

OFFICE OFFERING MEMORANDUM

201 W POPLAR ST

201 WEST POPLAR STREET, SAN ANTONIO, TX 78212



OFFERING MEMORANDUM

KW COMMERCIAL | HERITAGE

1717 N Loop 1604 E
San Antonio, Texas 78232



Each Office Independently Owned and Operated

PRESENTED BY:

PATRICIA CHAVEZ, CCIM

Director for KW Commercial

O: 2102642087

C: (210) 942-7393

patriciachavez@kw.com

498385, Texas

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201 WEST POPLAR STREET

PROPERTY INFORMATION

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EXECUTIVE SUMMARY
LOCATION & HIGHLIGHTS
PROPERTY PHOTOS

EXECUTIVE SUMMARY

201 WEST POPLAR STREET

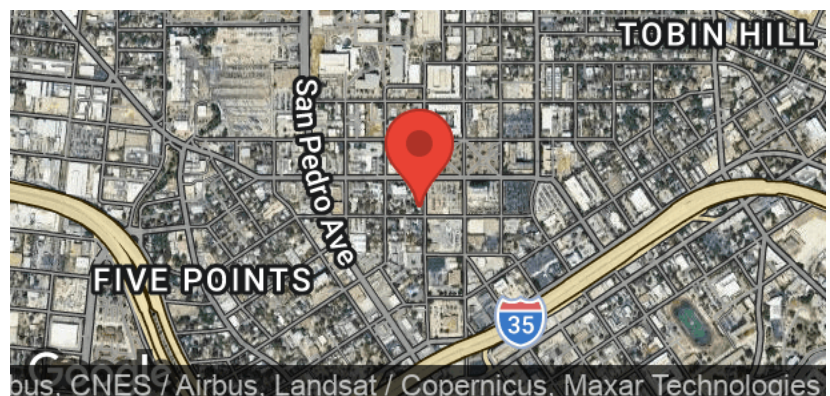


OFFERING SUMMARY

PRICE:	\$899,000
BUILDING SF:	2899
LOT SIZE:	0.231 acres
LOT DIMENSIONS:	161' x 64'
PARKING:	12 Spaces
ZONING:	C-3

PROPERTY OVERVIEW

This one story office building with secured parking located in sought after Tobin Hill. Tobin Hill is a vibrant and historic neighborhood in San Antonio, Texas, known for its urban-suburban mix, diverse community, and proximity to the Pearl, a renowned historic San Antonio hotspot. It's located directly north of Downtown San Antonio and is part of the Midtown area. This law office is also only 1.6 Miles from the Bexar County courthouse and is a block away from Crockett Park. The building features two entry ways, a reception desk, 8 offices, a storage room, conference room, break room and two multi-stalled bathrooms. This well-appointed floor plan lends itself to many other uses such as a standalone administrative, medical, engineer, CPA or Real Estate Office. With Multiple doors the property could potentially become a duplex office or converted into executive suites. The building is strategically placed near major healthcare institutions like Methodist Hospital Metropolitan and a host of other medical practices that can complement your business.



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LOCATION & HIGHLIGHTS

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LOCATION INFORMATION

Building Name: Law Offices

Street Address: 201 W Poplar St.

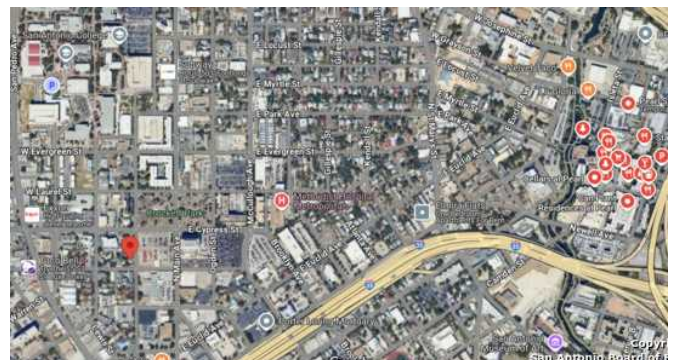
City, State, Zip San Antonio, Tx, 78212

County: Bexar

Cross Streets: W Poplar and Howard St

PROPERTY HIGHLIGHTS

- Building has its own gated parking Lot
- Two entrances into office
- Tile and wood floors through building
- Reception desk and two waiting rooms
- 8 offices, storage room, Break room, 2 Bathrooms, Conference room
- One block away from Crockett Park
- Close by the Pearl



