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PREMIER BROADWAY CORRIDOR DEVELOPMENT SITE

3015 Broadway | San Antonio, TX 78209



DRONE FOOTAGE

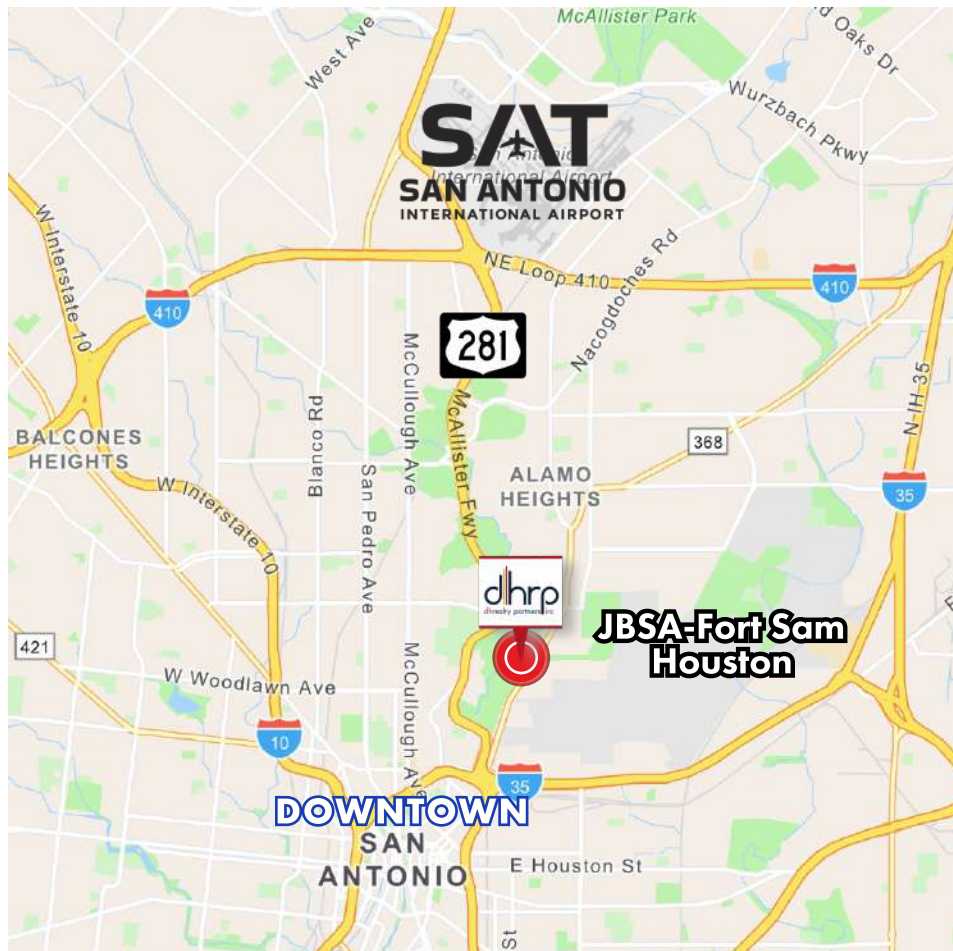
<https://youtu.be/yJAGuUZjars>

FOR SALE



PREMIER BROADWAY CORRIDOR DEVELOPMENT SITE

3015 Broadway | San Antonio, TX 78209



DESCRIPTION

Positioned along San Antonio's premier Broadway corridor, this ±0.87-acre development site offers exceptional frontage, visibility, and accessibility between Downtown and Alamo Heights. Located adjacent to some of the city's most visited cultural attractions, major universities, luxury residential communities, and destination retail and dining, the property benefits from a unique concentration of daytime population, tourism, and affluent demographics. The site is minutes from the Pearl district, Brackenridge Park, The Witte Museum, The DoSeum, Trinity University, and the University of the Incarnate Word, placing it at the center of one of San Antonio's most dynamic live-work-play environments. Zoning flexibility, Broadway frontage, and Avenue B access create a rare opportunity for retail, mixed-use, hospitality, office, or residential development in a highly supply-constrained urban corridor.

