



0.84 +/- Acres

**E. GRAYSON AND N. OLIVE  
SAN ANTONIO, TEXAS**

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SAN ANTONIO, TX 78249



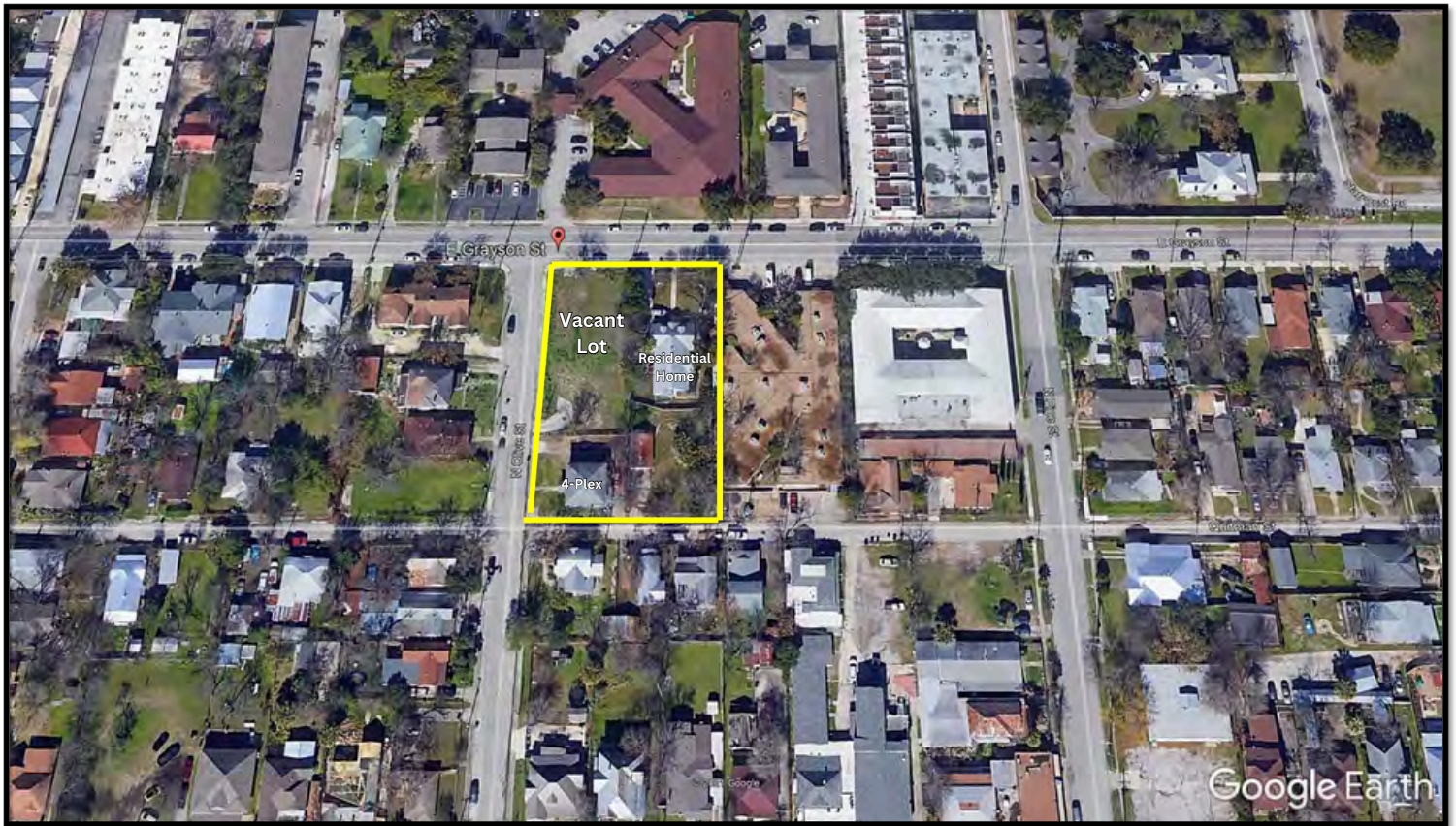
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\* The information in this brochure has been obtained from various sources deemed reliable for presentation purposes only. This information is subject to errors and omissions. If interested in this property, each party should independently verify any and all information.





