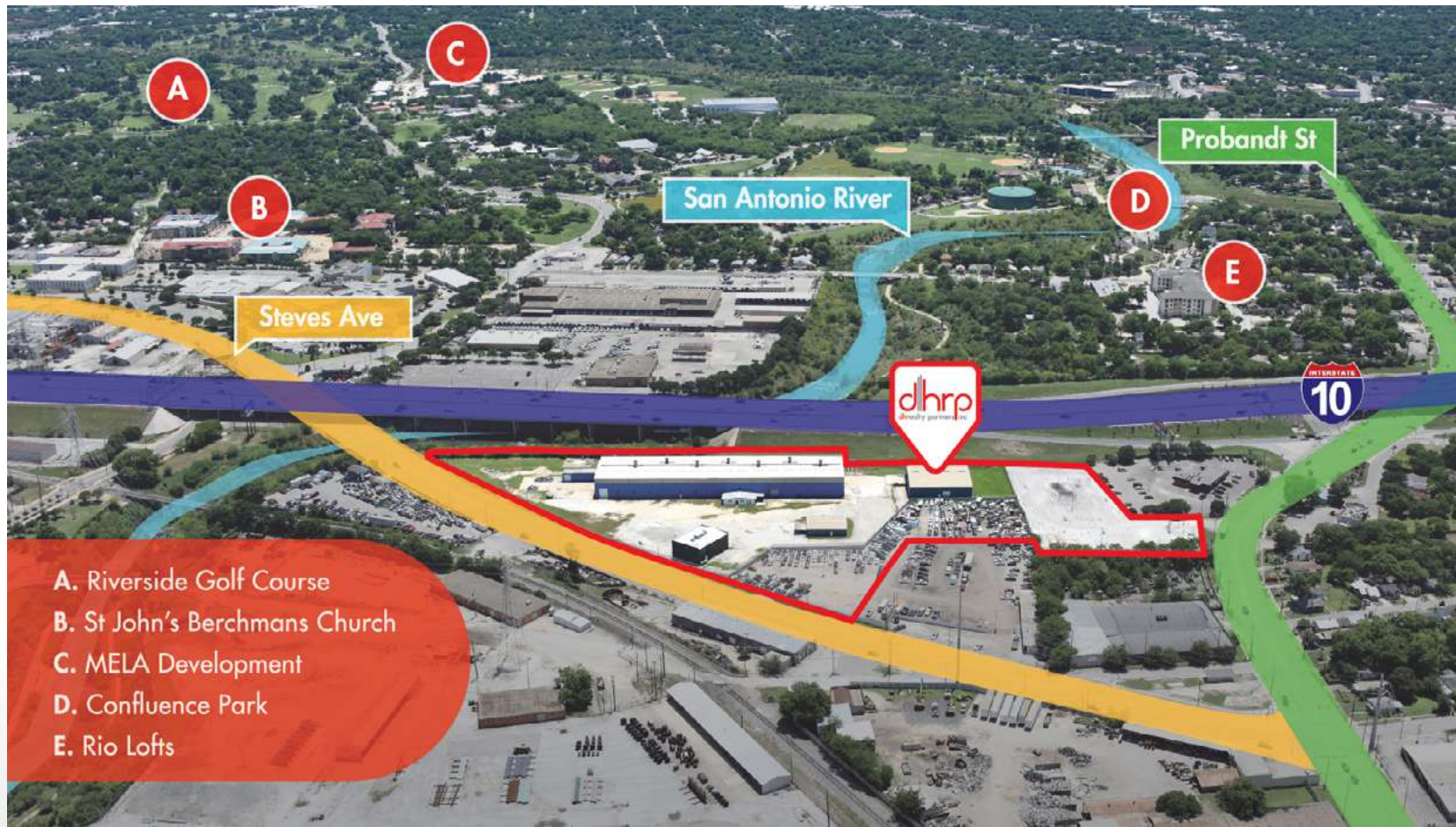
360° PANORAMIC VIEW
<https://kuula.co/post/7qM6b>

