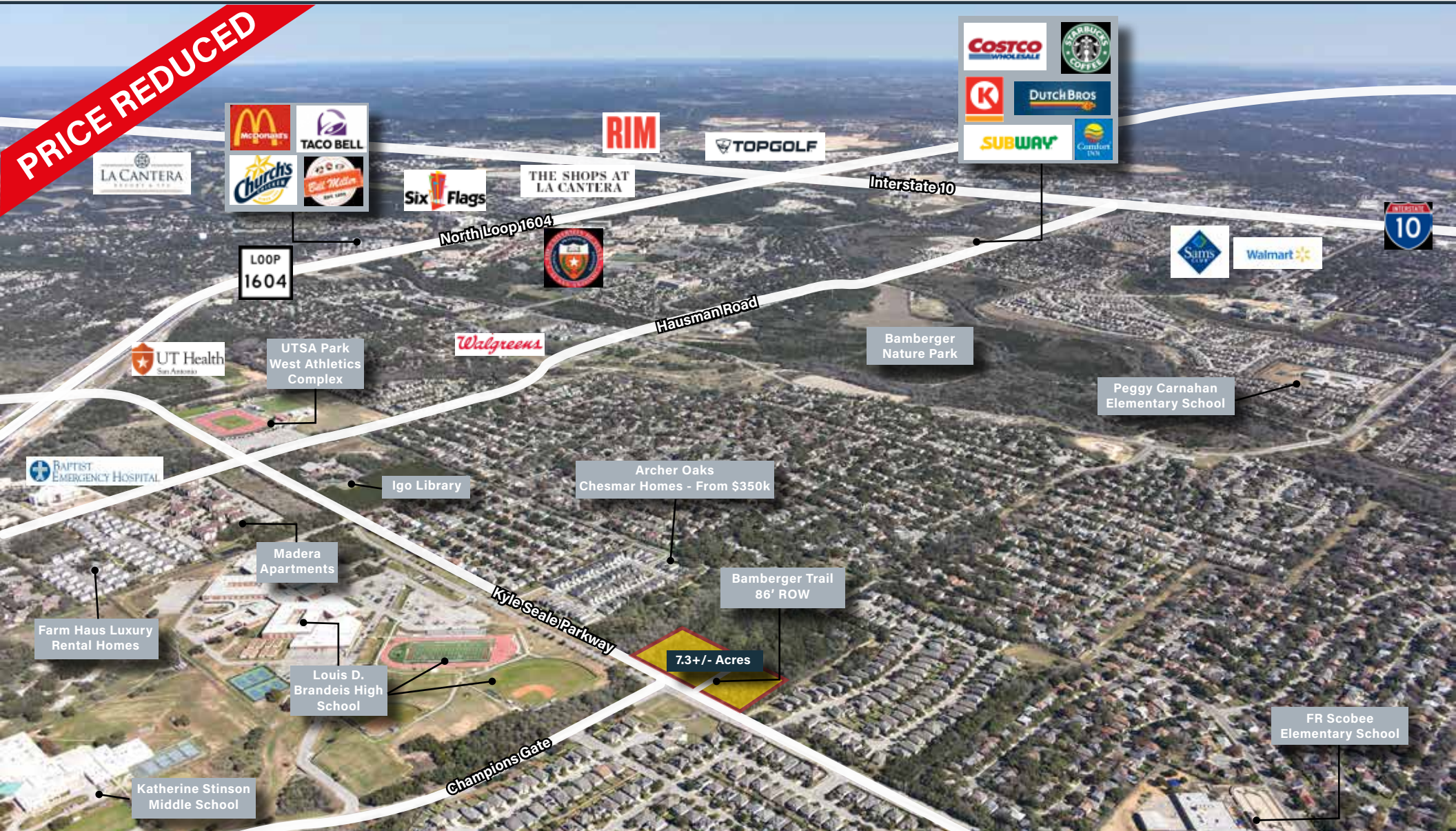


**PRICE REDUCED**



**ZONED BUILD-TO-RENT OR MULTIFAMILY DEVELOPMENT SITE**

7.3 +/- Acres | Kyle Seale Parkway | San Antonio, Texas 78249

- |   |  |  |  |  |  |  |
|---|--|--|--|--|--|--|
| <p><b>JORDAN CORTEZ</b><br/>Managing Principal<br/>214-556-1951<br/>Jordan.Cortez@VanguardREA.com</p> | <p><b>JUSTIN TIDWELL</b><br/>Managing Director<br/>214-556-1955<br/>Justin.Tidwell@VanguardREA.com</p> | <p><b>MASON JOHN</b><br/>Managing Director<br/>214-556-1953<br/>Mason.John@VanguardREA.com</p> | <p><b>HALEY BIRMINGHAM</b><br/>Senior Associate<br/>214-556-1956<br/>Haley@VanguardREA.com</p> | <p><b>WILL DROESE</b><br/>Senior Associate<br/>214-556-1952<br/>Will@VanguardREA.com</p> | <p><b>REID PIERCE</b><br/>Senior Associate<br/>214-556-1954<br/>Reid@VanguardREA.com</p> | <p><b>JIM MCNULTY</b><br/>Associate<br/>214-556-1949<br/>Jim@VanguardREA.com</p> |
|---|--|--|--|--|--|--|

