

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) 264-2087

patriciachavez@kw.com

498385, Texas

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

TABLE OF CONTENTS

201 WEST POPLAR STREET



KW COMMERCIAL | HERITAGE

1717 N Loop 1604 E
San Antonio, Texas 78232

PATRICIA CHAVEZ, CCIM

DIRECTOR FOR KW COMMERCIAL

O: 2102642087

C: (210) 264-2087

patriciachavez@kw.com

498385, Texas

1 - PROPERTY INFORMATION

Executive Summary	4
Location & Highlights	5
Property Photos	6

2 - LOCATION INFORMATION

Location Maps	10
Business Map	11
Aerial Map	12
Demographics	13

3 - AGENT PROFILE

Professional Bio	15
Disclaimer	16



201 WEST POPLAR STREET

PROPERTY INFORMATION

1

EXECUTIVE SUMMARY	4
LOCATION & HIGHLIGHTS	5
PROPERTY PHOTOS	6

EXECUTIVE SUMMARY

201 WEST POPLAR STREET



OFFERING SUMMARY

PRICE:	\$975,000
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.



KW COMMERCIAL | HERITAGE
1717 N Loop 1604 E
San Antonio, Texas 78232



Each Office Independently Owned and Operated

PATRICIA CHAVEZ, CCIM

Director for KW Commercial
O: 2102642087
C: (210) 264-2087
patriciachavez@kw.com
498385, Texas

LOCATION & HIGHLIGHTS

201 WEST POPLAR STREET



LOCATION INFORMATION

Building Name: Law Offices

Street Address: 201 W Poplar St.

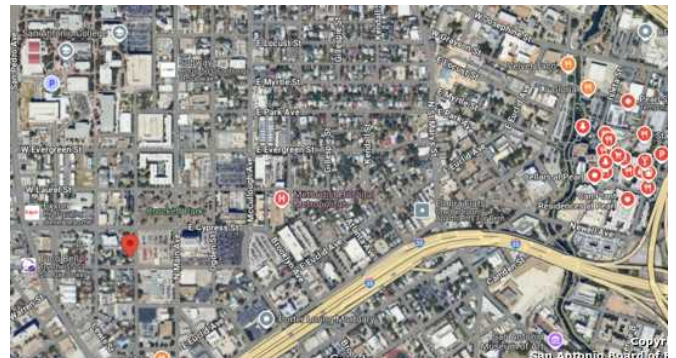
City, State, Zip San Antonio, Tx, 78212

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



KW COMMERCIAL | HERITAGE
1717 N Loop 1604 E
San Antonio, Texas 78232

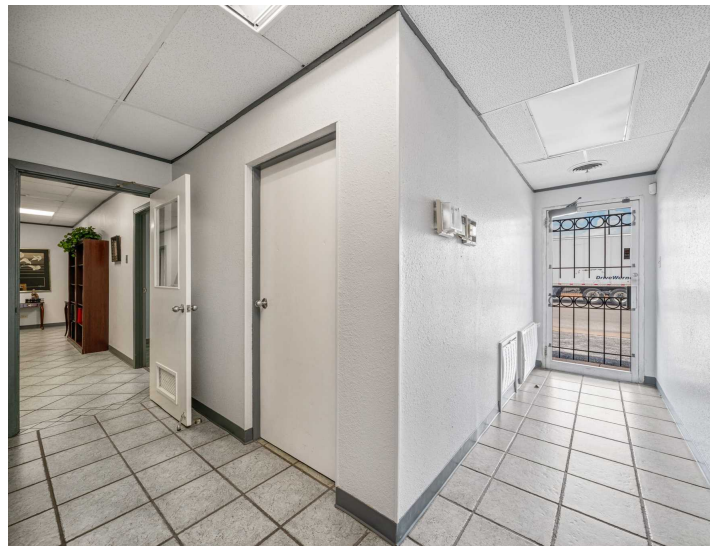


Each Office Independently Owned and Operated

PATRICIA CHAVEZ, CCIM
Director for KW Commercial
O: 2102642087
C: (210) 264-2087
patriciachavez@kw.com
498385, Texas

PROPERTY PHOTOS

201 WEST POPLAR STREET



KW COMMERCIAL | HERITAGE
1717 N Loop 1604 E
San Antonio, Texas 78232



Each Office Independently Owned and Operated

PATRICIA CHAVEZ, CCIM
Director for KW Commercial
O: 2102642087
C: (210) 264-2087
patriciachavez@kw.com
498385, Texas