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AERIAL VIEW (SOUTH VIEW)



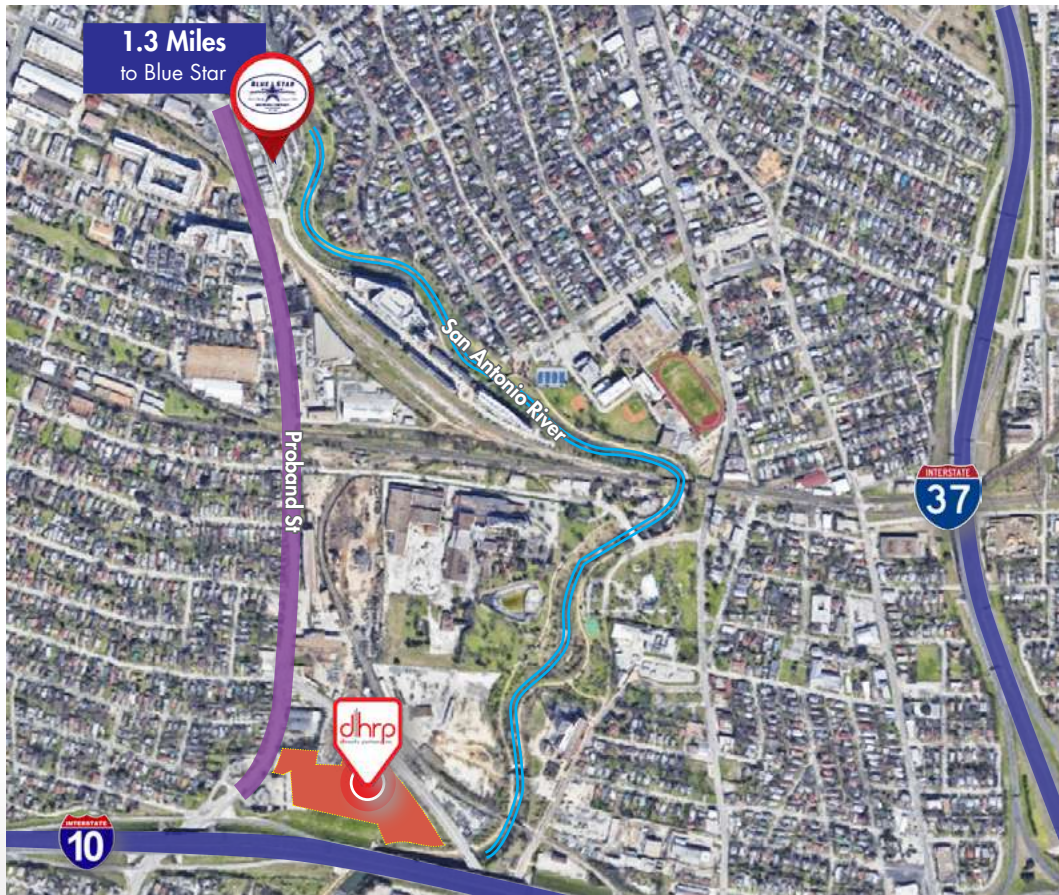
- A. Riverside Golf Course
- B. St John's Berchmans Church
- C. MELA Development
- D. Confluence Park
- E. Rio Lofts

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IMPROVEMENT BOND



The **Probandt Street project** will improve the street condition bridges, sidewalks and drainage facilities on Probandt Street from South Alamo to **HWY 90 / IH-10**. The improvements will alleviate drainage issues along this corridor, improve roadway conditions, and provide enhanced pedestrian facilities. Improvements include:

- Roadway reconstruction
- Improved drainage storm sewer infrastructure
- Improved sidewalks
- Improved curb ramps to meet current ADA standards
- Pedestrian crosswalks
- Landscaping

Improvement Bond will enhance transportation and connectivity as well as improve community health and wellness.

