

ART & HEART:

San Antonio property offers unique development potential

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River frontage. Incredible access. Dynamic area. Unlimited opportunity. It's rare to find those attributes in a single property, but 530 Steves Ave. in San Antonio boasts all of them.

"It is a ready-to-go development site that will accommodate any number of uses, depending on what the developer wants to do," says Steves Rosser, senior vice president at DH Realty Partners, the largest locally owned commercial real estate firm in the city.

But, wait. Steves Rosser is representing a property on Steves Ave.?

"It's not my road, no, I don't own it," Rosser laughs. "I do have family ties that date well back in San Antonio's history and that street is named for them. The Steves homestead can be found in the King William neighborhood. It was built by my great-great-grandparents and is now a living history museum."

Less than a mile from the Steves family homestead, Steves Ave. provides the northern boundary of the property DHRP just listed in April. Its western border, 404 feet along the San Antonio River, helps set it apart from anything else in the market.

"You could easily walk the river all the way to downtown if you wanted to," says Rosser.

The property along the river's edge has another advantage: It's 9.43 acres are level and clear.

In addition to the waterway and Steves Ave., the parcel is bordered to the south by I-10, and Probandt St. to the west. It's also adjacent to the Probandt St. freeway off ramp, funneling traffic right by the property.

"You can get anywhere in the city from here," says Rosser. "There's easy access to I-10 and you're a very short distance to downtown."

The acreage is located right in the heart of Southtown, billed as the city's epicenter of contemporary art. It's home to the South Flores Arts District, the Blue Star Arts Complex and the historic King William neighborhood.

"It's a very creative area," says Jaymes Sagistano, DHRP's office manager. "It's filled with local retailers and unique restaurants."

Rosser adds that the area's atmosphere is a draw for young professionals, who are relocating from other parts of San Antonio. They're filling up residential units, such as Cevallos Lofts, developed by the late Dan Markson of The NRP Group.

With the influx of this young population, many of the properties surrounding 530 Steves Ave. are in play, the primary one being the former Lone Star Brewery.

Additionally, the city recently passed an \$850 million bond, dedicating resources to street improvements all over San Antonio. Probandt St. is included in that, which means it will soon have improved drainage, sidewalks, curb ramps, crosswalks and landscaping.

"Those are all amenities that are going to benefit this area and this property," Rosser points out.

All of those factors - its improvements, location, access and river frontage - combine to create an exceedingly unique opportunity in San Antonio: a blank canvas with endless potential.

"It's a very broad palette as far as what anybody wants to do with it. It could be residential; it could be mixed-use, it could be retail," says Rosser. "You could go any number of directions with it depending on what the ultimate developer's goal is for the area."

The future of this property is one Rosser is eager to see play out, having grown up in what is now the second largest city in Texas.

"I love San Antonio, I've always loved San Antonio," he says. "It's a great city, it's growing, it's changing. We like to say it's getting better all the time."

Its central location within Texas helped make San Antonio a corporate destination in a state already lauded as business-friendly.

So often, Texas is lauded as a business destination because of its central location in

ART & HEART:

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<Continued from Page 12

in the U.S.; it's easy to get anywhere from the Lone Star State. Similarly, San Antonio is the kind of central hub of Texas.

"We're at the intersection of I-35 and I-10, so this is a major crossroads for traffic and commerce in the United States," says Rosser. "We're also a gateway from Mexico and our proximity to the border is a great benefit to us."

San Antonio isn't just a draw for companies either. Residents are flocking here to take advantage of the quality of life.

"We are so well situated," Rosser says. "We have the Texas Hill Country to the north and close proximity to the Texas coast."

"Not to mention", Sagistano adds, "a booming economy."

"This city hasn't been as affected by recessions," she says. "We're not immune, but

because our industries are so diverse, we're always steady."

"It's just been amazing, the growth that we've seen in San Antonio," Rosser echoes. "We all hear the stories about people moving to Texas. It's just an exciting time to live here."

He says it's also an exciting time to work for a company like DHRP, which has deep roots in the community just as he does. Founded in 1965, it's a shareholder-based company boasting more than 20 local brokers. Rosser is a shareholder himself.

"I've been very fortunate and blessed to be where I am and to be able to see and do the things I do," Rosser says. "I love doing it every day."

For more information about 530 Steves Ave., email info@dhrp.com or call 210-222-2424. ■



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