- Great site with frontage on E Grayson St and N Olive St.
- Vacant Lot Zoned: MF25
- 4-Plex Zoned: MF25
- Residential Home Zoned: RM54
- Three combined tracts totaling 0.84 +/- acres.
- Close to the fast-growing Pearl District, Alamo College Headquarters, River North Museum Reach, and Ft. Sam Houston Base.
- Single-family home and a 4 plex is currently located on the property.

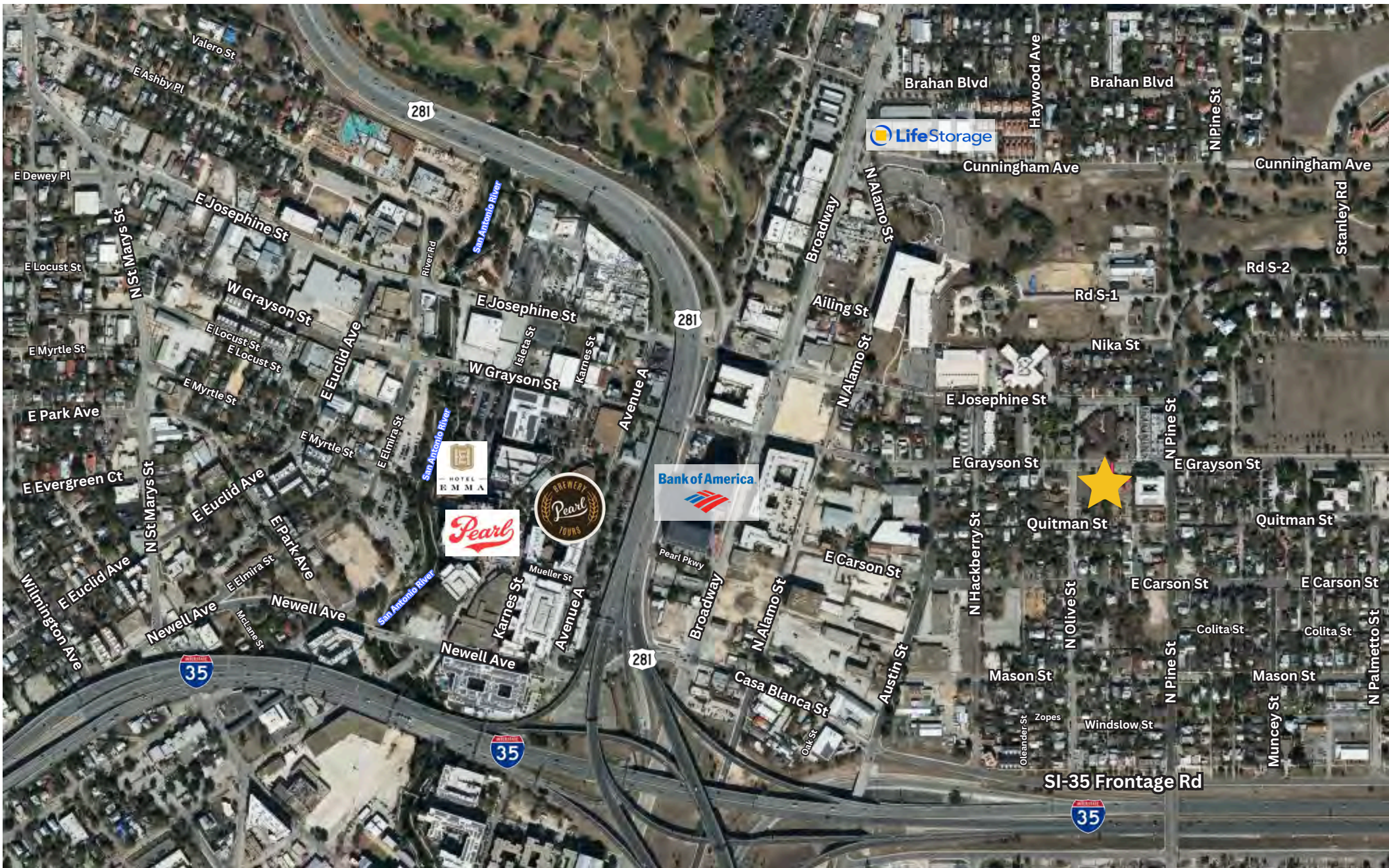
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# MAPPING











