

# 511 W French Place

San Antonio, TX 78212

Historic Office Building  
For Sale



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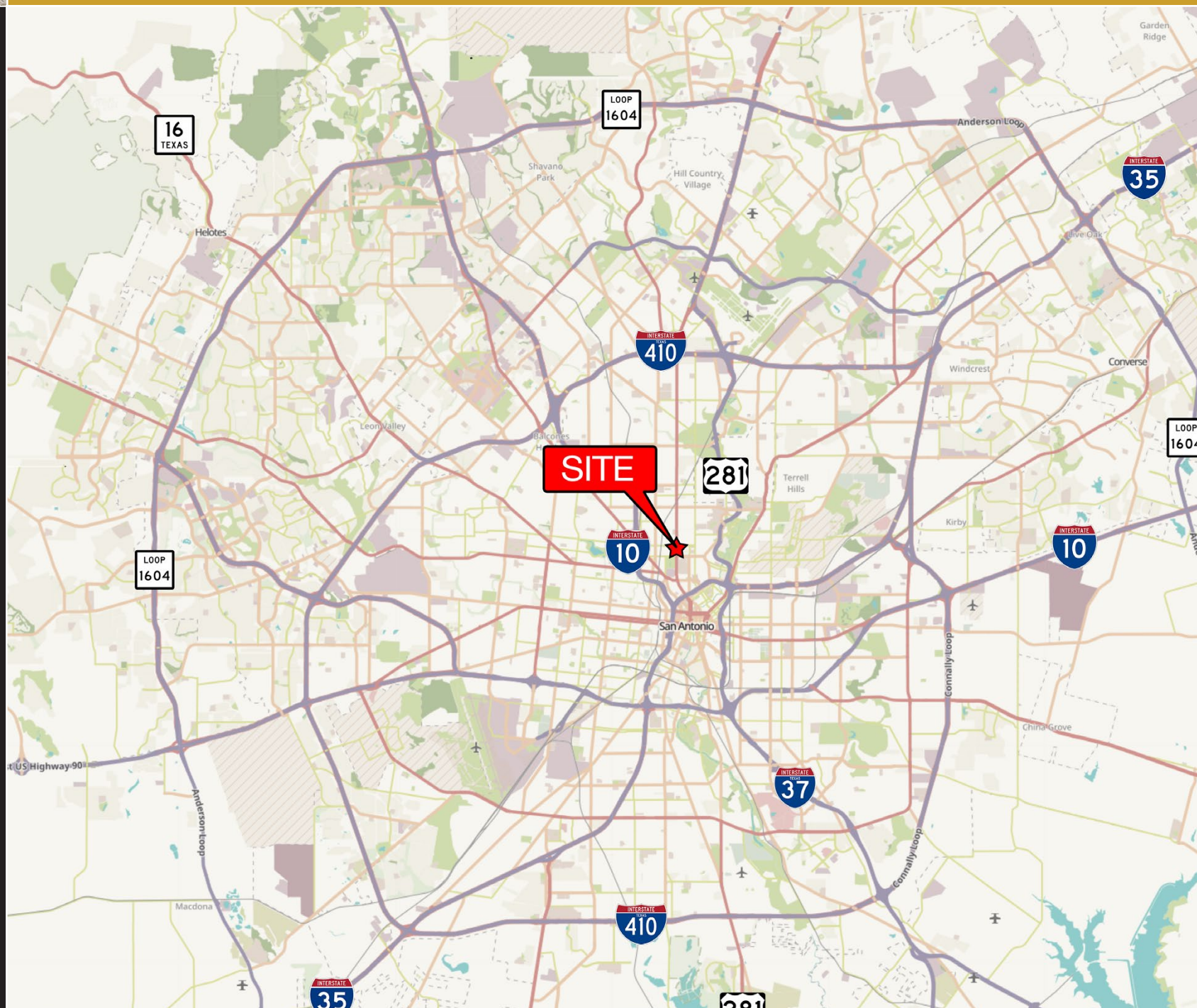
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# City Location Map