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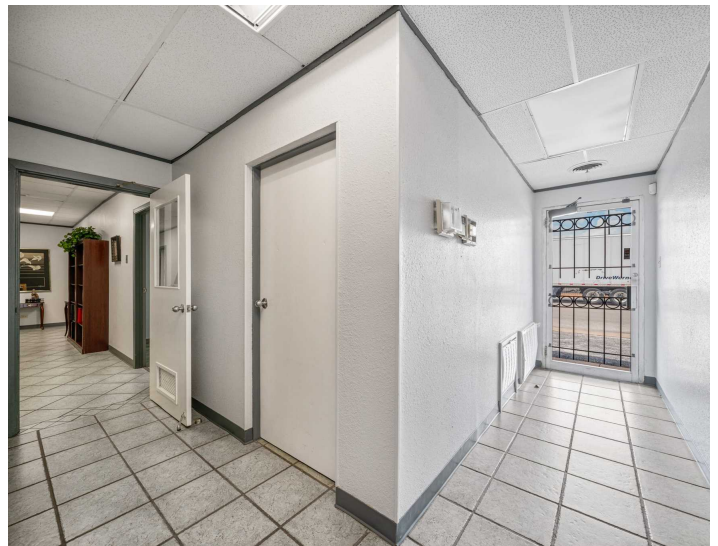
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PROPERTY PHOTOS

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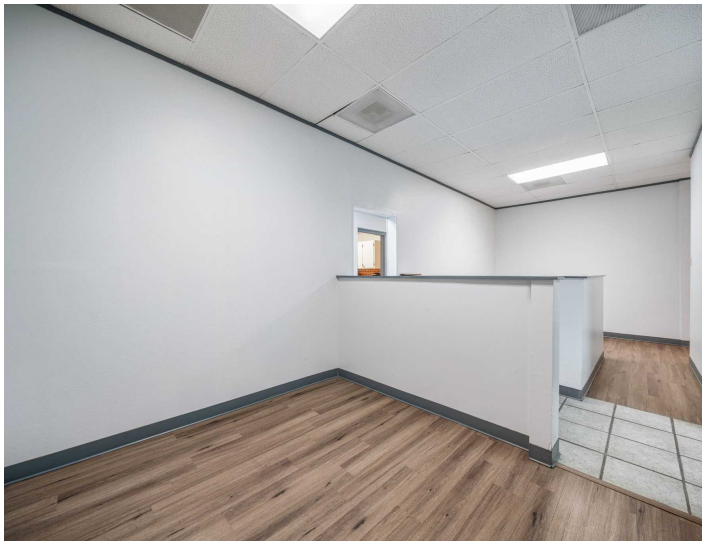
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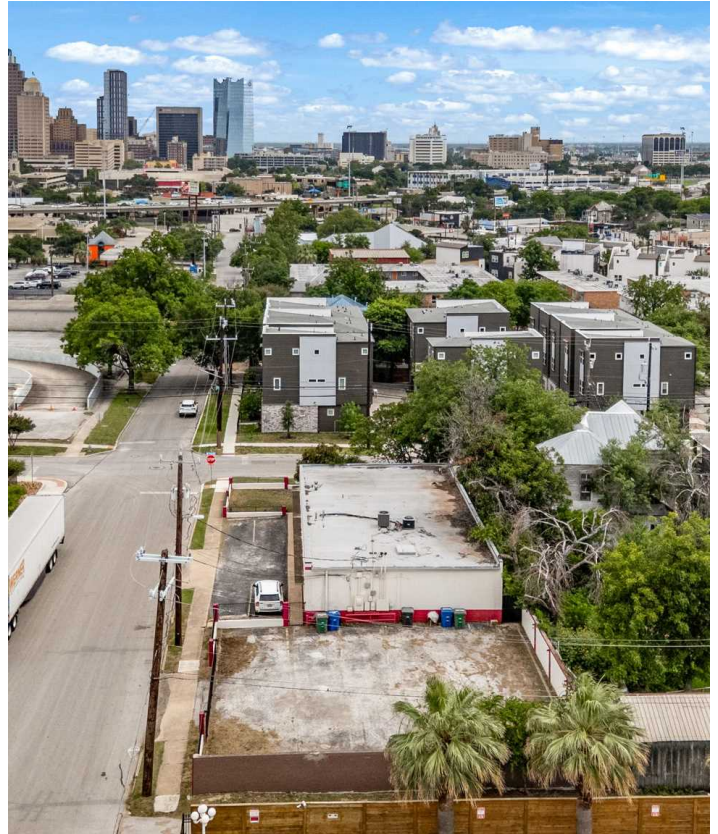


