



EAST CÉSAR CHÁVEZ LAND

SAN ANTONIO, TX 78205

CBRE

PROPERTY INFORMATION

PROPERTY DESCRIPTION

East César E. Chávez Land is a +/- 1.844 acres site located in San Antonio's Central Business District (CBD). Fronting East César Chávez Boulevard, Dwyer Avenue and the famous San Antonio River Walk, this premier site offers superb accessibility to surrounding offices, hotels, apartments and numerous restaurants. The property includes portions of Aubrey Street.

ADDRESS

NEC of East César E. Chávez Boulevard & Dwyer Avenue
San Antonio, Texas 78205

SITE SIZE

80,324 SF/ ±1.844 Acres

ZONING

D (HS RIO-3)

PERMITTED USES INCLUDE

Office, Retail, Hotel and Multifamily



An aerial photograph of downtown San Antonio, Texas, showing a mix of urban development and green spaces. The image is overlaid with a dark blue semi-transparent box on the left containing text and bullet points. Various landmarks and streets are labeled with white text and colored dots. A legend in the bottom left corner identifies pink dots as 'MULTIFAMILY' and blue dots as 'HOTELS'. The map shows the River Walk area, the Alamo Dome, the Henry B. Gonzalez Convention Center, HemisFair Park, and the E. Cesar Chavez Blvd. The H-E-B Parking Deck/Sky Bridge and H-E-B Soflo are also labeled. The E. Cesar Chavez Land is highlighted in green. The Sunset Station and Henry B. Gonzalez Convention Center are labeled. The HemisFair Park is labeled. The E. Cesar Chavez Blvd is labeled. The H-E-B Parking Deck/Sky Bridge and H-E-B Soflo are labeled. The E. Cesar Chavez Land is highlighted in green. The Sunset Station and Henry B. Gonzalez Convention Center are labeled. The HemisFair Park is labeled. The E. Cesar Chavez Blvd is labeled. The H-E-B Parking Deck/Sky Bridge and H-E-B Soflo are labeled. The E. Cesar Chavez Land is highlighted in green.

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PROPERTY HIGHLIGHTS

EXISTING IMPROVEMENTS & INFRASTRUCTURE IDEAL FOR NEW DEVELOPMENT

- Unique River Walk Frontage
- Opportunity for High Density Development
- Office, Retail, Hotel, Multifamily

PRIME DEVELOPMENT POTENTIAL

- Proximate to both New Development Activity & Historic Districts
- D (HS RIO-3) Zoning Accommodates Flexible Uses
- Located in Tax Increment Reinvestment Zone

COVETED CBD SUBMARKET

- Premier 24/7 Mixed-Use Urban Destination
- Single-Digit Vacancy Rate (Office, Residential, Hotel, Retail)

