

Exclusive Opportunity in Downtown San Antonio



Paramount Plaza

Entire City Block Available For Sale

Offered by:
Charles L. Jeffers
Henry P. Drought



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Benefits

Property Highlights

Address	500, 504, 506, 510, 514, 520 N. Main & 515, 517 Soledad St, San Antonio, TX 78205
Location	An entire block bounded by Savings St, Soledad St, Giraud St, and N Main Ave
Property Details	23,532 Total Bldg. SF 0.739 Acres
Legal Description	500 N Main - NEW CITY BLOCK 910, LOT A8 504 N Main - NEW CITY BLOCK 910, LOT A7 506 N Main - NEW CITY BLOCK 910, LOT S 2FT OF E 39 FT OF 5 510 N Main - NEW CITY BLOCK 910, LOT E 39 FT OF N 53.37 FT OF 5 514 N Main - NEW CITY BLOCK 910, LOT S 50 FT OF 7 OR A9 520 N Main - NEW CITY BLOCK 910, LOT 8-9 N 54 FT OF 7 515 Soledad - NEW CITY BLOCK 910, LOT A6 517 Soledad - NEW CITY BLOCK 910, LOT A4
Zoning	D Downtown District, City of San Antonio

Property Description

The Property is located downtown on Main and Soledad one block away from the Central Library and the UTSA Southwest School of Art. Excellent opportunity to own a part of over 23,000 SF of Historical Buildings in a Prime area of rapidly developing Downtown with access to the Riverwalk. Surrounded by office/apartment buildings and hotels. Closely located to the Thompson Hotel, the Tobin Center, Alamo Plaza and the future brand-new Missions downtown stadium expected to open in April 2028.

The Property consists of six buildings and two parking lots located within nearby planned development.

Comments

- 1/2 block away from the San Antonio River Walk, and a River Walk entrance
- Central location with ease of access to all points around town
- Easy ingress/egress to adjacent thoroughfares
- 100% office available
- Great presence, image and exterior architecture
- Basements and Rooftop Access
- Ideal for a wide variety of commercial uses
- Central Business District neighborhood
- Adequate parking

REOC San Antonio believes this information to be accurate but makes no representations or warranties as to the accuracy of this information.





Availability & Price

Address	Land, SF	Improv, RSF
500 N Main	6,569	6,908
504 N Main	5,750	9,603
506 & 510 N Main	2,400	1,521
514 N Main & 517 Soledad	5,535	5,500
520 N Main	8,453	-
515 Soledad	3,496	-
Total	32,203	23,532

Sale Price	Call Broker for Pricing
Financial Information	Required prior to submission of sale document by Seller
Disclosure	A copy of the attached Real Estate Agency Disclosure Form should be signed by the appropriate individual and returned to Seller's representative

Actual Sale Price under any proposed purchase contract is a function of the relationship of numerous characteristics including credit worthiness of buyer and other factors deemed important by the Seller.

This Quote Sheet does not constitute an offer. Neither this document nor any oral discussions between the parties is intended to be a legally binding agreement, but merely expresses terms and conditions upon which the Landlord may be willing to enter into an agreement. This Quote Sheet is subject to modification, prior sale or withdrawal without notice and neither party hereto shall be bound until definitive written agreements are executed by and delivered to all parties to the transaction. The information provided herein is deemed reliable, however, no warranties or representations as to the accuracy are intended, whether expressed or implied.