Improvement corridor highlighted in Purple



360° PANORAMIC VIEW

<https://kuula.co/post/7qM6b>

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PROPERTY FEATURES

ACREAGE	Approximately ± 9.43 total land
ZONING	IDZ / Rio-4, City of San Antonio
WATER	A 16" Public water main is available within the right-of-way of Probandt Street.
SEWER	A 10" Public sewer main is available within the right-of-way of Probandt Street.
ELECTRIC	Overhead electric and communication is available to the site.
FLOOD PLAIN	Site is minimally affected by a small portion along the river.
TREES	Site has minimal trees along perimeter.
STREETS	City of San Antonio has committed \$5,000,000 of funding for streets and sidewalk improvements along Probandt to provide a pedestrian corridor from South Alamo Street to IH-10
INCENTIVES	Property is located within the existing CCHIP boundary.
ENVIRONMENTAL	The property is subject to an ongoing Texas Commission on Environmental Quality (TCEQ) Remediation action with regard to two co-located Waste Management Units (WMUs) on the Property. The affected property area is less than 0.1 acres. The soil in the area is in the process of being excavated and samples taken. Upon completion of remediation efforts, TCEQ will be requested to close its investigation of the property. Other than the TCEQ action, Sellers have no knowledge of prior use of the property.

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AVAILABLE INCENTIVES

Inner City Reinvestment and Infill Policy (IRCRIP) : Eligible development fees for the City of San Antonio will be reduced or waived according the following fee schedule. (<http://docsonline.sanantonio.gov/FileUploads/DSD/CurrentICRIPFeeWaivers.pdf>)

SAWS Impact Fee Waiver: If funds are available in the program, the project can qualify for water and sewer impact fee waivers of up to 1% of the total project cost or up to \$500,000. (<https://www.sanantonio.gov/Portals/0/Files/CCDO/SAWS%20Fee%20Waiver%20Guidelines.pdf>)

Center City Housing Incentive Policy (CCHIP): Minimum eligibility: Project must be located in the GDA and create housing at a density of at least 8 housing units per acre for adaptive reuse or historic rehabilitation projects, or 16 housing units per acre for all other projects. Rental projects must maintain first year rental rate for 10% of units throughout agreement term. Projects requiring rezoning from residential single-family or mixed district are not eligible. All projects must receive design approval. See table below for additional eligibility requirements. (<http://www.sanantonio.gov/CCDO/IncentivesandPrograms/CCHIP/Qualifications>)

Incentive	Description	Other Eligibility Requirements	Incentive Terms		
City Fee Waivers	Waiver of City of San Antonio development fees	None	Waiver of eligible City fees		
SAWS Fee Waivers	Waiver of City of San Antonio fees and SAWS impact fees	None	Located in CBD	Waiver of 100% of SAWS water and sewer impact fees	
			Located in GDA only	Waiver of 100% of SAWS water and sewer impact fees up to \$500,000	
Tax Reimbursement Grant*	Annual rebate to developer of taxes paid to the City on the improved value of the property. Rebate percentage based on TIRZ participation.**	None	Located in CBD		15 Years
			Located in GDA only		10 Years
Development Loan	2% interest, 7 year loan calculated per housing unit	Project qualifies based on qualification of project categories***	Program Area	One Category	Two or More Categories
			CBD (forgivable)	\$3,000	\$6,000
			GDA Only	\$1,500	\$3,000
Development Loan Bonus	2% interest, 7 year loan calculated per housing unit	Includes structured parking AND/OR is a low impact development project	Includes Structured Parking		\$1,000
			Low Impact Development Project		\$500
Mixed-Use Forgivable Loan	0%. 5 year forgivable loan of tenant finish-out improvements. Calculated per square foot****	Includes retail on the first floor and/or commercial office space in the project	Program Area	Retail	Office
			CBD	\$25	\$20
			GDA Only	\$20	\$10

