



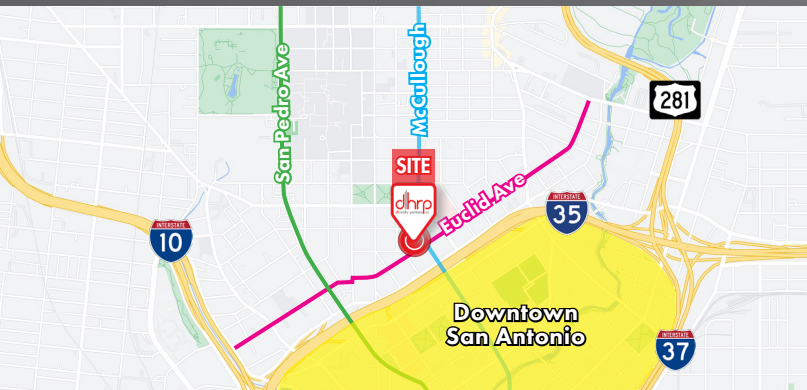
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# PRIME LOCATION! MULTI PARCEL ACQUISITION OR MEDICAL DEVELOPMENT

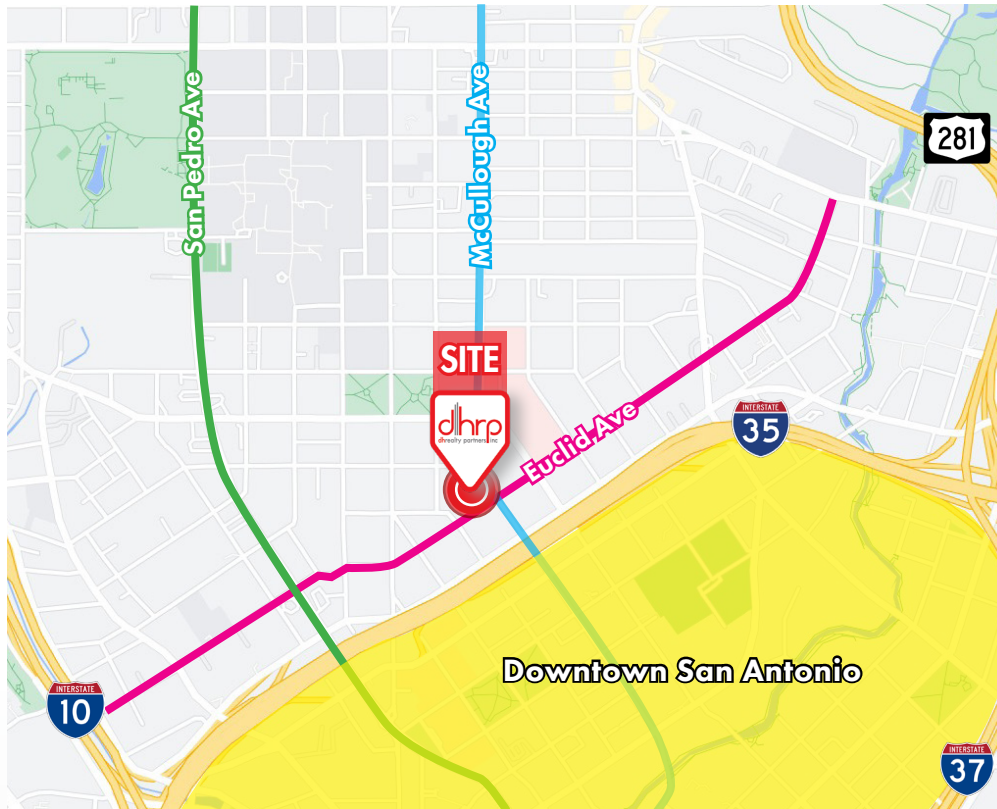
1207 McCullough Ave and 319, 323 and 325 E. Euclid | San Antonio, TX 78212



# INVESTMENT

## PRIME LOCATION! MULTI PARCEL ACQUISITION OR MEDICAL DEVELOPMENT

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### LOCATION

Property is located in Midtown San Antonio, just north of Downtown. Corner of McCullough Ave and E. Euclid. One block to I-35 entrance / exit, directly across from Porter Loring. Two blocks from Methodist Metropolitan Hospital and across the highway from the Baptist Medical Center.