Sale Contacts



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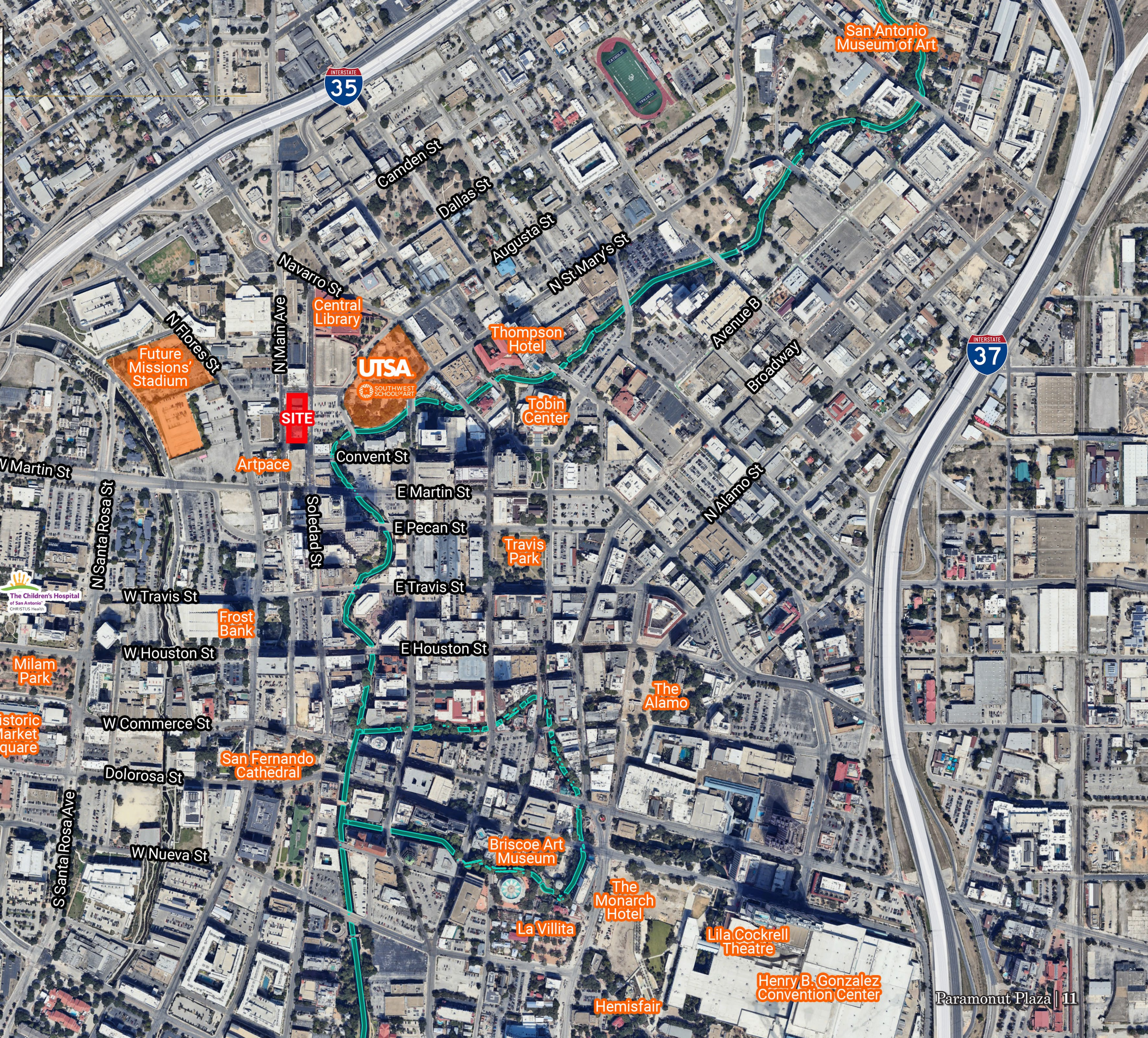
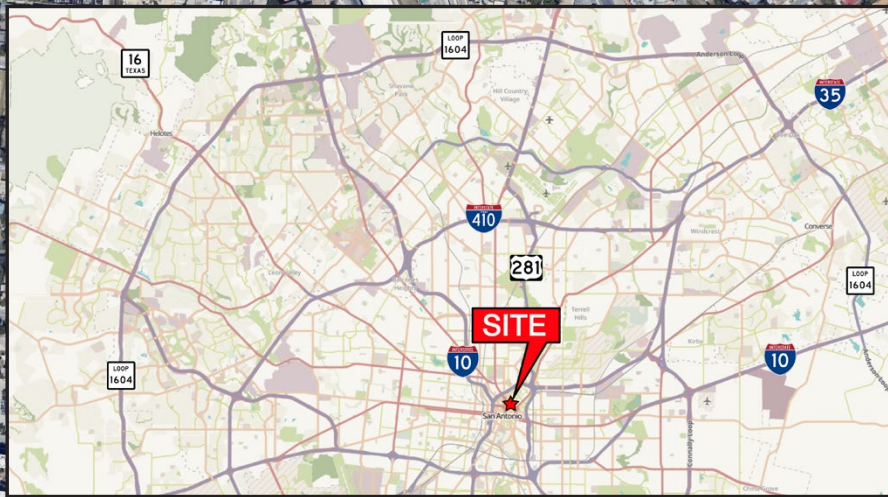