**Vanguard Real Estate Advisors (“VREA”)** has been exclusively retained by Ownership to present developers and investors with a unique prospect—the acquisition of a 7.3+/- acre tract designated for build-to-rent or multifamily development (the “Site”) along Kyle Seale Parkway in northwest San Antonio, TX. **Notably, the Seller has reduced the asking price to \$2,675,000, a \$775,000 reduction from the original asking price.** Additionally, the Site has recently undergone rezoning to MF-18, permitting a maximum unit count of 80 units. The Seller currently has a concept plan in-place reflecting 80 units in a duplex configuration. Moreover, its strategic location directly across from Brandeis High School and Stinson Middle School, coupled with its proximity to The University of Texas at San Antonio, enhances its appeal. **This opportunity signifies a compelling chance to establish a luxury multifamily community in one of Texas’ rapidly expanding cities, with a cost basis of only \$8.41 per square foot. A 2.5% co-broker fee is available to a Broker that sources a principal that VREA has not previously contracted or sent information to regarding this opportunity.**

INVESTMENT OVERVIEW <sup>(1)</sup>	
Property	7.304+/- Acres
Location	Kyle Seale Parkway, San Antonio, TX 78249 (29.560039, -98.643511)
Access	Available via Kyle Seale Parkway
Utilities	12" Water Line (West Side of Kyle Seale Pkwy) 8" Sewer Line (Approximately 600" North of Site along Kyle Seale Pkwy)
Zoning	*MF-18 (City of San Antonio)
Appraisal District Property ID	1367963 (Bexar County)
School District	Northside ISD

\* Zoning Restriction limiting a maximum of 80 units and height of 2.5 stories.

PRICING	
Asking Price	\$2,675,000
Asking Price per SF	\$8.41

(1) Purchaser to confirm all information during due diligence including allowable uses.

TAX INFORMATION	
Taxing Entity	Tax Rate
Bexar County Road and Flood	0.023668
San Antonio River Authority	0.018000
Alamo Community College	0.149150
University Health	0.276235
Bexar County	0.276331
City of San Antonio	0.541590
Northside ISD	1.011700
<b>Total Tax Rate</b>	<b>2.296674</b>

