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COMMERCIAL PROPERTIES

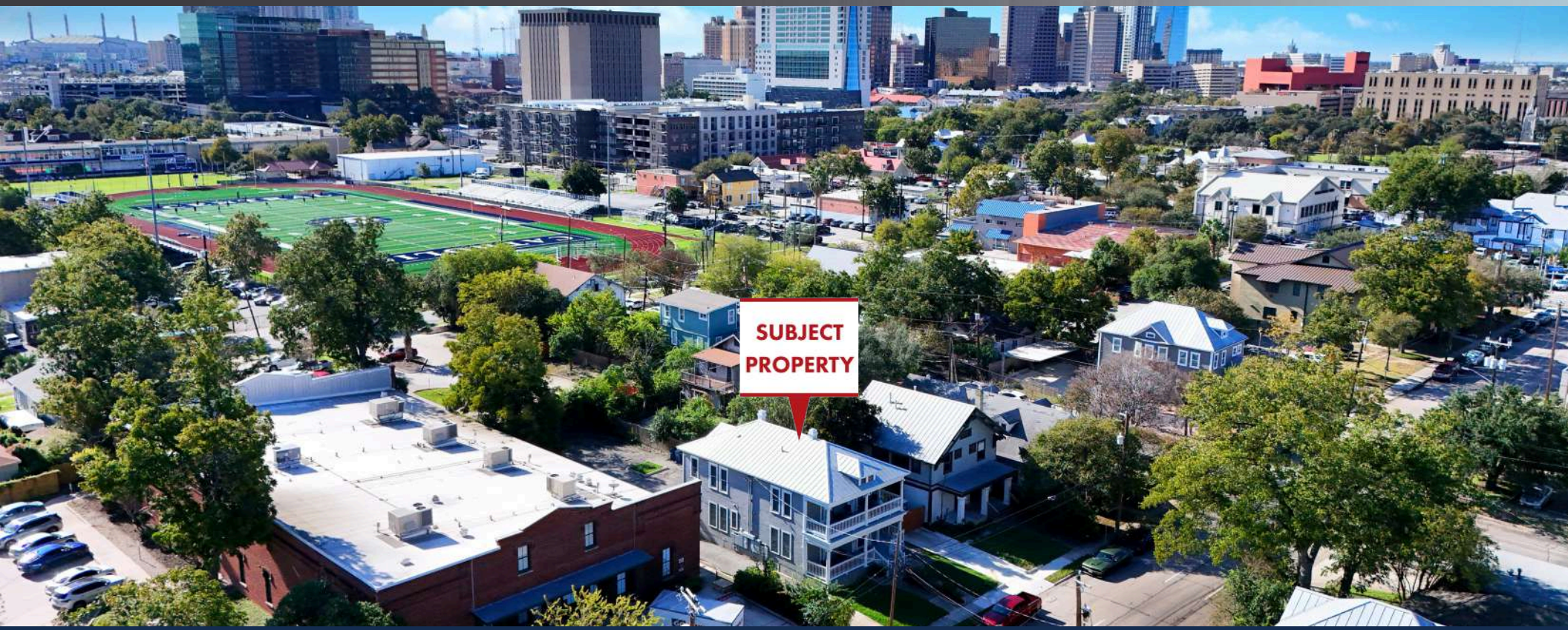
Brokerage • Management • Investments • Accounting