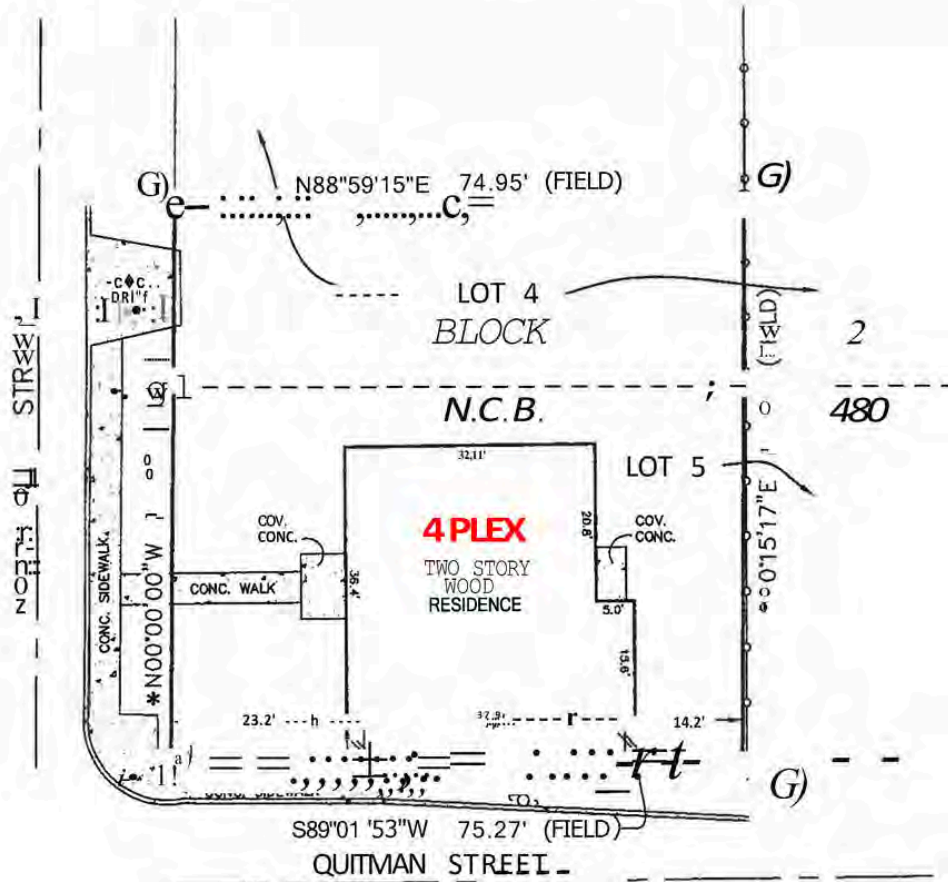
# MAPPING

THIS PROPERTY IS LOCATED IN ZONE X ACCORDING TO THE NATIONAL  
FLOOD INSURANCE PROGRAM DEFINED BY FEDERAL EMERGENCY  
MANAGEMENT AGENCY; BEXAR COUNTY TEXAS; FLOOD BOUNDARY MAP  
NUMBER 48029C 0453 E AS DATED FEB. 16, 1996

\*REFERENCE BEAR/NC ASSUMED  
ALL OTHER BEARINGS ARE  
RELATIVE TO THIS BEAR/NC.