VIBRANT SAN ANTONIO MARKETPLACE

- Top 20 Market for Investment
- Leading Population & Job Growth

- MULTIFAMILY
- HOTELS

SUNSET STATION

ALAMODOME

HENRY B. GONZALEZ CONVENTION CENTER

HEMISFAIR PARK

E CÉSAR E. CHÁVEZ BLVD

S ST. MARY'S ST

E CÉSAR CHÁVEZ LAND

H-E-B PARKING DECK/ SKY BRIDGE

H-E-B HEADQUARTERS CAMPUS

H-E-B SOFLO

DWYER AVE

E NUEVA ST

E CÉSAR E. CHÁVEZ BLVD

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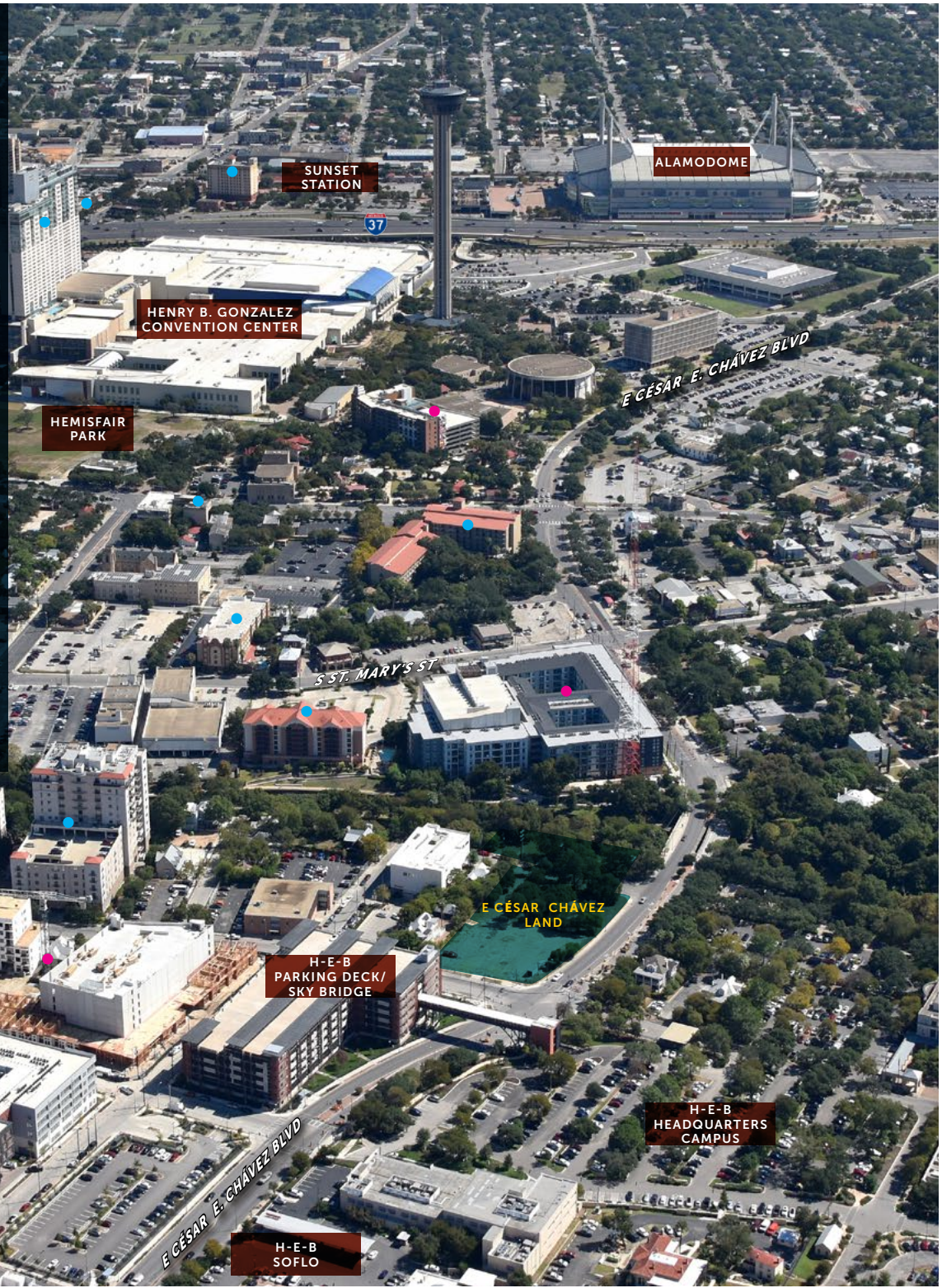
H-E-B SOFLO

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DEMOGRAPHIC SUMMARY

SAN ANTONIO CBD | SAN ANTONIO MSA



POPULATION GROWTH SINCE 2010:

3.00% | 1.89%



PER CAPITA INCOME:

\$26,574 | \$28,442



POPULATION GROWTH THROUGH 2024:

2.86% | 1.74%



AVERAGE HOUSING VALUE:

\$268,118 | \$246,576



AVERAGE HOUSEHOLD INCOME:

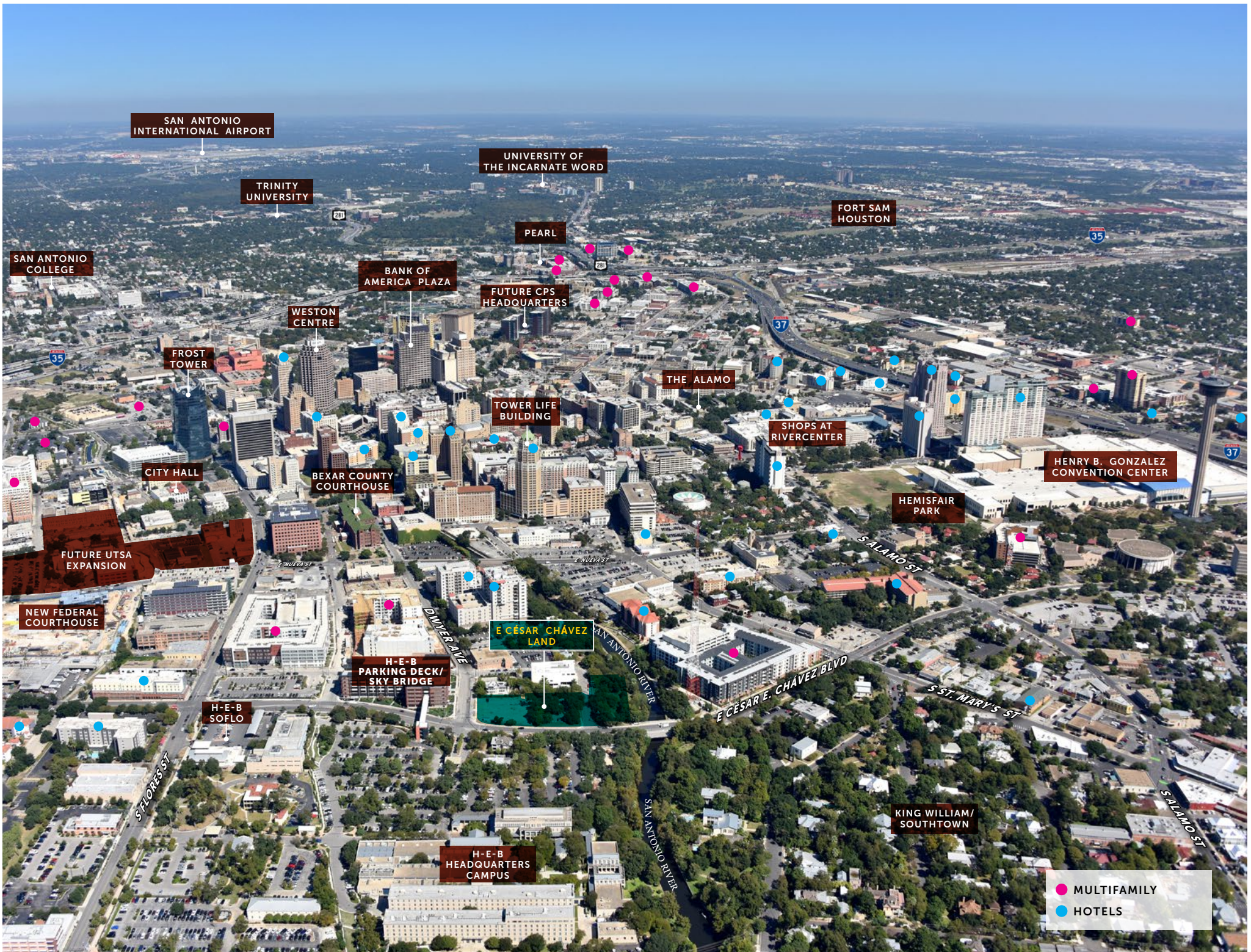
\$60,276 | \$79,695



SOME COLLEGE OR DEGREE:

59% | 59.6%





SAN ANTONIO
INTERNATIONAL AIRPORT

TRINITY
UNIVERSITY

UNIVERSITY OF
THE INCARNATE WORD

FORT SAM
HOUSTON

SAN ANTONIO
COLLEGE

PEARL

BANK OF
AMERICA PLAZA

FUTURE CPS
HEADQUARTERS

WESTON
CENTRE

FROST
TOWER

THE ALAMO

TOWER LIFE
BUILDING

SHOPS AT
RIVERCENTER

CITY HALL

BEXAR COUNTY
COURTHOUSE

HENRY B. GONZALEZ
CONVENTION CENTER

HEMISFAIR
PARK

FUTURE UTSA
EXPANSION

NEW FEDERAL
COURTHOUSE

E CÉSAR CHÁVEZ
LAND

H-E-B
PARKING DECK/
SKY BRIDGE

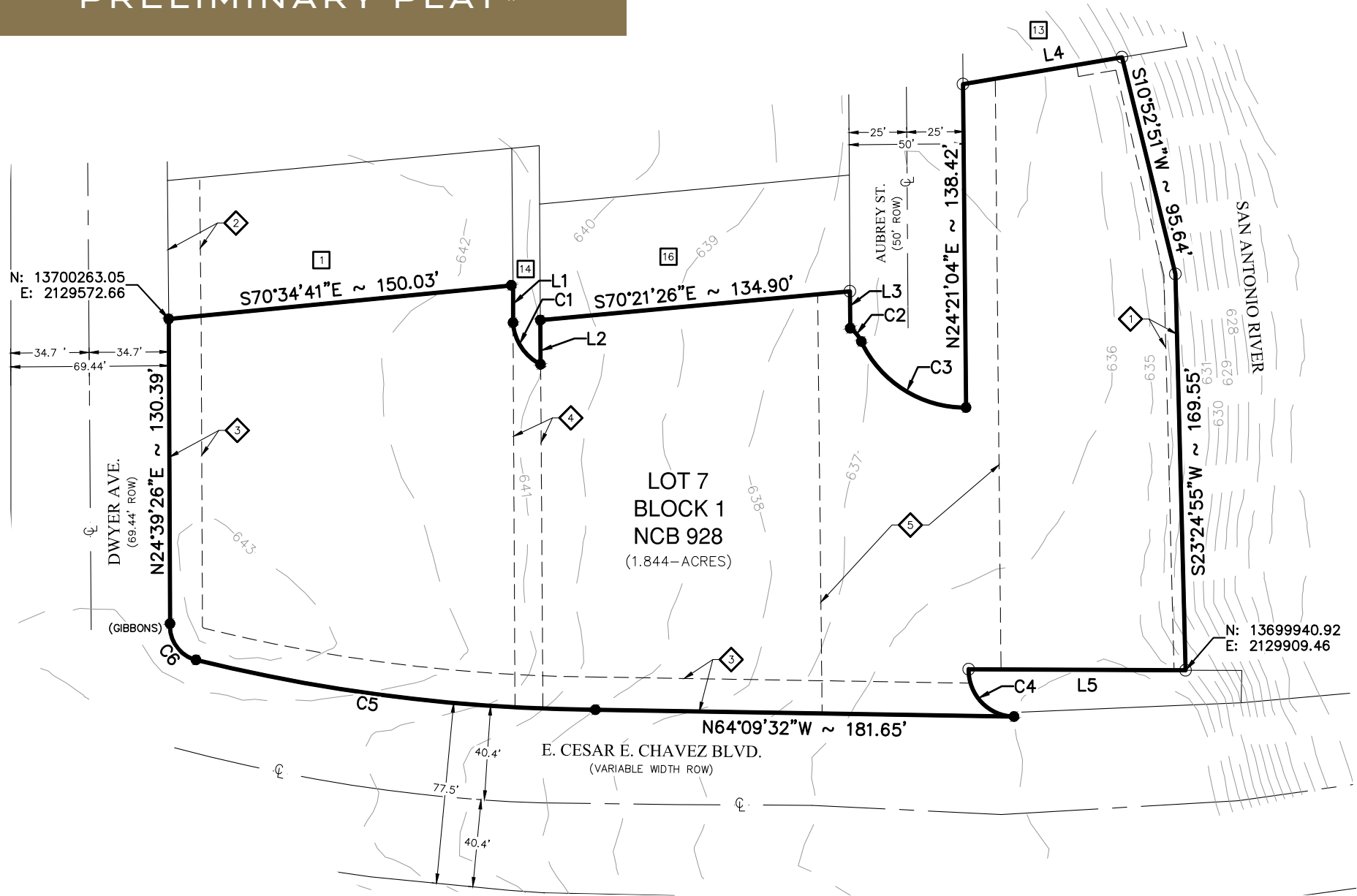
H-E-B
SOFLO

H-E-B
HEADQUARTERS
CAMPUS

KING WILLIAM/
SOUTHTOWN

MULTIFAMILY
HOTELS

EAST CÉSAR CHÁVEZ PRELIMINARY PLAT*



*Additional information on approved Preliminary Plat and vacation of Aubrey Street is available upon request.



ZONING INFORMATION

The base zoning and overlay district for East César Chávez Land is detailed below.

H: DOWNTOWN DISTRICT (SEC. 35-310.11)

This zone provides concentrated downtown retail, service, office and mixed uses in the existing central business district. Examples of permitted uses: bar/tavern, indoor theater, taxi & limousine service, residential uses (single-family through 50 dwelling units per gross acre), hotel/motel, art gallery and/or studio, offices, and telephone equipment infrastructure.

HS: HISTORIC SIGNIFICANT DISTRICTS (SEC. 35-333)

Historic Significant Landmarks are those considered to be important and their demolition would be mean a serious loss to the character of the city.

RIO-3: 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.



ADDITIONAL ZONING AND OVERLAY DETAILS



EXAMPLES OF PERMITTED USES



EAST CÉSAR CHÁVEZ LAND IS LOCATED IN THE HOUSTON STREET TAX INCREMENT ZONE.