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INVESTMENT OPPORTUNITY IN DOWNTOWN SAN ANTONIO

708 E Quincy | San Antonio, TX 78215



FOR SALE

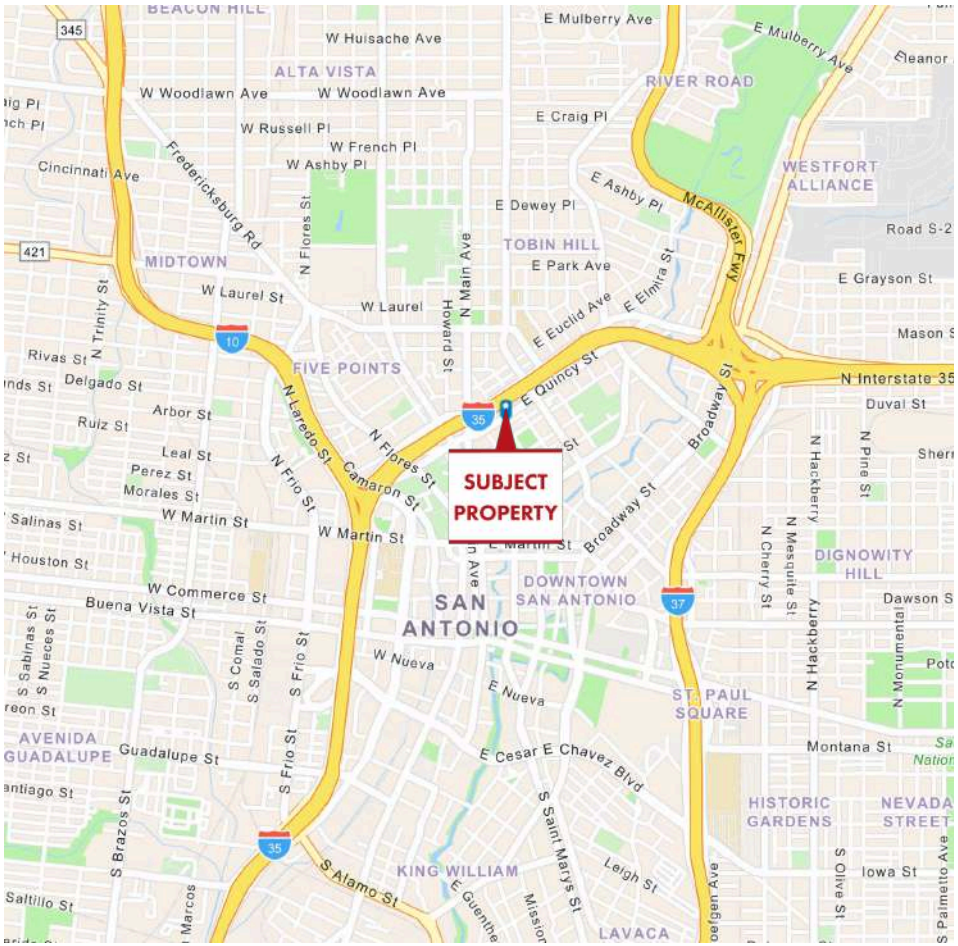
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HIGHLIGHTS

- Flexible interior layout featuring two kitchens, reception area, conference room, and four restrooms
- Covered front porches on both levels
- Metal roof and updated windows
- Rear parking accommodating
- Convenient access to Broadway, IH-35, and US-281
- Close proximity to the San Antonio Museum of Art, restaurants, retail, and entertainment destinations

DESCRIPTION

Located in the heart of San Antonio's thriving River North district, 708 E Quincy offers a rare opportunity to invest in one of downtown's most exciting areas of growth and transformation. Blending historic charm with modern potential, this distinctive property is ideally positioned near the rapidly evolving Broadway corridor, the Jones Avenue developments, and a vibrant mix of cultural attractions, dining, entertainment, and commercial activity. Featuring a flexible interior layout and FBZ T4-1 zoning, the property presents an exciting canvas for investors, entrepreneurs, and owner-users exploring possibilities such as professional offices, boutique retail, or creative workspace. As new development continues to reshape the surrounding neighborhood, 708 E Quincy offers a compelling opportunity to establish a presence in a dynamic urban district with an exciting future.

