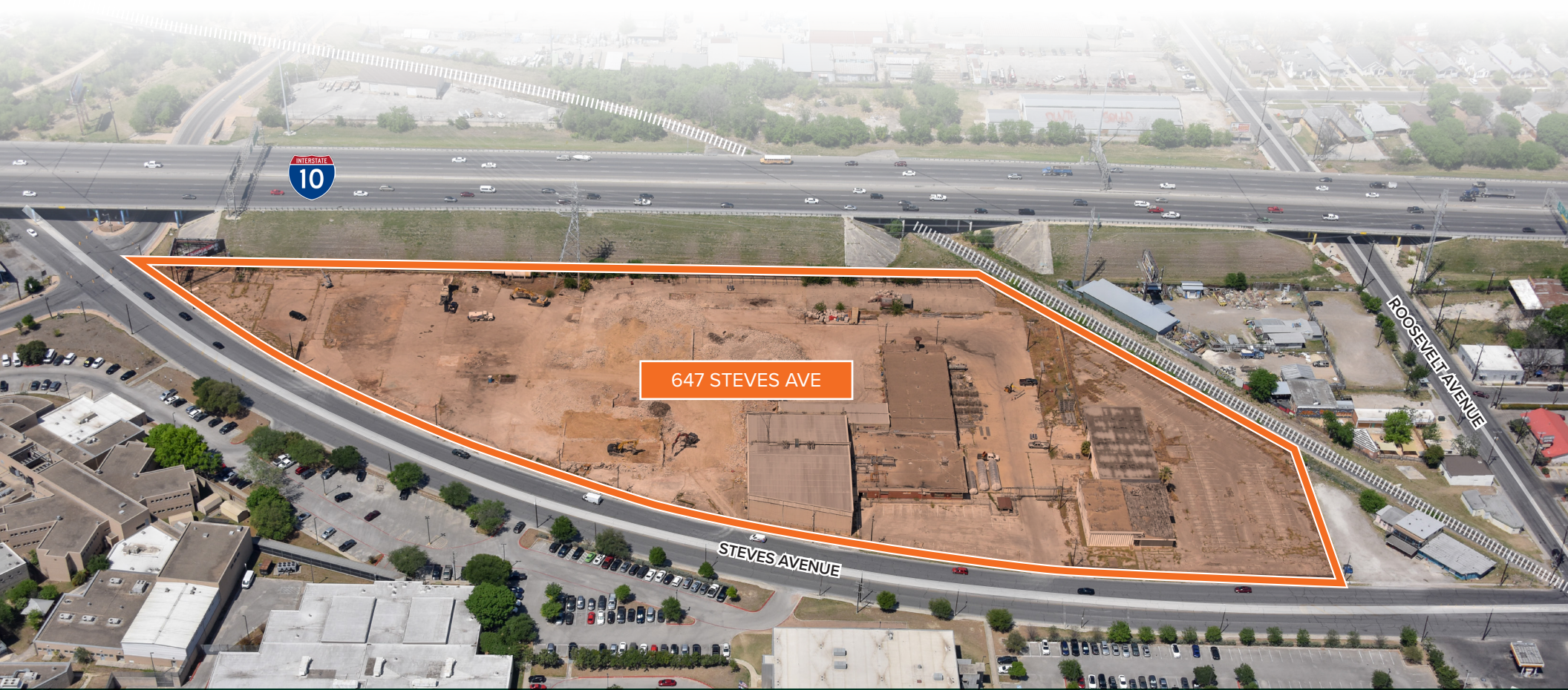


# 647 STEVES AVE

SOUTHTOWN DEVELOPMENT SITE



647 STEVES AVE

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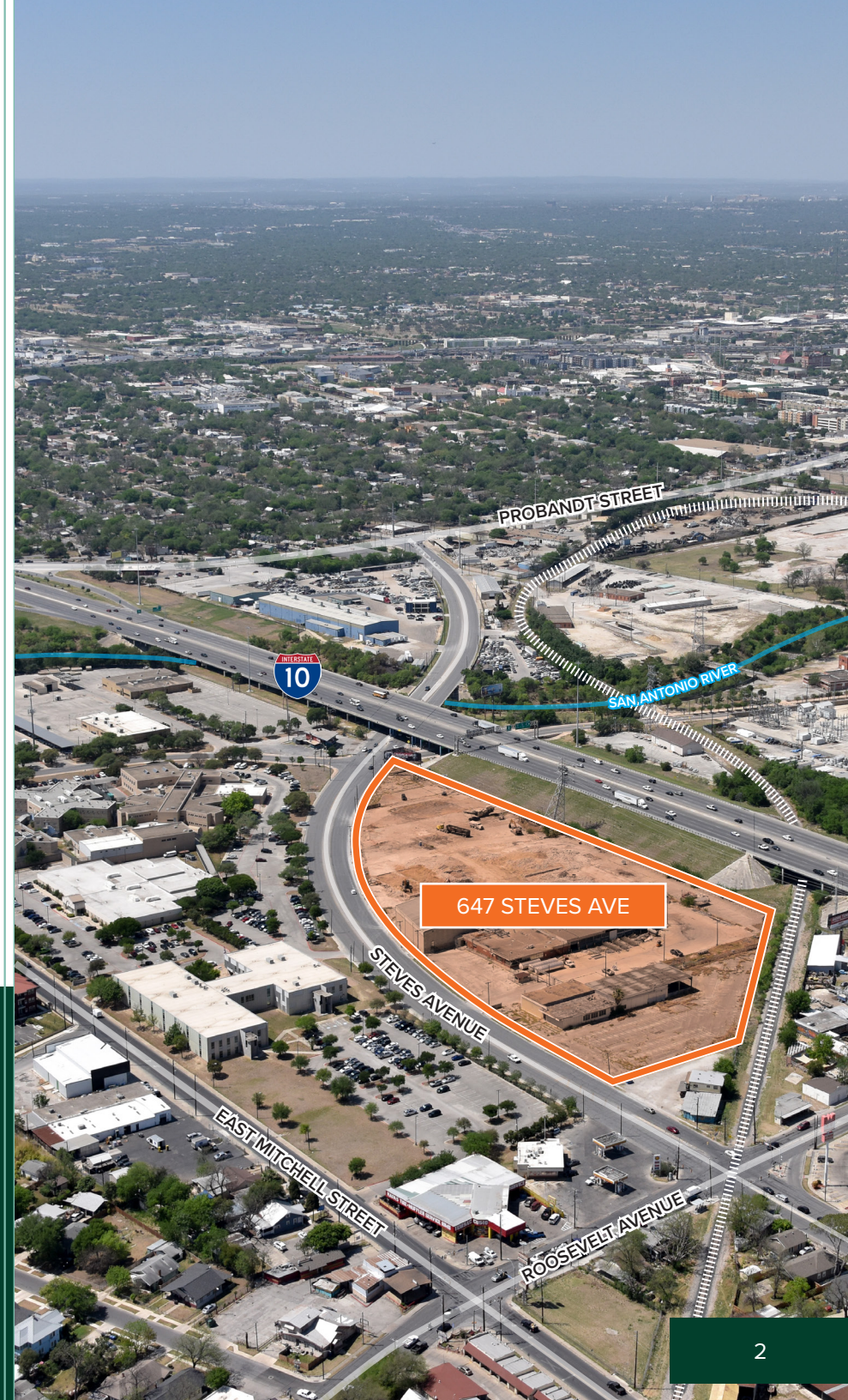
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# EXECUTIVE SUMMARY



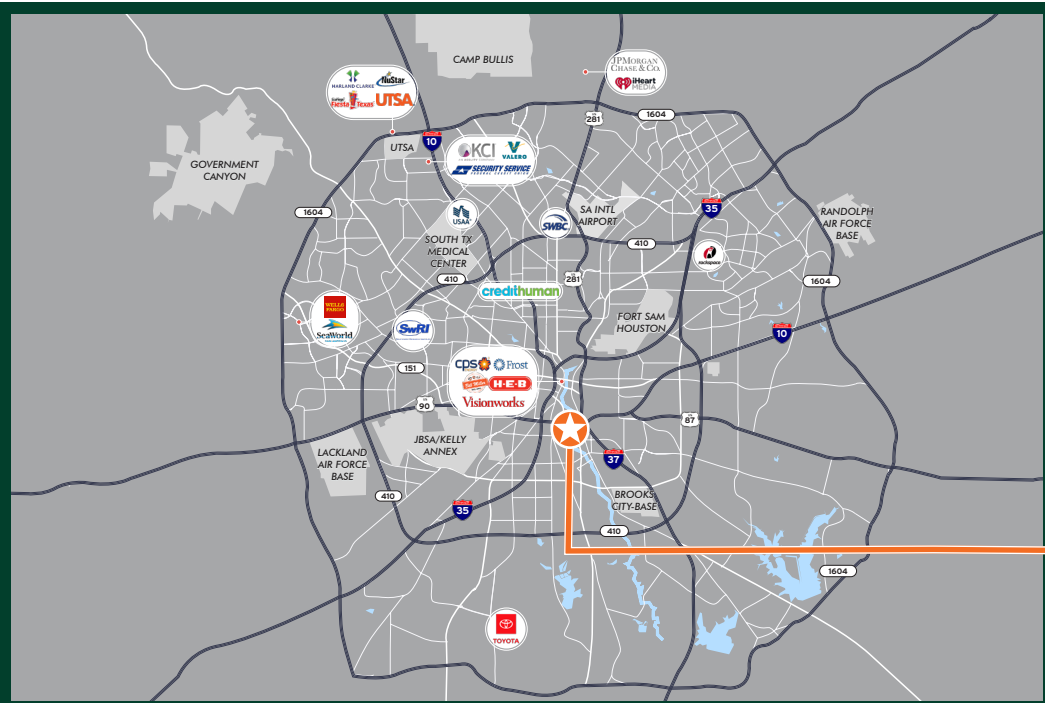
CBRE, as exclusive advisor, is pleased to present to qualified investors the opportunity to acquire the 9.28 acre site on 647 Steves Ave, a premier development site in South San Antonio. This property is located within the Southtown Submarket and near the Lone Star Brewery and CPS Power Plant, an ideal site for high density multifamily or commercial developments. This asset offers investors a 100% fee-simple interest in this property upon acquisition.