### DESCRIPTION

Get involved in this game of Monopoly. This one-of-a-kind three parcel acquisition is sure to go quickly, simply because of the prime location. Each piece is unique and described in detail below. Buyers beware; if you see it, you will fall in love! The land is also prime for medical office development - surrounded by medical facilities and located between the Baptist Medical Center and Methodist Metropolitan Hospital.

### HIGHLIGHTS

- PRIME location
- **Three Parcel Acquisition or Land Development**
- Easy access to and from: I-37, Hwy 281, I-35, and I-10
- Income-producing assets in place
- Close proximity to The Pearl, San Antonio College, and Downtown
- Surrounded by medical facilities and located between Methodist and Baptist Hospitals

### BUILDING SIZES

**1207 McCullough**  
±1,936 SF

**319 E Euclid**  
±1,976 SF +  
±1,470 SF workshop

**323 E Euclid**  
±1,990 SF

### ZONING

**O-2**, Office District, City of San Antonio

**UC-5**, overlay district affecting landscape and signage

**LAND SIZE**  
±16,231 SF Total

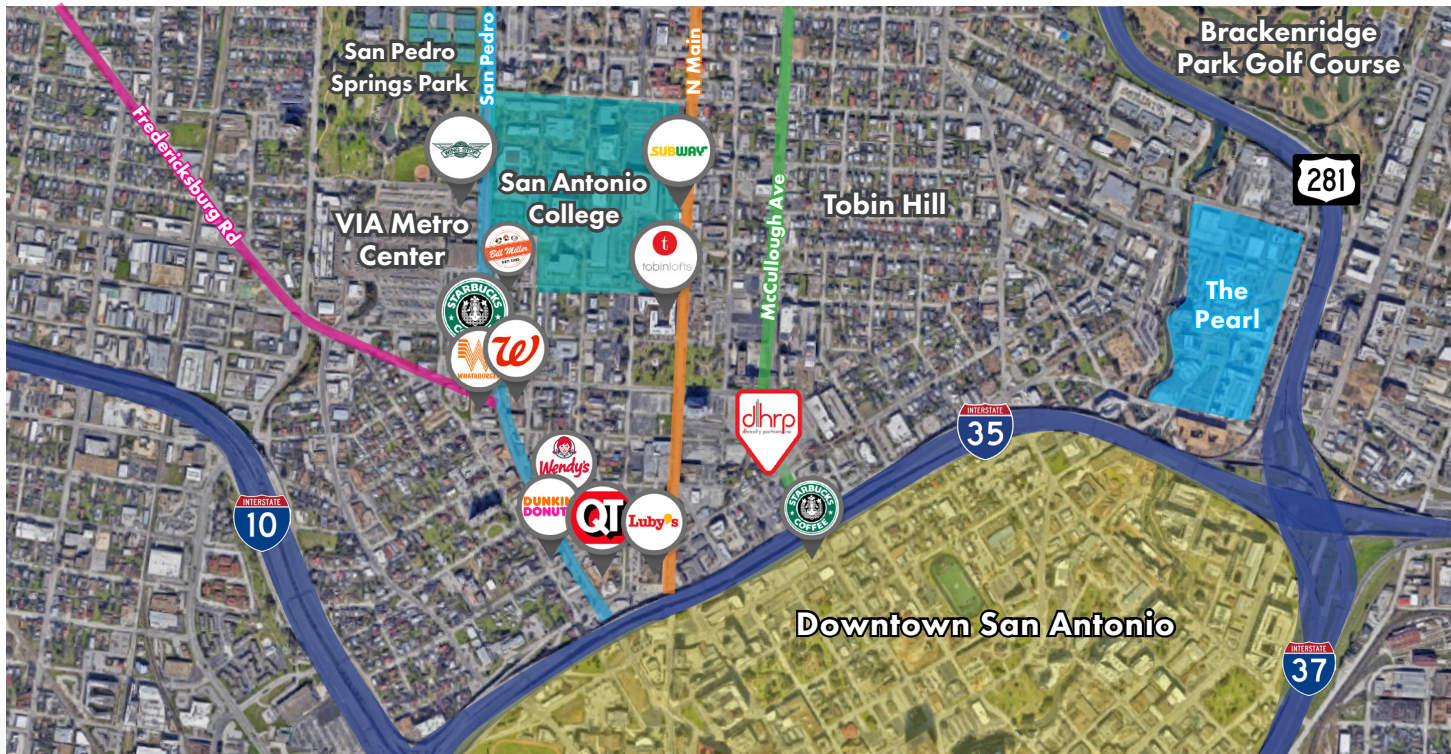
**SALE PRICE**  
Contact Brokers

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### POINTS OF INTEREST



- Downtown San Antonio
- The Pearl
- Tobin Hill
- VIA Metro Center
- Brackenridge Park Golf Course
- San Pedro Springs Park
- San Antonio College
- Starbucks
- Luby's
- QuikTrip
- Dunkin'
- Wendy's
- Walgreens
- Whataburger
- Bill Miller Bar-B-Q
- Tobin Lofts
- Subway
- Wingstop

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### AREA MEDICAL



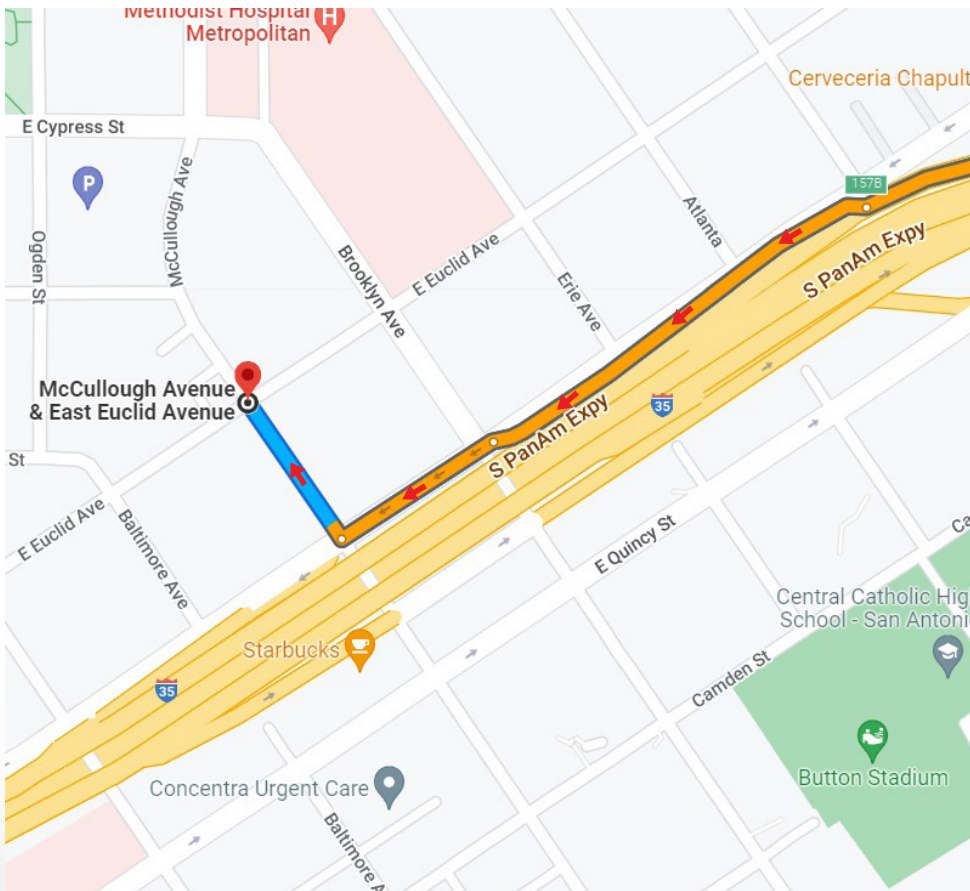
1. Podiatry Center of San Antonio
2. American Health Imaging Downtown
3. Braverman-Terry-Oei Eye Associates
4. The Center for Healthcare Services
5. DaVita Rivercenter Dialysis
6. HealthTexas Primary Care Doctors
7. Women's Health Texas
8. Memorial Medical Nursing Center
9. One Lexington Medical Office Building
10. Concentra Urgent Care
11. Heart and Vascular Clinic of San Antonio
12. Texas Digestive Disease Consultants
13. MedFirst Primary Care
14. DaVita Downtown San Antonio Dialysis