PROPERTY PHOTOS

201 WEST POPLAR STREET



KW COMMERCIAL | HERITAGE
1717 N Loop 1604 E
San Antonio, Texas 78232

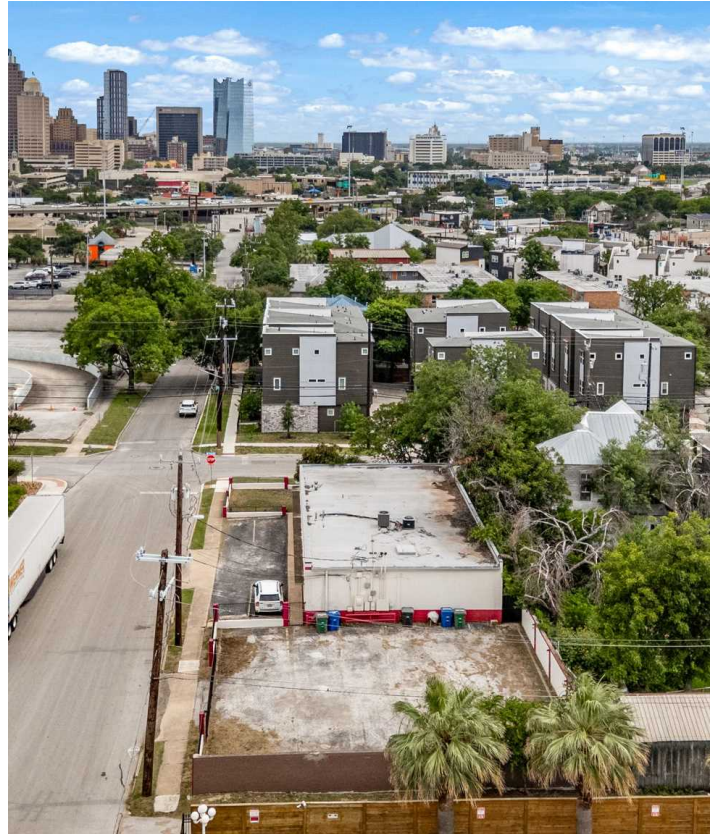


Each Office Independently Owned and Operated

PATRICIA CHAVEZ, CCIM
Director for KW Commercial
O: 2102642087
C: (210) 264-2087
patriciachavez@kw.com
498385, Texas

PROPERTY PHOTOS

201 WEST POPLAR STREET



KW COMMERCIAL | HERITAGE
1717 N Loop 1604 E
San Antonio, Texas 78232



Each Office Independently Owned and Operated

PATRICIA CHAVEZ, CCIM
Director for KW Commercial
O: 2102642087
C: (210) 264-2087
patriciachavez@kw.com
498385, Texas