LAND SIZE

± 0.182 AC

BUILDING SIZE

± 2,520 SF

SALE PRICE

Contact Brokers

ZONING

FBZ T4-1, City of San Antonio

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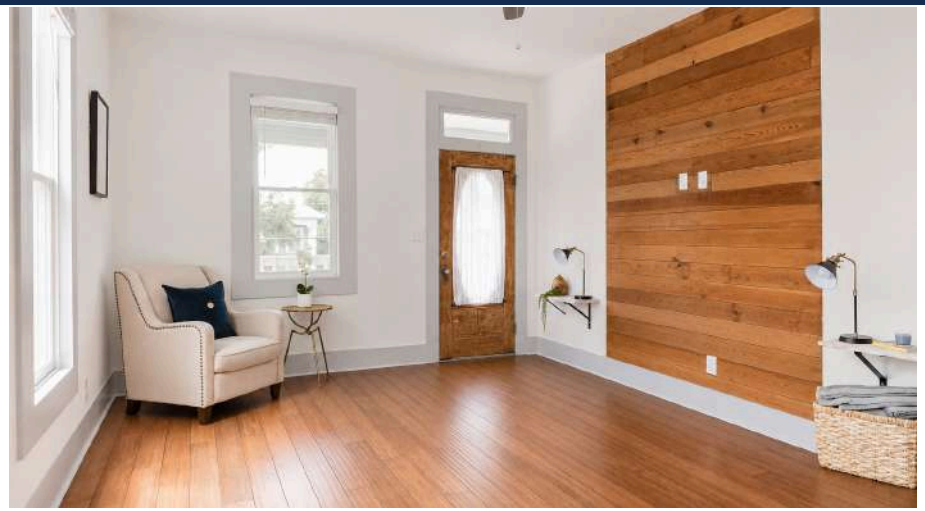
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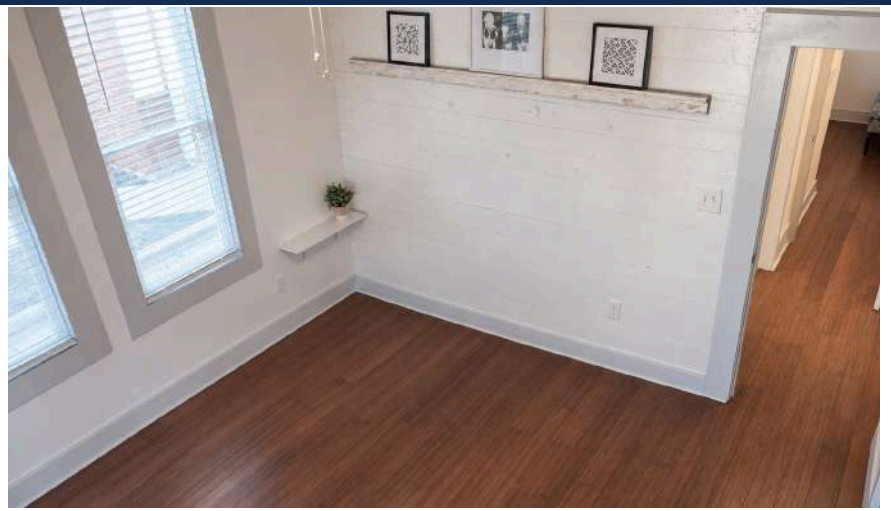
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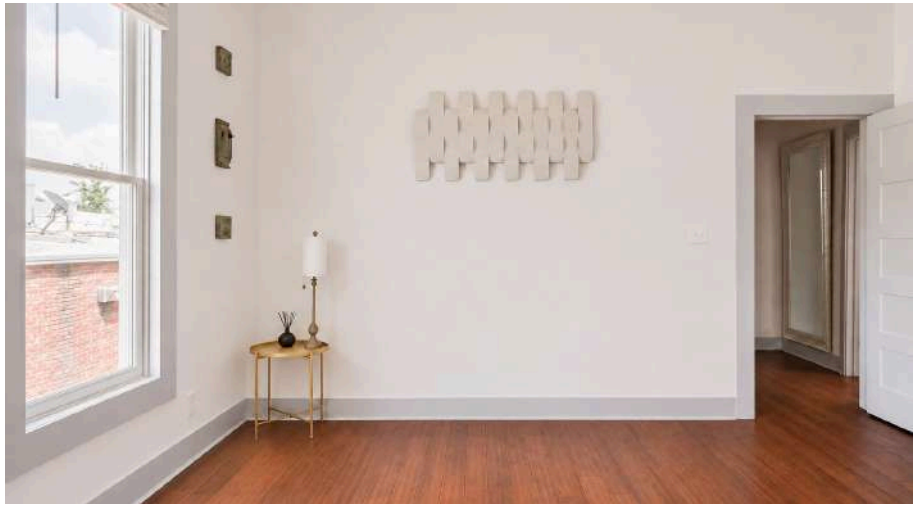