647 Steves is part of the bustling metropolis of the South San Antonio Market. This unique redevelopment opportunity is positioned next to Interstate 10, offering tremendous visibility to nearly 138,000 vehicles per day.

<b>ADDRESS</b>	647 Steves Ave. San Antonio, TX 78210
<b>JURISDICTION</b>	San Antonio, Texas
<b>MARKET INFORMATION</b>	Southtown Submarket in San Antonio
<b>LAND AREA</b>	9.28 Acres
<b>ZONING</b>	IDZ, H RIO-4, MC-1
<b>FRONTAGE</b>	I-10 and Steves Ave
<b>OFFERING PRICE</b>	Contact Broker

# INVESTMENT OVERVIEW

Located on +/- 9.28 acres in the Southtown Submarket, the property is located two miles from downtown San Antonio and conveniently situated between three major thoroughfares, Interstates 10, 37, and 35. This site is bound to the south by Steves Ave, to the east by Roosevelt Ave and to the north Interstate 10. Ingress and Egress access to the site is provided from Steves and Roosevelt Ave.



# ZONING INFORMATION

## **H: Historic Districts and Landmarks (SEC. 35-333)**

These are areas in which the cultural or archaeological identity, architectural features, or overall character are considered historically significant. Historic Districts often contain one or more buildings, objects, sites, or structures designated as significant or exceptional historic landmarks.

## **RIO-4: River Improvement Overlay District (SEC. 35-338)**

Overlay district that imposes regulations to protect, preserve and enhance the San Antonio River and its improvements by establishing design standards and guidelines for properties located near the river.

## **MPOD: Mission Protection Overlay District (Sec. 35-339.06)**

The San Antonio Missions and their historic grounds are an invaluable historic resource within the City of San Antonio. The City of San Antonio recognizes the positive cultural and economic benefits to preserving the scenic and environmental quality of the sites. A new zoning overlay for the four (4) Mission Sites (Mission Concepcion, Mission San Jose, Mission San Juan and Mission Espada) will regulate the height of new construction which may encroach upon or threaten the integrity of the historic mission sites.

## **TIRZ: Tax Increment Reinvestment Zones (Mission Drive-In)**

Tax Increment Financing (TIF) is defined as a public financing mechanism through which the growth in taxes (increment) associated with new development or redevelopment can be captured and used to pay costs associated with economic development for the public good. The area in which TIF is being used is known as a Tax Increment Reinvestment Zone (TIRZ).

## **World Heritage Buffer Zone**

Buffer zones are clearly delineated area(s) outside a World Heritage property and adjacent to its boundaries which contribute to the protection, conservation, management, integrity, authenticity and sustainability of the Outstanding Universal Value of the property. Although buffer zones are not regarded as part of the inscribed property, their boundaries and relevant management approaches should be evaluated, approved and formally recorded at the time they are proposed by a State Party. Where buffer zones are defined, they should be seen as an integral component of the State Party's commitment to the protection, conservation and management of the World Heritage property. The functions of the buffer zone should reflect the different types and levels of protection, conservation and management needed to protect the attributes that sustain the Outstanding Universal Value of the World Heritage property.

*Source: The World Heritage Resource Manual Preparing World Heritage Nominations (2nd edition, UNESCO 2011)*