201 WEST POPLAR STREET

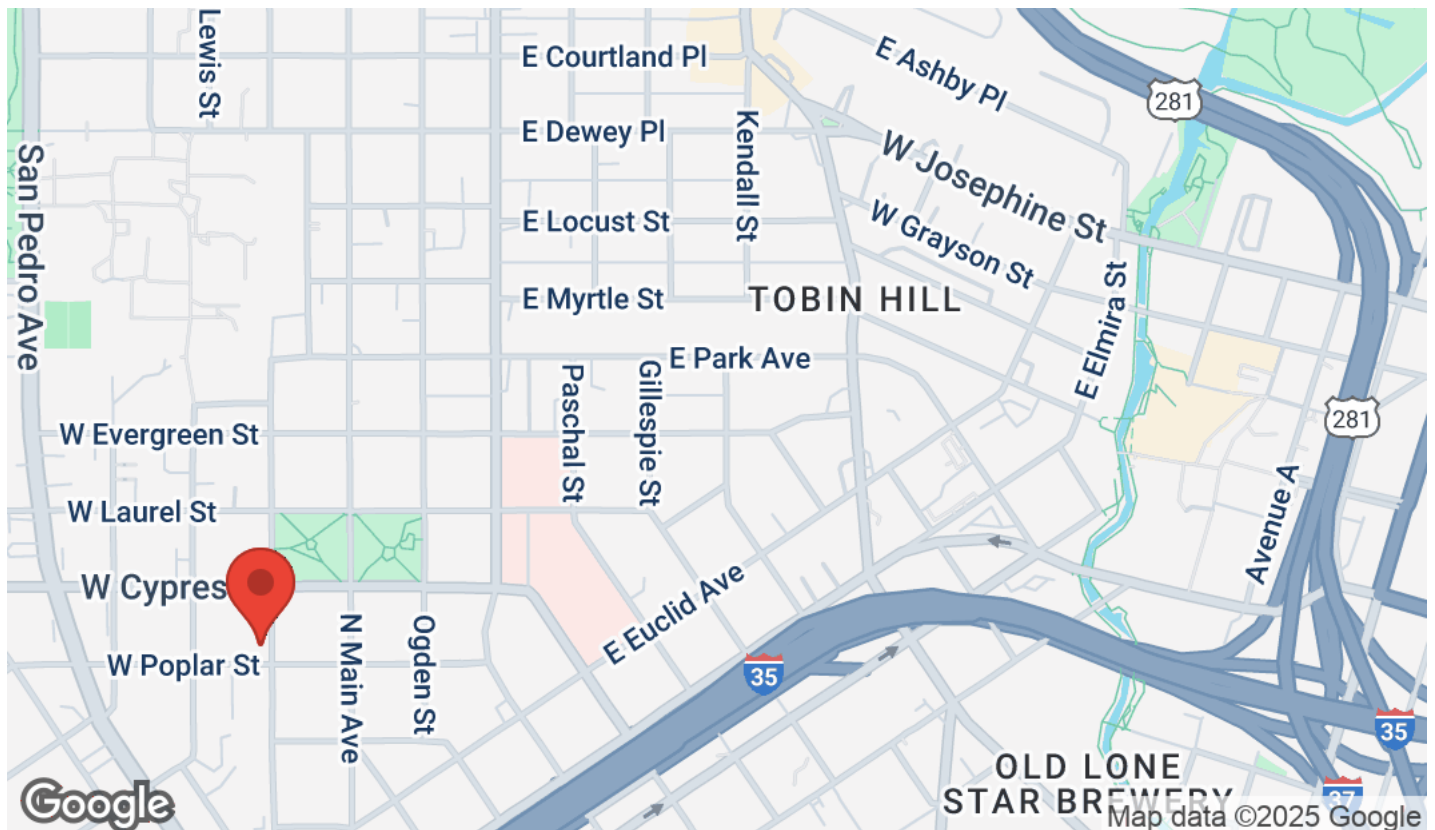
LOCATION INFORMATION

2

LOCATION MAPS	10
BUSINESS MAP	11
AERIAL MAP	12
DEMOGRAPHICS	13

LOCATION MAPS

201 WEST POPLAR STREET



KW COMMERCIAL | HERITAGE
1717 N Loop 1604 E
San Antonio, Texas 78232



Each Office Independently Owned and Operated


PATRICIA CHAVEZ, CCIM

Director for KW Commercial
O: 2102642087
C: (210) 264-2087
patriciachavez@kw.com
498385, Texas