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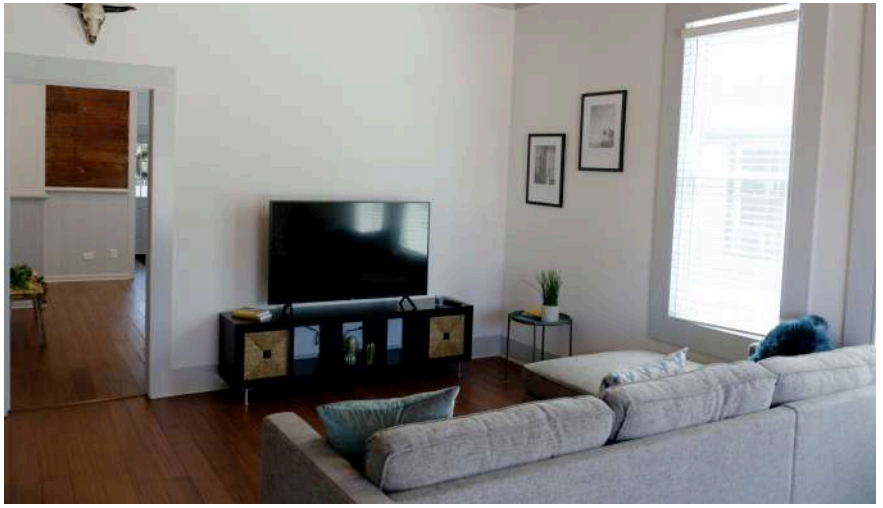
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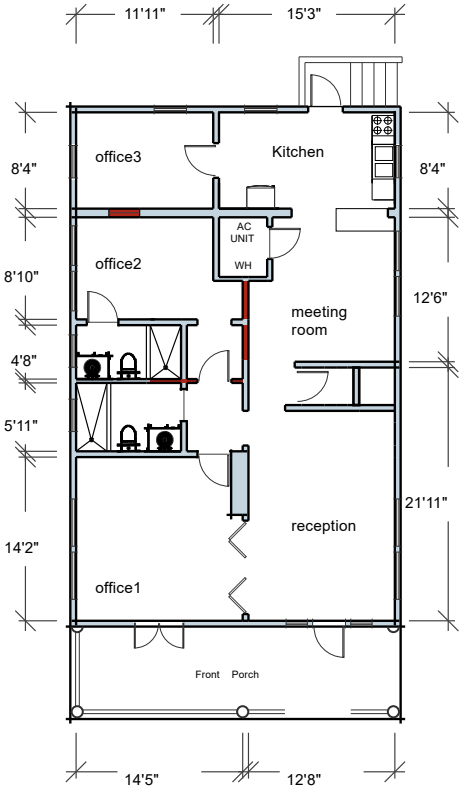
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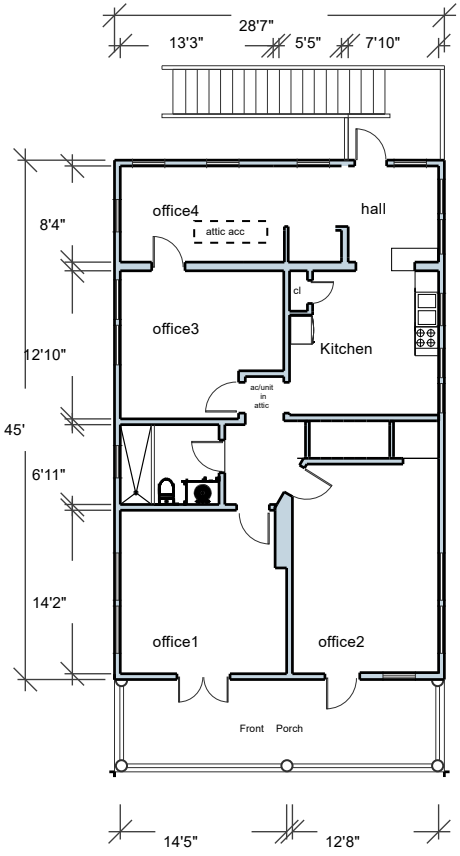
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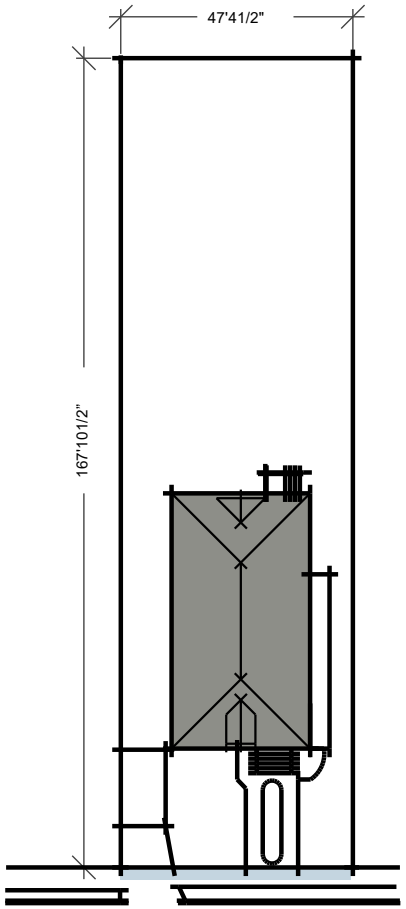
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FIRST FLOOR