*Historic Exemption Tax Credit, if applicable, to be applied in parallel - no taxes in years 1-5, 50% taxes in years 6-10. Tax Reimbursement Grant will rebate any payment made over the base during years 1-15, as applicable based on project location.
 **Projects not located in a TIRZ would receive a rebate of 62.6% of the taxes paid to the City. TIRZ projects would be rebated based on participation level of the TIRZ.
 ***Project Categories: Mixed Income, Community Use, Adaptive Reuse, Brownfield Redevelopment, Historic Rehabilitation, High-rise Residential Development, Student Housing, Transit-Oriented Development within 1/4 mile of the West Side Multi-Modal Center or Robert Thompson Transit Center.
 ****Forgivable over 5 years at 20% per year. Loan proceeds must pass-through to tenant and space must remain leased for at least 80% of the term, verified annually.

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AMENITIES MAP



HOTELS

1. Beckmann Inn
2. Eva's Escape
3. Arbor House Suites
4. Hilton Palacio del Rio
5. Hotel Contessa
6. The Westin Riverwalk
7. Grand Hyatt
8. Marriott Rivercenter
9. Crockett Hotel
10. The Menger Hotel
11. Emily Morgan Hotel
12. La Mansion del Rio
13. Hotel Valencia
14. Embassy Suites
15. Wyndham Riverwalk

ATTRACTIONS

16. Lone Star Brewery
17. Blue Star Arts Complex
18. King William District
19. Villa Finale Museum
20. Magik Children Theater
21. Institute of Texan Culture
22. Tower of the Americas
23. Convention Center
24. La Villita
25. Ripley's Believe It or Not
26. The Alamo
27. Majestic Theater
28. Market Square



360° PANORAMIC VIEW

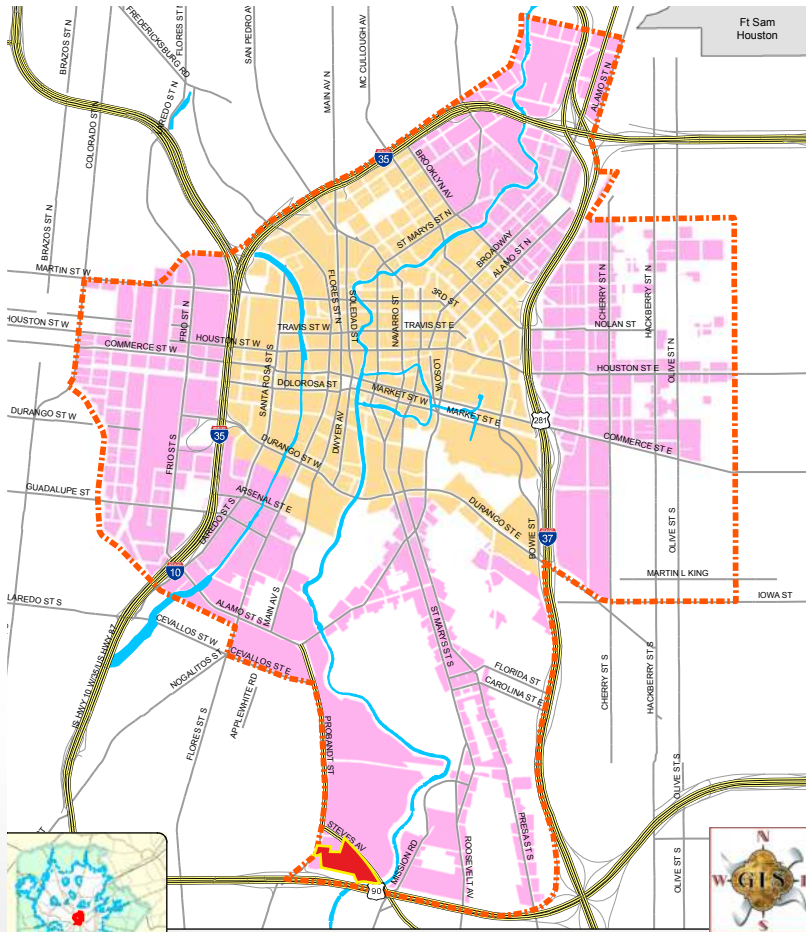
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CENTER CITY HOUSING INCENTIVE POLICY (CCHIP) MAP



