OFFERING MEMORANDUM

real COMMERCIAL

VILLARET COMMONS

MULTIFAMILY PROPERTY

1519 W Villaret Blvd, San Antonio, TX 78224

80 Units: 19 duplexes + 42 single-family

real COMMERCIAL

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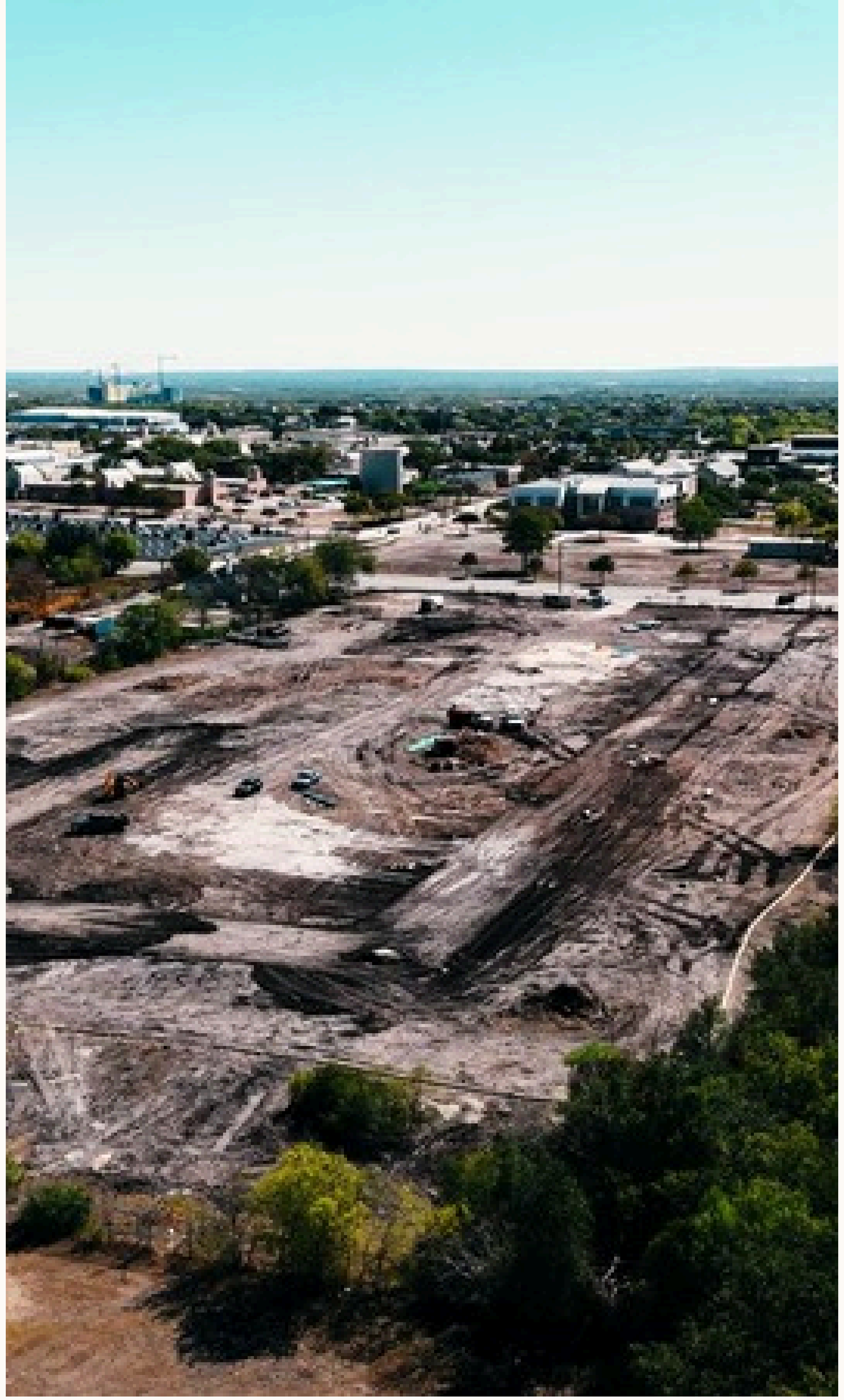
DEAL TEAM