LAND SIZE
±0.861 AC

SALE PRICE
Contact Brokers

ZONING
IDZ-2, RIO-1, UC-2

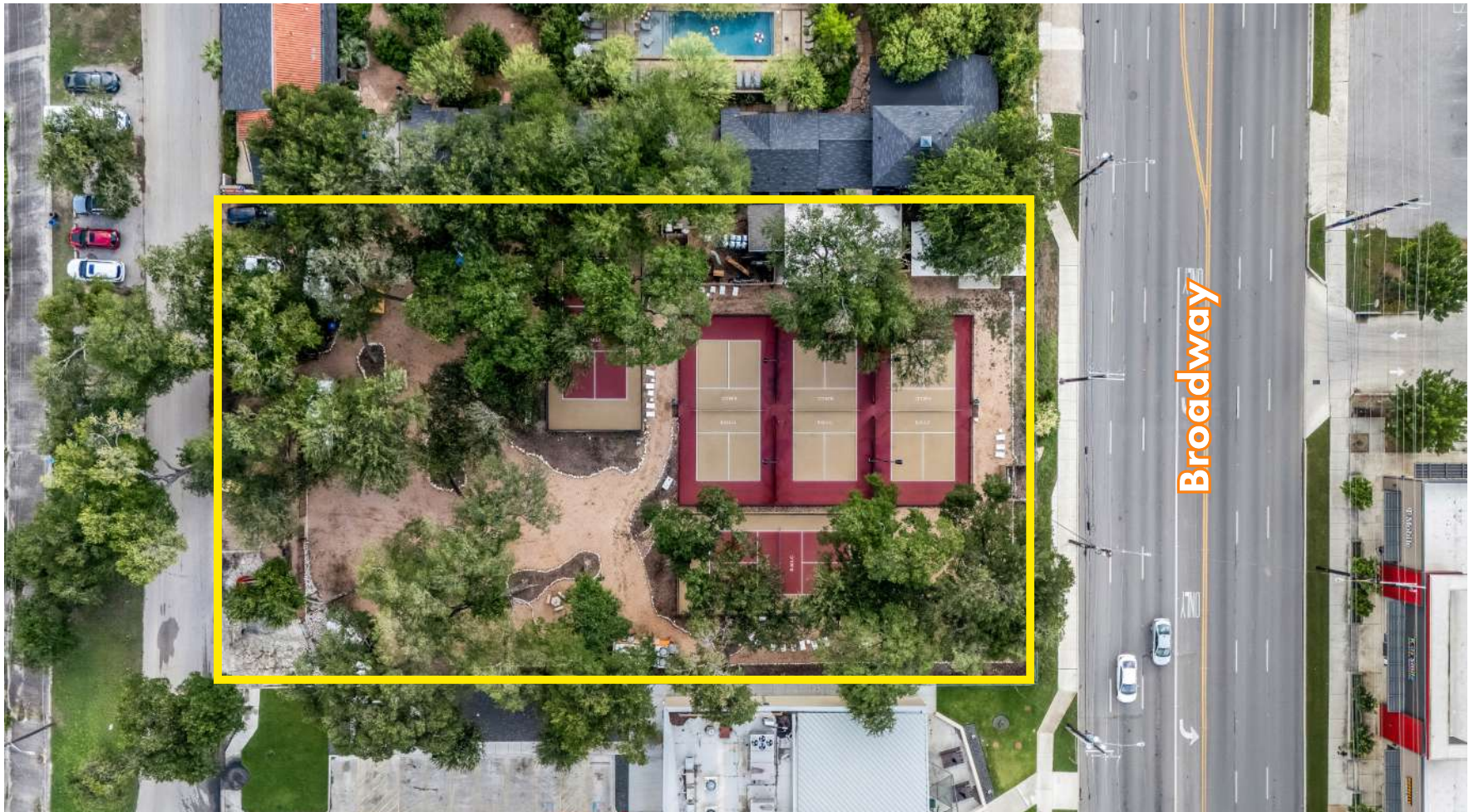
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PHOTOGRAPHY