SECOND FLOOR



SITE PLAN

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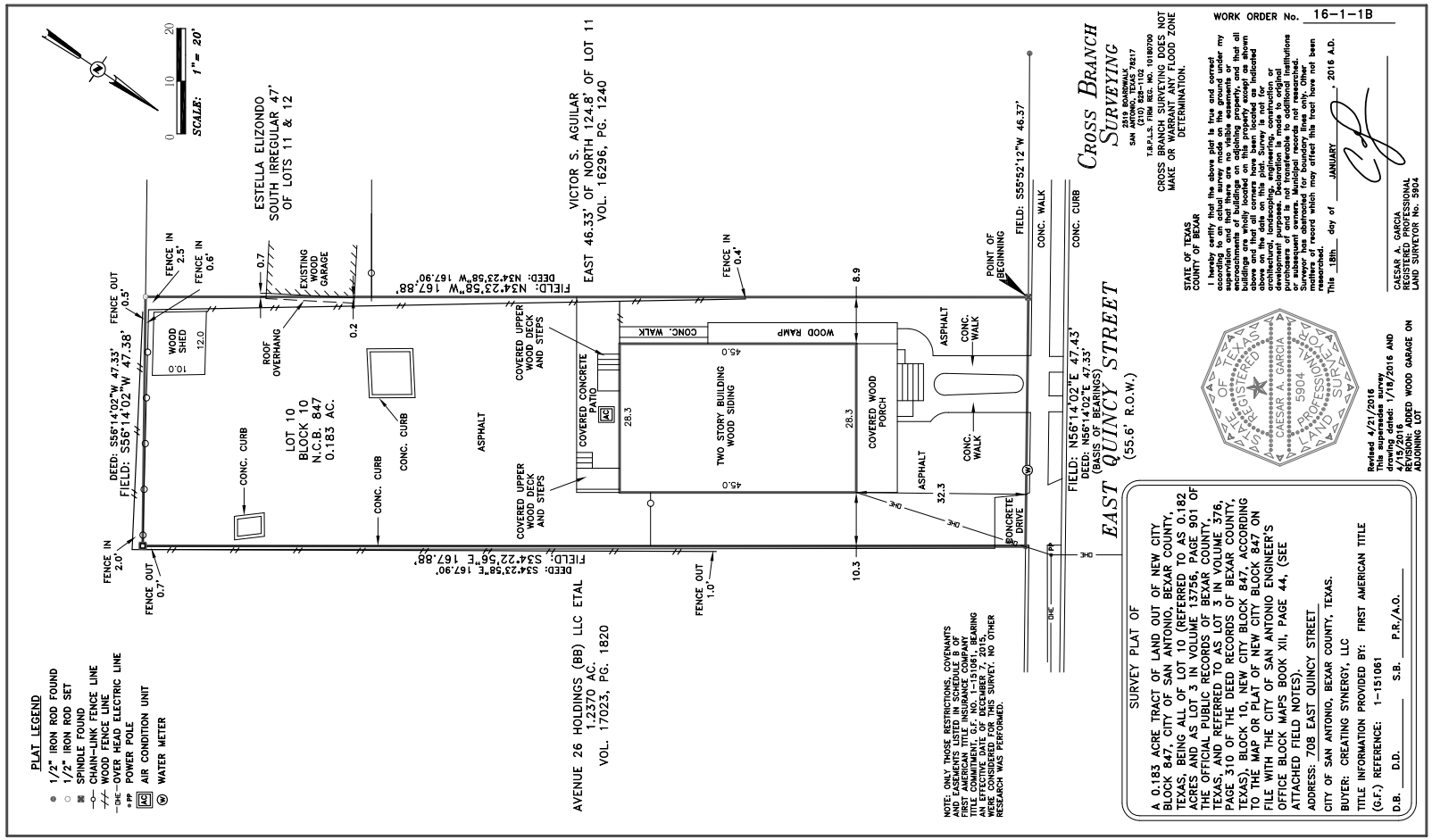
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SURVEY



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SALE

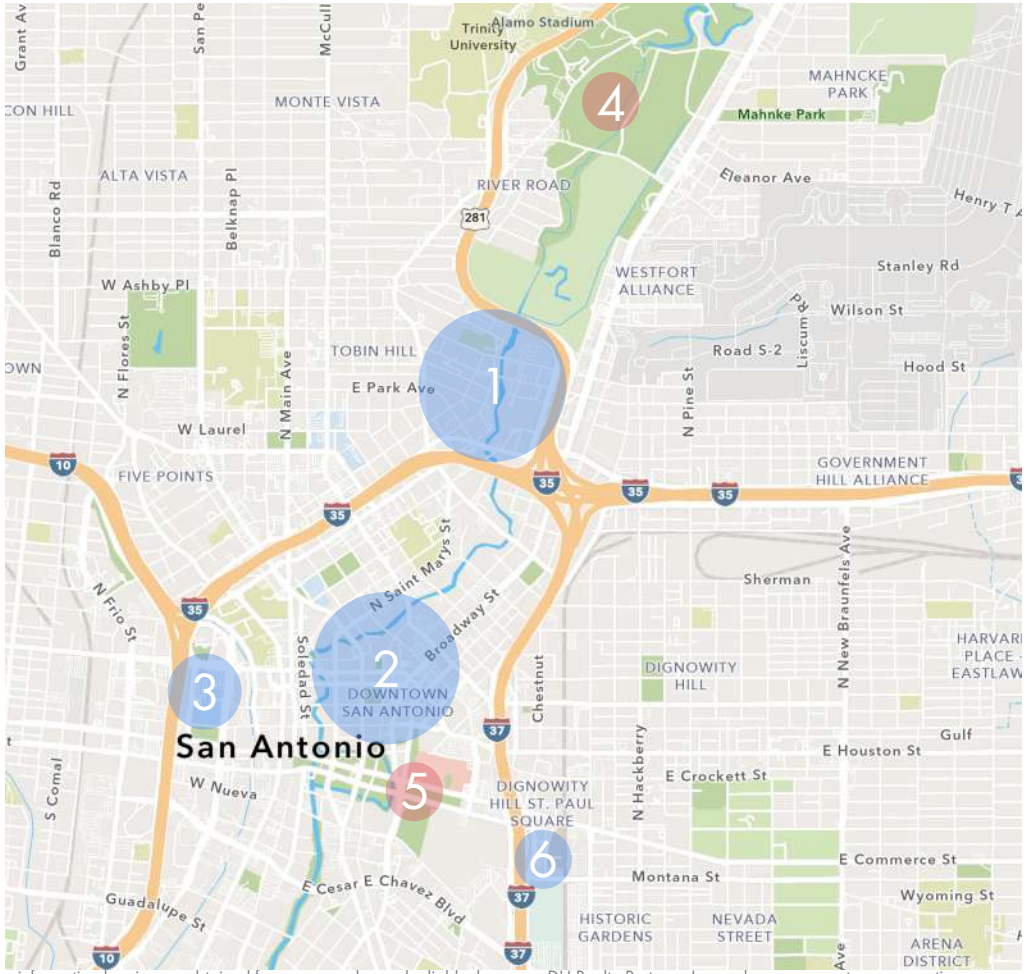
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TOP NEARBY DESTINATIONS