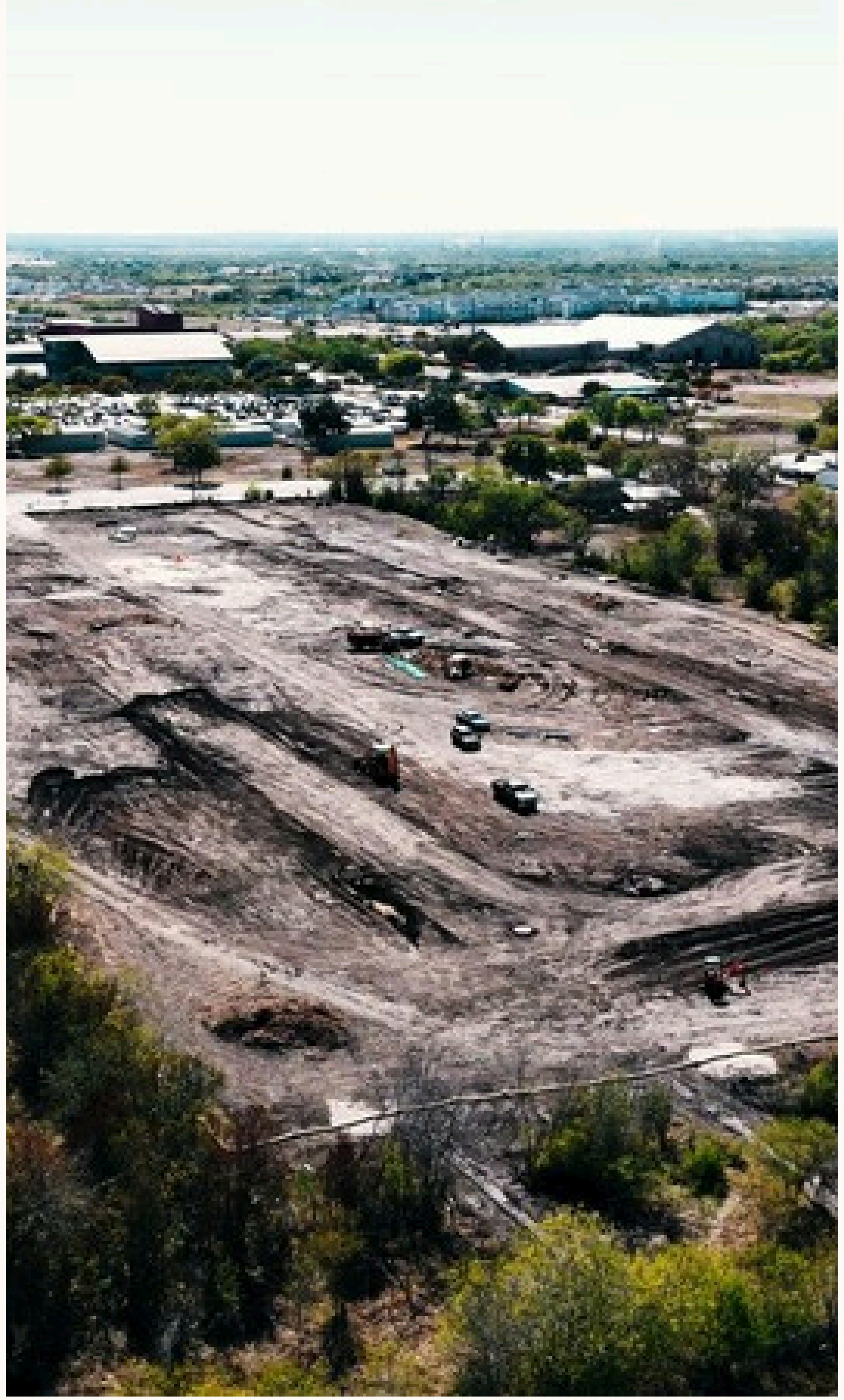
KEY DETAILS

- Total Units: 80-unit development potential
- Unit Mix: 19 duplexes, 42 single-family
- Lot Size: 7.5 Acres
- Approx. 4,000 SF per lot
- Gated community
- Overflow parking
- Dog park
- Playground area
- BBQ area

