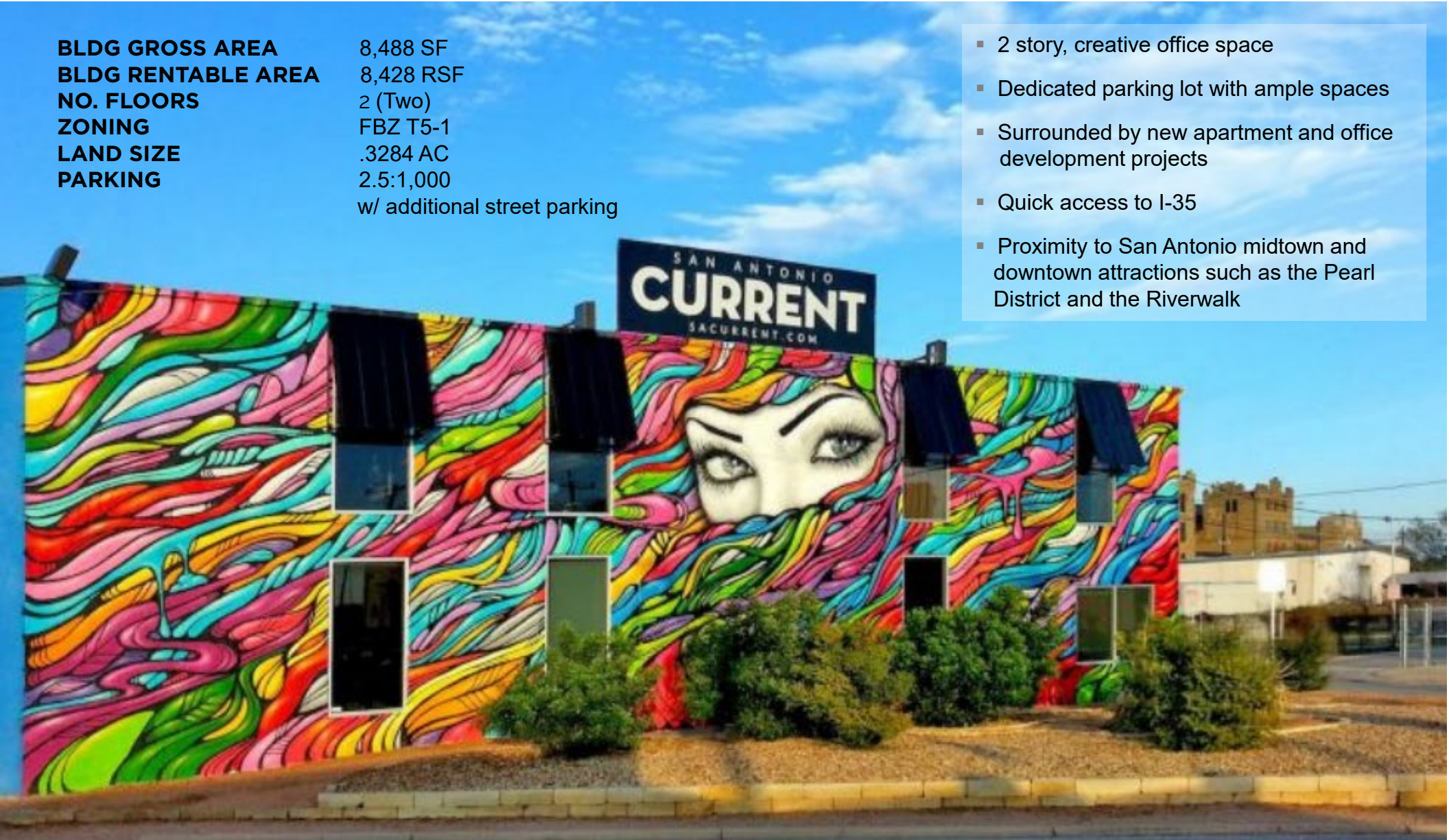


FREESTANDING OFFICE
915 DALLAS STREET
SAN ANTONIO, TX 78215

FOR SALE |
FOR LEASE

BLDG GROSS AREA 8,488 SF
BLDG RENTABLE AREA 8,428 RSF
NO. FLOORS 2 (Two)
ZONING FBZ T5-1
LAND SIZE .3284 AC
PARKING 2.5:1,000
w/ additional street parking

- 2 story, creative office space
- Dedicated parking lot with ample spaces
- Surrounded by new apartment and office development projects
- Quick access to I-35
- Proximity to San Antonio midtown and downtown attractions such as the Pearl District and the Riverwalk