NOTES: CD. FOUND 1/2" IRON BAR  
O .. CHAIN LINK FENCE  
= WOOD FENCE

NORTH  
SCALE: 1" = 20'



AREA: **0.128 ACRES**  
(5,559 SQUARE FEET)

SURVEY OF  
THE WEST 75' OF THE SOUTH 24' OF  
LOT 4 AND THE WEST 75' OF LOT 5  
BLOCK 2, N.C.B. 480  
CITY OF SAN ANTONIO  
BEXAR COUNTY, TEXAS

STATE OF TEXAS  
COUNTY OF BEXAR

WE, SINCLAIR & ASSOC., INC. HAVE MADE A SURVEY  
ON THE GROUND OF THE FOREGOING PROPERTY AND  
WE CERTIFY THAT THERE ARE NO VISIBLE OR APPARENT  
EASEMENTS OR ENCROACHMENTS, EXCEPT AS SHOWN.

VOL. 51111.. PG. 199t DEED RECORDS

BY: Lemuel T. Sinclair  
LEMUEL T. SINCLAIR  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5142

G.F. NO.: 010718648: GC  
BUYER: CHARLES GUY STIDHAM III  
ADDRESS: 1822 NORTH OLIVE STREET

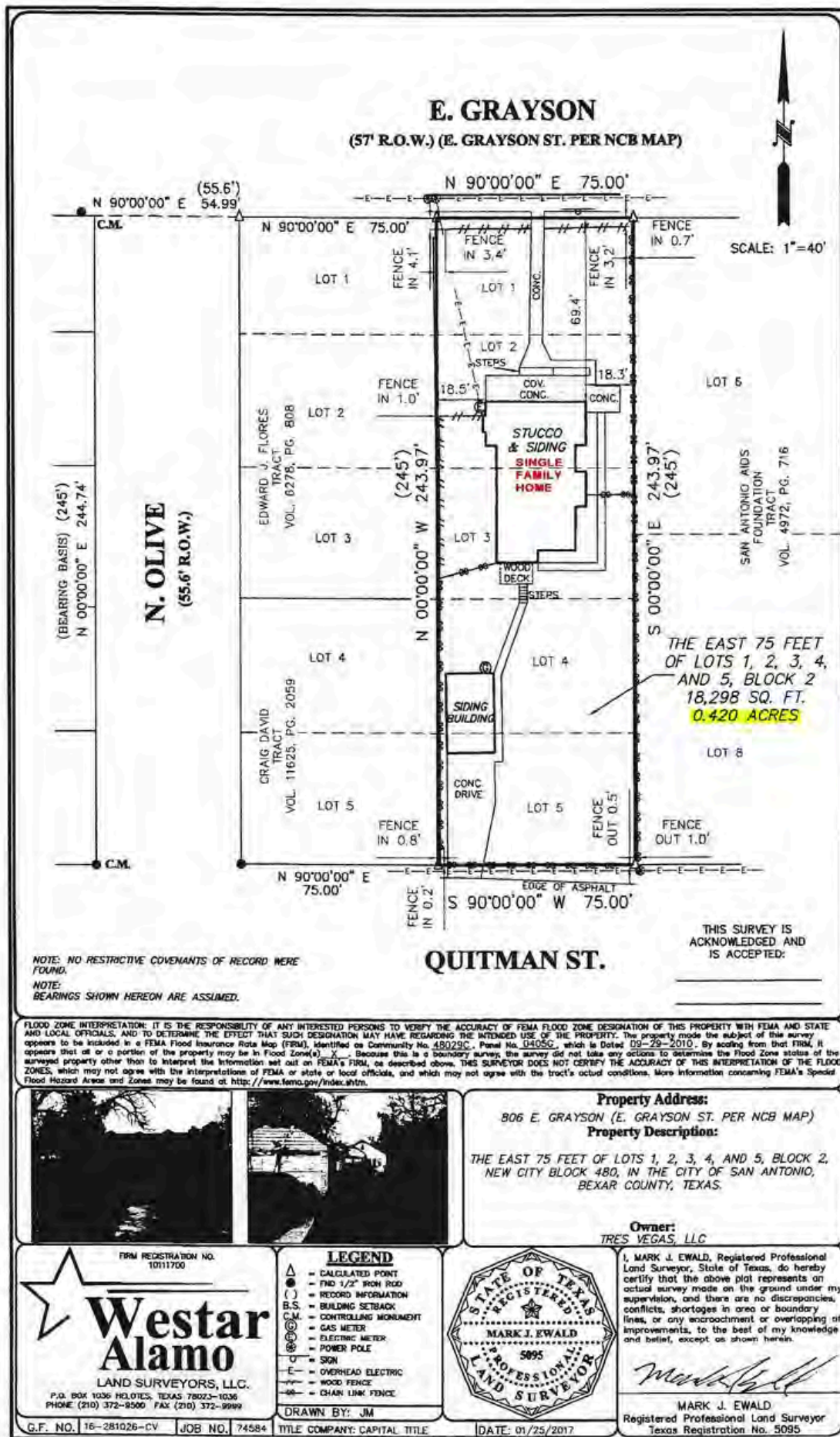
SINCLAIR & ASSOC., INC.  
8026 V.N.E. SUITE 215  
SAN ANTONIO, TEXAS 78230  
210-341-4518