## DEMOGRAPHICS

### ESTIMATED POPULATION (2020)



**1-MILE | 8,254**  
**3-MILE | 91,434**  
**5-MILE | 169,306**

### ANNUAL POPULATION GROWTH RATE (2020-2025)



**1-MILE | 3.29%**  
**3-MILE | 4.18%**  
**5-MILE | 3.52%**

### MEDIAN HOUSEHOLD INCOME



**1-MILE | \$120,160**  
**3-MILE | \$106,577**  
**5-MILE | \$101,352**

### MEDIAN HOME VALUE

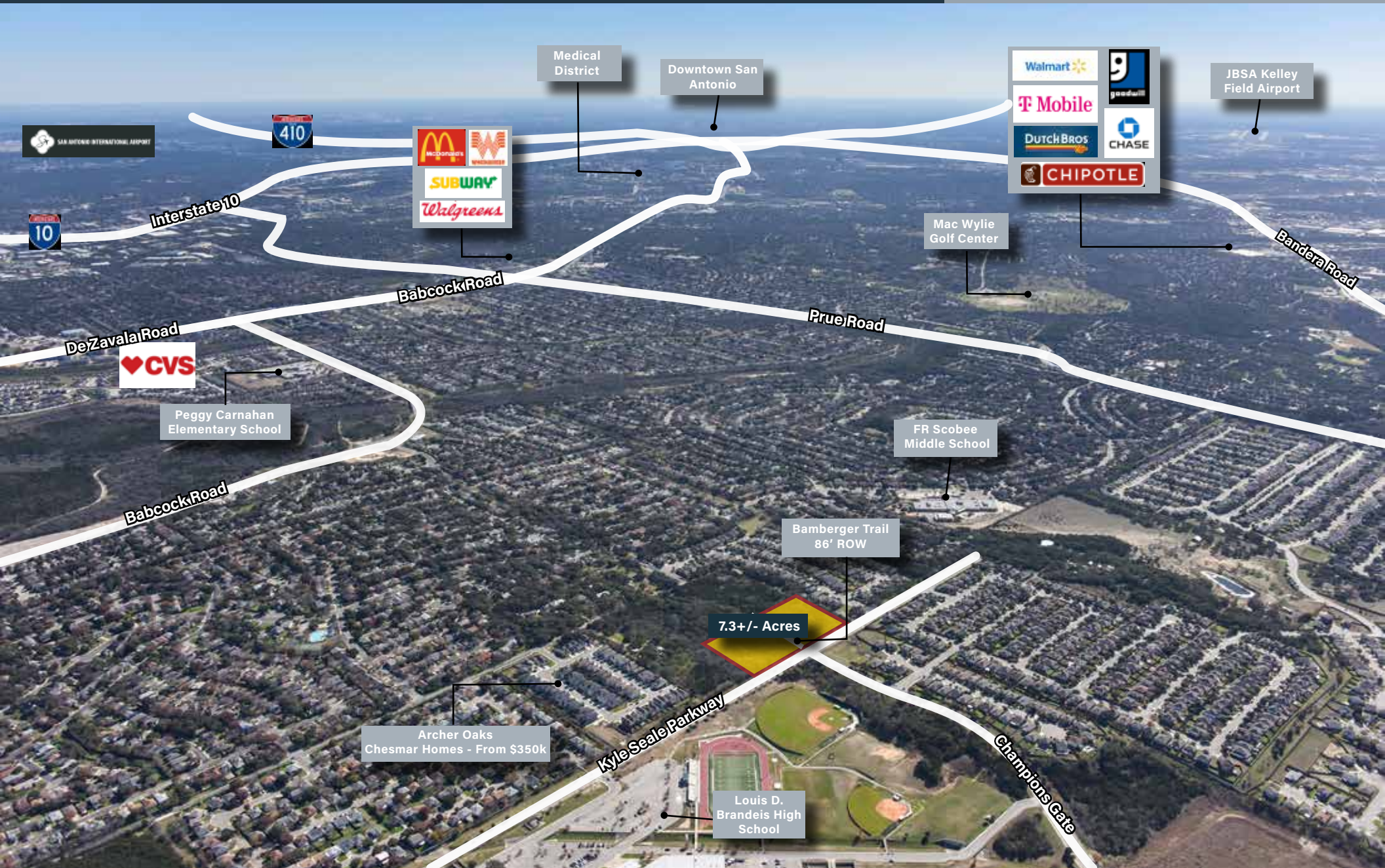


**1-MILE | \$329,303**  
**3-MILE | \$311,904**  
**5-MILE | \$279,504**

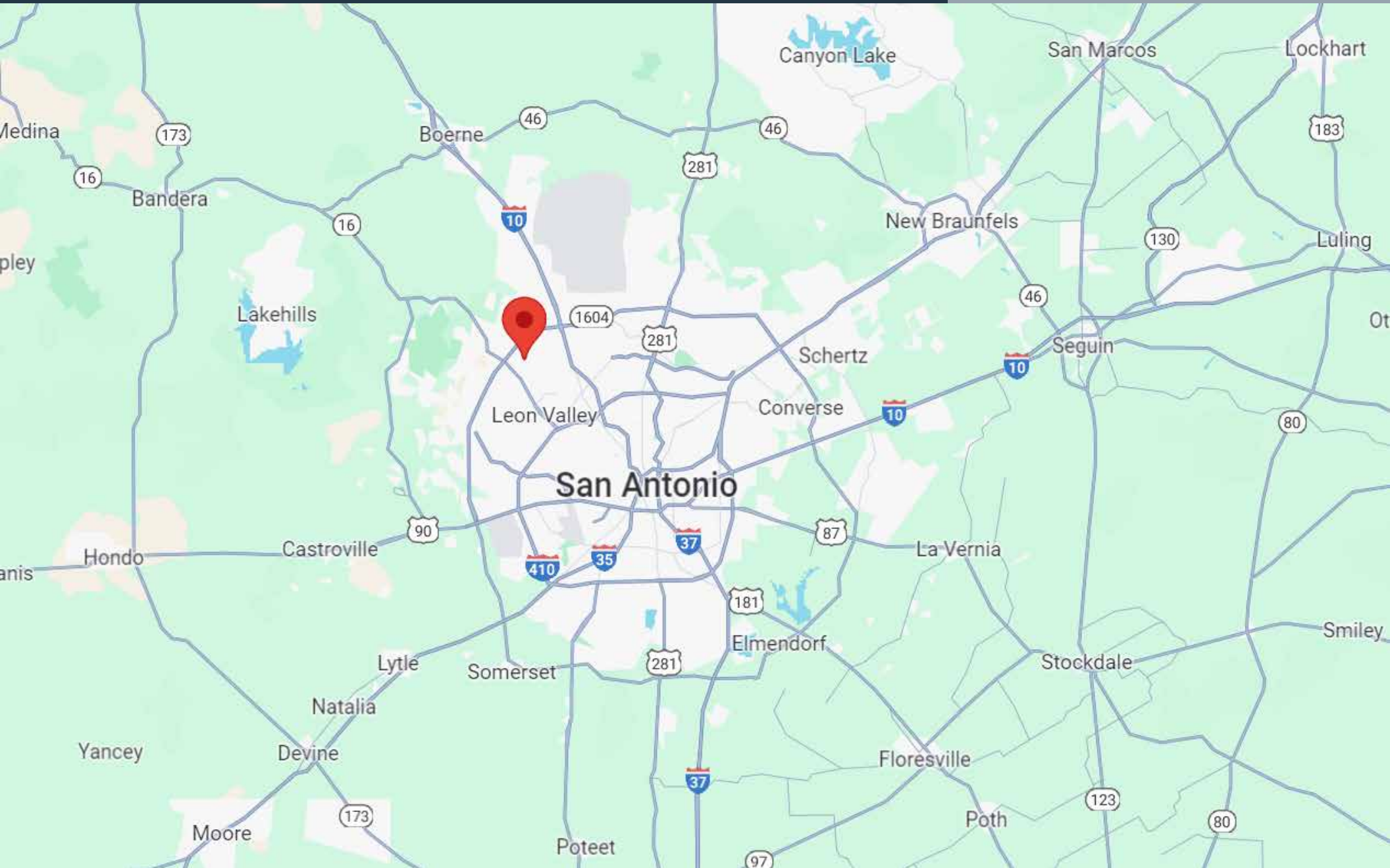
7.3+/- ACRE BUILD-TO-RENT  
OR MULTIFAMILY  
DEVELOPMENT SITE



7.3+/- ACRE BUILD-TO-RENT OR MULTIFAMILY DEVELOPMENT SITE



7.3+/- ACRE BUILD-TO-RENT  
OR MULTIFAMILY  
DEVELOPMENT SITE



# SITE PLAN

Purchasers and their consultants are instructed to do their own due diligence as it relates to verifying zoning and permitted uses. The Site Plan below reflecting 80 units was provided by Ownership for illustrative purposes. Per the Seller, the 86" ROW dedication of Bamberger Trail will not be required to be paved by a potential Buyer (Purchaser to confirm during diligence).

7.3+/- ACRE BUILD-TO-RENT OR MULTIFAMILY DEVELOPMENT SITE



KYLE SEALE PARKWAY  
VARIABLE - R.O.W.

BAMBERGER TRAIL (DEDICATION)  
86" R.O.W.



Site Plan (Preliminary)

## INVESTMENT HIGHLIGHTS



### Strategic Location

- The Site is situated about one mile east of Loop 1604 and three miles west of Interstate 10, providing convenient access to the entire San Antonio MSA.
- Positioned directly across from the Site are Brandeis High School and Stinson Middle School, both within Northside ISD (A-). Approximately one mile to the north lies The University of Texas at San Antonio, boasting an enrollment of approximately 35,000 students.
- According to CoStar, the Northwest San Antonio multifamily submarket maintains a resilient demand, attributed to its proximity to UTSA and major regional employers such as USAA and Valero.



### Zoning

- The Site falls within the City of San Antonio and is zoned MF-18, allowing for a maximum of 80 units.
- Potential uses include multifamily, build-to-rent, or for-sale townhome development.
- *Prospective purchasers are advised to conduct their own due diligence regarding zoning and unit count.*



### Population and Demographics

- According to the US Census Bureau, San Antonio's estimated population is 1,472,909, reflecting a 2.7% increase from 1,434,367 in 2020.
- As per CoStar, in Q4 of 2023, the average asking rent per unit in the Northwest San Antonio submarket was \$1,263, while the citywide average was \$1,245 during the same period.
- According to CultureMap.com, San Antonio experienced the third-largest numeric population increase among cities from 2021 to 2022, trailing only behind Phoenix and Fort Worth.