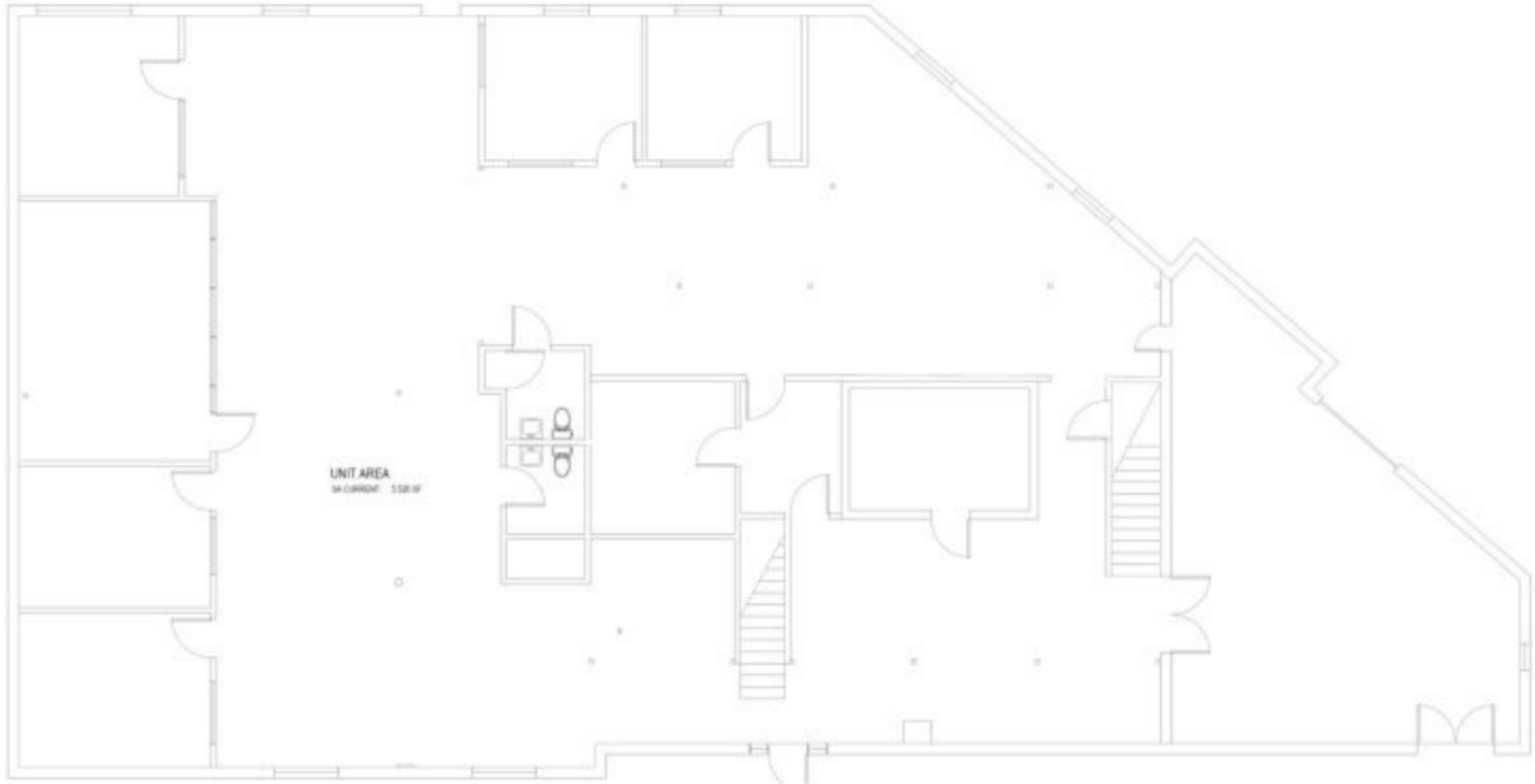


FREESTANDING OFFICE
915 DALLAS STREET
SAN ANTONIO, TX 78215

FLOORPLAN

1ST FLOOR

5,698 SF



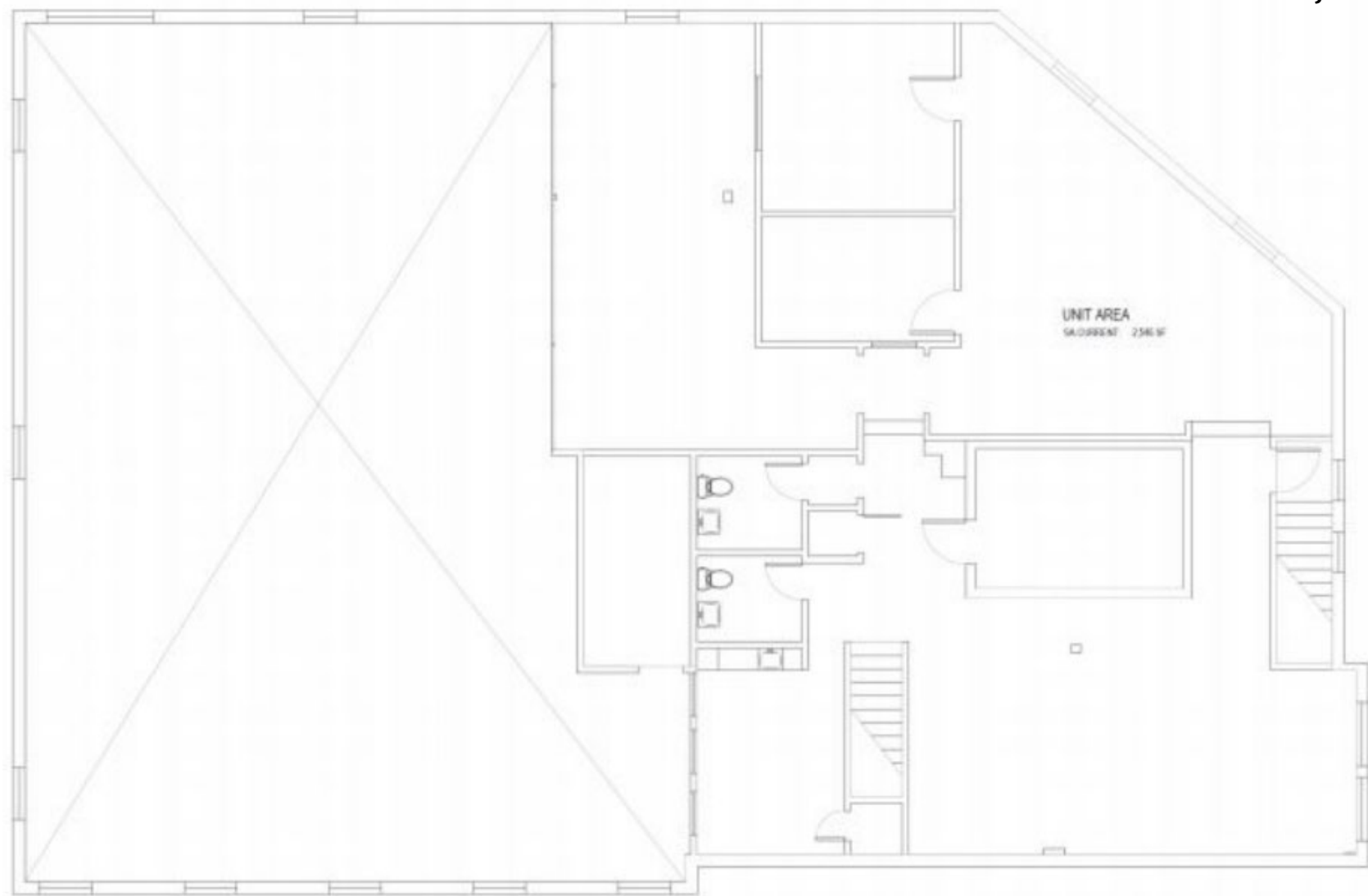
UNIT AREA
34 CURRENT 5526 SF

FREESTANDING OFFICE
915 DALLAS STREET
SAN ANTONIO, TX 78215