Deal 1 – Full Community
Asking Price: $4,115,000

Deal 2 – Duplex Lots Only
Asking Price: $1,767,000

MORE INFO



INVESTMENT HIGHLIGHTS

- Strong student housing and workforce housing demand
- Close proximity to educational and employment hubs
- Strategic infill location with long-term development potential
- Ready-to-build lots for immediate development

Opportunity to acquire an 80-unit residential development site located in a rapidly growing area of South San Antonio. The property is situated directly across the street from Palo Alto College and within the Loop 410 corridor, offering strong proximity to major employment, education, and transportation hubs.

The site is approximately 1.5 miles from Texas A&M University–San Antonio and just minutes from major employers, including the Toyota Manufacturing Plant and JCB (construction equipment manufacturing facility). This strategic location supports long-term demand driven by student housing needs, workforce housing, and continued regional growth.

The surrounding area has experienced significant development momentum, with expanding infrastructure, institutional investment, and increasing residential demand. The property presents a compelling opportunity for developers seeking scale in an infill location with strong fundamentals and nearby economic drivers.

MORE INFO

LOCATION HIGHLIGHTS

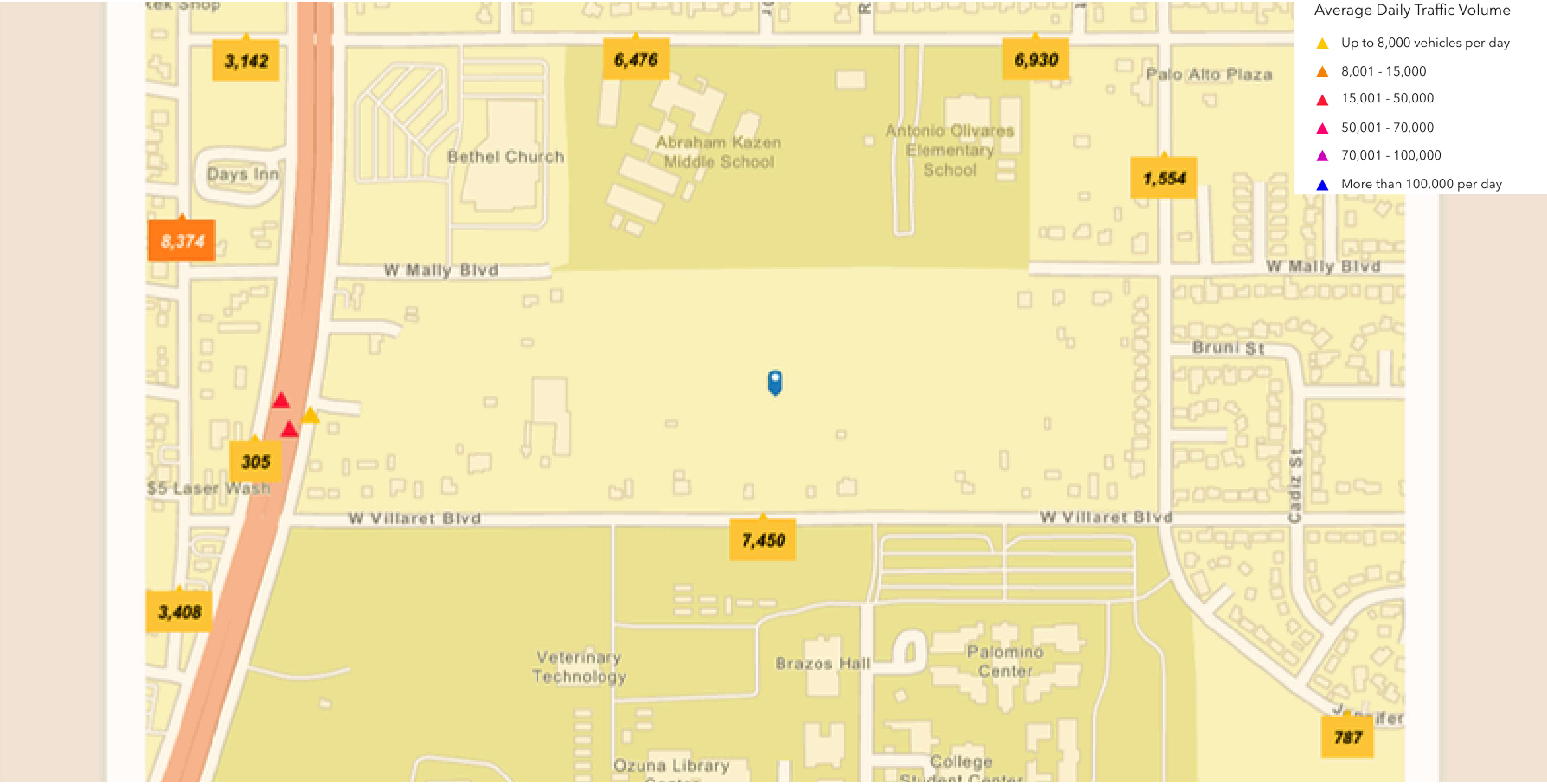
- Directly across from Palo Alto College
- Inside Highway 410 / Loop 410 corridor
- Approx. 1.5 miles from Texas A&M University – San Antonio
- Minutes from major employers including Toyota Manufacturing Plant and JCB
- Positioned in one of the fastest-growing areas of San Antonio, with expanding infrastructure and increasing residential demand


