



±12.14 Acre Zoned Multi-Family Site Off IH-10 in San Antonio, TX

Cresta Bella & IH-10, San Antonio, TX 78256



BROKER CONTACT:

Ryan Parker, Director

ryan.parker@dmre.com

512.582.0931

ADDRESS

Cresta Bella & IH-10
San Antonio, TX 78256

SIZE

±12.14 Acres

LAT., LONG.

29.628376108043142, -98.61675314471492

ZONING

MF-33 (Maximum 360 MF units allowed)
*Zoning also allows for Build-to-Rent

PARCEL

34760-000-0276, 18333-034-0070
18333-034-0060, 34760-000-0410

TAX

2.29%

SCHOOLS

Northside ISD
SB McAndrew Elementary School
Garcia Middle School
Brandeis High School

LEGAL

NCB 34760 BLK LOT P-27E (14.514 AC) & P-28B
(1.4378 AC) IH 10 W/CROWNRISE ANXTN 2014-
REMAINS PER PLAT 9653/90-95 FILED

PRICE

Call for Pricing

**THE SITE IS THE LAST MULTI-FAMILY
PARCEL IN THE CRESTA BELLA MP**



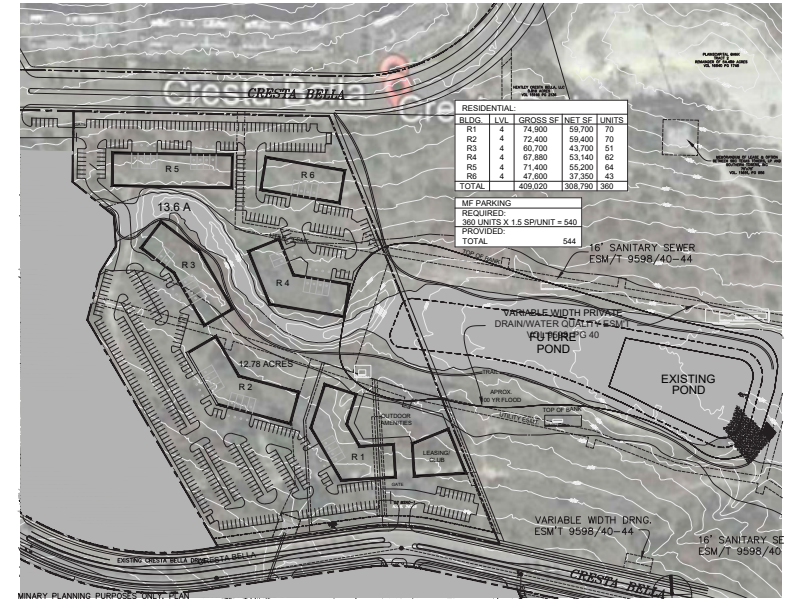
WATER

The site is adjacent to a 12" water main to connect to, allowing for 195 EDUs.

WASTEWATER

The site is adjacent to a 8" wastewater main, allowing for 181 EDUs. There is a 500 LF utility extension required under IH-10 for a 15 inch Wastewater main before this site can be developed. There is an adjacent development that has permitted with SAWS and TxDOT for the extension of the wastewater line but has not started construction yet. The estimated costs for the Wastewater Line Boring are \$350-500/LF for 500 linear feet, totaling approximately \$175k-250k. The Developer will pay pro rata share of the upsizing from 8" to 15" from SAWS, estimated at \$97,500. The Developer's pro rata share will be greater of either \$60.00 per linear foot or 28.44% of the cost of the oversized main (\$27,733.00).

The site has an approved and recorded Utility Service Agreement with SAWS.



TRAFFIC IMPACT ANALYSIS

The site is approved for 360 Multi-Family units. A Northern Entrance is approved on the adjacent Western property through the plat's easement to line up with Cresta Avenida, while a Southern Entrance is approved to connect with an existing driveway and curb cut across the street. Traffic Improvements are noted in the TIA in the Due Diligence link below.

FINAL PLAT

The Final Plat is approved but currently awaiting 15-inch Wastewater Line to be constructed before recordation to satisfy the USA requirement.