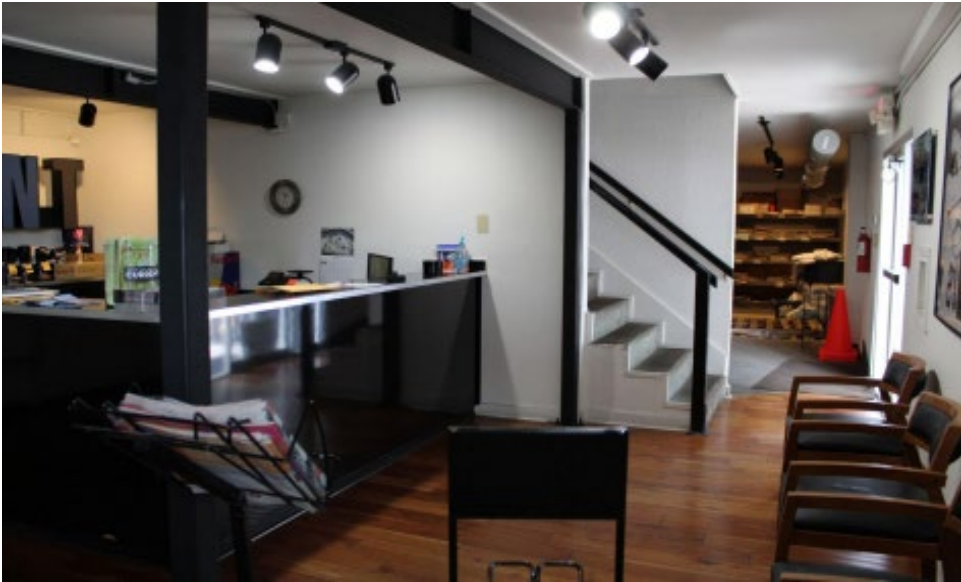
FLOORPLAN

2ND FLOOR

2,730 SF



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SAN ANTONIO, TX 78215



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SAN ANTONIO, TX 78215



915 DALLAS STREET
SAN ANTONIO, TX 78215

PROPERTY
LOCATION