WELCOME TO VILLARET COMMONS..

SITE MAP


North Park Toyota
ALAMO COLLEGES DISTRICT
Palo Alto College
V!DA
SAN ANTONIO
TEXAS A&M UNIVERSITY
SAN ANTONIO
TOYOTA
JCB
1 mile
2 miles
3 miles
SW Loop 410

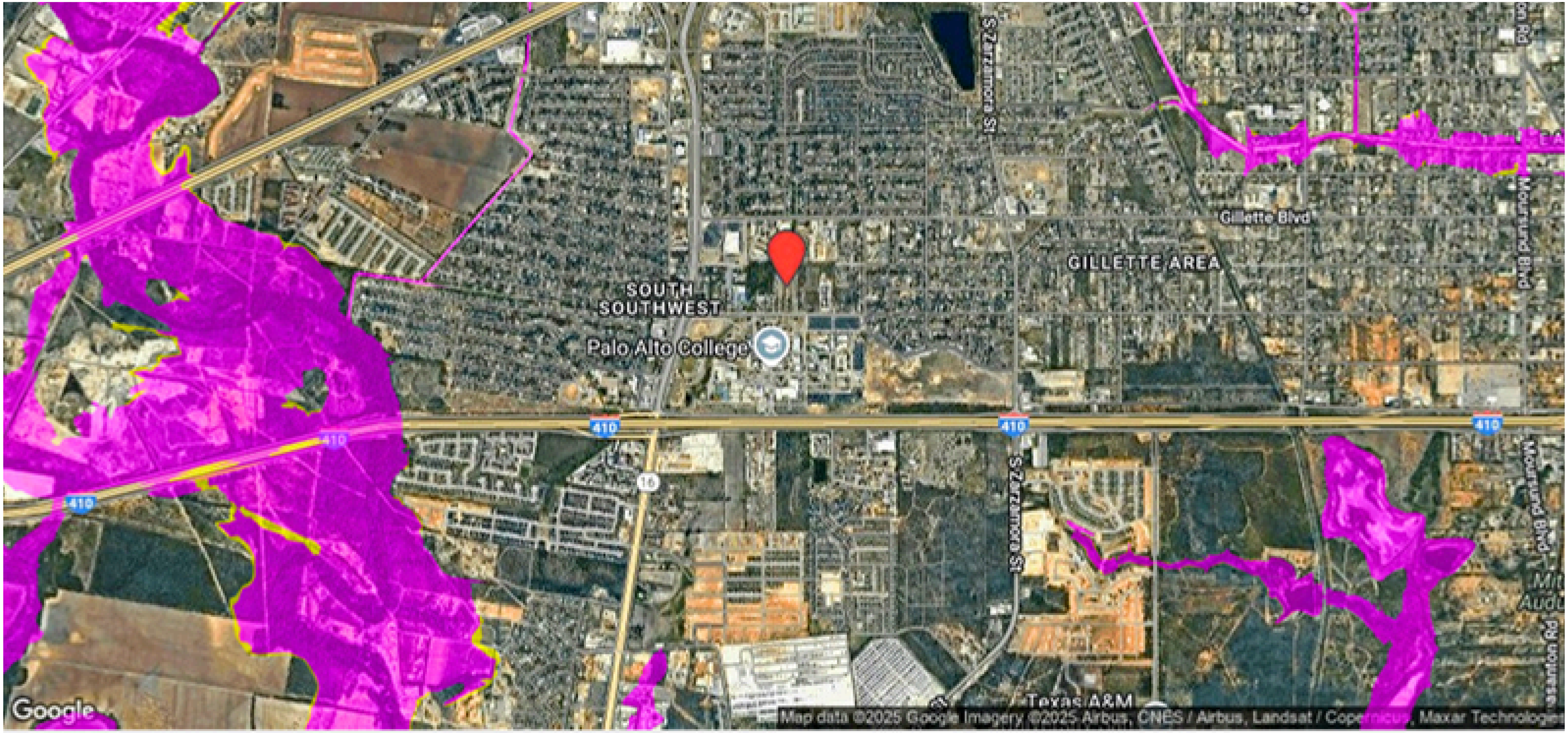
TRAFFIC MAP



Average Daily Traffic Volume

- Up to 8,000 vehicles per day
- 8,001 - 15,000
- 15,001 - 50,000
- 50,001 - 70,000
- 70,001 - 100,000
- More than 100,000 per day