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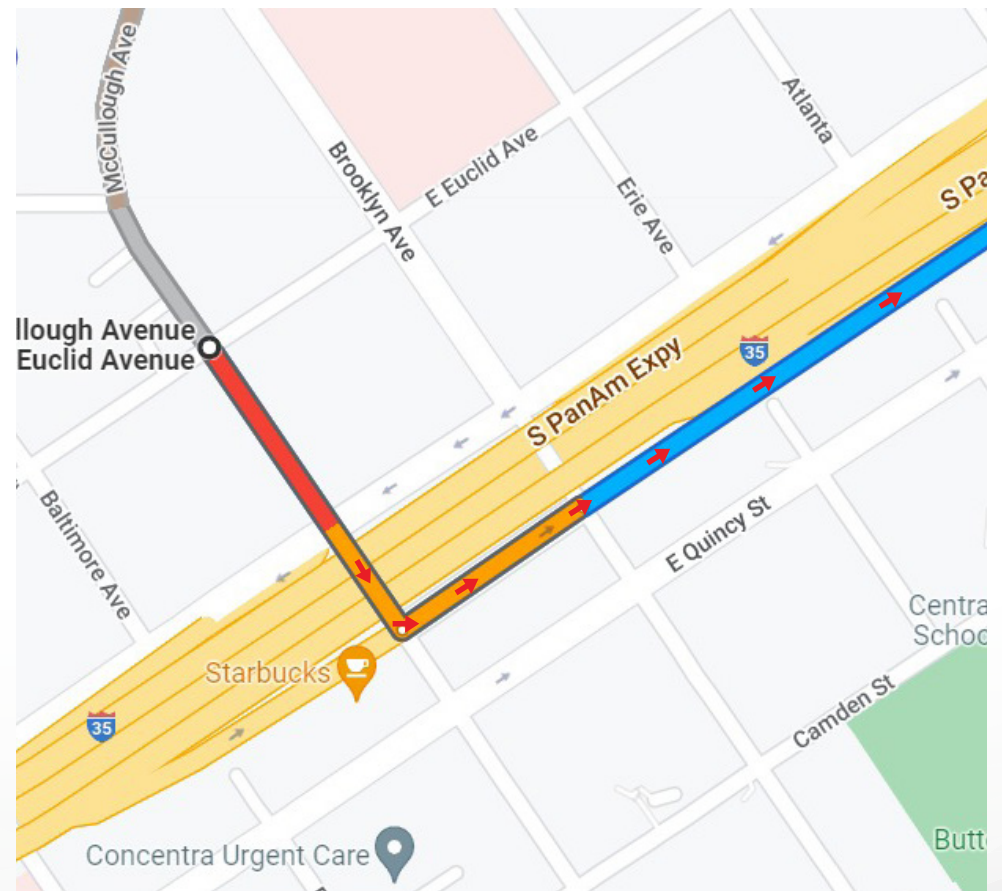
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### INGRESS