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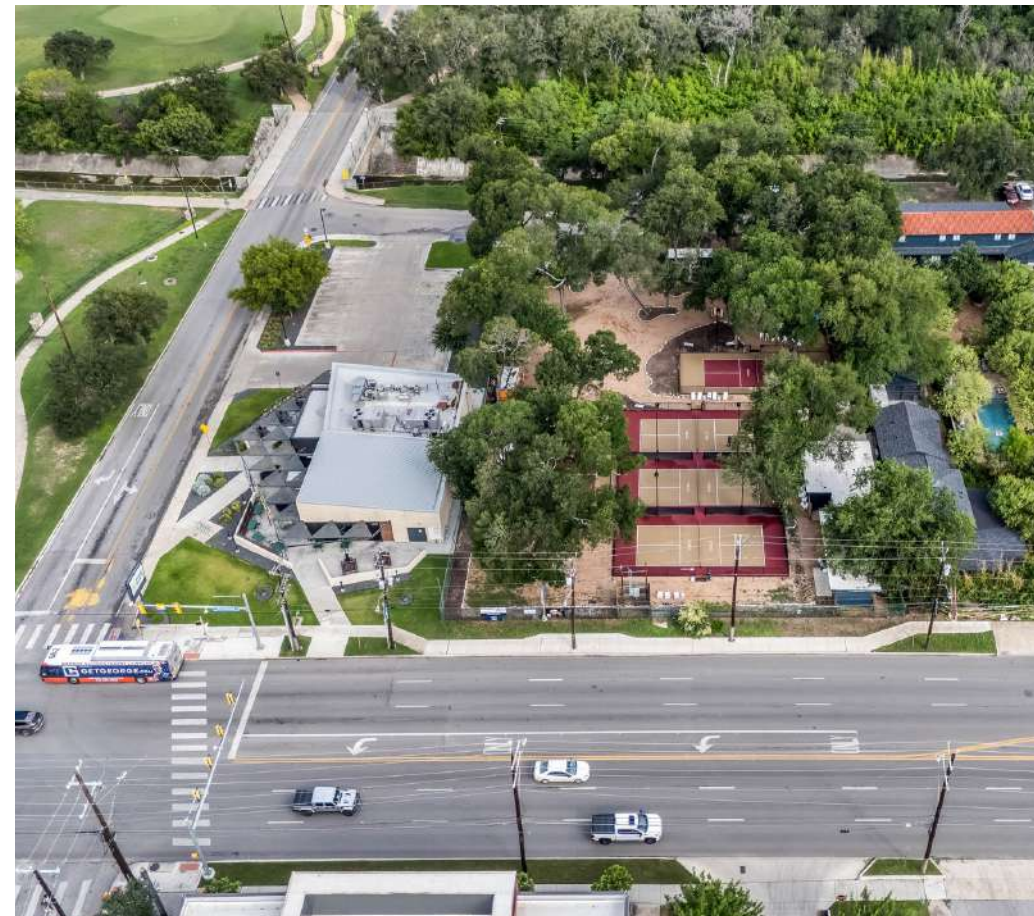
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210.222.2424