FLOOD ZONE MAP



Flood Zones: X500 or B Zone A Zone V Zone D Zone Floodway CBRA

DEMOGRAPHICS

DEMOGRAPHIC SUMMARY

1519 W Villaret Blvd, San Antonio, Texas, 78224

Ring of 5 miles

KEY FACTS

158,506

Population

34.4

Median Age

52,581

Households

$47,434

Median Disposable Income

EDUCATION

25.6%

No High School Diploma

36.9%

High School Graduate

25.4%

Some College/ Associate's Degree

12.0%

Bachelor's/Grad/ Prof Degree

INCOME

$55,009

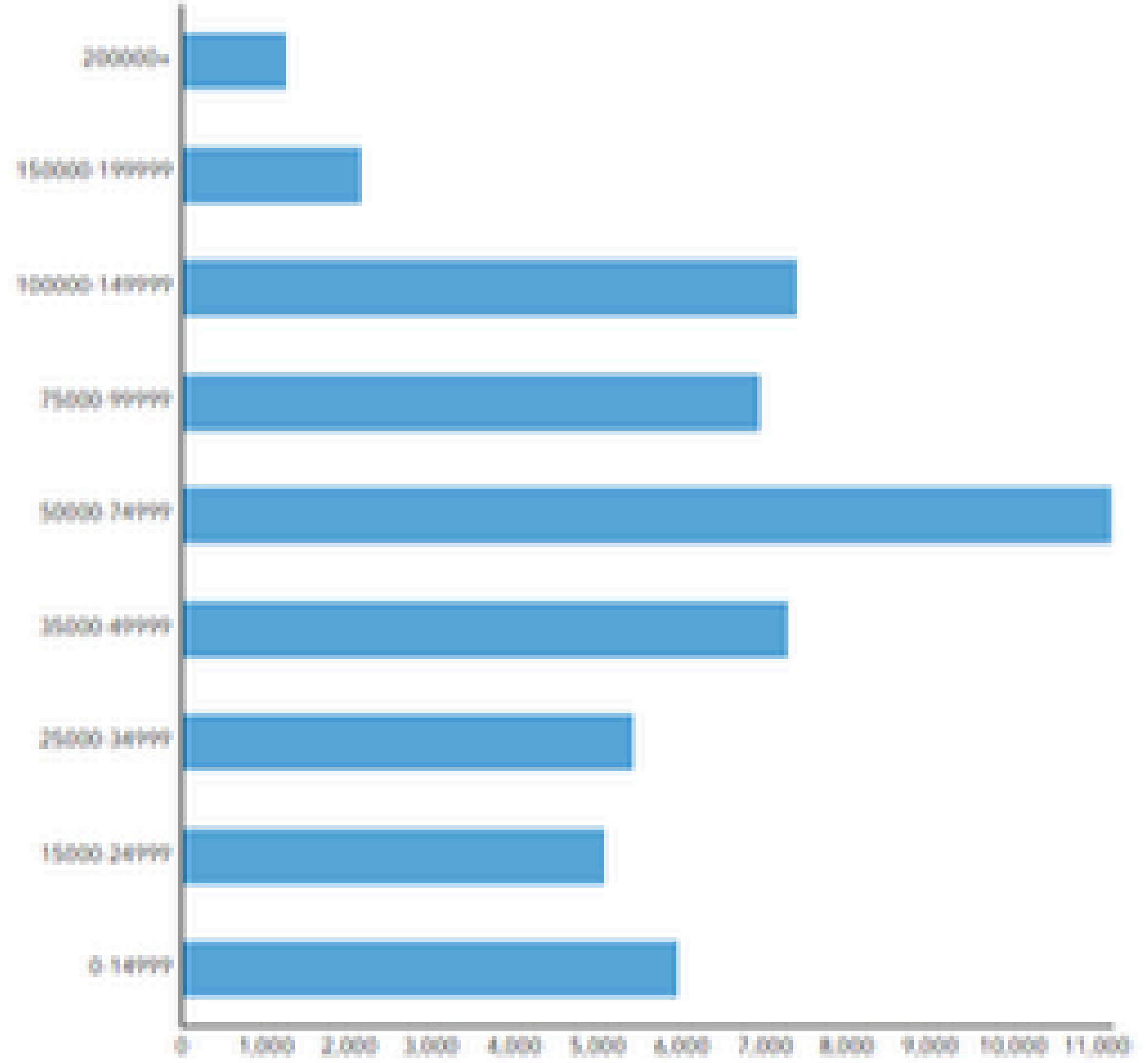
Median Household Income

$22,278