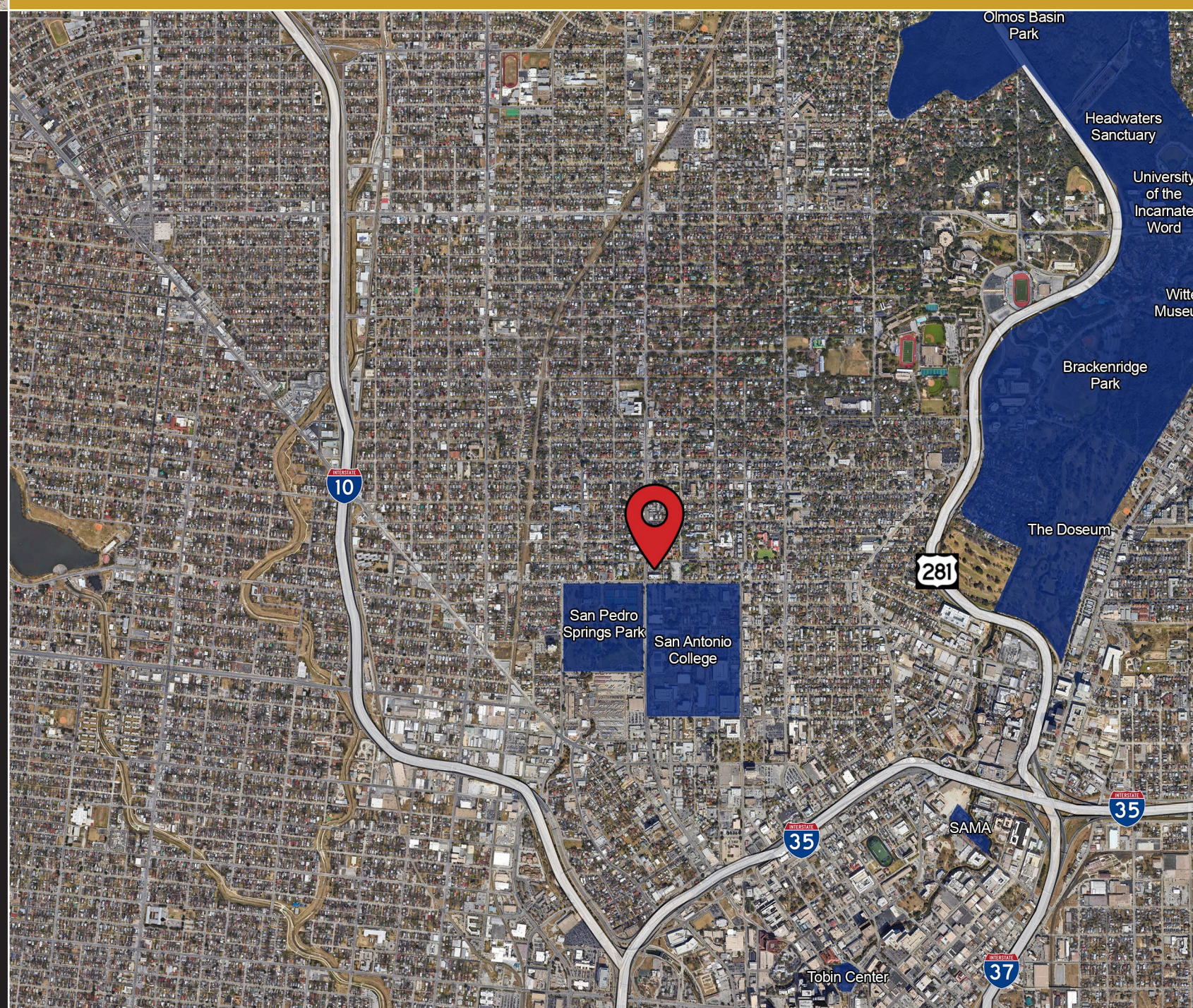
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# Aerial Map