Downtown San Antonio



La Villita Historic Arts District

## SAN ANTONIO HIGHLIGHTS

- The San Antonio-New Braunfels MSA boasts an estimated 2022 Gross Metropolitan Product (GMP) of \$163 billion, with Healthcare emerging as the city's economic juggernaut, generating a substantial \$42 billion in annual economic activity.
- A report from the Kenan Institute of Private Enterprises anticipates a spot for San Antonio among the 10 fastest-growing economies in the nation next year. Projections indicate a 1.4 percent growth in the city's gross domestic product this year, ranking it as the 5th-highest expected urban economic growth rate nationwide.
- With a population of 1,472,909, San Antonio proudly claims the title of the 7th-largest city in the U.S. and the 2nd-largest in Texas. According to the U.S. Census Bureau, the city experienced the 3rd-largest numeric population surge in the United States from 2021 to 2022, witnessing an increase of 18,889 between July 2021 and July 2022. San Antonio also secured the top spot in the U.S. for numeric population growth from 2020 to 2021.
- Recent market data from Texas Realtors reveals that in November 2023, the median home price in the San Antonio-New Braunfels MSA stood at \$311,000.

The Site, situated within the city of San Antonio and encompassed by the San Antonio-New Braunfels Metropolitan Statistical Area, resides in Bexar County. This MSA spans eight counties in Central Texas, boasting a population of 2.65 million, securing its place as the 3rd-largest metropolitan area in Texas and the 24th-largest in the U.S.



**GROSS METROPOLITAN  
PRODUCT**  
**\$163 Billion**



**SAN ANTONIO  
POPULATION GROWTH**  
**1.9% (2021-2022)**



**SAN ANTONIO MSA  
ESTIMATED POPULATION**  
**2.65 Million**



## ECONOMIC OVERVIEW

San Antonio, the largest city in Central Texas, stands as a thriving economic hub along Interstate 35, playing a pivotal role in diverse industries. The city boasts a prominent position in healthcare, hosting renowned medical facilities, with Baptist Medical Center as the state's largest hospital. Recognized as a medical focal point, healthcare is a key driver of San Antonio's economy. Notably, the technology sector is experiencing rapid growth, fueled by major research institutions like the University of Texas at San Antonio and various corporate headquarters.

Among the city's corporate giants are HEB, USAA, Andeavor, and other notable entities, contributing significantly to San Antonio's economic vitality. In addition to its industrial prowess, San Antonio thrives on tourism, attracting millions of visitors annually. The city's rich history and vibrant culture, showcased through iconic sites such as the Alamo and the San Antonio River Walk, make it a magnet for tourists, further bolstering its economic landscape.



The Alamo



University of Texas San Antonio

## SAN ANTONIO MAJOR EMPLOYERS

COMPANY NAME	EMPLOYEES
H-E-B	20,000
USAA	19,000
The University of Texas Health Center at San Antonio	7,930
Rackspace	6,300
Whataburger	6,000
Rush Enterprises	5,000
Frost Bank	4,600
TaskUs	4,000
Bill Miller Bar-B-Q	3,500
Toyota Motor Manufacturing TX	3,200

Source: Greater SATX Regional Economic Partnership



## AREA OVERVIEW

As a prominent population hub in south-central Texas, San Antonio holds its ground as the seventh most populous city in the United States and the second largest in the state, as per the US Census Bureau. The current population of San Antonio stands at approximately 1,472,909 (2022 U.S. Census), showcasing a notable near 10% increase from the figures in 2010. Serving as the focal point of the San Antonio-New Braunfels Metropolitan Statistical Area, also known as "Greater San Antonio," the broader region boasts a total estimated population of 2,655,342.

Providing a snapshot of the real estate landscape, the median home price in the San Antonio market hit \$311,000 in November 2023, according to data from Texas Realtors.

## EDUCATION

The Site resides within the Northwest Independent School District, a distinguished school district in San Antonio, garnering numerous accolades at both the regional and state levels. Northside ISD proudly accommodates a student body exceeding 101,976, spread across 125 schools. The educational landscape surrounding the Site includes Scobee Elementary School (0.6 miles south), Stinson Middle School (0.5 miles west), and Brandeis High School (0.5 miles northwest).

Prominent universities in close proximity to the Site are Northwest Vista College (9.2 miles southwest), the University of the Incarnate Word (16.5 miles southeast), and the University of Texas at San Antonio (2.0 miles northeast).

## SAN ANTONIO MARKET PER COSTAR



**MULTIFAMILY  
ASKING RENT**  
**UP TO \$2.33 PSF**



**PROJECTED 12-MONTH  
ASKING RENT GROWTH**  
**2.6%**



## TRANSPORTATION



**Air:** Situated 15 miles southeast of the Site, the San Antonio International Airport serves as a vital gateway, facilitating both domestic and international flights for public and private use. In 2022, the airport handled a substantial volume, accommodating over approximately 9.4 million passengers. Notably, Stinson Municipal Airport, positioned 24 miles southeast of the Site, holds the distinction of being the second oldest general aviation airport in continuous operation in the United States, catering to private and corporate travel.



