

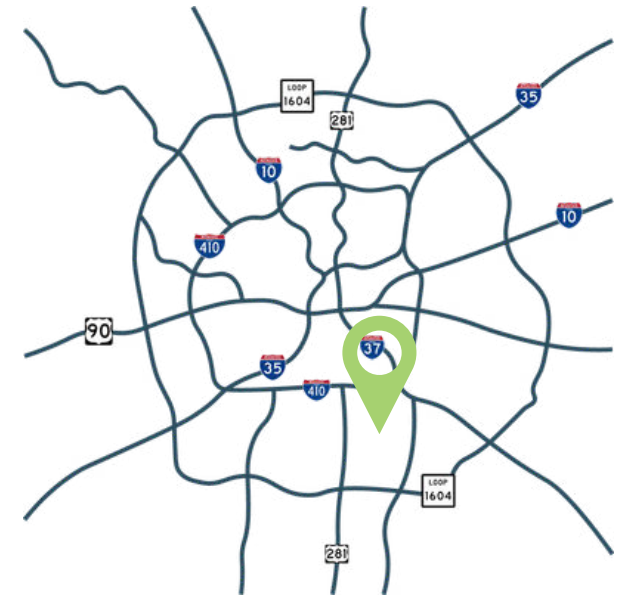
LAND FOR SALE

# SOUTHCROSS & ROOSEVELT AVE LAND

2800 & 2900 ROOSEVELT AVE | SAN ANTONIO, TEXAS | 78214

**6.135 Acres with MXD Zoning for \$1,336,311 (\$5.00/PSF)**

Ideal for Mixed Use, Multifamily, or Retail Commercial Development.



**SAN ANTONIO RIVER  
ACCESS TRAIL**

The information contained in this presentation has been obtained from sources deemed reliable. Foresite does not make any guarantees or representations regarding the accuracy or comprehensiveness of the information contained herein. Any projections, opinions, or assumptions are for example only. Foresite nor any of its clients accepts any liability for loss resulting from reliance on such information. There may be material differences between projected results and actual results. Any property offered for sale or lease may be withdrawn without notice.

## PROPERTY HIGHLIGHTS

1

**High-visibility corner** at Roosevelt Ave and E Southcross Blvd with frontage on two major South Side arterials.

2

**Minutes from Downtown San Antonio** and the Missions corridor, with direct access to established neighborhoods in 78214.

3

**Commercial and mixed-use zoning** allows retail, service, medical, or multifamily development.

# SOUTHCROSS & ROOSEVELT AVE LAND

SAN ANTONIO, TEXAS

## DEMOGRAPHICS

|                    | 1 Mile   | 3 Mile   | 5 Mile   |
|--------------------|----------|----------|----------|
| Population         | 14,257   | 120,981  | 283,912  |
| Household Income   | \$41,008 | \$51,126 | \$50,245 |
| Daytime Population | 11,582   | 113,271  | 360,723  |

## POSSIBLE USES

- Mixed Use
- Retail
- Multifamily
- Service/Medical

“

This is a rare full-corner assemblage on Roosevelt with the scale for a retail pad, mixed-use building, or workforce housing. Combining both parcels gives you real flexibility in site design