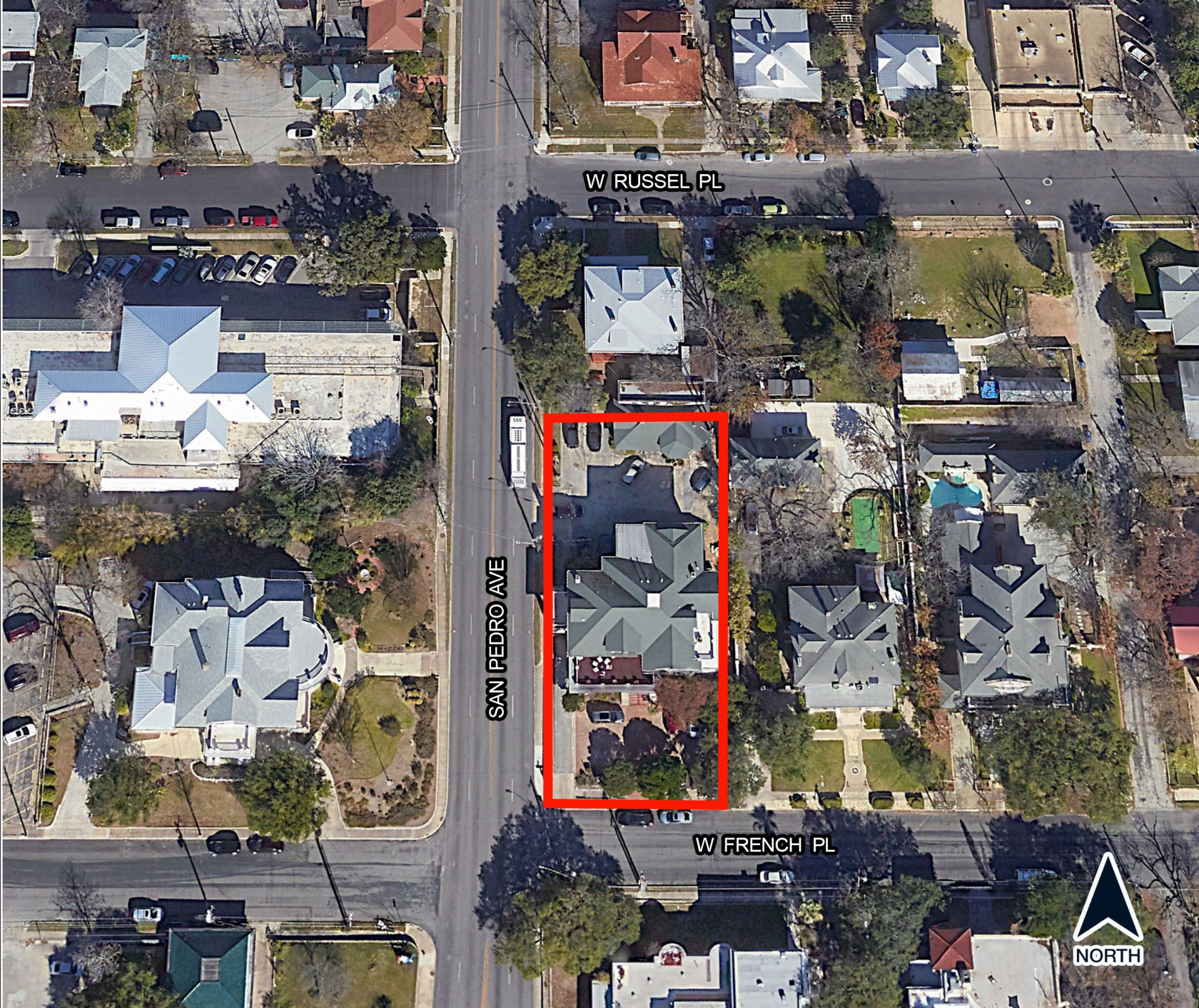
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# Site Aerial



W RUSSEL PL

SAN PEDRO AVE

W FRENCH PL



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# Photos



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# Property Summary

Address	511 French Place, San Antonio, TX 78212
Location	San Pedro & French Place
Property Details	10,671 SF Office 0.388 acres
Legal Description	NCB 1880 BLK 4 LOT 3 & S 47.18' OF 4
Zoning	C-2
Road Frontage (Ft)	450
Year Built	1909
# of Floors	3

## Comments

- Excellent visibility
- Quick and easy access to downtown
- Central location with ease of access to all points around town

## Traffic Counts

San Pedro Ave at IH-35; 17,247 AADT (2020)

San Pedro Ave at W Huisache Ave; 17,019 AADT (2019)

Source: TxDOT Traffic Count Database System (TCDS)

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# Quote Sheet

Sale Price	\$2,885,000 (\$270.36 PSF)
Title Commitment	Delivered to Buyer within fourteen (14) days of contract Effective Date
Survey	Current survey delivered to Buyer within fourteen (14) days of contract Effective Date
Disclosure	A copy of the attached Real Estate Agency Disclosure Form should be signed by the appropriate individual and returned to the Seller's representative.

