

OFFICE BUILDING FOR SALE

**221 & 225**  
w poplar st

**210**  
lewis st

SAN ANTONIO, TEXAS



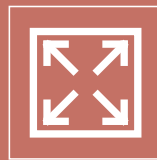
**CBRE**



## PROPERTY OVERVIEW

221 & 225 W Poplar St & 210 Lewis St, is a group of five buildings. Each are renovated and well-maintained former residences built in the 1920s, later to be rezoned and converted for professional office use.

This property is offered to both investors and users looking in the Midtown submarket. San Antonio's midtown has experienced rapid redevelopment over the last few years with the surrounding properties now occupied by attorneys and other professional firms. Fronting W Poplar and Lewis St, the property is a quick drive to downtown and the Pearl entertainment and office district.



SQUARE FOOTAGE  
6,504 SF



LAND AREA  
0.67 AC



ZONING  
IDZ-2



PARKING RATIO  
1.20/1,000



NUMBER OF BUILDINGS  
FIVE



PRICING  
CONTACT BROKER

# SITE PLAN



LEWIS ST

W POPLAR ST

# BUILDING SPECS

## 210 LEWIS (BUILDING 1)

- Single-Story Office
- 660 SF
- 0.106 AC

## 210 LEWIS (BUILDING 2)

- Single-Story Office
- 784 SF
- 0.095 AC

## 225 W POPLAR (BUILDING 3)

- Two-Story Office
- 1,848 SF
- 0.1722 AC

## 221 W POPLAR (BUILDING 4)

- Two-Story Office
- 1,996 SF
- 0.298 AC

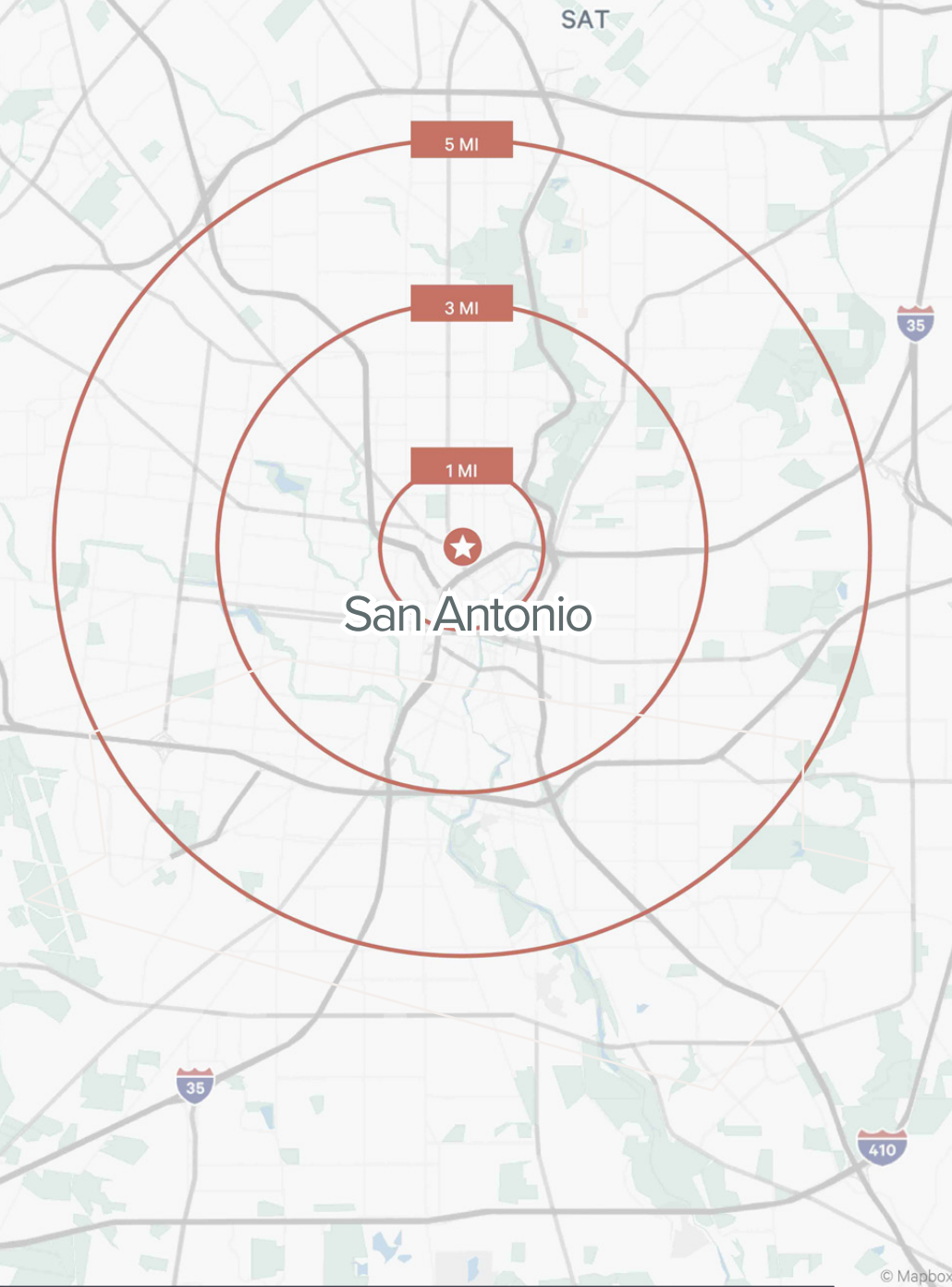
## 221 W POPLAR (BUILDING 5)

- Single-Story Office
- 1,216 SF
- 0.298 AC



# PROPERTY PHOTOS





# AREA DEMOGRAPHICS

	1 mi.	3 mi.	5 mi.
<b>HOUSEHOLD INCOME</b>			
2024 Average Household Income	\$77,069	\$80,992	\$80,426
2029 Average Household Income	\$83,873	\$87,876	\$87,243
<b>HOUSEHOLDS</b>			
2020 to 2024 - Compound Annual HH Growth Rate	2.17%	0.94%	0.43%
2024 to 2029 - Compound Annual HH Growth Rate	2.52%	0.91%	0.28%
2010 Households - Census	5,364	48,505	128,486
2020 Households - Census	6,576	51,699	132,662
2024 Households - Current Year Estimate	7,359	54,309	135,653
2029 Households - Five Year Projection	8,335	56,820	137,534
<b>POPULATION</b>			
2010 Population - Census	11,933	140,825	375,532
2020 Population - Census	13,128	135,644	362,451
2024 Population - Current Year Estimate	13,936	133,844	352,183
2029 Population - Five Year Projection	15,010	134,507	346,328
<b>PLACE OF WORK</b>			
2024 Businesses	2,522	8,520	15,175
2024 Employees	47,174	129,395	201,451

**221 & 225**  
w poplar st

**210**  
lewis st

## CONTACT US

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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.

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\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date