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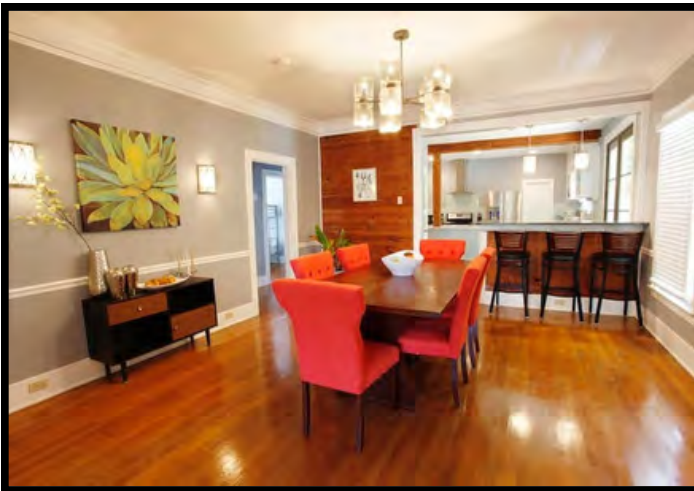
JOB NUMBER S-200111320







# PROPERTY PHOTOS





SAN ANTONIO  
BUSINESS JOURNAL

Commercial Real Estate 1-6-2025

## Fulcrum, Graystreet Partners put Broadway development up for design review



A rendering of the BESA District, planned by Fulcrum Development and GrayStreet Partners.  
FORD, POWELL & CARSON/KOHN PEDERSEN FOX



More than a year after plans were first unveiled, a massive mixed-use district planned for Broadway is moving forward.

Fulcrum Development and GrayStreet Partners are seeking conceptual approval for a 15-acre development known as Broadway East, or the BESA District, from the Historic and Design Review Commission (HDRC) this month. The team wants to build a campus with retail, multifamily, hospitality and office uses on land fronting Broadway, on the opposite side of Pearl.

As part of the application, the group is seeking partial demolition on a historic structure at 1613 N. Alamo St., and have been systematically clearing away other structures to make room for new construction. Plans also call for extending Pearl Parkway into the Government Hill neighborhood. The complex's design is taking cues from Pearl, the documents show, with a heavy emphasis on brick and terracotta.

Construction would take place in two phases, with the first phase expected to deliver in 2026.

Retail is a major focus of the development, which is being leased by Shop Companies. While an initial marketing flyer targeted high-end retailers like Gucci and Rolex, GrayStreet Managing Partner Kevin Covey told the

Government Hill Neighborhood Alliance the focus would be neighborhood service retail, and wanted to bring a grocer into the mix. An updated flyer includes home furnishings, fashion, wellness and beauty and heritage brands in the site's "merchandising vision."