### EGRESS



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### 1207 MCCULLOUGH AVE



#### BUILDING SIZE

±1,936 SF

#### LAND SIZE

±0.0583 AC or ±2,541 SF

#### HIGHLIGHTS

- Upstairs: 2 bedroom AirBnB apartment
- Downstairs: Efficiency unit and separate office
- McCullough Ave frontage



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### 319 E. EUCLID



#### BUILDING SIZE

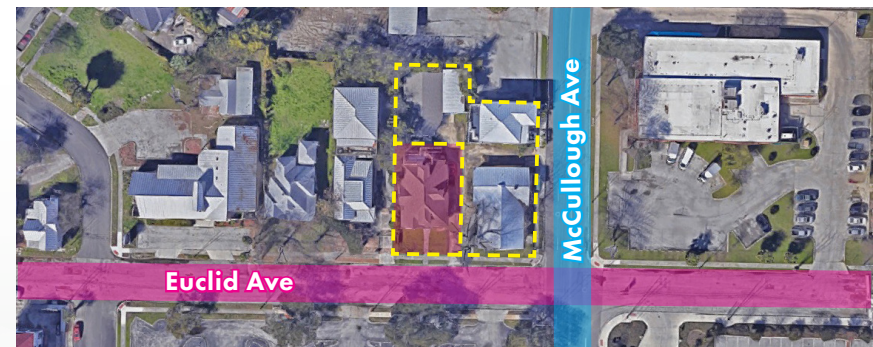
± 1,976 SF and ± 1,470 SF Cabinet Workshop

#### LAND SIZE

± 0.197 AC or ± 8,580 SF

#### HIGHLIGHTS

- Three apartment units
  - Duplex downstairs (1 bedroom each)
  - Efficiency apartment upstairs
- In the back, garage has a ± 1,480 SF cabinet workshop