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LOCATION INFORMATION

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LOCATION MAPS

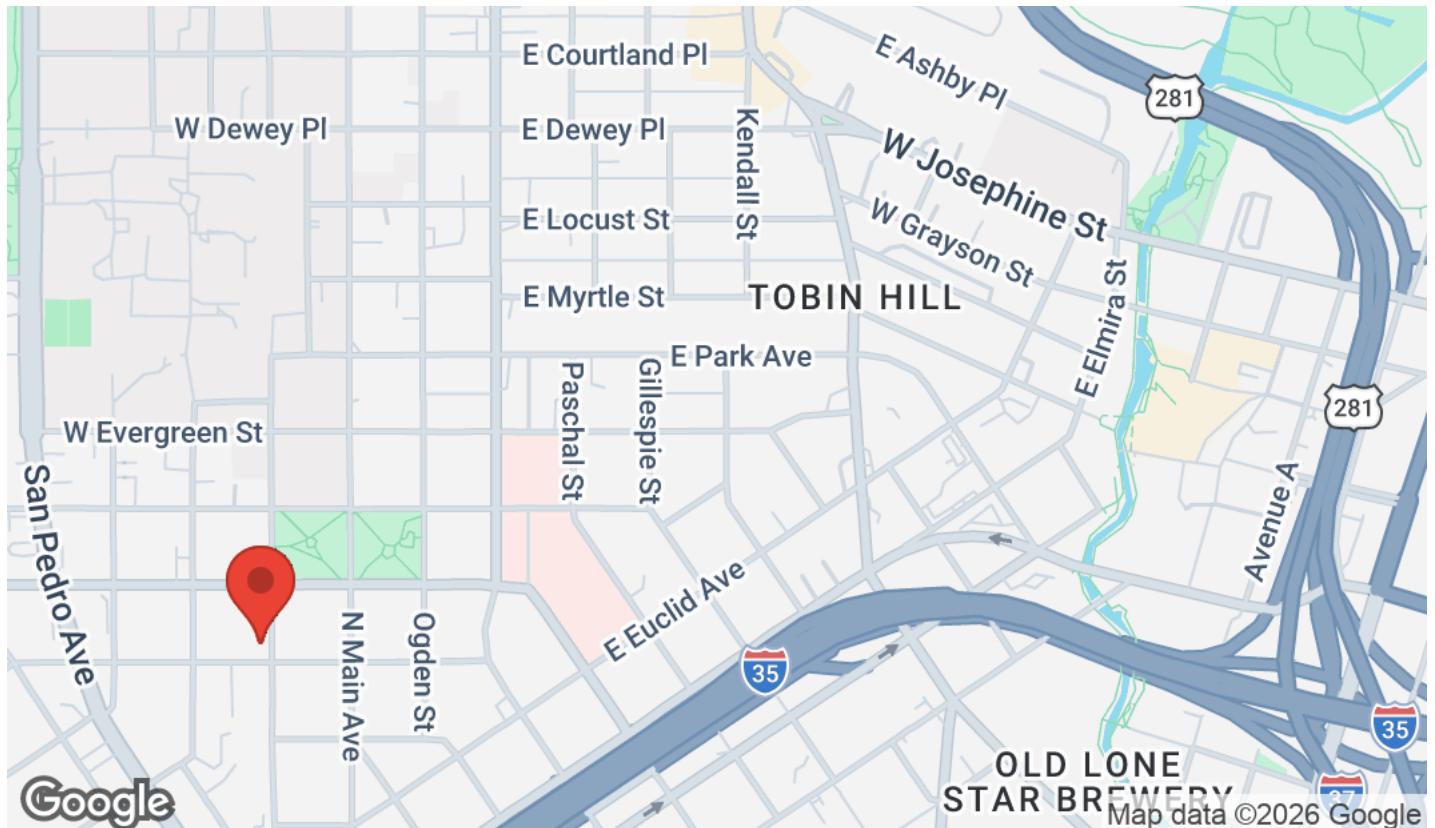