FLOODPLAIN STUDY

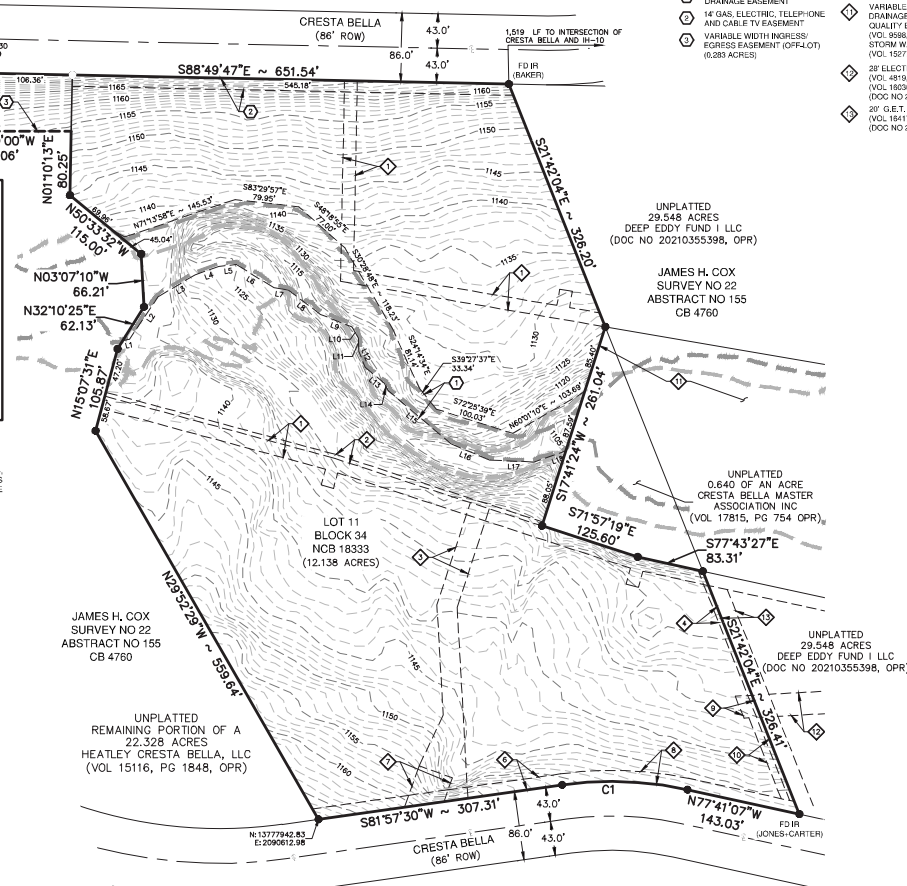
An approved and revised floodplain line is shown on the approved Final Plat. Additionally, there is an existing land bridge on the western side of the creek that allows for access between the north and south parcels. Regional Detention is already provided for full development of site.



SITE DEVELOPMENT PERMIT

Only the Concept Design has been completed. The SDP has not been submitted to the City.

[DUE DILIGENCE LINK](#)





2023 TAX RATES

06	Bexar Co Rd & Flood	0.023668
08	SA River Auth	0.018000
09	Alamo Com College	0.149150
10	Univ Health System	0.276235
11	Bexar County	0.276331
21	City of San Antonio	0.541590
56	Northside ISD	1.011700
CAD	Bexar Appraisal District	0.000000
TOTAL		2.296674

2023 DEMOGRAPHICS	0-1 MILE	0-3 MILES	0-5 MILES
2023 POPULATION ESTIMATE	7,612	34,077	105,560
5 YEAR EST. POPULATION GROWTH	29.41%	18.19%	11.39%
AVERAGE HOUSEHOLD INCOME	\$103,893	\$134,161	\$138,737
MEDIAN VALUE OF OWNER OCCUPIED HOUSING UNITS	\$490,207	\$428,923	\$344,068





Prime Development Opportunity in San Antonio, TX

- Bexar County, where San Antonio is located, and its four adjacent counties comprise the ninth fastest-growing region in the U.S. last year, according to the U.S. Census. San Antonio's population grew from nearly 1.44M in 2020 to roughly 1.48M in 2023.
- As of August 2023, over 20,000 Multi-Family units were underway in San Antonio with delivery dates stretching into 2025.

Easy Access to the San Antonio Metro Area

- Highway visibility and direct access to IH-10.
- San Antonio International Airport located 17 minutes from Site.
- Downtown San Antonio located 21 minutes from Site.
- City of Boerne located 18 minutes from Site.

Strong Local and Regional Employers

- San Antonio is the 7th-largest city in the country, and is home to 5 Fortune-500 Companies: Tesoro, CST Brands, iHeartMedia, Valero Energy, and USAA.
- The US Air Force chose San Antonio for its cybersecurity headquarters in 2009, joining a cluster of private industry leaders such as Rackspace and SecureLogix.