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### 323 E. EUCLID



#### BUILDING SIZE

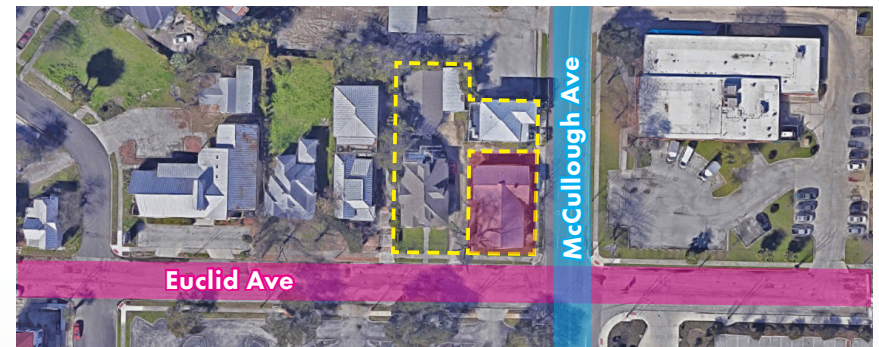
±995 SF each unit = ±1,990 SF

#### LAND SIZE

±0.1173 AC or ±5,110 SF

#### HIGHLIGHTS

- House is a duplex
- Located at corner of Euclid and McCullough



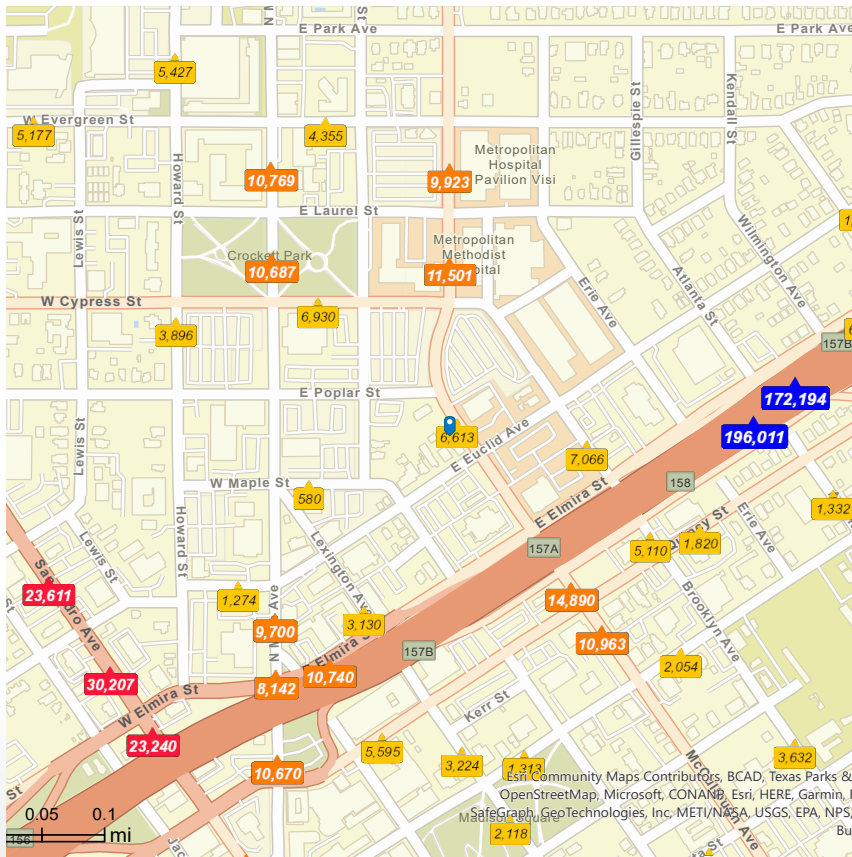
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### LOCATION INFORMATION

#### TRAFFIC COUNTS

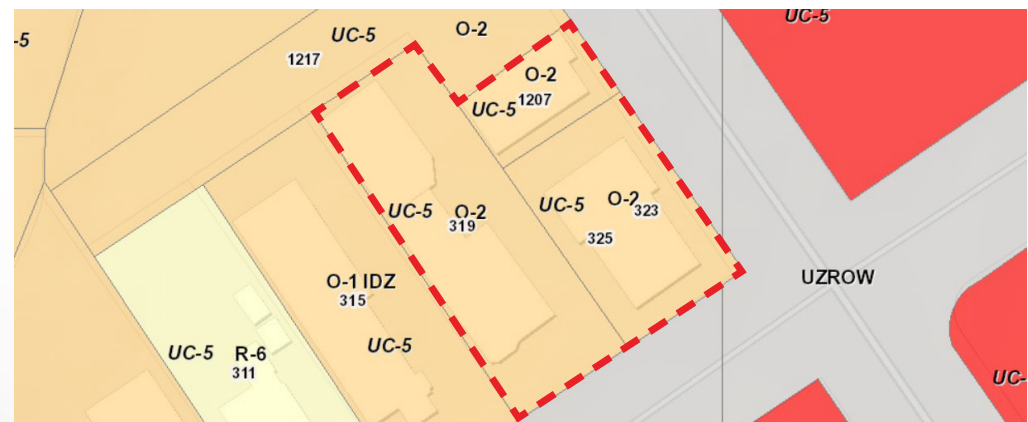


#### DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	13,545	129,136	350,368
Median Age	41.2	36.0	35.8
Avg Household Size	1.6	2.3	2.6
Median Household Income	\$56,239	\$50,543	\$50,379

Source: ESRI, 2023

#### ZONING MAP



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### DOWNTOWN SAN ANTONIO

Due to its thriving tourism industry, Downtown San Antonio continues to attract millions of visitors each year. The area’s most popular tourist attraction, The Riverwalk, brings in over 14 million people each year alone. Its tree-lined walkways trace the path of the San Antonio River along with numerous restaurants, hotels, and retailers. The iconic river boats float up and down the river, live music plays, and events are held year-round including the annual Ford Holiday River Parade. Other notable Downtown attractions include The Alamo, Hemisfair Park, Historic Market Square, and La Villita Historic Arts Village.