153 Treeline Park, Suite 200

San Antonio, TX

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AERIAL MAP

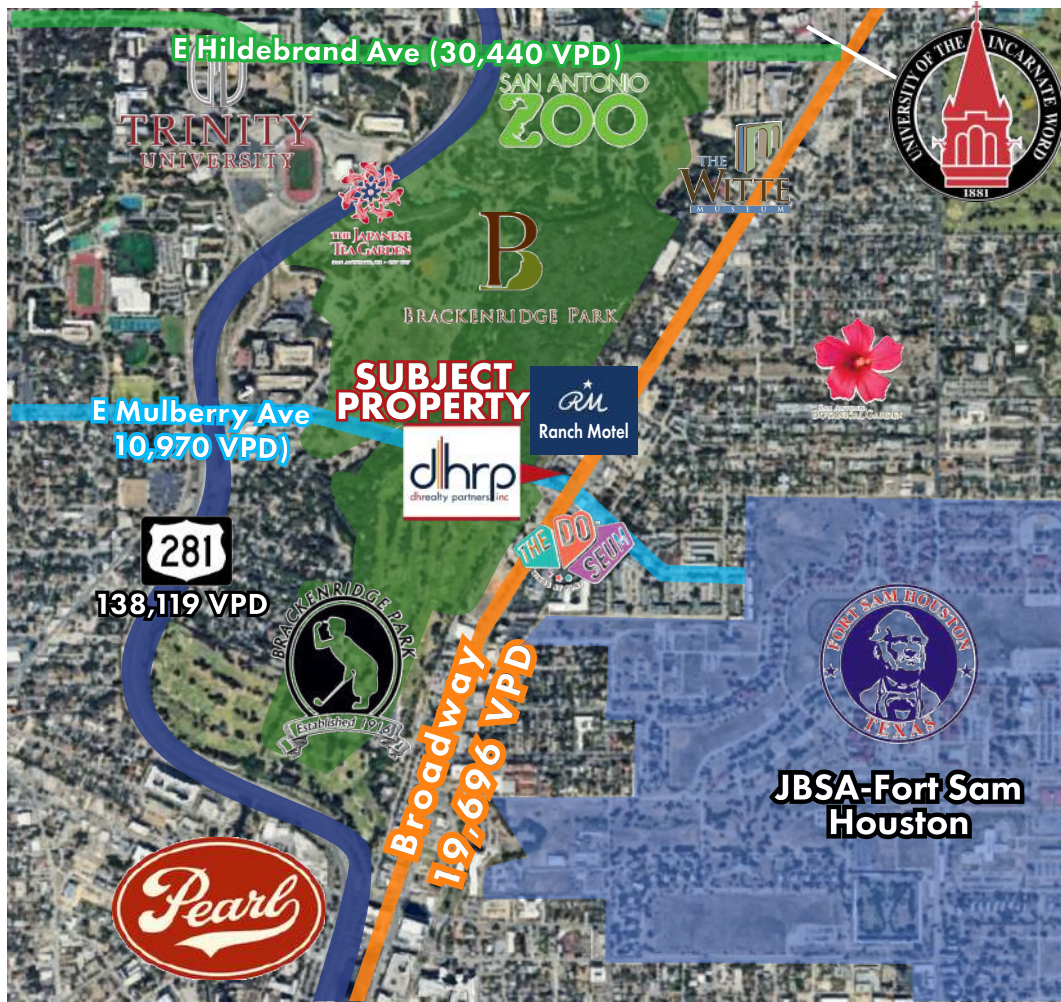


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AREA ATTRACTIONS

B
BRACKENRIDGE PARK
CONSERVANCY
1.5 MILLION
Visitors Annually

THE DO SEUM
400,000
Visitors Annually

Pearl
3.4 MILLION
Visitors Annually

SAN ANTONIO ZOO
1 MILLION
Visitors Annually

UNIVERSITY OF THE INCARNATE WORD
9,000
Students

TRINITY UNIVERSITY
2,500
Students

THE JAPANESE TEA GARDEN
350,000
Visitors Annually

FORT SAM HOUSTON TEXAS
67,000
Personnel

SAN ANTONIO BOTANICAL GARDEN
400,000
Visitors Annually

BRACKENRIDGE PARK
50,000
Rounds Annually

Ranch Motel
10,000+
Guests Annually

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Brackenridge Park

Brackenridge Park is one of San Antonio's most established urban parks, offering walking trails, open green space, recreational amenities, and access to several of the city's top attractions. The park serves as a central gathering place for residents and visitors while providing a unique connection to the area's natural beauty and cultural destinations.

[Visit Website](#)



The Do Museum

The DoSeum is San Antonio's premier museum for children, featuring interactive exhibits focused on science, technology, creativity, and hands-on learning. Designed to inspire curiosity and exploration, the museum attracts families from across the region and serves as a leading educational destination.

[Visit Website](#)



The Pearl

The Pearl is a vibrant mixed-use district featuring acclaimed restaurants, boutique shopping, entertainment venues, and luxury residential developments. Recognized as one of San Antonio's most dynamic destinations, it combines historic character with modern urban living and year-round community events.

[Visit Website](#)



San Antonio Zoo

The San Antonio Zoo is a nationally recognized attraction spanning more than 50 acres and home to thousands of animals from around the world. The zoo provides educational programs, conservation initiatives, and family-friendly experiences that draw visitors throughout the year.

[Visit Website](#)



University of Incarnate Word

The University of the Incarnate Word is the largest Catholic university in Texas, offering a wide range of undergraduate, graduate, and professional degree programs. Its growing campus contributes significantly to the area's educational, cultural, and economic vitality.