ADDITIONAL HOUSTON STREET TIRZ DETAILS

H-E-B
HEADQUARTERS
CAMPUS

E CÉSAR E. CHÁVEZ BLVD

E CÉSAR CHÁVEZ LAND

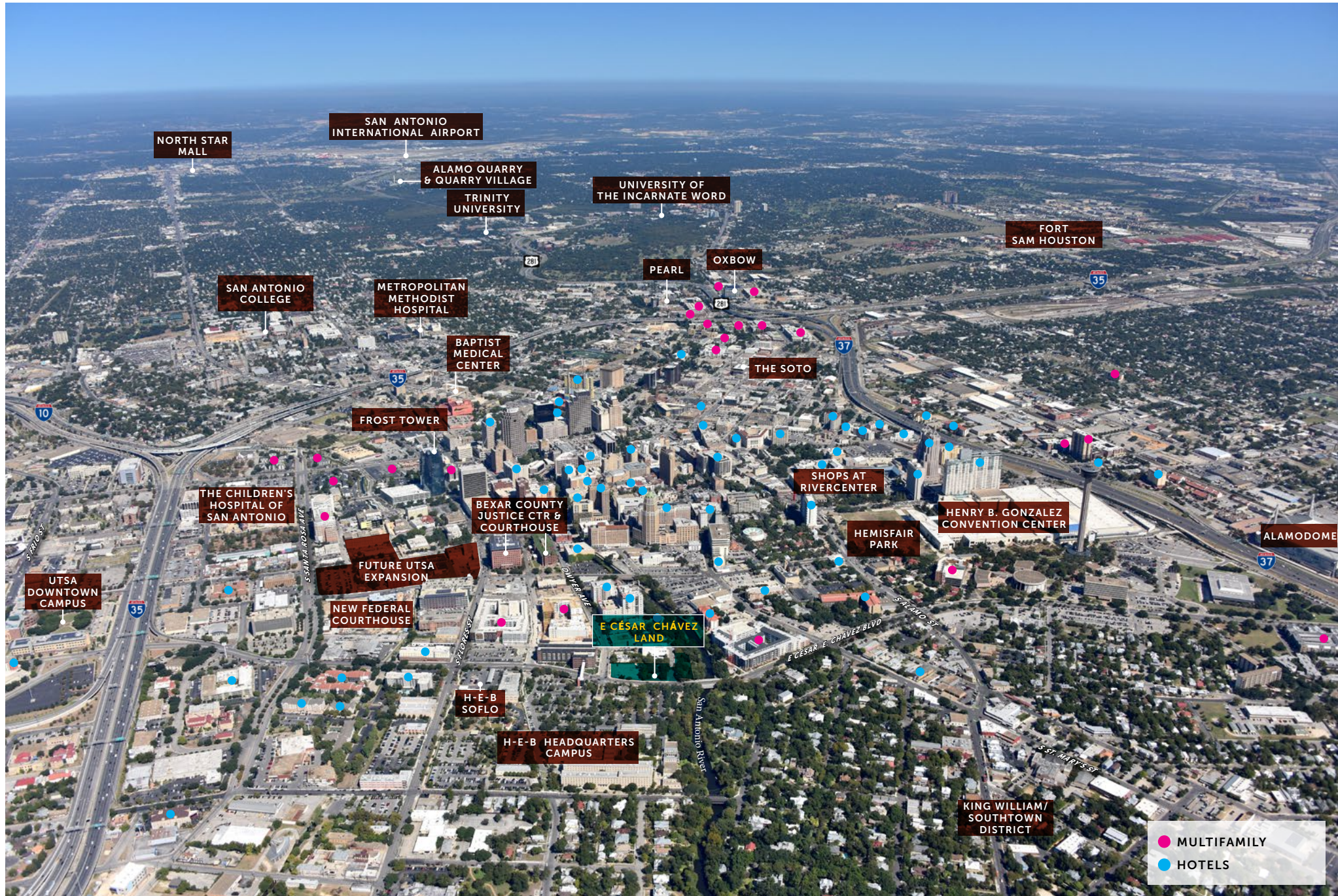
H-E-B
PARKING DECK/
SKY BRIDGE

HERITAGE
PLAZA

LA CASCA
CONDOMINIUMS

San Antonio River

DOWNTOWN SAN ANTONIO





CBD HIGHLIGHTS

- Dynamic, 24/7 Live-Work-Play Urban Environment
- Strong Residential Growth and Top Metro for Millennials
- Urban Infill Location with Strong Barriers to Entry
- Pedestrian Friendly with Mass Transit Access
- Development Investment for More than \$2.5 Billion
- Attracts Decision Makers and Young Professionals
- Growing Corporate Presence Through Relocations and Expansions



DOWNTOWN IS THE LARGEST EMPLOYMENT CENTER IN SAN ANTONIO AND A PRIME CENTER OF COMMERCE WITH SOME OF THE MOST RECOGNIZED BUSINESSES REPRESENTING INDUSTRIES SUCH AS BUSINESS & PROFESSIONAL SERVICES, FINANCIAL AND INSURANCE FIRMS, AND LEGAL SERVICES. THE CBD ALSO FEATURES A STRONG BASE OF GOVERNMENT EMPLOYMENT.

EAST CÉSAR CHÁVEZ IS
LOCATED WITHIN ONE MILE
OF THE KING WILLIAM/
SOUTHTOWN DISTRICT





KING WILLIAM/ SOUTHTOWN SITES

AFFILIATED BUSINESS DISCLOSURE

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CBRE, Inc. 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 Global Investors, 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 acknowledgment of that possibility and your agreement that neither CBRE, Inc. 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, Inc. 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, Inc. 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 acknowledgment 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., and (iv) you will not use any part of this Memorandum in any manner detrimental to the Owner or CBRE, Inc.

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

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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GENE WILLIAMS

First Vice President

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For additional information regarding this opportunity, please visit the property website at
www.cbre-eastcesarchavezland.com

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