BUSINESS MAP

201 WEST POPLAR STREET



 **Methodist Hospital Metropolitan**

 **Pearl**

H-E-B Cypress Tower

Cardiovascular Associates

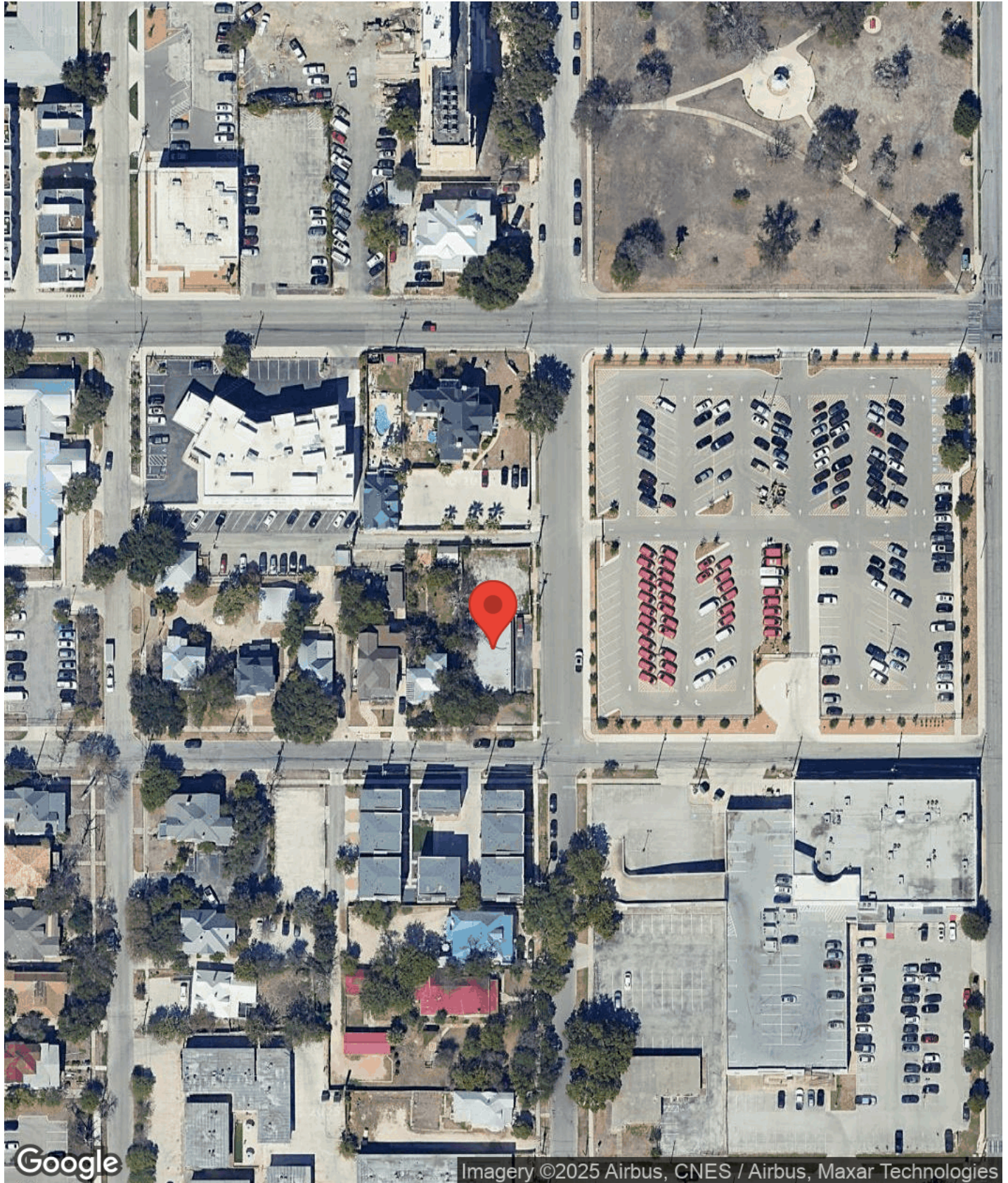
 **AMG Specialty Hospital**

 **Baptist Health System**

 **South Texas Stroke & Neuroendovascular Institute**

AERIAL MAP

201 WEST POPLAR STREET



KW COMMERCIAL | HERITAGE

1717 N Loop 1604 E
San Antonio, Texas 78232



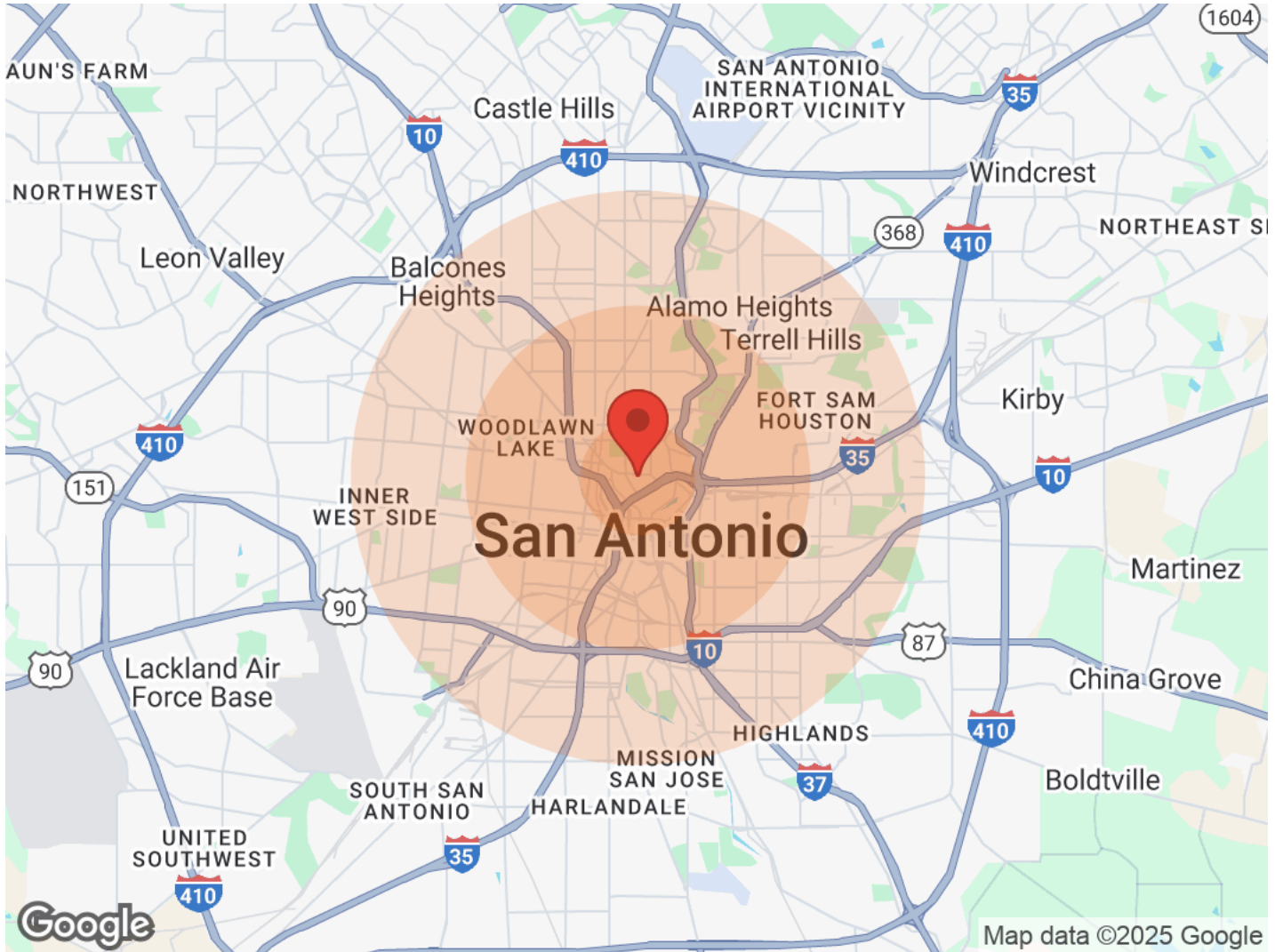
Each Office Independently Owned and Operated