BUSINESS MAP

AERIAL MAP

DEMOGRAPHICS

LOCATION MAPS

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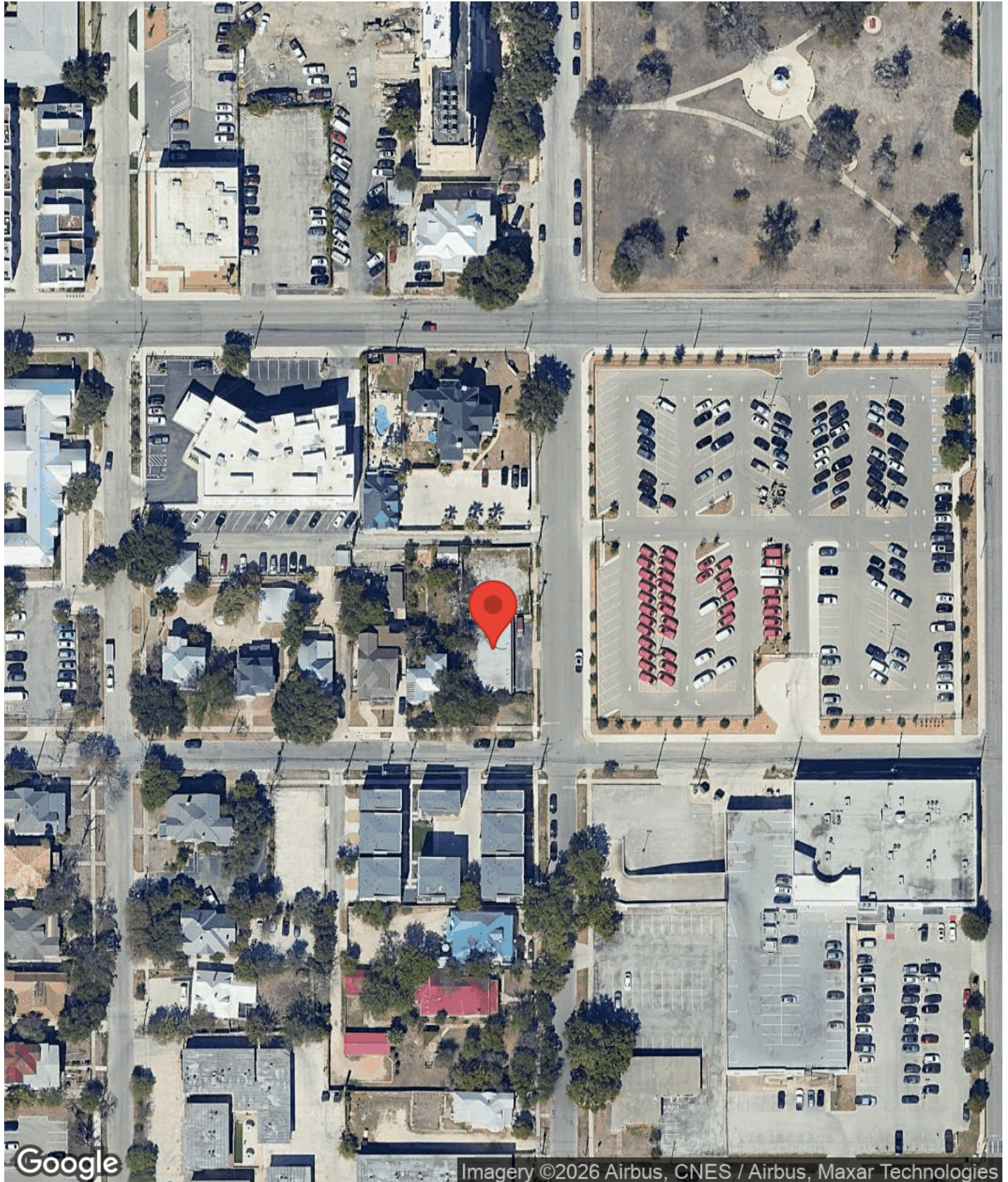
BUSINESS MAP

