



# GROUND LEASE

Matthew Baylor  
210.381.3398  
mbaylor@dhrp.us

Logan T. Baylor  
210.326.1095  
lbaylor@dhrp.us

## ±9,147 SF LOT NEAR PEARL AT GRAYSON & ALAMO

1900 N Alamo Street | San Antonio, TX 78215



### LOCATION

Located in one of the most prominent areas of San Antonio, the Pearl District, at the intersection of North Alamo Street and East Grayson Street.

### LAND SIZE

±0.21 AC or ±9,147.6 SF

### UTILITIES

Available to site

### ZONING

IDZ, City of San Antonio

### HIGHLIGHTS

- Located in the Pearl District
- Easy access to and from US Highway 281
- Outstanding traffic counts

### PROPOSED USES

- General retail
- Restaurant
- Office

### GROUND LEASE RATE

Contact broker

The information herein was obtained from sources deemed reliable; however, DH Realty Partners, Inc. makes no guarantees, warranties, or representations as to the completeness of accuracy thereof. The presentation of this property is submitted subject to errors, omissions, changes of price, prior to sale or lease, or withdrawal without notice. All Floor plans, property lines, areas, and dimensions are approximate and for illustration purposes only. DHRP | DH Realty Partners, Inc. ©2021. A Texas Corporation.



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### AERIAL



**DH Realty Partners, Inc. Recommends that Prospective Buyer(s) take the following actions:**

1. Consult with an Engineer to verify the location, accessibility and capacity of all the property's utilities.
2. Obtain an Environmental Site Assessment; and
3. Purchase a written Zoning Verification Letter from the appropriate Governmental Authority

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## SAMPLE SITE PLAN AND RENDERING



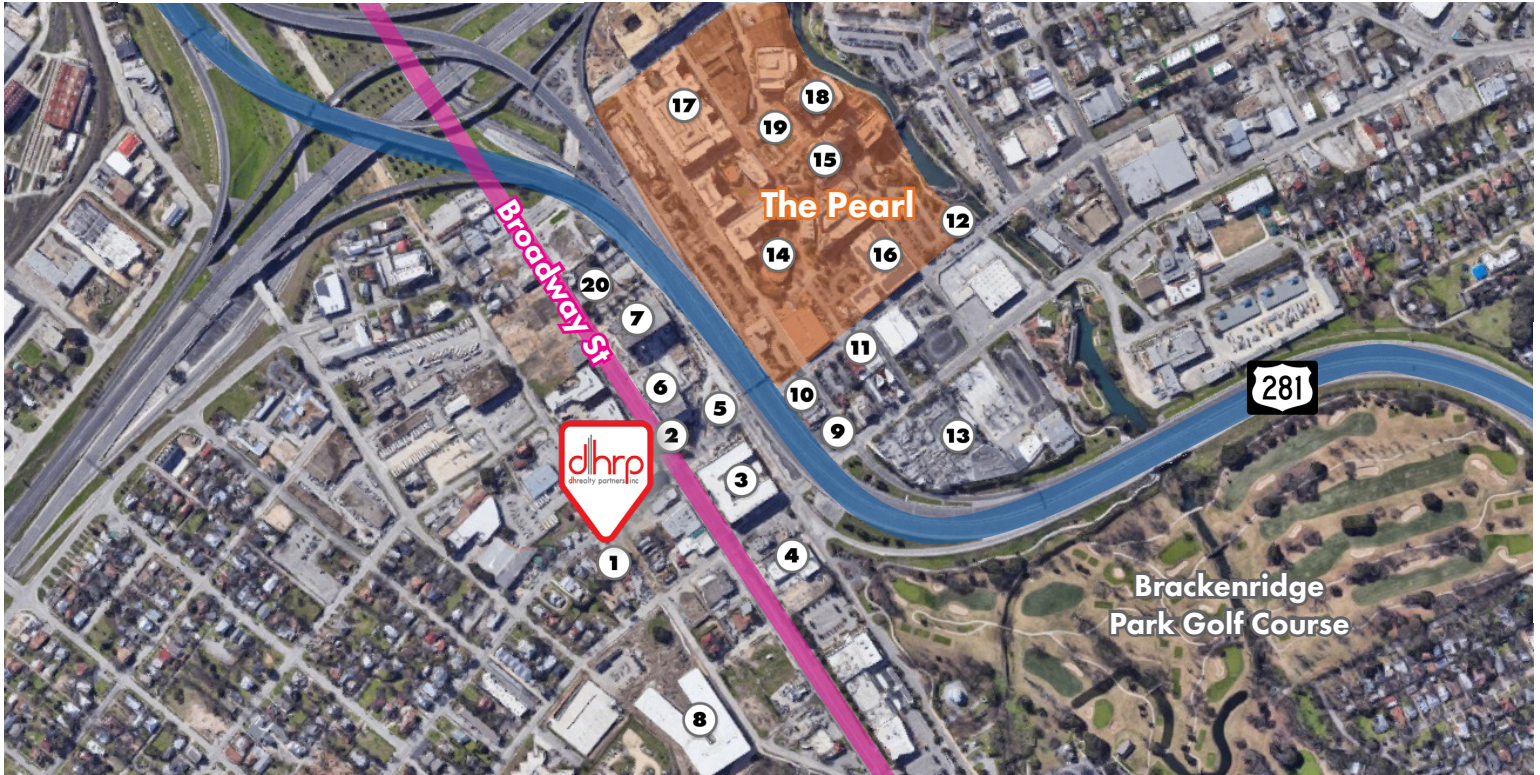
Site plan and rendering for example purposes only