A construction timeline has yet to be released. San Antonio-based Ford, Powell and Carson and New York firm Kohn Pedersen Fox are leading BESA District's design. Austin landscape architecture company dwg. is also attached.

HDRC will take up the measure at its Jan. 15 meeting. Fulcrum did not respond to a request for comment.



SAN ANTONIO  
BUSINESS JOURNAL

## Site once proposed for 11-story tower sold for another potential project

The new owners of the property still envision a mixed-use development.



Image: San Antonio Business Journal

The land at 2100 Broadway sold to the owners of barbecue restaurants in Austin and Dallas.

MITCHELL PARTON | SABJ



By Mitchell Parton – Reporter, San Antonio Business Journal  
Jul 23, 2021

A site near Pearl once planned for an 11-story tower has been sold to the owners of barbecue restaurants, also real estate investors, who want to bring in their own mixed-use project.

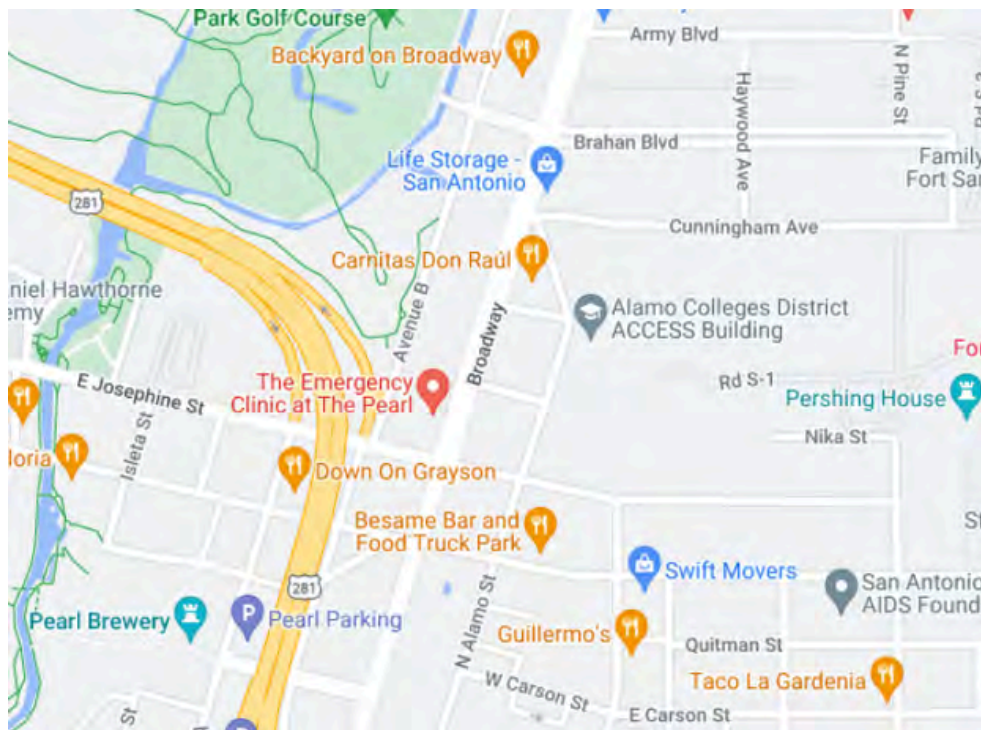
Members of the family behind the Terry Black's BBQ restaurants in Austin and Dallas bought the roughly 1.5-acre property at 2100 Broadway St. for an undisclosed price under the limited liability company 4M Broadway LLC, according to a deed filed July 6 with Bexar County.



They took out a loan of \$5 million from BancorpSouth for the deal, according to the deed. Mark Black, one of the family members, said the price was more than that. He said he discovered the site when visiting Pearl with his brother.