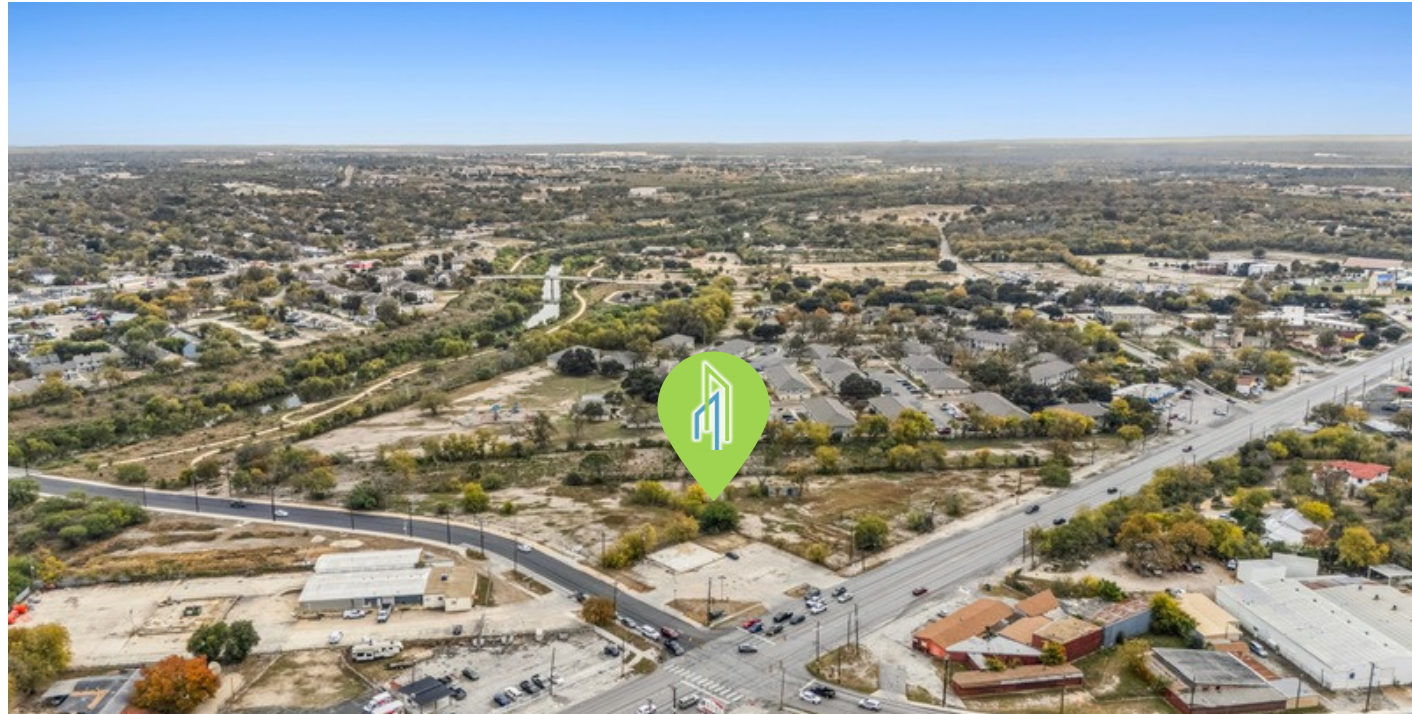
D. LANGE

”



# SOUTHCROSS & ROOSEVELT AVE LAND

SAN ANTONIO, TEXAS



## ENTITLEMENTS

Water: Available / Buyer to Verify

Sewer: Available / Buyer to Verify

Electric: Available / Buyer to Verify

Zoning: MXD



# SOUTHCROSS & ROOSEVELT AVE LAND

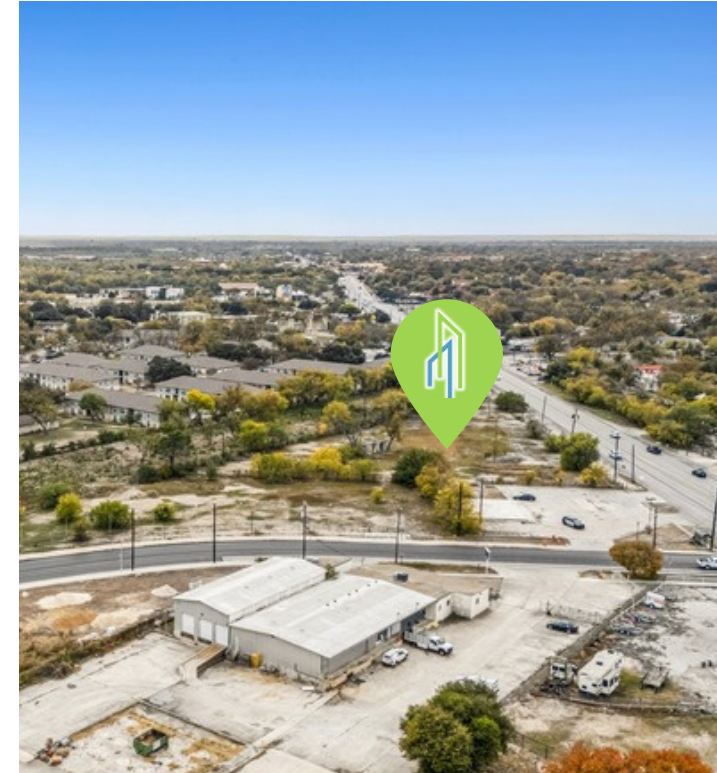
SAN ANTONIO, TEXAS

“

The site sits between Brooks, the Mission Reach, and downtown with built-in neighborhood demand plus the visibility to draw beyond the immediate area.

*D. LANGE*

”



Combined 2800 and 2900 Roosevelt parcels create expanded footprint for multi-tenant or phased projects.



## SAN ANTONIO, TEXAS



# SOUTHCROSS & ROOSEVELT AVE LAND

SAN ANTONIO, TEXAS

SAN ANTONIO RIVER  
ACCESS TRAIL

ROSEVELT AVE (15,739 AADT)

E SOUTHCROSS (7,206 AADT)



**AVAILABLE FOR SALE**

**Pads**  
1

**Size (AC)**  
6.135

**Price**  
\$5.00 PSF



**FORESITE**  
COMMERCIAL REAL ESTATE



## INFORMATION ABOUT BROKERAGE SERVICES

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.

|                                                                       |              |                          |                |
|-----------------------------------------------------------------------|--------------|--------------------------|----------------|
| Foresite Real Estate, Inc.                                            | 9003568      |                          | (210) 816-2734 |
| Licensed Broker/ Broker Firm Name or<br>Primary Assumed Business Name | Licensed No. | E-Mail                   | Phone          |
| Bethany Babcock                                                       |              | bbabcock@foresitecre.com | (210) 816-2734 |
| Designated Broker of Firm                                             |              | E-Mail                   | Phone          |
| Chad Knibbe                                                           |              | cknibbe@foresitecre.com  | (210) 816-2734 |
| Licensed Supervisor of Sales Agents/<br>Associate                     |              | E-Mail                   | Phone          |
| Daryl Lange                                                           | 532499       | dlange@foresitecre.com   | (210) 816-2734 |
| Sales Agent/ Associate's Name                                         |              | E-Mail                   | Phone          |

Regulated by the Texas Real Estate Commission

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

IABS 1-0