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### AERIAL MAP



### POINTS OF INTEREST

- |                                      |  |                                   |
|--------------------------------------|--|-----------------------------------|
| 1. Alamo BBQ Company                 | 8. Alamo Colleges District - Main Office | 15. Hotel Emma                    |
| 2. 1800 Broadway Apartments          | 9. Josephine Street                      | 16. Culinary Institute of America |
| 3. The Mosaic on Broadway Apartments | 10. Down On Grayson                      | 17. The Can Plant Residences      |
| 4. Valero                            | 11. West Elm                             | 18. Cellars at Pearl              |
| 5. Sam's Burger Joint                | 12. La Gloria                            | 19. The Park at Pearl             |
| 6. The Oxbow                         | 13. DPT Laboratories                     | 20. Earl Abel's                   |
| 7. Credit Human   1703 Broadway      | 14. Pearl Stable                         |                                   |

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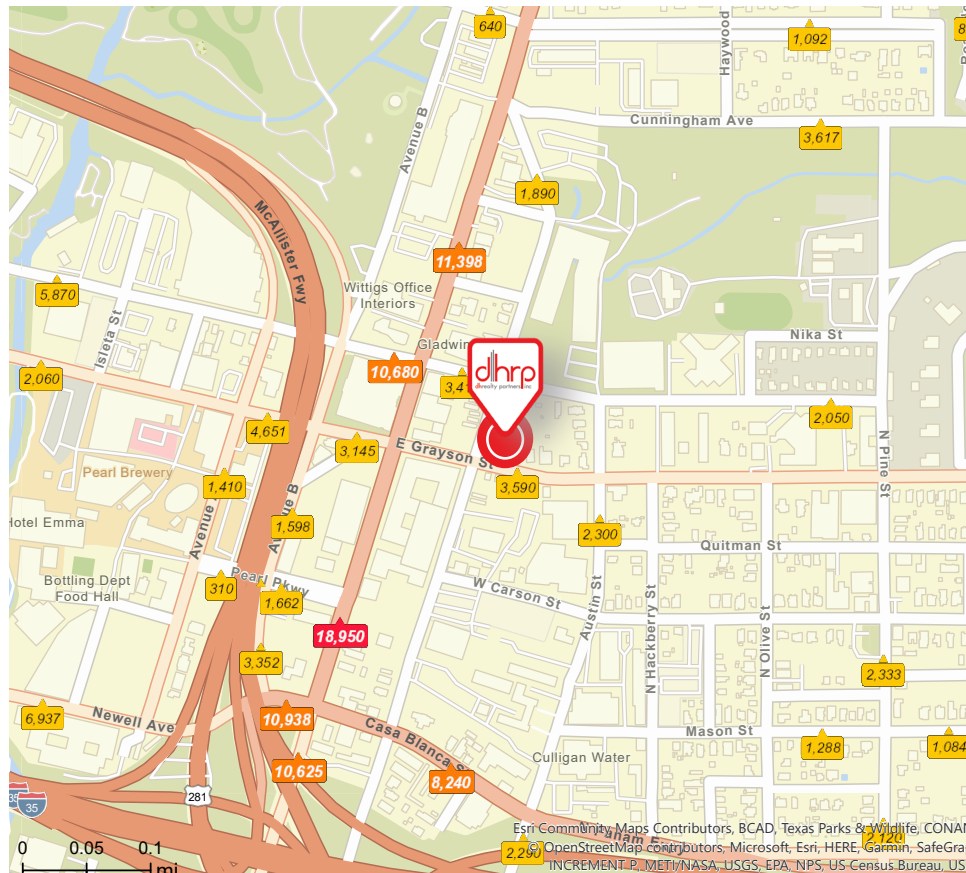
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## TRAFFIC COUNTS AND DEMOGRAPHICS