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AERIAL MAP

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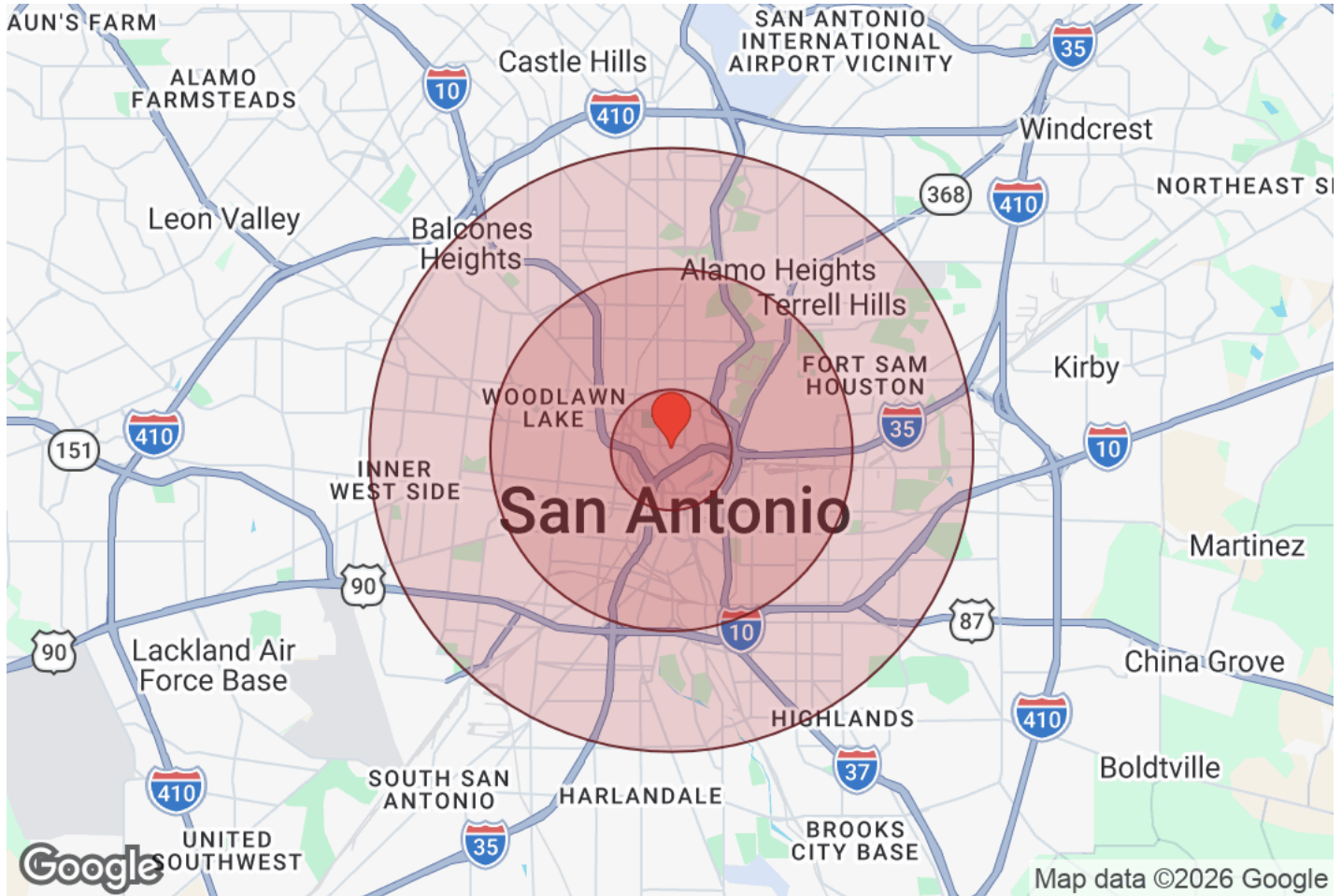
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DEMOGRAPHICS

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Distance: ● 1 Mile ● 3 Miles ● 5 Miles

Population	1 Mile	3 Miles	5 Miles
Male	10,514	75,383	183,892
Female	7,052	63,307	171,631
Total Population	17,566	138,690	355,523