Existing CCHIP Boundary (2016)	Level 1	Military Bases
San Antonio River	Level 2	Cosa Boundary

0 0.0750.15 0.3 0.45 0.6 Miles

**2018 City of San Antonio
CCHIP Redesign**

Data Source: City of San Antonio Enterprise GIS, Source: MetroGIS (2016) Revised April 2018
This map was prepared by the City of San Antonio Information Technology Services Department. It is provided as a reference only and does not constitute a warranty or representation of any kind. The City of San Antonio is not responsible for any errors or omissions in this map. The City of San Antonio is not responsible for any damages or losses resulting from the use of this map. The City of San Antonio is not responsible for any claims or lawsuits filed against the City of San Antonio or its employees, officers, or agents, arising out of or from the use of this map. The City of San Antonio is not responsible for any claims or lawsuits filed against the City of San Antonio or its employees, officers, or agents, arising out of or from the use of this map.

Map Path: C:\Users\mros056\Desktop\CCHIPRedesign_11202018\CCHIP Redesign_11202018.mxd
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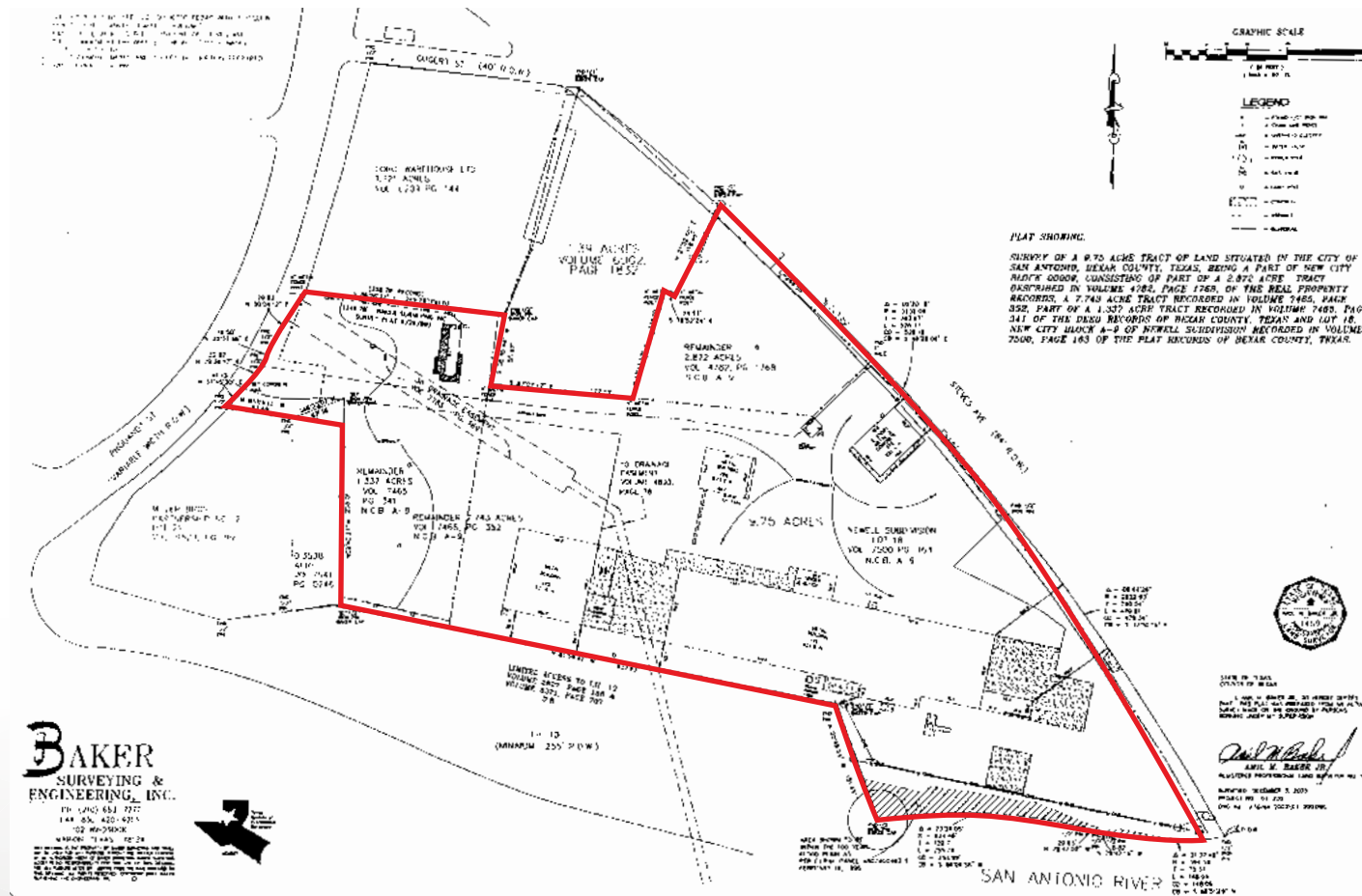
City of San Antonio
Information Technology Services Department
GIS Public Service Unit
111 S. Alamo St. 9th Floor, Suite 900
San Antonio, TX 78205