[Visit Website](#)

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Trinity University

Trinity University is a nationally recognized private university known for academic excellence, innovative research, and strong student outcomes. The campus attracts students from across the country and serves as a respected institution within San Antonio's higher education community.

[Visit Website](#)



THE JAPANESE
TEA GARDEN
SAN ANTONIO, TX • EST. 1917

Japanese Tea Garden

The Japanese Tea Garden is one of San Antonio's most iconic landmarks, featuring historic stonework, koi ponds, walking paths, and landscaped gardens. The destination offers a peaceful setting while showcasing the city's unique history and natural beauty.

[Visit Website](#)



JBSA Fort Sam Houston

Fort Sam Houston is a major U.S. military installation that serves as a center for medical training, military operations, and defense-related employment. As part of Joint Base San Antonio, it plays a significant role in the region's economy and workforce.

[Visit Website](#)



San Antonio Botanical Garden

The San Antonio Botanical Garden spans nearly 40 acres of curated gardens, educational exhibits, and event spaces celebrating the region's diverse plant life. The garden offers year-round programming and serves as a premier destination for recreation, learning, and community engagement.

[Visit Website](#)



Brackenridge Golf Course

Brackenridge Park Golf Course is Texas' oldest public golf course, offering a historic layout, mature tree-lined fairways, and a premier golfing experience near downtown San Antonio. The course remains a popular destination for both local players and visiting golfers.

[Visit Website](#)

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RANCH MOTEL LOCATED NEXT TO PROPERTY



Originally established in 1948, Ranch Motel is a thoughtfully restored boutique hotel that blends mid-century design with modern hospitality. Located along Broadway near Brackenridge Park, the property features curated guest accommodations, a resort-style pool, pickleball courts, a mezcal lounge, and outdoor gathering spaces. Ranch Motel has become a distinctive destination for both visitors and locals seeking a unique San Antonio experience.

[Visit Website](#)



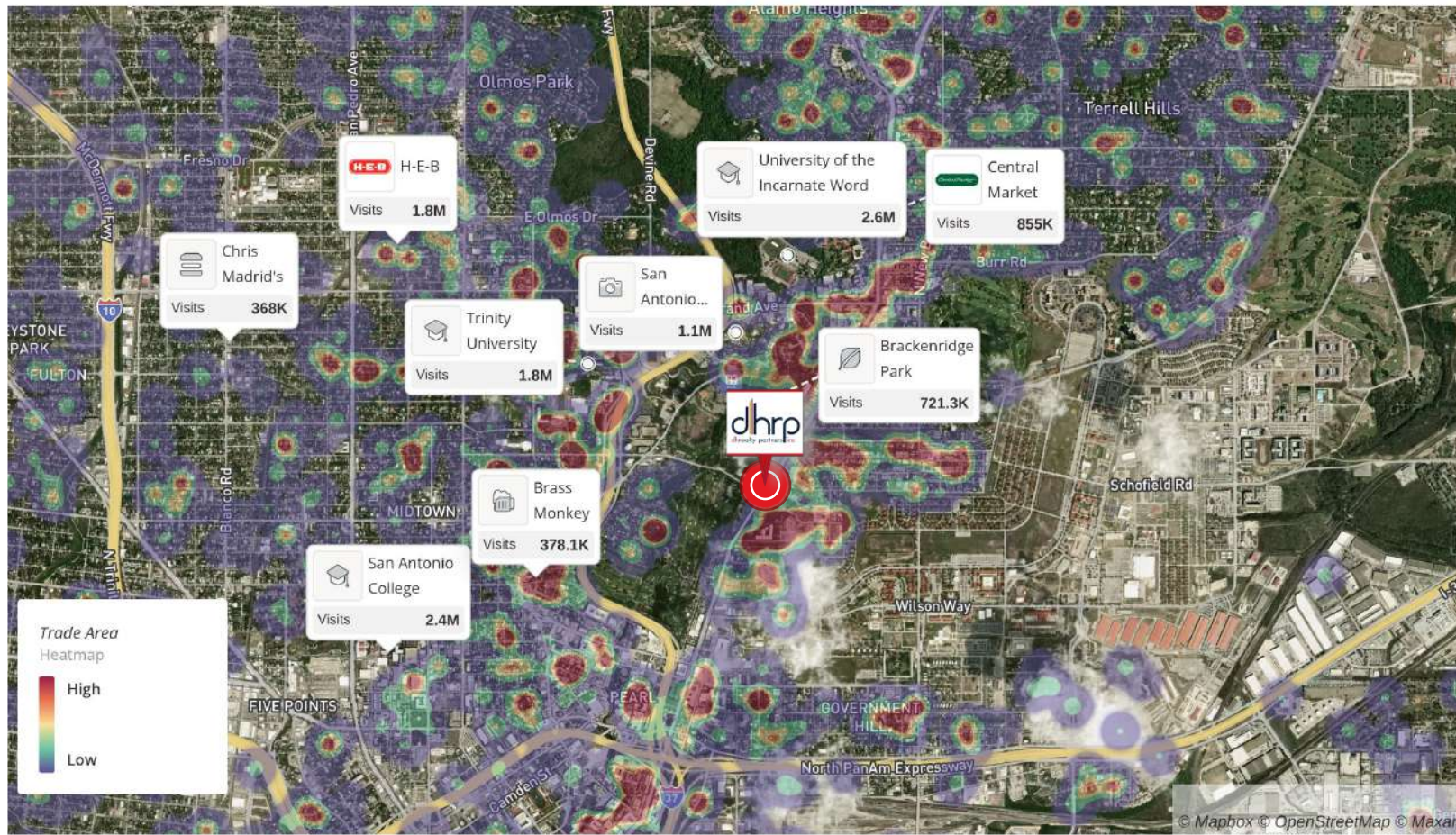
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TOP NEARBY DESTINATIONS & TRUE TRADE AREA