Race / Ethnicity	1 Mile	3 Miles	5 Miles
White	5,307	29,097	68,474
Black	1,277	7,600	19,127
Am In/AK Nat	46	277	675
Hawaiian	11	55	142
Hispanic	10,187	97,790	258,679
Asian	372	1,650	3,626
Multiracial	297	1,831	3,946
Other	70	402	853

Housing	1 Mile	3 Miles	5 Miles
Total Units	10,417	63,256	151,610
Occupied	9,227	55,638	135,236
Owner Occupied	1,802	23,397	65,274
Renter Occupied	7,425	32,241	69,962
Vacant	1,190	7,618	16,373

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	1,768	22,041	62,813
Ages 15 - 24	1,883	21,010	52,804
Ages 25 - 54	8,529	60,105	146,143
Ages 55 - 64	2,266	15,413	39,718
Ages 65+	3,118	20,122	54,045

Income	1 Mile	3 Miles	5 Miles
Median	\$65,033	\$56,343	\$55,618
Under \$15k	1,182	8,107	18,856
\$15k - \$25k	1,035	5,414	12,909
\$25k - \$35k	865	6,216	14,705
\$35k - \$50k	677	5,699	15,652
\$50k - \$75k	1,534	8,940	22,920
\$75k - \$100k	1,186	6,238	15,724
\$100k - \$150k	1,236	7,330	16,800
\$150k - \$200k	554	2,684	6,554
Over \$200k	957	5,009	11,116

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AGENT PROFILE

PROFESSIONAL BIO
DISCLAIMER

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PROFESSIONAL BIO

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KW Commercial | Heritage
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Patricia Chavez, CCIM, TACS, MRP, ABR brings unparalleled expertise and industry knowledge to her role as Director for KW Commercial at Keller Williams Heritage, where she is consistently a Top Producer for the past 23 years.

In 2010, she was awarded the highly acclaimed designation of CCIM (Certified Commercial Investment Member) by demonstrating a mastery of financial, market and investment analysis.

She is also recognized as a TACS (Texas Accredited Commercial Specialist) thru Texas REALTORS® and is an Active Member of the San Antonio/South Texas CCIM Chapter.

Patricia was just awarded the San Antonio Board of REALTORS® 2023 Commercial Specialist of the Year Award and is a finalist for the Platinum Top 50 REALTORS® San Antonio for the Class of 2024.

In addition to her extensive credentials, Patricia holds designations as an Accredited Buyer's Representative (ABR) and Military Relocation Professional (MRP)

While specializing in Multifamily Properties, Patricia is also a skilled Commercial Generalist with a comprehensive understanding and experience across various real estate sectors.

Most of Patricia's clients come through word-of-mouth from clients and other REALTORS® who have benefited greatly from her style, experience and ability to navigate through very difficult transactions. She prides herself on having an incredible work ethic and loves mentoring other agents that are learning based and need assistance.

Patricia is bilingual in English and Spanish. Her fluency assists greatly while working with a diversity of clients that are relocating or investing in the area from near or far. Patricia has worked with several notable Non-Profit organizations over the years. Most recently, she represented Reaching Maximum Independence, a Texas Nonprofit Corporation, on the Purchase and Sale of their Headquarters. She also represented the buyers for the Heidi Search Center and for the Down Syndrome Association of South Texas. She volunteers and contributes to the San Antonio Public Library Foundation, Hope for the Future, San Antonio Food Bank, Morgan's Wonderland, Elf Louise Christmas Project, Make a Wish Foundation and organizations that KW supports annually.

As a Director for KW Commercial, she prides herself on being able to assist the Market Center Agents with any of their Commercial Real Estate needs. Representing Buyers, Sellers, Tenants and Landlords. Past sales include small to large Multifamily properties/Apartment complexes; Warehouses, Industrial/Business Parks, Hotels, Offices, Restaurants, Land, Retail Strip Centers, etc. She services Bexar County, the 7 surrounding Counties and on a few occasions further out.

She is supported by her Licensed Assistants', Plutarch Pourliakas and Sarah McMullen, on all of her transactions.

Beyond work commitments, she enjoys immersing herself in wildlife and nature as well as participating in outdoor activities.

DISCLAIMER

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EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. KW Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. KW Commercial does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by KW Commercial in compliance with all applicable fair housing and equal opportunity laws.

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