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SURVEY MAP



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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

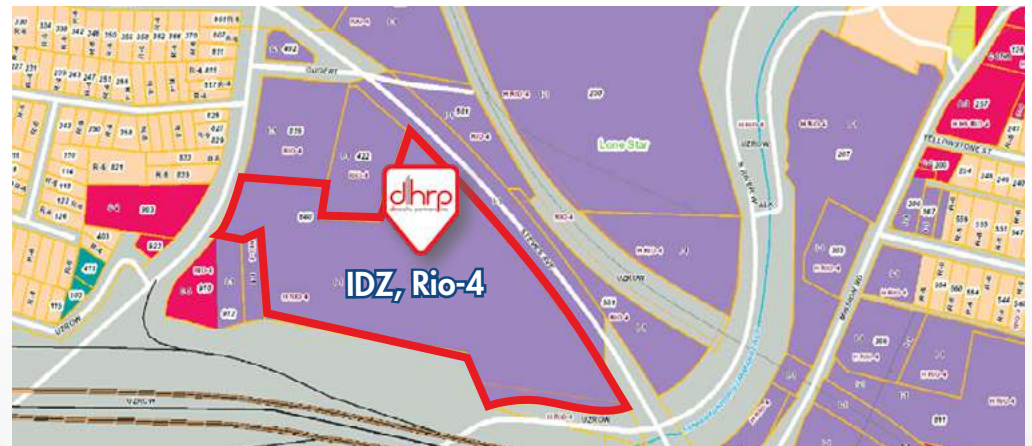


DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	14,584	162,573	364,630
Median Age	36.9	34.2	34.0
Avg Household Size	2.8	2.9	2.9
Median Household Income	\$38,209	\$30,758	\$32,939

Source: ESRI, 2019

ZONING MAP



8543

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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.

FLOOD PLAIN 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:
 - 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.

<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>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>Steves Rosser</u> <small>SALES AGENT/ASSOCIATE'S NAME</small>	<u>353608</u> <small>LICENSE #</small>	<u>srosser@dhrp.us</u> <small>E-MAIL</small>	<u>210.222.2424</u> <small>PHONE</small>

BUYER / TENANT / SELLER / LANDLORD
INITIALS

DATE