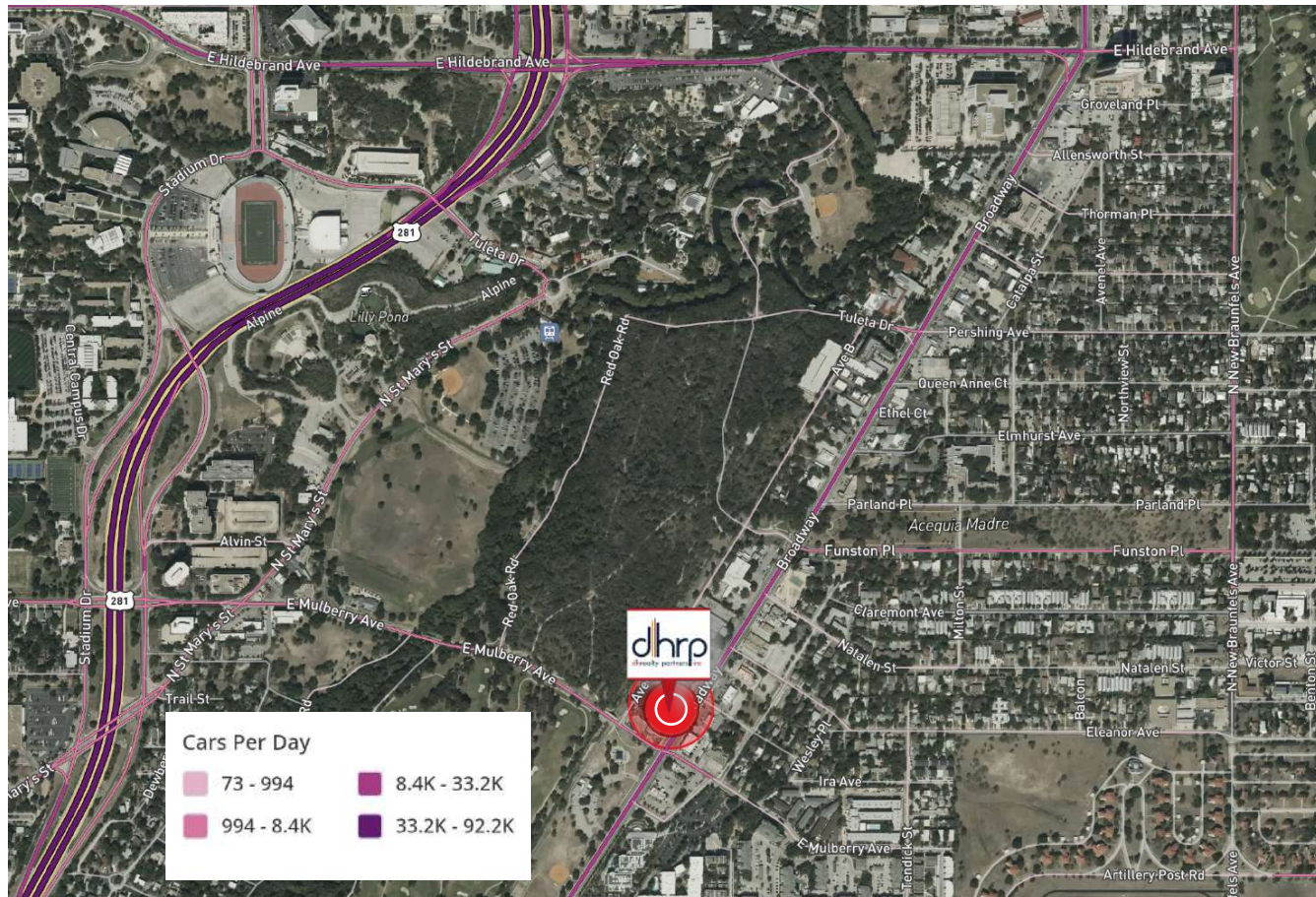
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TRAFFIC VOLUME