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Actual Sale Price under any proposed purchase contract is a function of the relationship of numerous characteristics including credit worthiness of buyer and other factors deemed important by the Seller.

This Quote Sheet does not constitute an offer. Neither this document nor any oral discussions between the parties is intended to be a legally binding agreement, but merely expresses terms and conditions upon which the Landlord may be willing to enter into an agreement. This Quote Sheet is subject to modification, prior sale or withdrawal without notice and neither party hereto shall be bound until definitive written agreements are executed by and delivered to all parties to the transaction. The information provided herein is deemed reliable, however, no warranties or representations as to the accuracy are intended, whether expressed or implied.





# San Antonio Overview

## Largest U.S. Cities

- 1 New York
- 2 Los Angeles
- 3 Chicago
- 4 Houston
- 5 Phoenix
- 6 Philadelphia
- 7 **San Antonio**
- 8 San Diego
- 9 Dallas
- 10 San Jose

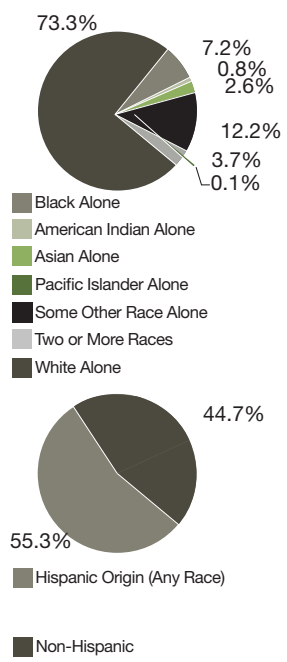
## San Antonio-New Braunfels Metro Area

2000 Census	Population	1,711,703	Median Age	32.9	Total Households	601,265
2010 Census		2,142,508		34.1		763,022
2021 Estimate		2,605,310		36.0		930,556
2026 Projection		2,834,097		36.7		1,013,865

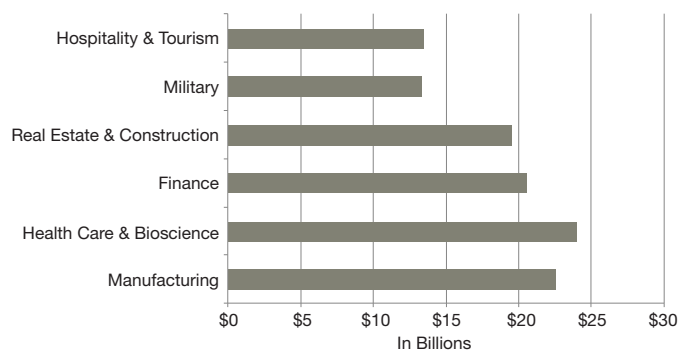
  

2000 Census	Avg. Household Income	\$51,426	Median Household Income	\$39,029	Per Capita Income	\$18,443
2010 Census		\$62,458		\$50,146		\$22,135
2021 Estimate		\$83,925		\$61,131		\$30,121
2026 Projection		\$93,430		\$67,188		\$33,557

## Ethnicity



## Major Industries



Fortune 500 Companies		
SAT	Rankings	US
1	Valero Energy	24
2	USAA	101
3	iHeartMedia	466
4	NuStar Energy	998

Located in South Central Texas within Bexar County, San Antonio occupies approximately 504 square miles. Situated about 140 miles north of the Gulf of Mexico where the Gulf Coastal Plain and Texas Hill Country meet.