**Highway:** Nestled in Northwest San Antonio, the Site enjoys convenient proximity to key regional thoroughfares. Less than a mile to the west lies West Loop 1604, encircling the outer limits of San Antonio, providing access throughout the city and linking to Interstate 10, connecting to Houston. Additionally, less than 2 miles south of the Site, Bandera Road offers direct access to Downtown San Antonio.



**Public Transit:** San Antonio facilitates public transportation through VIA Metropolitan Transit, offering a comprehensive bus service that spans downtown from early morning to late at night.

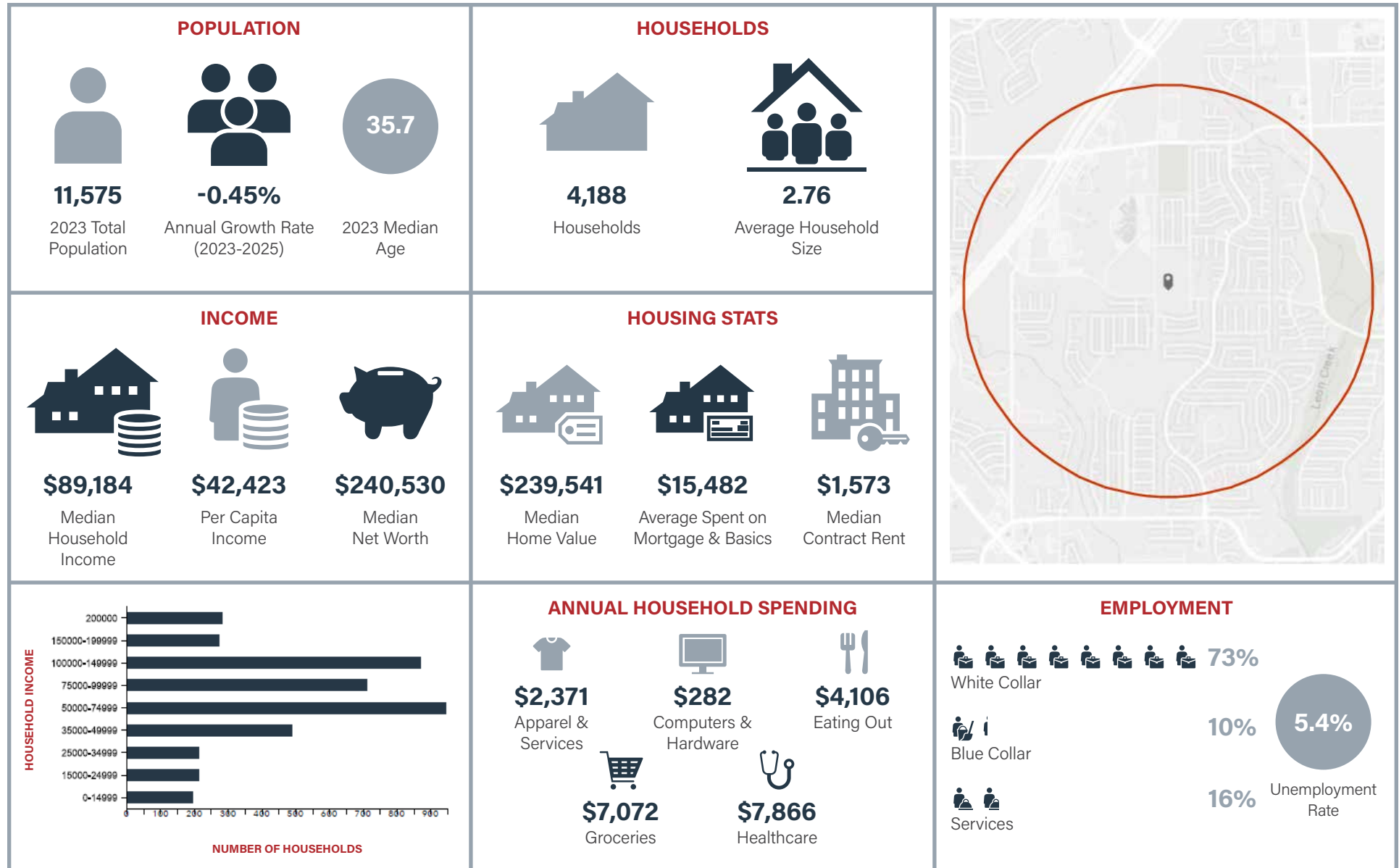


*San Antonio International Airport*