#### POINTS OF INTEREST

- The San Antonio Riverwalk
- The Alamo
- Hemisfair Park
- Historic Market Square
- La Villita Historic Arts Village
- The Aztec Theater
- Tower of the Americas
- San Antonio Museum of Art
- San Fernando Cathedral
- UTSA Institute of Texan Cultures
- Henry B. Gonzalez Convention Center
- The Alamodome
- Tobin Center for Performing Arts
- Majestic Theatre
- Shops at Rivercenter
- H-E-B Headquarters
- CPS Energy Headquarters
- United States Federal Courthouse
- Bexar County Courthouse
- Weston Centre
- Frost Bank

**76**

**HOTELS & LODGING**

**62,746**

**TOTAL EMPLOYEES**

**245**

**BARS & RESTAURANTS**

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### SAN ANTONIO MARKET OVERVIEW

San Antonio has been named "Military City, USA" for a reason - Joint Base San Antonio employs nearly 20% of the population. Comprised of four bases across San Antonio, **JBSA is the largest single military installation** in the Department of Defense. The city is also home to the largest DoD facility and **the only Level-1 Trauma center in the world**, Brooke Army Medical Center (BAMC). San Antonio's healthcare system is further fueled by its ever-expanding South Texas Medical Center, a **900-acre area consisting of hundreds of medical facilities**. Anchored by core institutions such as University Hospital, Methodist Healthcare, and UT Health, the STMC is San Antonio's second largest employer.

With a thriving local economy, **a central location**, lower taxes and less regulation, San Antonio has become a popular destination for relocation or expansion of company headquarters. Since January 2018, **over 100 companies have moved to Texas from California**. With a low cost of living and impressive wage growth, San Antonio is attracting (and keeping) a talented workforce that will continue to drive its strong economy.

The growth of San Antonio can be seen through its development of key industries such as **bioscience and healthcare, aerospace, IT and cybersecurity**.



**2.3M**  
TOTAL  
POPULATION

**7<sup>TH</sup>**  
LARGEST CITY  
IN THE U.S.

**3<sup>RD</sup>**  
FASTEST  
GROWING  
ECONOMY

**28%**  
PROJECTED  
POPULATION  
GROWTH

**12**  
ACCREDITED  
UNIVERSITIES &  
COLLEGES

**120**  
NEW RESIDENTS  
PER DAY

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# Information About Brokerage Services

11/2/2015



## Information About Brokerage Services

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.

<b>DH Realty Partners, Inc.</b>	<b>147342</b>	<b>www.dhrp.us</b>	<b>(210)222-2424</b>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>John Cannon, CCIM</b>	<b>618616</b>	<b>cannon@dhrp.us</b>	<b>(210)222-2424</b>
Designated Broker of Firm	License No.	Email	Phone
<b>John Cannon, CCIM</b>	<b>618616</b>	<b>cannon@dhrp.us</b>	<b>(210)222-2424</b>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<b>Charles L. Jeffers</b>	<b>162202</b>	<b>cjeffers@dhrp.us</b>	<b>(210)222-2424</b>
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials \_\_\_\_\_ Date \_\_\_\_\_

Regulated by the Texas Real Estate Commission  
TXR-2501

DH Realty Partners, Inc, 801 N Saint Marys St San Antonio, TX 78205  
John Cannon CCIM

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)  
IABS 1-0 Date

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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<b>Cory Stephens</b>	<b>756849</b>	<b>cstephens@dhrp.us</b>	<b>(210)222-2424</b>
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