708 E Quincy Street





The Pearl
- Hotel Emma
- Pullman Market
- Shops at the Pearl



Downtown San Antonio
- The Shops at River Center
- The Alamo
- The Majestic Theatre



Historic Market Square
- Mi Tierra
- The Alamo
- Tower of the Americas



Brackenridge Park
- San Antonio Zoo
- Japanes Tea Garden
- Witte Museum



Hemisfair Park
- Institute of Texan Cultures
- Tower of Americas
-Yanaguana Garden at Hemisfair



Alamodome

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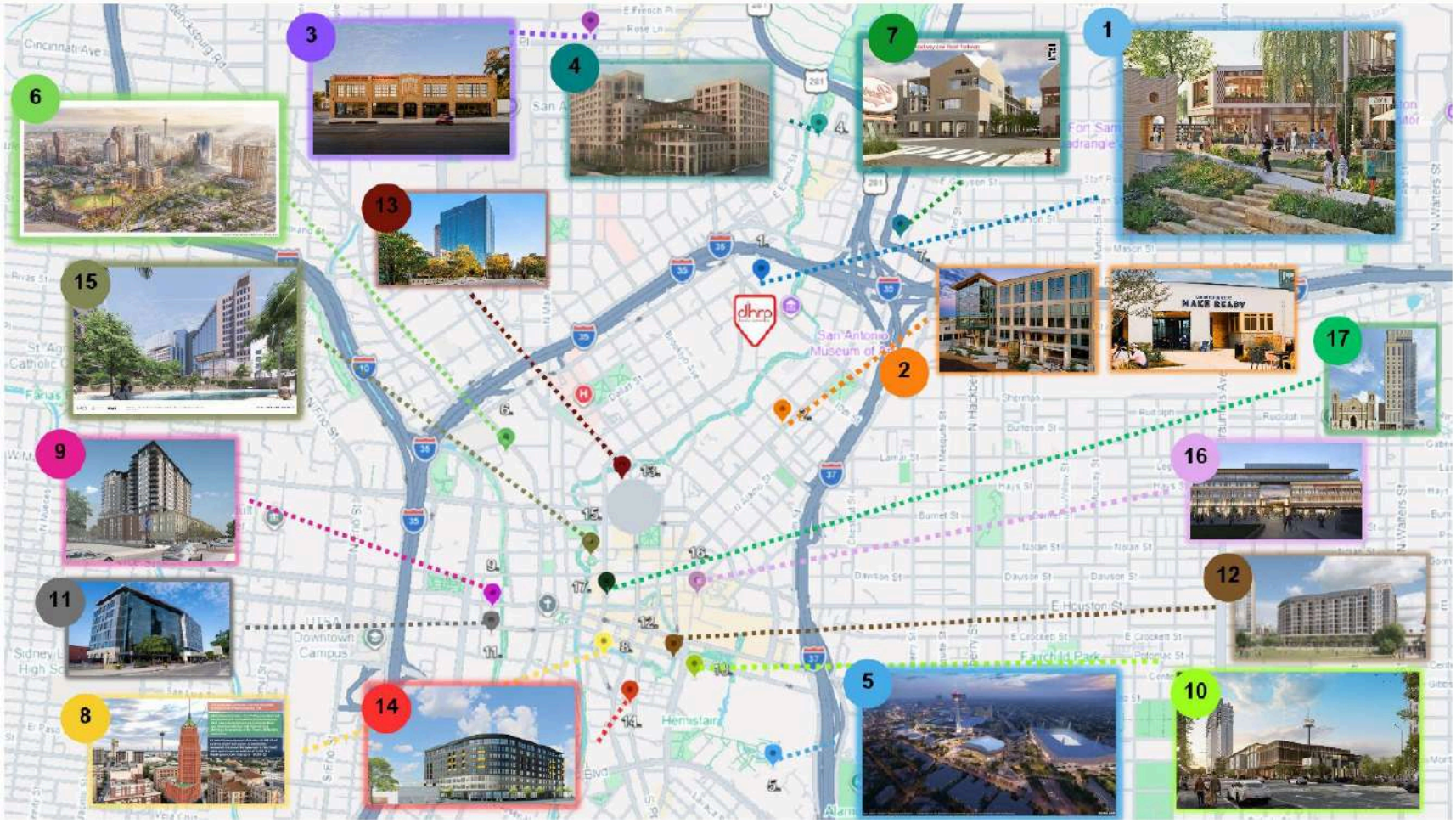
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NEW & PLANNED DEVELOPMENT