37 MILLION
ANNUAL VISITORS



\$16 BILLION
ANNUAL ECONOMIC IMPACT
FROM VISITOR SPENDING

2.5 MILLION
MSA POPULATION
7TH MOST POPULOUS
CITY IN THE U.S



97
NEW
RESIDENTS
DAILY

Major Employers

80,000 EMPLOYEES	30,000 EMPLOYEES	20,000 EMPLOYEES
19,000 EMPLOYEES	6,300 EMPLOYEES	5,000+ EMPLOYEES
JPMORGAN CHASE & Co.		
5,000 EMPLOYEES	4,600 EMPLOYEES	2,800 EMPLOYEES

- NO. 1** ● **Population Numeric Growth**
(U.S. Census Bureau - May 2022)
- NO. 1** ● **Best Places to Visit in Texas**
(U.S. News & World Report - April 2022)
- NO. 1** ● **Top Trending Zip Code in the Nation for Renters (78215)**
(RentCafe - October 2022)
- NO. 4** ● **Hottest Housing Markets in the U.S.**
(Zillow - January 2022)
- NO. 5** ● **Cities with the Most Bang for Your Buck (Home Price Per Sq. Ft.)**
(HomeBay - August 2022)
- NO. 7** ● **Best Vacations for Kids in the U.S.**
(PureWow - September 2021)
- NO. 7** ● **Largest Populations in U.S.**
(U.S. Census Bureau - May 2022)
- NO. 9** ● **Top U.S. Cities**
(Travel + Leisure - July 2022)
- NO. 9** ● **Hottest Job Markets**
(GACC - January 2022)
- NO. 10** ● **Best Places to Visit in Summer**
(WalletHub - May 2022)
- NO. 16** ● **Most Beautiful Sites Around the World (Riverwalk)**
(Kuoni - August 2022)
- TOP 10** ● **Hidden Gem Housing Markets**
(NAR - July 2022)

CONTACT US



Tripp Rich
Principal
tripp.rich@dmre.com
512.575.5125



Ryan Parker
Director
ryan.parker@dmre.com
512.582.0931



Conner Shepherd
Associate
conner.shepherd@dmre.com
214.432.6545



Zack Shepherd
Associate
zack.shepherd@dmre.com
214.842.9654



Ty Walsh
Associate
ty.walsh@dmre.com
254.493.9982



Jason Mandell
Analyst
jason.mandell@dmre.com
972.965.7121

OPERATIONS & MARKETING



Brad Blanchard
Chief Data Strategist
brad.blanchard@dmre.com
972.523.3402



Anne Bryan
Transaction Director
anne.bryan@dmre.com
713.518.1480



Marisol Seegers
Transaction Manager
marisol.seegers@dmre.com
432.385.4629



Jeanine Mouret
Office Manager
jeanine.mouret@dmre.com
713.955.3123



Luke Little
Marketing Coordinator
luke.little@dmre.com
512.806.7112



Mary Pom
Marketing Coordinator
mary.pom@dmre.com
512.300.3149

INFORMATION ABOUT BROKERAGE SERVICES

APPROVED BY THE TEXAS REAL ESTATE COMMISSION FOR VOLUNTARY USE. TEXAS LAW REQUIRES ALL REAL ESTATE LICENSEES TO GIVE THE FOLLOWING INFORMATION ABOUT BROKERAGE SERVICES TO PROSPECTIVE BUYERS, TENANTS, SELLERS AND LANDLORDS.

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written – listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place

the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act.

A broker who acts as an intermediary in a transaction:

1. shall treat all parties honestly;
2. may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
3. may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
4. may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you, you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

BROKER FIRST NAME

LICENSE NO.

EMAIL

PHONE

BUYER, SELLER, LANDLORD OR TENANT

BUYER, SELLER, LANDLORD OR TENANT

CONTACT US



Houston

777 Post Oak Blvd, Suite 255

Houston, TX 77056

[713.955.3120](tel:713.955.3120)

Dallas-Fort Worth

14951 N Dallas Pkwy, Suite 400

Dallas, TX 75254

[214.206.4154](tel:214.206.4154)

Central Texas

901 S Mopac Expressway, Bldg. 3, Suite 375

Austin, TX 78746

[254.913.1931](tel:254.913.1931)

Phoenix

2801 E Camelback Rd, Suite 200

Phoenix, AZ 85016

[214.919.3912](tel:214.919.3912)