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# Demographics: 1-Mile

Summary	Census 2010		Census 2020		2022	2027				
Population	15,836		14,109		14,129	14,274				
Households	7,112		6,948		6,973	7,105				
Families	3,158		-		2,773	2,794				
Average Household Size	2.05		1.89		1.88	1.87				
Owner Occupied Housing Units	2,701		-		2,827	2,914				
Renter Occupied Housing Units	4,411		-		4,147	4,191				
Median Age	39.0		-		41.3	42.0				
Trends: 2022-2027 Annual Rate	Area		State		National					
Population	0.20%		0.88%		0.25%					
Households	0.38%		0.92%		0.31%					
Families	0.15%		0.96%		0.28%					
Owner HHs	0.61%		1.19%		0.53%					
Median Household Income	3.04%		2.93%		3.12%					
Households by Income			Number	Percent	Number	Percent				
	<\$15,000		1,192	17.1%	964	13.6%				
	\$15,000 - \$24,999		728	10.4%	603	8.5%				
	\$25,000 - \$34,999		645	9.2%	552	7.8%				
	\$35,000 - \$49,999		1,055	15.1%	969	13.6%				
	\$50,000 - \$74,999		1,345	19.3%	1,592	22.4%				
	\$75,000 - \$99,999		661	9.5%	784	11.0%				
	\$100,000 - \$149,999		658	9.4%	799	11.2%				
	\$150,000 - \$199,999		272	3.9%	383	5.4%				
	\$200,000+		416	6.0%	458	6.4%				
Median Household Income			\$47,510		\$55,181					
Average Household Income			\$76,423		\$87,856					
Per Capita Income			\$34,075		\$39,546					
Population by Age	Census 2010		2022		2027					
	Number	Percent	Number	Percent	Number	Percent				
	0 - 4		874	5.5%	657	4.6%	679	4.8%		
	5 - 9		770	4.9%	587	4.2%	579	4.1%		
	10 - 14		699	4.4%	597	4.2%	582	4.1%		
	15 - 19		916	5.8%	853	6.0%	834	5.8%		
	20 - 24		1,409	8.9%	1,154	8.2%	1,209	8.5%		
	25 - 34		2,446	15.4%	2,085	14.8%	2,001	14.0%		
	35 - 44		2,066	13.0%	1,745	12.3%	1,786	12.5%		
	45 - 54		2,187	13.8%	1,619	11.5%	1,608	11.3%		
	55 - 64		1,933	12.2%	1,921	13.6%	1,794	12.6%		
	65 - 74		1,158	7.3%	1,570	11.1%	1,681	11.8%		
	75 - 84		835	5.3%	864	6.1%	1,041	7.3%		
	85+		543	3.4%	479	3.4%	478	3.3%		
	Race and Ethnicity	Census 2010		Census 2020		2022		2027		
Number		Percent	Number	Percent	Number	Percent	Number	Percent		
White Alone		12,307	77.7%	7,381	52.3%	7,176	50.8%	6,695	46.9%	
Black Alone		513	3.2%	442	3.1%	442	3.1%	453	3.2%	
American Indian Alone		191	1.2%	230	1.6%	232	1.6%	247	1.7%	
Asian Alone		172	1.1%	198	1.4%	199	1.4%	212	1.5%	
Pacific Islander Alone		5	0.0%	8	0.1%	8	0.1%	8	0.1%	
Some Other Race Alone		2,110	13.3%	2,357	16.7%	2,387	16.9%	2,502	17.5%	
Two or More Races		538	3.4%	3,493	24.8%	3,685	26.1%	4,157	29.1%	
Hispanic Origin (Any Race)		10,865	68.6%	8,675	61.5%	8,841	62.6%	9,112	63.8%	