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NEW & PLANNED DEVELOPMENT

3 OPEN / COMPLETE
Projects #9, #11, #13

5 UNDER CONSTRUCTION
Projects #1, #8, #10, #12, #16

5 PRE-CONSTRUCTION
Projects #3, #4, #5, #6, #7

4 PROPOSED
Projects #2, #14, #15, #17

#	PROJECT	ADDRESS	STATUS	TIMELINE
1	Jones Ave. at Museum Reach	326 W. Jones Ave.	UNDER CONSTRUCTION	Demolition underway; TBA
2	Hixon-Cavender River North	801 Broadway	PROPOSED	Planned; no filing yet
3	Rose Lane Mixed-Use	N. St. Mary's St. at E. French Pl.	PRE-CONSTRUCTION	2026 start / 2028 delivery
4	East Josephine Multifamily	102 E. Josephine St.	PRE-CONSTRUCTION	Est. 2026 (unconfirmed)
5	Project Marvel	801 E. César E. Chávez Blvd.	PRE-CONSTRUCTION	Arena summer 2032
6	Missions Ballpark & Downtown West	615 N. Flores St.	PRE-CONSTRUCTION	2028 season
7	BESA District (Broadway East)	1611 N. Alamo St. / Broadway & Pearl P…	PRE-CONSTRUCTION	Late 2027 (first tenants)
8	Tower Life Residences	310 S. St. Mary's St.	UNDER CONSTRUCTION	Fall 2026
9	Continental Block	322 W. Commerce St.	OPEN / COMPLETE	Open
10	Hemisfair Park Redevelopment	S. Alamo St. (Monarch: 222 S. Alamo St…	UNDER CONSTRUCTION	Monarch open Mar 2026; park ongoing
11	UTSA San Pedro II	277 W. Nueva St.	OPEN / COMPLETE	Opened Apr 2026
12	The Santa Rita	200 E. Market St.	UNDER CONSTRUCTION	TBA
13	One Riverwalk Place	One Riverwalk Place, Downtown West	OPEN / COMPLETE	Opened Aug 2025
14	St. John's Square	410 E. Nueva St.	PROPOSED	Start not yet announced
15	JW Marriott San Antonio Downtown	175 E. Houston St.	PROPOSED	TBA
16	Alamo Visitor Center & Museum	300 Alamo Plaza	UNDER CONSTRUCTION	Spring 2028
17	Hotel Sul Fiume	202 N. St. Mary's St.	PROPOSED	TBA

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AREA DEMOGRAPHICS

	1 mile	3 miles	5 miles
INCOME			
Median Household Income	$68,677	$54,510	$54,373
Per Capita Income	$60,682	$37,627	$33,789
Median Net Worth	$24,249	$50,569	$75,528
KEY FACTS			
Population	12,132	124,975	344,495
Median Age	38.9	37.5	37.6
Households	7,411	51,562	133,922
Median Disposable Income	$55,882	$45,706	$45,642
EDUCATION			
No High School Diploma	7.8%	19.0%	21.1%
High School Graduate	19.6%	28.0%	31.4%
Some College/ Associate's Degree	20.6%	22.8%	23.3%
Bachelor's/Grad/ Prof Degree	52.0%	30.2%	24.2%