	1 Mile	3 Mile	5 Mile
Population	10,599	108,853	320,482
Median Age	36.2	35.9	36.2
Average Household Size	1.7	2.2	2.5
Median Household Income	\$71,516	\$55,853	\$51,771

Source: ESRI, 2023

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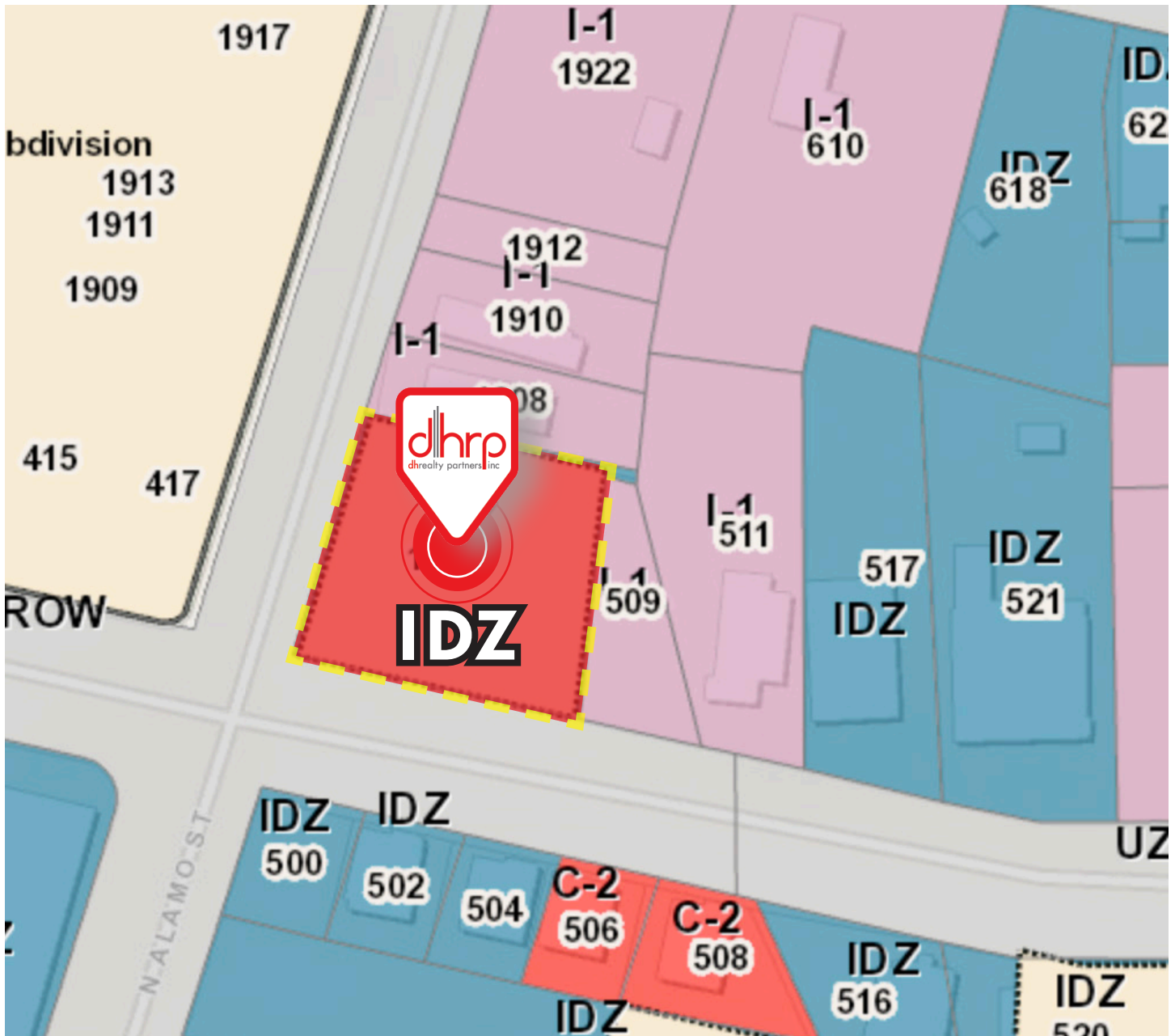
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### ZONING MAP



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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.

Table with 4 columns: Name/Title, License No., Email, Phone. Rows include DH Realty Partners, Inc., John Cannon, CCIM, and Matthew Baylor.

Buyer/Tenant/Seller/Landlord Initials Date

Regulated by the Texas Real Estate Commission TXR-2501

Information available at www.trec.texas.gov IABS 1-0 Date

DH Realty Partners, Inc, 801 N Saint Marys St San Antonio, TX 78205 John Cannon CCIM Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201 www.lwolf.com



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