SITE

Museum Reach Lofts

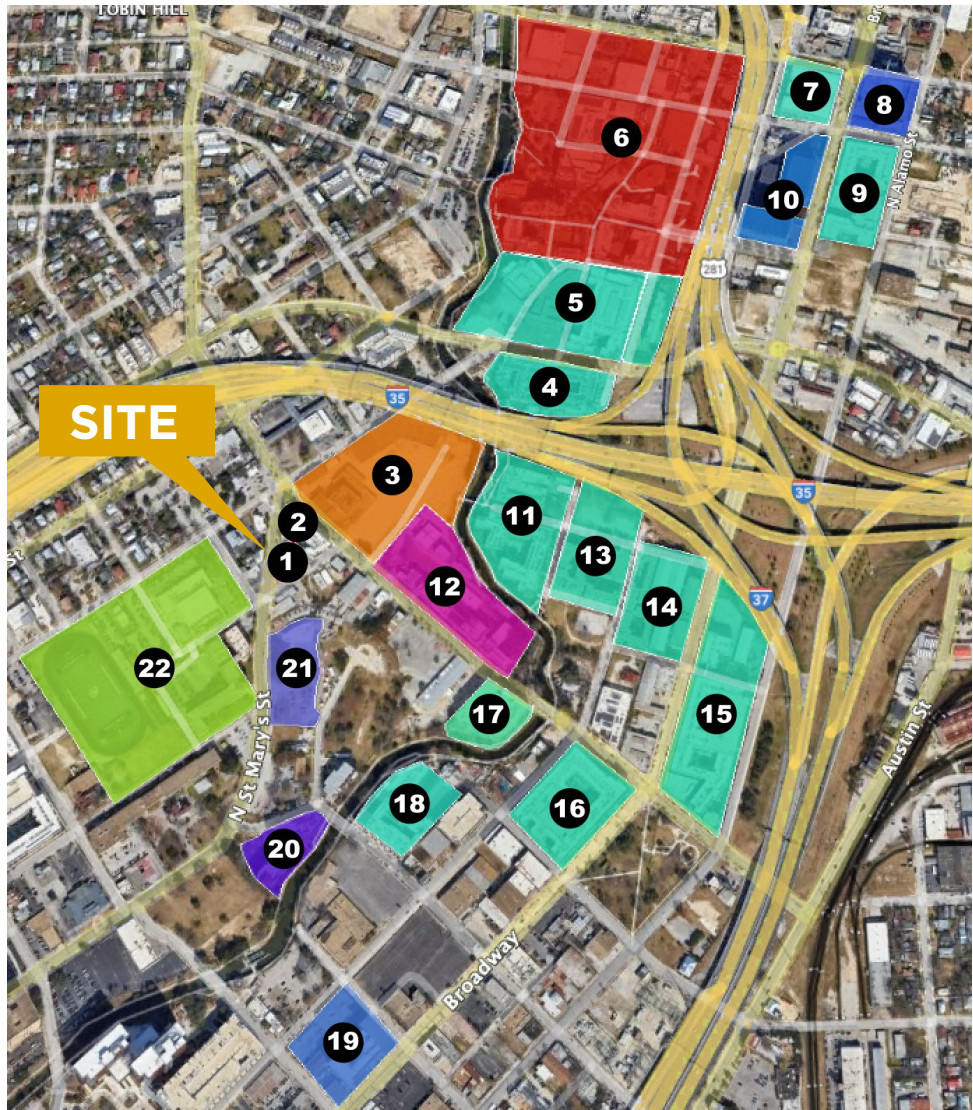
5.926 AC
Redevelopment
cps
ENERGY

San Antonio Museum of Art

 **SULLIVAN**
COMMERCIAL REALTY
200 CONCORD PLAZA DRIVE, STE 440 | SAN ANTONIO TX 78216

sullivansa.com
For information or to
schedule a tour:

PETE TASSOS
210 341 9292 x303
ptassos@sullivansa.com



- 1** 915 Dallas Street
- 2** Museum Reach Lofts – 194 Units
- 3** CPS – 5,926 AC Redevelopment
- 4** Southline Residences – 223 Units
- 5** The Can Plant Residences at the Pearl - 293 Units
- 6** Pearl District
- 7** Mosaic on Broadway – 120 Units
- 8** 230,000 SF Office Tower
- 9** 1800 Broadway = 230 Units
- 10** Combined 525,000 SF Office Towers
- 11** River House Apartments – 261 Units
- 12** San Antonio Museum of Art
- 13** 1221 Broadway Lofts – Combined 311 Units
- 14** Rivera on Broadway – 302 Units
- 15** Flats at River North – 283 Units
- 16** Jones & Rio – 191 Units
- 17** 120 Ninth Street Apartments – 220 Units
- 18** 140,000 SF Office Tower
- 19** Wyndham Garden Riverwalk
- 20** KSAT News HQ
- 21** Central Catholic High School
- 22**

Demographics	1 Mile	3 Mile	5 Mile
POPULATION	15,804	154,304	354,886
HOUSEHOLDS	6,566	52,964	138,506
INCOME	73,834	65,801	62,642

CPS selling acreage across from Pearl

A portion of the land has already been conveyed to the San Antonio Museum of Art.

May 24, 2022, 5:00am CDT Updated: May 24, 2022, 11:45am CDT

CPS Energy, San Antonio's municipal electric utility, has announced its 7-acre plot at 326 West Jones Ave. as the latest property being sold in the wake of its headquarters relocation in 2020.

The property, which is adjacent to the Pearl Brewery on the other side of I-35, neighbors the San Antonio Museum of Art and the River Walk. According to CPS Energy Interim President & CEO Rudy Garza, one acre has been conveyed to the museum. The remaining six acres are still for sale.

CBRE's Asher Reilly is representing CPS in the sale of the property, which includes a partially deconstructed office and light industrial facility.

"Since 2019, CPS Energy has sold various surplus assets as they consolidated operations in their new headquarters two blocks away. To continue optimizing the real estate portfolio and provide value to their community, they're seeking to sell this development site in an area of the city that's currently experiencing single-digit vacancy across all asset types," said Reilly in a prepared statement.

326 West Jones Ave. is in a designated tax increment reinvestment zone, which allows it to benefit from municipal subsidies.

In March, the Business Journal reported that CPS had sold 146 Navarro St., another riverfront property, to BH Properties for \$22 million, with the new owner intending to invest another \$32 million to convert the former World's Fair site into Class A offices.

San Antonio's central business district has seen a dramatic decline in office space tenancy, in favor of the similar amenities and lower prices found in the northwest section of the city. At an average \$35/square foot, downtown boasts the highest price tag of any San Antonio submarket.

Ramzi Abou Ghalioum
Reporter
San Antonio Business Journal



CBRE
The 326 West Jones Ave. property is adjacent to the Pearl Brewery, fronts the River Walk, and neighbors the San Antonio Museum of Art.



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 obligation 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 opinion and advise 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.

SULLIVAN COMMERCIAL REALTY

LICENSE NO: 491694 Phone: 210-341-9292
200 Concord Plaza Dr., Suite 440, San Antonio, TX 78216

James E. Sullivan, Jr., Broker
Pete Tassos, Broker
Zach Davis, Broker
Connor Dziuk, Agent

LICENSE NO: 347973	jsullivan@sullivansa.com	210-341-9292 ext 304
LICENSE NO: 488379	ptassos@sullivansa.com	210-341-9292 ext 303
LICENSE NO: 555684	zdavis@sullivansa.com	210-341-9292 ext 309
LICENSE NO: 779545	cdziuk@sullivansa.com	

Buyer/Tenant initials

Seller/Landlord Initials

Date

Source:

Regulated by the Texas Real Estate Commission
Information available at www.trec.texas.gov

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