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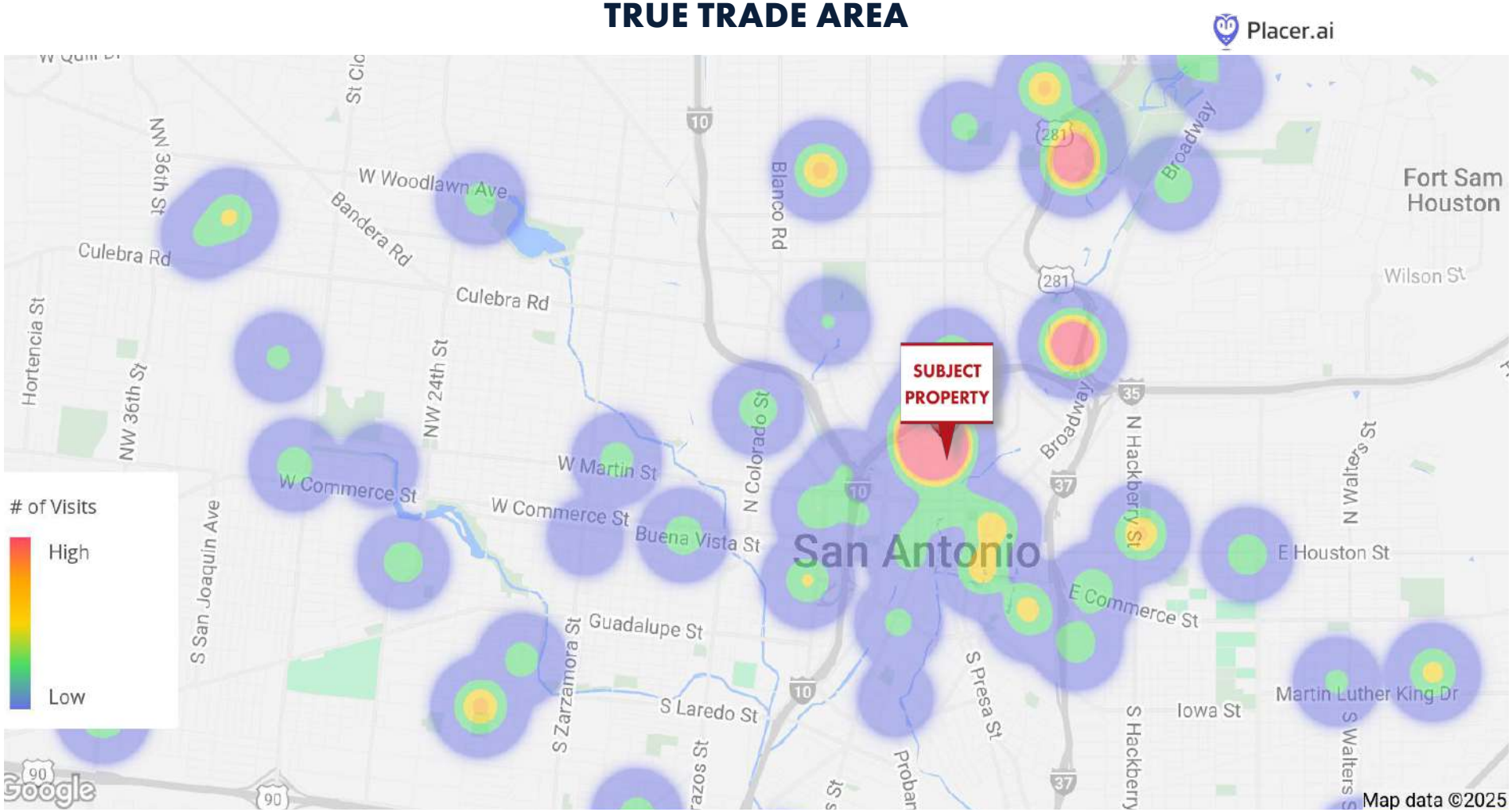
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TRUE TRADE AREA



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HAZARDOUS MATERIAL DISCLOSURE

Every purchaser, seller, landlord and/or tenant of any interest in real property ("Property") is notified that prior or current uses of the Property or adjacent properties may have resulted in hazardous or undesirable materials being located on the Property. These materials may not be visible or easily detected. Current or future laws may require removal or clean-up of areas containing these materials. In order to determine if hazardous or undesirable materials are present on the Property, expert inspections are necessary and removal or clean-up of these materials will require the services of experts. Real Estate Agents are not qualified experts.

If you are a seller or landlord, it is your responsibility to ensure that the transaction documents include disclosures and/or disclaimers that are appropriate for the transaction and the Property.

If you are a purchaser or tenant, it is your responsibility to ensure that the transaction documents include provisions to permit consultation with attorneys, environmental consultants and others to make prudent investigations, and further that such inspections are conducted.

ADA DISCLOSURE

In order to ensure that all business establishments are accessible to persons with a variety of disabilities, the Americans with Disabilities Act was enacted under federal law and there are also state and local laws that may require alterations to a Property in order to allow access. Texas has enacted the Architectural Barriers Removal Act to also accommodate persons with disabilities. Real Estate Agents are not qualified to advise you if the Property complies with these laws or what changes may be necessary. You should consult with attorneys, engineers and other experts to determine if the Property is in compliance with these laws.

FLOOD PLAIN INFORMATION DISCLOSURE

It is the sole responsibility of every purchaser, seller, landlord and/or tenant of any interest in Property to independently review the appropriate flood plain designation maps proposed and adopted by federal, state, and local resources including, but not limited to, the Federal Emergency Management Association ("FEMA") and the San Antonio River Authority ("SARA"), in order to determine the potential flood risk of their Property. Real Estate Agents are not qualified to assess and cannot warrant, guarantee, or make any representations about the flood risk of a particular piece of Property. All decisions made or actions taken or not taken by a purchaser, seller, landlord and/or tenant with respect to the flood risk of a particular piece of Property shall be the sole responsibility of such party.

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153 Treeline Park, Suite 200
San Antonio, TX
78209

11-03-2025

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.

EQUAL HOUSING OPPORTUNITY

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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

DH Realty Partners, Inc.	147342	www.dhrp.us	(210)222-2424
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
Daniel Briggs	311372	danielbriggs@dhrp.us	(210)222-2424
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
Michael D. Hoover	391636	hoover@dhrp.us	(210)222-2424
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Angela Weber	747290	angelaweber@dhrp.us	(210)222-2424
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ _____ Date _____