PATRICIA CHAVEZ, CCIM

Director for KW Commercial
O: 2102642087
C: (210) 264-2087
patriciachavez@kw.com
498385, Texas

DEMOGRAPHICS

201 WEST POPLAR STREET



Population	1 Mile	3 Miles	5 Miles
Male	7,709	68,913	192,980
Female	7,430	68,872	198,427
Total Population	15,139	137,785	391,407

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	1,736	30,003	89,322
Ages 15-24	1,112	18,636	55,550
Ages 25-54	6,378	57,145	157,675
Ages 55-64	1,829	14,127	39,425
Ages 65+	4,084	17,874	49,435

Race	1 Mile	3 Miles	5 Miles
White	11,553	102,279	291,604
Black	1,313	6,564	19,267
Am In/AK Nat	64	372	857
Hawaiian	N/A	N/A	39
Hispanic	10,727	111,309	312,884
Multi-Racial	4,346	56,348	156,864

Income	1 Mile	3 Miles	5 Miles
Median	\$18,389	\$27,992	\$29,366
< \$15,000	1,909	13,181	33,379
\$15,000-\$24,999	927	7,661	21,832
\$25,000-\$34,999	452	7,281	18,944
\$35,000-\$49,999	804	6,551	19,807
\$50,000-\$74,999	418	6,264	19,414
\$75,000-\$99,999	157	2,556	8,357
\$100,000-\$149,999	70	1,877	6,493
\$150,000-\$199,999	28	687	2,139
> \$200,000	27	1,184	3,003

Housing	1 Mile	3 Miles	5 Miles
Total Units	5,890	57,919	155,765
Occupied	5,117	50,501	138,886
Owner Occupied	974	24,257	74,419
Renter Occupied	4,143	26,244	64,467
Vacant	773	7,418	16,879

KW COMMERCIAL | HERITAGE
 1717 N Loop 1604 E
 San Antonio, Texas 78232



Each Office Independently Owned and Operated

PATRICIA CHAVEZ, CCIM
 Director for KW Commercial
 O: 2102642087
 C: (210) 264-2087
 patriciachavez@kw.com
 498385, Texas



201 WEST POPLAR STREET

AGENT PROFILE

3

PROFESSIONAL BIO 15

DISCLAIMER 16

PROFESSIONAL BIO

201 WEST POPLAR STREET



PATRICIA CHAVEZ, CCIM Director for KW Commercial



KW Commercial | Heritage
1717 N Loop 1604 E
San Antonio, Texas 78232
O: 2102642087
C: (210) 264-2087
patriciachavez@kw.com
498385, Texas

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 22 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

201 WEST POPLAR STREET



All materials and information received or derived from KW Commercial its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither KW Commercial its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. KW Commercial will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

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.

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) 264-2087

patriciachavez@kw.com

498385, Texas

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.