**Data Note:** Income is expressed in current dollars.

**Source:** Esri forecasts for 2022 and 2027. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.

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# Demographics: 3-Mile

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Summary	Census 2010		Census 2020		2022	2027			
Population	138,411		133,375		133,186	134,564			
Households	48,797		51,812		52,848	54,410			
Families	28,681		-		28,558	28,919			
Average Household Size	2.60		2.38		2.33	2.28			
Owner Occupied Housing Units	23,549		-		24,150	24,436			
Renter Occupied Housing Units	25,248		-		28,699	29,974			
Median Age	34.6		-		36.8	38.0			
Trends: 2022-2027 Annual Rate	Area		State		National				
Population	0.21%		0.88%		0.25%				
Households	0.58%		0.92%		0.31%				
Families	0.25%		0.96%		0.28%				
Owner HHs	0.24%		1.19%		0.53%				
Median Household Income	3.40%		2.93%		3.12%				
Households by Income			Number	Percent	Number	Percent			
	<\$15,000		9,106	17.2%	7,522	13.8%			
	\$15,000 - \$24,999		6,572	12.4%	5,656	10.4%			
	\$25,000 - \$34,999		5,599	10.6%	5,203	9.6%			
	\$35,000 - \$49,999		7,104	13.4%	7,015	12.9%			
	\$50,000 - \$74,999		9,096	17.2%	10,297	18.9%			
	\$75,000 - \$99,999		5,304	10.0%	6,308	11.6%			
	\$100,000 - \$149,999		5,026	9.5%	6,175	11.3%			
	\$150,000 - \$199,999		2,222	4.2%	3,114	5.7%			
	\$200,000+		2,820	5.3%	3,120	5.7%			
Median Household Income			\$44,898		\$53,068				
Average Household Income			\$73,935		\$84,639				
Per Capita Income			\$29,607		\$34,439				
Population by Age	Census 2010		2022		2027				
	Number	Percent	Number	Percent	Number	Percent			
	0 - 4	9,922	7.2%	8,396	6.3%	8,446	6.3%		
	5 - 9	8,972	6.5%	8,092	6.1%	7,816	5.8%		
	10 - 14	8,432	6.1%	7,724	5.8%	7,695	5.7%		
	15 - 19	10,578	7.6%	9,338	7.0%	9,204	6.8%		
	20 - 24	12,265	8.9%	10,474	7.9%	10,508	7.8%		
	25 - 34	19,839	14.3%	19,467	14.6%	18,209	13.5%		
	35 - 44	17,630	12.7%	16,391	12.3%	17,316	12.9%		
	45 - 54	18,607	13.4%	15,122	11.4%	15,087	11.2%		
	55 - 64	14,931	10.8%	15,929	12.0%	15,073	11.2%		
	65 - 74	8,669	6.3%	12,628	9.5%	13,719	10.2%		
	75 - 84	5,809	4.2%	6,789	5.1%	8,457	6.3%		
	85+	2,759	2.0%	2,838	2.1%	3,033	2.3%		
	Race and Ethnicity	Census 2010		Census 2020		2022		2027	
Number		Percent	Number	Percent	Number	Percent	Percent		
White Alone		102,376	74.0%	59,234	44.4%	57,532	43.2%	53,285	39.6%
Black Alone		6,097	4.4%	5,608	4.2%	5,564	4.2%	5,678	4.2%
American Indian Alone		1,689	1.2%	1,942	1.5%	1,944	1.5%	2,030	1.5%
Asian Alone		1,025	0.7%	1,632	1.2%	1,676	1.3%	1,848	1.4%
Pacific Islander Alone		75	0.1%	91	0.1%	92	0.1%	93	0.1%
Some Other Race Alone		22,984	16.6%	28,339	21.2%	28,144	21.1%	29,006	21.6%
Two or More Races		4,166	3.0%	36,530	27.4%	38,234	28.7%	42,624	31.7%
Hispanic Origin (Any Race)		106,035	76.6%	95,693	71.7%	96,066	72.1%	97,656	72.6%