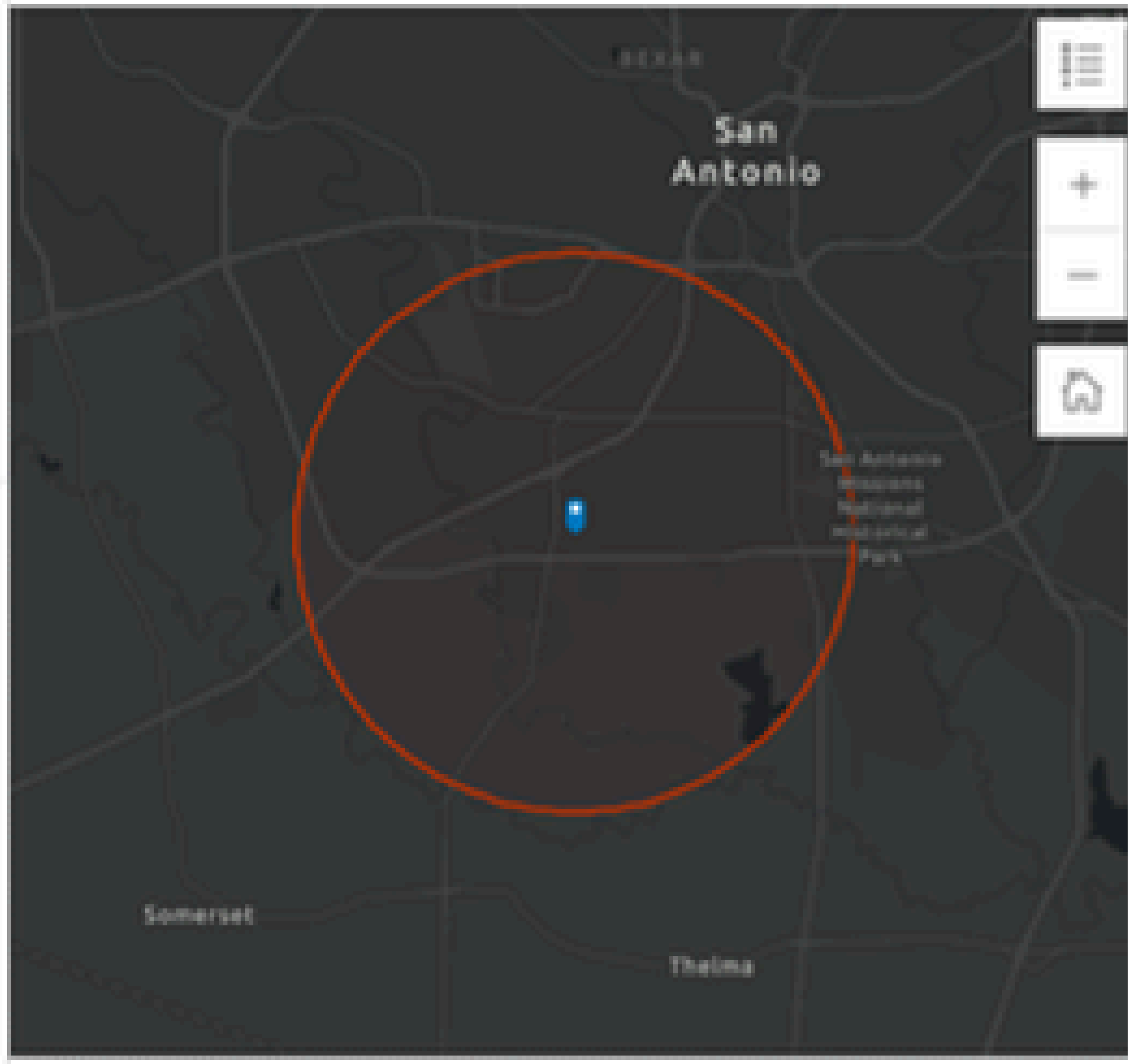
Per Capita Income

$108,954

Median Net Worth



HOUSEHOLD INCOME



EMPLOYMENT

48.5%

White Collar

32.1%

Blue Collar

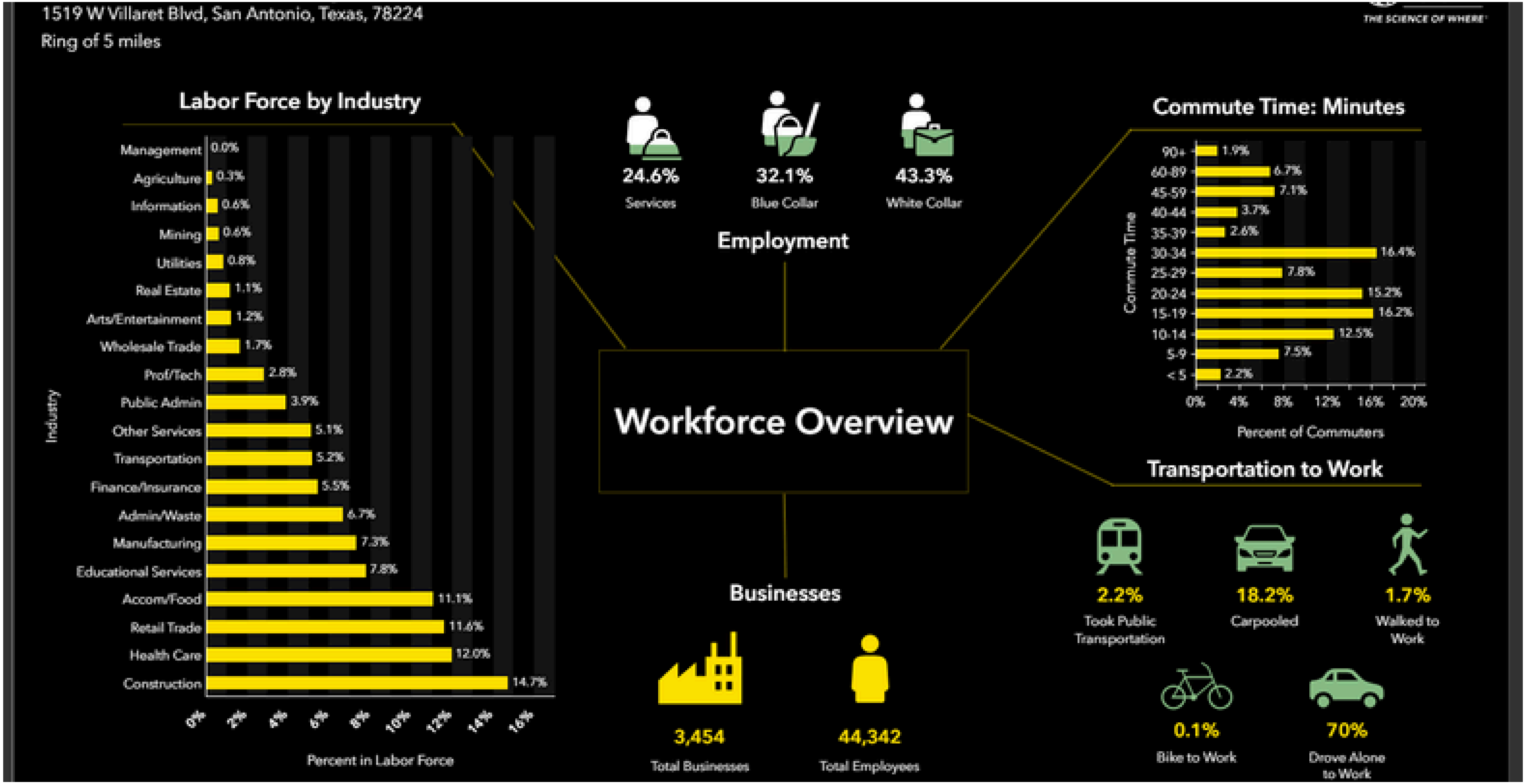
24.6%

Services

5.3%

Unemployment Rate

INDUSTRY PROFILE



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Investments should only be considered by individuals who are able to hold their interests indefinitely and without the expectation of resale. There is no secondary market for the interests, and one is not anticipated to develop.

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2-10-2025

TREC
TEXAS REAL ESTATE COMMISSION

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.

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Buyer/Tenant/Seller/Landlord Initials Date

Regulated by the Texas Real Estate Commission **Information available at www.trec.texas.gov**

IABS 1-1
TXR 2501

GILLEY INTERNATIONAL GROUP

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Consumer Protection Notice
Information about our Brokerage

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