The buyers – who all previously lived in San Antonio – do not have firm plans for the site yet, but Black said they are talking to general contractor Rogers-O'Brien Construction, which they have worked with on other projects, including a winery, resort, hotel and spa they developed and is set to open in Driftwood near Austin next year.

"We're not looking to come in there and just do a stale office building or hotel building or anything like that, Black said. "We want to very much fit in with the vibe and the history."



Black said he could see multiple restaurants, possibly operated by the family, as well as an apartment complex or hotel on the site.

"I think that a hotel appeals most to us, but we're going to do our research and see," he said. "We're not in any rush."

The Black family has invested in real estate properties across Texas, including rental houses and passive investments, and are looking at other potential mixed-use developments in



cities such as Houston, Los Angeles, Chicago and New York.

"We've been in a fortunate situation over the last couple of years to be able to go out and do much larger projects on our own," Black said.

Mark's father, Terry, is a financial adviser and his mother, Patty, is a retired pharmacist. Both are owners in the deal as well as Mark, his brother Mike and his sister, Christina.

The San Antonio City Council approved a change in zoning for the site in November 2018 to allow for a [high-rise, mixed-use development](#) proposed by Stream Realty Partners, meaning that the Black family will not have to go through the zoning process if they choose to build a similar project.

Ryan Harrison, co-chief executive officer of Merit CRE, represented the seller, North Alamo Properties LLC. Todd Griffiths, senior vice president of Dallas-based RetailUnion, and Thomas Tyng, first vice president of CBRE Group Inc., represented the buyers.

Harrison, a former managing director for Stream, told the Business Journal that the firm dropped the project around March 2019.

"Stream was dependent upon an internal equity fund to move forward with the project, and that fund did not pursue investment," Harrison said.

When Harrison left Stream to form his own firm Freestone – [which later merged into Merit CRE](#) – the owners asked him to list the property.

The property is adjacent to the Alamo College District main office on Alamo Street. Demand for land in the area is so strong that Black said multiple people have approached him for the property since he purchased it, offering 50% more than the sale price in cash. One, he said, wanted to build condos.

"I'm pretty happy with the investment so far," Black said.

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SAN ANTONIO  
BUSINESS JOURNAL

## More high-end luxury homes underway near Pearl (slideshow)

**The new community in Tobin Hill features rooftop views of downtown and Pearl.**

Jun 10, 2021, 2:38pm CDT Updated: Jun 11, 2021, 1:08pm CDT

Another new community of high-end luxury homes is coming to Tobin Hill near Pearl.

Austin-based White Tiger Capital is developing Evergreen at Tobin Hill at 203 Paschal St. with 13 homes being from local builder B.E. Schaefer

Custom Homes Inc. Karla Dupre and Stephanie Rinn of Kuper Sotheby's International Realty are marketing the homes for sale.



KUPER SOTHEBY'S INTERNATIONAL REALTY

"It feels so urban. You're very close to downtown and Pearl, it's just a great neighborhood feeling," Rinn said. "[The development team] put a lot of thought into everything they did, it's a very efficiently used space."



Most of the floor plans will have three bedrooms — with the exception of one two-bedroom unit — ranging from 1,829 to 2,587 square feet. All units are four stories tall.

The first seven units — all with the Cypress floor plan — will have three bedrooms, three bathrooms, one half-bath, a two-car garage, a 282-square-foot rooftop deck, a balcony and a small yard.

"The rooftop decks on these are phenomenal," Rinn said.

The sales team is targeting medical professionals with its close proximity to the Metropolitan Methodist Hospital, but has seen interest from all sorts of potential buyers, especially being near Pearl and requiring little maintenance.

"Of course we have people from other states, they vary from young professionals to people who after the pandemic wanted to move to a great city," Rinn said. "But we've also had people who are downsize, want to be near restaurants and want flexibility."

**Mitchell Parton**

Reporter

*San Antonio Business Journal*



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SAN ANTONIO  
BUSINESS JOURNAL

## Proposed \$87M Pearl apartment complex lands key approval

Plans presented to the city include an elevated pool overlooking the River Walk, an outdoor kitchen, a garden courtyard and a dog park.