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DEMOGRAPHICS



	1 Mile	3 Mile	5 Mile
Overview			
Population	10,971	103,742	316,752
Households	4,150	40,456	120,383
Persons per Household	1.92 75	2.23 88	2.5 98
Age			
Average Age	35.1 85	39.42 96	39.62 96
Households Income			
Household Average Income	\$127,516.79 105	\$126,248.95 104	\$95,130.25 71
Average Income Per Person	\$60,472.04 128	\$52,835.53 112	\$37,485.2 8
Household Median Income	\$65,409.01 75	\$70,713.35 8	\$60,918.93 70

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SAN ANTONIO MARKET OVERVIEW

San Antonio is aptly known as “Military City, USA” due to its pivotal role in supporting the nation’s defense. **Joint Base San Antonio (JBSA) is the largest military installation in the Department of Defense**, directly employing over 67,000 people and contributing an estimated \$55 billion to Texas’s economy. Brooke Army Medical Center (BAMC), located at JBSA, stands out as **the largest DoD medical facility and a Level I Trauma Center**, providing critical care to both military and civilian populations.

The city’s healthcare landscape is bolstered by the **900-acre South Texas Medical Center (STMC)**, home to hundreds of medical facilities and anchored by institutions like University Hospital, Methodist Healthcare, and UT Health.

As San Antonio’s second-largest employer, the STMC underscores the city’s strength in **healthcare and bioscience** industries.

San Antonio also boasts a thriving local economy, attracting businesses with its **central location, low taxes, and business-friendly policies**. Since 2018, over 100 companies have relocated to Texas from California, drawn by the city’s low cost of living and impressive wage growth. Key industries such as aerospace, IT, and cybersecurity continue to flourish, with the aerospace sector alone **employing over 46,000 professionals**. These factors highlight San Antonio’s sustained growth and its appeal as a hub for innovation, healthcare, and defense.

2.7M

TOTAL
POPULATION

7TH

LARGEST CITY
IN THE U.S.

9.8%

JOB GROWTH
2018-2023

15-20%

PROJECTED
POPULATION
GROWTH

14

ACCREDITED
UNIVERSITIES &
COLLEGES

60

NEW RESIDENTS
PER DAY



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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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

DH Realty Partners, Inc.	147342	www.dhrp.us	(210)222-2424
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Daniel Briggs	311372	danielbriggs@dhrp.us	(210)222-2424
Designated Broker of Firm	License No.	Email	Phone
Michael D. Hoover	391636	hoover@dhrp.us	(210)222-2424
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Matthew Baylor	510347	mbaylor@dhrp.us	(210)222-2424
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov



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Primary Assumed Business Name

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Sales Agent/Associate's Name

Email

Phone

Buyer/Tenant/Seller/Landlord Initials

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