# ZONING DETAIL

H: Historic Districts  
and Landmarks

RIO-4: River Improvement  
Overlay District

MPOD: Mission Protection  
Overlay District

TIRZ: Tax Increment  
Reinvestment Zones

World Heritage Buffer Zone

# LOCATION OVERVIEW



# AERIAL VIEW NORTH



UTSA DOWNTOWN  
CAMPUS

DOWNTOWN  
SAN ANTONIO

TOWER OF THE AMERICAS

THE ALAMODOME

THE PEARL

SOUTHTOWN

HENRY B.  
CONVENTION CENTER

BLUE STAR  
ARTS COMPLEX

SOUTHTOWN  
FLATS  
229 UNITS

THE FLATS AT  
BIG TEX  
336 UNITS

BRACKENRIDGE  
HIGH SCHOOL

SOUTH PRESA STREET

YOUNG WOMEN'S  
LEADERSHIP ACADEMY

FORMER LONE  
STAR BREWERY

ROOSEVELT PARK

PROBANDT STREET

SAN ANTONIO RIVER

MISSION ROAD

647 STEVES AVE

STEVES AVENUE

ROOSEVELT AVENUE

# AERIAL VIEW SOUTH



SOUTHSIDE  
LOFTS  
65 UNITS

RIVERSIDE GOLF COURSE

MELA LUXURY  
APARTMENTS  
360 UNITS

MISSION CONCEPCION  
SPORTS COMPLEX

SAN ANTONIO RIVER

THE ST. JOHN  
APARTMENTS  
228 UNITS

RIVERSIDE PARK  
ELEMENTARY SCHOOL

STEVES AVENUE

ROOSEVELT AVENUE

647 STEVES AVE

MISSION ROAD

INTERSTATE  
10

INTERSTATE  
10

AERIAL VIEW



647 STEVES AVE

STEVES AVENUE

MISSION ROAD

INTERSTATE  
10

IH-10: 138,021 VPD

ROOSEVELT AVENUE

# MARKET OVERVIEW

**San Antonio, TX:** San Antonio is the seventh most populated city in the US with over 1.5 million people as well as consistently being one of the fastest growing cities in America. San Antonio is known for its famous attractions like the Alamo Riverwalk making it Texas' most visited city with over 30 million visitors each year.

**King William/Southtown Arts District:** Less than a mile from Downtown San Antonio, is the King William/Southtown the Arts District. This rapidly evolving area offers highly walkable amenities including restaurants, locally-owned bars and an attractive atmosphere for sustaining continued growth.

## AREA DEMOGRAPHICS

	1 mi	3 mi	5 mi
DAYTIME POPULATION	10,430	207,690	412,406
2023 EST. POPULATION	11,381	139,300	322,417
2028 PROJECTED POPULATION	11,632	138,394	319,758
PROJECTED ANNUAL POPULATION GROWTH, 2023-2028	0.44%	-0.13%	-0.17%
2023 EST. HOUSEHOLDS	4,350	51,125	117,821
2028 PROJECTED HOUSEHOLDS	4,550	52,386	120,020
2023 AVG HH INCOME	\$70,818	\$59,753	\$59,487
2023 MEDIAN HH INCOME	\$43,327	\$39,316	\$39,935
2028 MEDIAN HH INCOME	\$51,986	\$44,409	\$45,014
2023 MEDIAN AGE	37.00	35.30	34.80



## AFFILIATED BUSINESS DISCLOSURE

CBRE, Inc. (“CBRE”) operates within a global family of companies with many subsidiaries and related entities (each an “Affiliate”) engaging in a broad range of commercial real estate businesses including, but not limited to, brokerage services, property and facilities management, valuation, investment fund management and development. At times different Affiliates, including CBRE Investment Management, Inc. or Trammell Crow Company, may have or represent clients who have competing interests in the same transaction. For example, Affiliates or their clients may have or express an interest in the property described in this Memorandum (the “Property”) and may be the successful bidder for the Property. Your receipt of this Memorandum constitutes your acknowledgement of that possibility and your agreement that neither CBRE nor any Affiliate has an obligation to disclose to you such Affiliates’ interest or involvement in the sale or purchase of the Property. In all instances, however, CBRE and its Affiliates will act in the best interest of their respective client(s), at arms’ length, not in concert, or in a manner detrimental to any third party. CBRE and its Affiliates will conduct their respective businesses in a manner consistent with the law and all fiduciary duties owed to their respective client(s).

## CONFIDENTIALITY AGREEMENT

Your receipt of this Memorandum constitutes your acknowledgement that (i) it is a confidential Memorandum solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property, (ii) you will hold it in the strictest confidence, (iii) you will not disclose it or its contents to any third party without the prior written authorization of the owner of the Property (“Owner”) or CBRE, Inc. (“CBRE”), and (iv) you will not use any part of this Memorandum in any manner detrimental to the Owner or CBRE.

If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to CBRE.

## DISCLAIMER

This Memorandum contains select information pertaining to the Property and the Owner and does not purport to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented “as is” without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. This Memorandum describes certain documents, including leases and other materials, in summary form. These summaries may not be complete nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property’s suitability for your needs. **ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.**

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions at any time with or without notice to you. All offers, counteroffers, and negotiations shall be non-binding and neither CBRE, Inc. nor the Owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive purchase and sale agreement delivered by the Owner.

# CONTACT US

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