Image: Don B. McDonald Architect AIA Ltd.

The northeast entrance to the proposed apartment complex features commercial space.



By [Mitchell Parton](#) – Reporter, San Antonio Business Journal

May 11, 2021 **Updated** May 13, 2021 5:51pm CDT

A new apartment complex expanding Pearl to the west side of the San Antonio River received key approval from a city board Tuesday.

The Midtown Tax Increment Reinvestment Zone board voted to grant Pearl developer Silver Ventures a \$500,000 reimbursement of San Antonio Water System impact fees for its proposed Elmira Apartments, a seven-story market-rate apartment complex at 1126 E. Elmira St. with ground-floor restaurant, retail and coworking space.

The development is expected to be an \$87 million investment, according to Shawn Hatter, director of development for Silver Ventures.

Construction is expected to begin first quarter 2022.

Plans presented to the Historic and Design Review Commission late last year show the developers plan to integrate the sidewalk spaces to create an interconnected pedestrian space that provides access to the River Walk and access to Pearl. The plans also show an elevated pool overlooking the River Walk, an outdoor kitchen, a garden courtyard and a dog park.

The project will also receive a 10-year local tax rebate under the Center City Housing Incentive Program totaling \$3.1 million. A percentage of the rebate, more than \$1 million, will go toward the city's affordable housing fund.

Although the SAWS reimbursement did pass, some board members cautioned against the TIRZ frequently funding SAWS waivers as opposed to public improvements.

Historically, SAWS waivers would be part of the CCHIP incentive package. Veronica Garcia, assistant director of the Center City Development and Operations Department, said that the department has been instructed by City Council to focus its SAWS waivers on affordable housing projects, so it worked to bring waivers for the Elmira project to the TIRZ.

Board member Ramiro Gonzales – one of two to vote against the waiver – told the rest of the board that with the change in the CCHIP program, he would be more comfortable in the board supporting public improvements and direct funding for affordable housing rather than fulfilling developer requests for SAWS waivers.

"We don't want to become the new fund of SAWS fee waivers," Gonzales said.

Hatter, defending the waiver, said that the addition of more residential units to Midtown would boost affordability in the neighborhood, and that unlike some affordable housing programs – which typically exempt developments from various city taxes – the city would see a tax benefit from the project.

Hatter also said – in response to Gonzales saying he didn't think the \$500,000 would make or break the project – that the project was in jeopardy of not happening if the waiver did not pass, citing increased construction costs.



SAN ANTONIO  
BUSINESS JOURNAL

## Pearl launches new shared workspace

**Professionals now have access to over 10,000 square feet of office space**

Apr 27, 2021, 1:19pm CDT

Pearl has opened a newly renovated office as a shared workspace for creatives, startups and businesses known as Pearl Cowork.

The co-working space is located at 200 E. Grayson St., #210 in the Full Goods building, according to a news release. The new 10,416-square-foot office is ideal for professionals of all levels and is available at multiple membership levels.

Members will have access to high-speed wifi, a shared kitchen, high-tech meeting rooms, private phone booths, cleaning services and more.

"Pearl is thrilled to debut San Antonio's newest cowork space, which is ideal for those seeking human connectivity and Memberships include \$40 for a day pass and monthly membership passes start at \$150.



PEARL

The new space will give local professionals an office setting to work out of.

**Steven Santana**

Digital Producer

*San Antonio Business Journal*





## 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.

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Licensed Supervisor of Sales Agent/	License No.	Email	Phone
Associate			
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Sales Agent/Associate's Name	License No.	Email	Phone

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

\_\_\_\_\_  
Date

**Regulated by the Texas Real Estate Commission**  
TXR-2501

Drake Commercial Group, 4630 N Loop 1604 W # 510 San Antonio, TX 78249  
Travis Bauer

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

**IABS 1-0 Date**

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