**Data Note:** Income is expressed in current dollars.

**Source:** Esri forecasts for 2022 and 2027. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.





# Demographics: 5-Mile

Summary	Census 2010		Census 2020		2022	2027	
Population	368,025		356,196		356,379	356,700	
Households	127,907		131,990		133,555	135,305	
Families	81,445		-		79,742	80,024	
Average Household Size	2.73		2.58		2.55	2.52	
Owner Occupied Housing Units	67,455		-		67,265	68,099	
Renter Occupied Housing Units	60,451		-		66,289	67,206	
Median Age	34.0		-		35.8	37.1	
Trends: 2022-2027 Annual Rate		Area		State		National	
Population	0.02%		0.88%		0.25%		
Households	0.26%		0.92%		0.31%		
Families	0.07%		0.96%		0.28%		
Owner HHs	0.25%		1.19%		0.53%		
Median Household Income	3.37%		2.93%		3.12%		
Households by Income			Number	Percent	Number	Percent	
<\$15,000			21,907	16.4%	17,948	13.3%	
\$15,000 - \$24,999			16,874	12.6%	14,437	10.7%	
\$25,000 - \$34,999			14,957	11.2%	13,608	10.1%	
\$35,000 - \$49,999			18,840	14.1%	17,954	13.3%	
\$50,000 - \$74,999			24,291	18.2%	26,979	19.9%	
\$75,000 - \$99,999			13,620	10.2%	15,954	11.8%	
\$100,000 - \$149,999			11,738	8.8%	14,435	10.7%	
\$150,000 - \$199,999			5,291	4.0%	7,316	5.4%	
\$200,000+			6,035	4.5%	6,676	4.9%	
Median Household Income			\$44,328		\$52,330		
Average Household Income			\$70,819		\$81,334		
Per Capita Income			\$26,939		\$31,264		
Population by Age		Census 2010		2022		2027	
	Number	Percent	Number	Percent	Number	Percent	
0 - 4	28,071	7.6%	24,339	6.8%	24,177	6.8%	
5 - 9	26,763	7.3%	24,073	6.8%	23,127	6.5%	
10 - 14	25,241	6.9%	23,353	6.6%	22,911	6.4%	
15 - 19	28,839	7.8%	25,096	7.0%	24,470	6.9%	
20 - 24	29,840	8.1%	26,861	7.5%	26,647	7.5%	
25 - 34	49,965	13.6%	50,852	14.3%	47,170	13.2%	
35 - 44	45,313	12.3%	42,967	12.1%	44,917	12.6%	
45 - 54	48,521	13.2%	39,112	11.0%	38,833	10.9%	
55 - 64	38,198	10.4%	41,292	11.6%	38,738	10.9%	
65 - 74	22,597	6.1%	32,359	9.1%	35,307	9.9%	
75 - 84	16,627	4.5%	17,948	5.0%	21,773	6.1%	
85+	8,048	2.2%	8,127	2.3%	8,631	2.4%	
Race and Ethnicity		Census 2010		Census 2020		2022	2027
	Number	Percent	Number	Percent	Number	Percent	Percent
White Alone	268,559	73.0%	153,198	43.0%	148,507	41.7%	38.0%
Black Alone	19,879	5.4%	19,262	5.4%	19,164	5.4%	5.4%
American Indian Alone	4,118	1.1%	5,239	1.5%	5,238	1.5%	1.5%
Asian Alone	2,621	0.7%	4,253	1.2%	4,297	1.2%	1.3%
Pacific Islander Alone	250	0.1%	316	0.1%	313	0.1%	0.1%
Some Other Race Alone	61,594	16.7%	73,658	20.7%	73,645	20.7%	21.1%
Two or More Races	11,005	3.0%	100,272	28.2%	105,215	29.5%	32.6%
Hispanic Origin (Any Race)	279,311	75.9%	261,247	73.3%	263,305	73.9%	74.4%

**Data Note:** Income is expressed in current dollars.

**Source:** Esri forecasts for 2022 and 2027. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.

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## Information About Brokerage Services

11-2-2015

*Texas law requires all real estate license holders 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>REOC General Partner, LLC</b> Licensed Broker/Broker Firm Name or Primary Assumed Business Name	<b>493853</b> License No.	<b>bharris@reocsanantonio.com</b> Email	<b>(210) 524-4000</b> Phone
<b>Brian Dale Harris</b> Designated Broker of Firm	<b>405243</b> License No.	<b>bharris@reocsanantonio.com</b> Email	<b>(210) 524-4000</b> Phone
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<b>Andrew J. Lyles</b> Sales Agent/Associate's Name	<b>493853</b> License No.	<b>alyles@reocsanantonio.com</b> Email	<b>(210) 524-4000</b> Phone

Buyer/Tenant/Seller/Landlord Initials	Date
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**Regulated by the Texas Real Estate Commission**

**Information available at [www.trec.texas.gov](http://www.trec.texas.gov)**

TAR 2501

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# Information About Brokerage Services

11-2-2015

Texas law requires all real estate license holders 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.

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