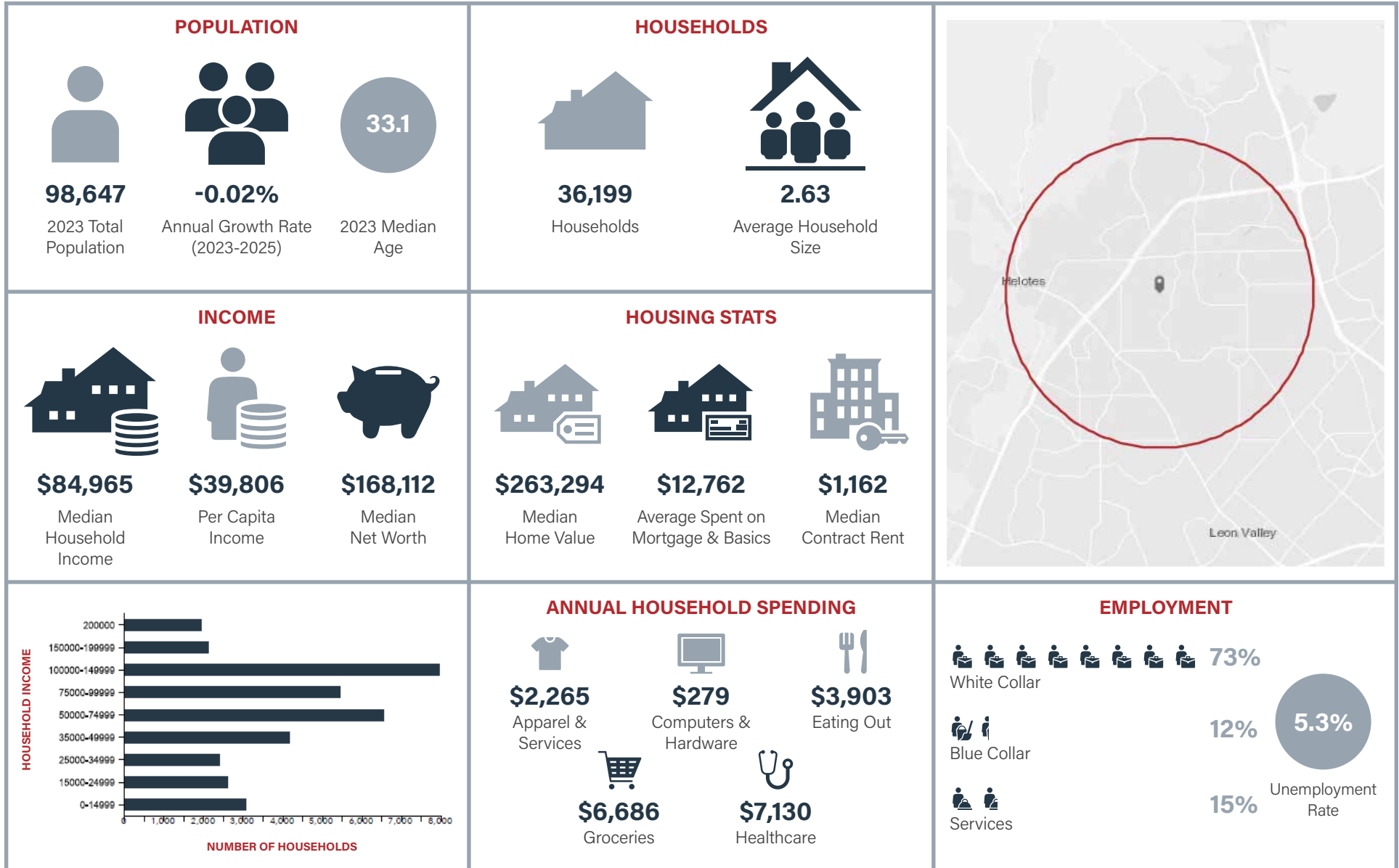


*VIA Metropolitan Transit*

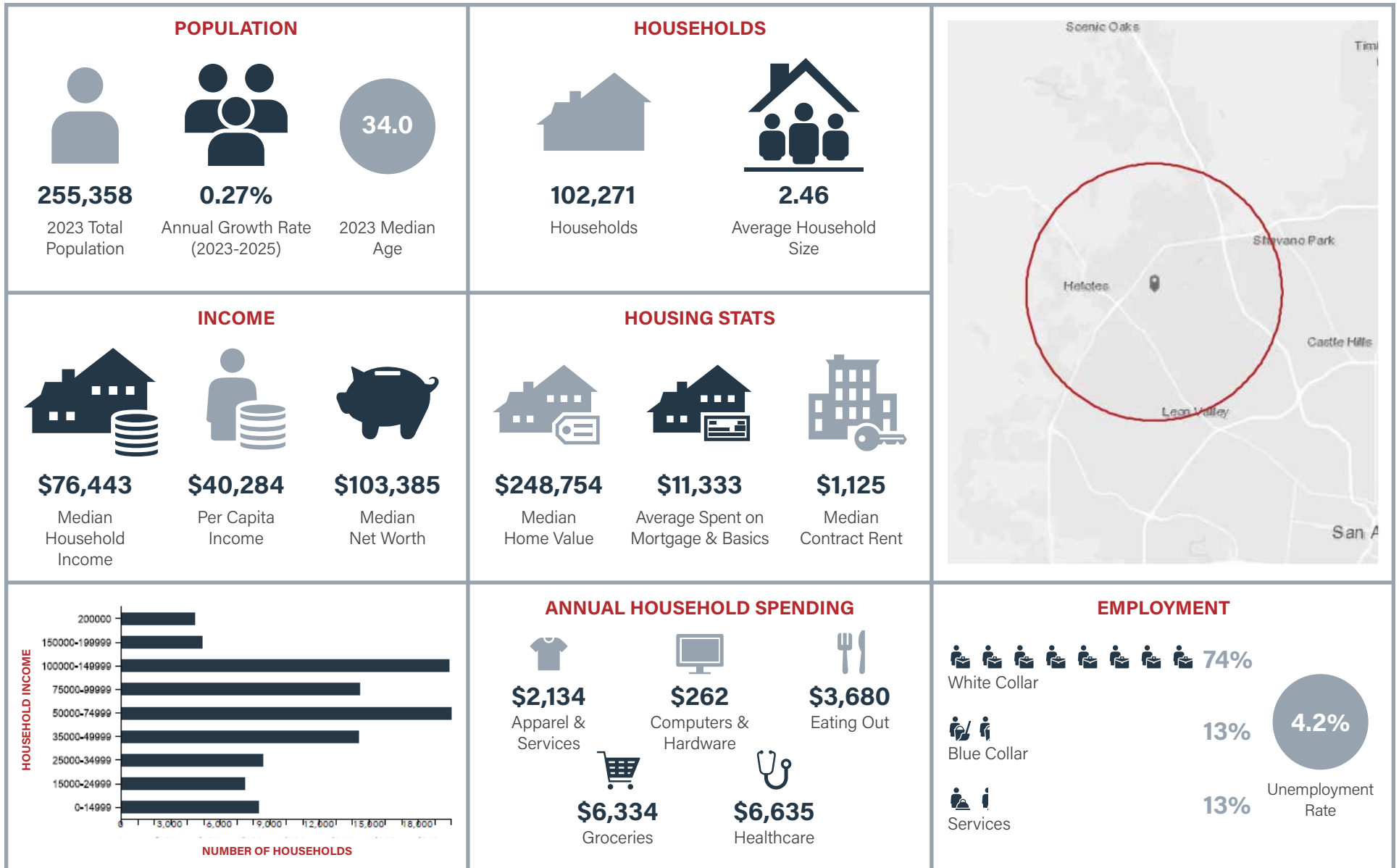
DEMOGRAPHIC OVERVIEW | 1-MILE RADIUS



DEMOGRAPHIC OVERVIEW | 3-MILE RADIUS



DEMOGRAPHIC OVERVIEW | 5-MILE RADIUS



## 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.

**Licensed Broker/Broker Firm Name or Primary Assumed Business Name:** Vanguard Real Estate Advisors | License No. 9003054 | Jordan.Cortez@VanguardREA.com | 214-556-1951

**Designated Broker of Firm:** Jordan Cortez | License No. 494942 | Jordan.Cortez@VanguardREA.com | 214-556-1951

**Licensed Supervisor of Sales Agent/Associate:** Justin Tidwell | License No. 647170 | Justin.Tidwell@VanguardREA.com | 214-556-1955

**Sales Agent/Associate:** Mason John | License No. 682887 | Mason.John@VanguardREA.com | 214-556-1953

**Sales Agent/Associate:** Haley Birmingham | License No. 765057 | Haley@VanguardREA.com | 214-556-1956

**Sales Agent/Associate:** Will Droese | License No. 770325 | Will@VanguardREA.com | 214-556-1952

**Sales Agent/Associate:** Reid Pierce | License No. 791138 | Reid@VanguardREA.com | 214-556-1954

**Sales Agent/Associate:** Jim McNulty | License No. 813890 | Jim@VanguardREA.com | 214-556-1949



## 7.3 +/- Acres | Kyle Seale Parkway | San Antonio, Texas 78249



**JORDAN CORTEZ** | *Managing Principal* | 214-556-1951 | Jordan.Cortez@VanguardREA.com

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