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Aerial Close Up

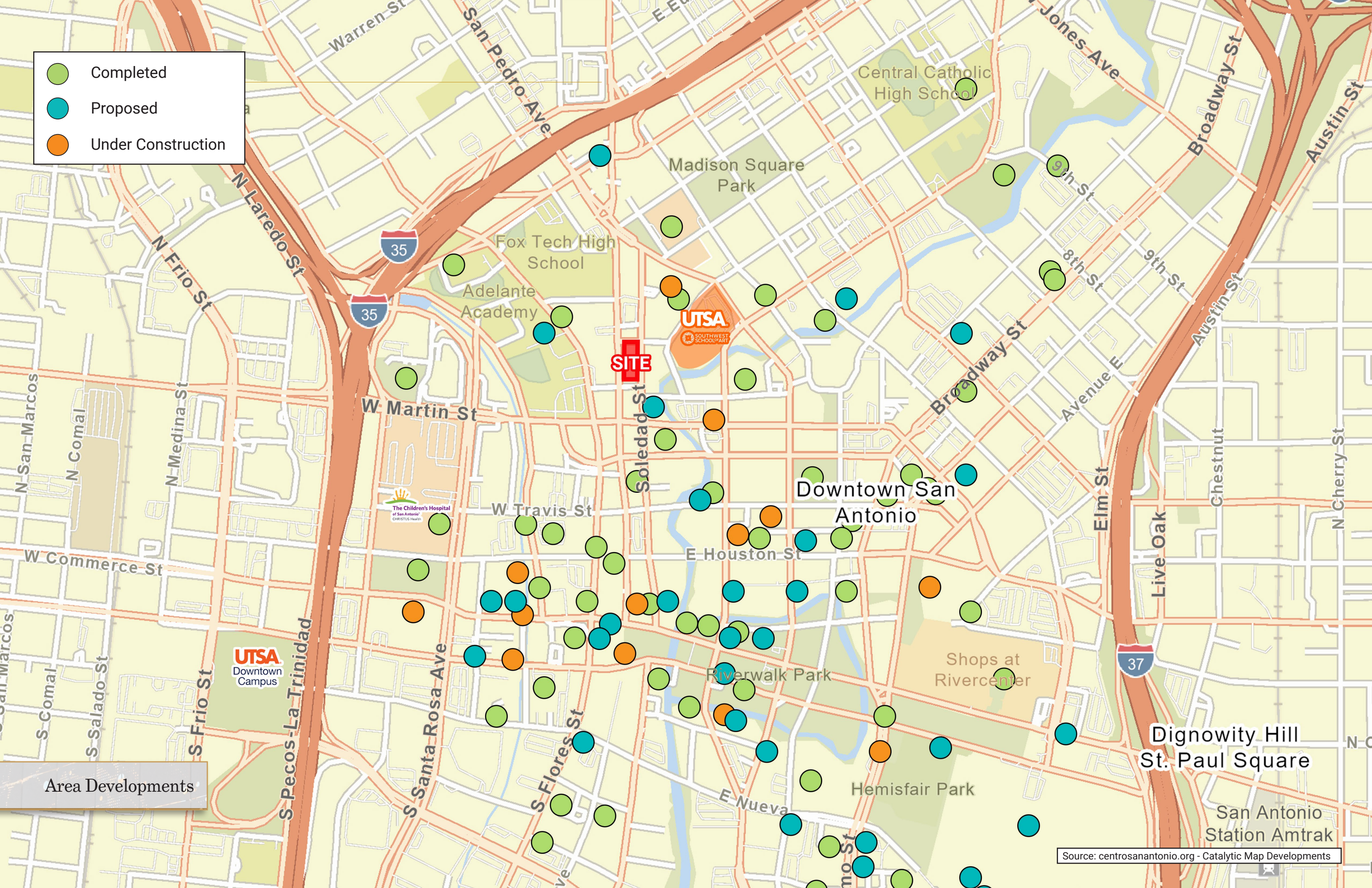


Location Map/Aerial

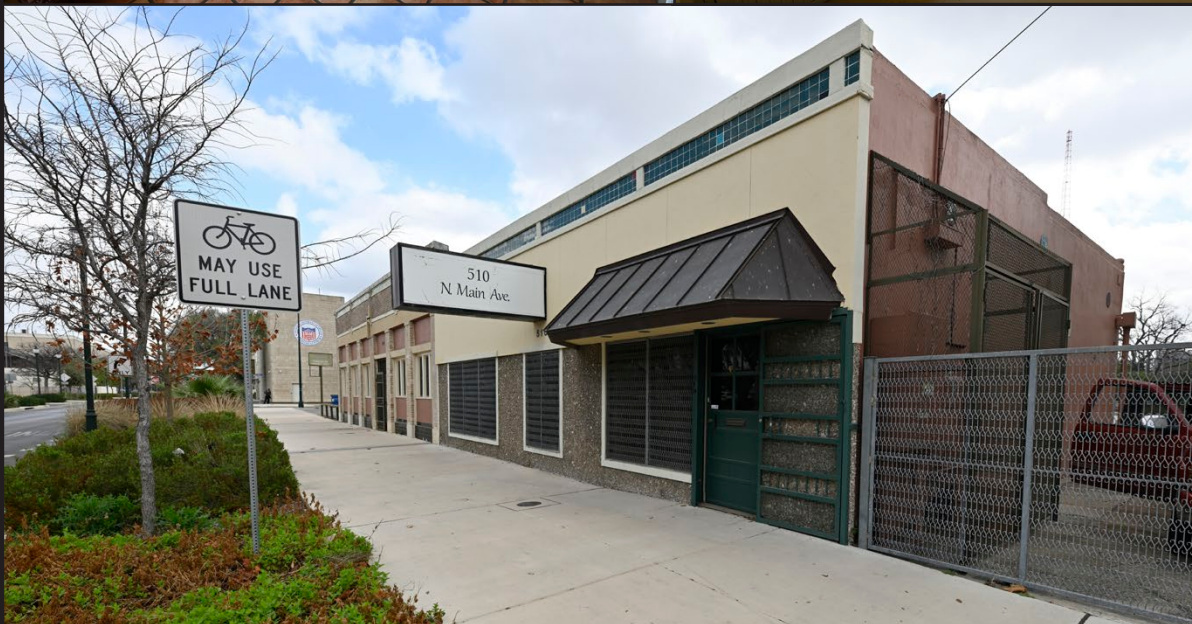
Completed

Proposed

Under Construction



Area Developments





Conceptual AI Rendering – For Illustrative Purposes Only
This is an AI-generated rendering by Chat-GPT.

Conceptual Rendering

Demographics - 1 Mile

Summary	Census 2020		2025		2030	
Total Population	14,309		15,896		18,021	
Total Households	5,655		6,927		8,673	
Family Households	1,615		1,750		2,084	
Average Household Size	1.64		1.53		1.47	
Owner Occupied Housing Units	748		820		882	
Renter Occupied Housing Units	4,907		6,107		7,791	
Median Age	39.1		39.8		40.7	
Population by Age	Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent
0-4	335	2.3%	351	2.2%	396	2.2%
5-9	265	1.9%	304	1.9%	324	1.8%
10-14	255	1.8%	264	1.7%	318	1.8%
15-19	488	3.4%	496	3.1%	546	3.0%
20-24	1,197	8.4%	1,277	8.0%	1,391	7.7%
25-29	1,721	12.0%	1,757	11.1%	1,985	11.0%
30-34	1,803	12.6%	2,010	12.6%	2,109	11.7%
35-39	1,324	9.3%	1,546	9.7%	1,753	9.7%
40-44	1,024	7.2%	1,227	7.7%	1,431	7.9%
45-49	875	6.1%	948	6.0%	1,161	6.4%
50-54	948	6.6%	926	5.8%	1,015	5.6%
55-59	1,031	7.2%	1,012	6.4%	1,012	5.6%
60-64	838	5.9%	966	6.1%	956	5.3%
65-69	724	5.1%	902	5.7%	1,103	6.1%
70-74	504	3.5%	638	4.0%	823	4.6%
75-79	414	2.9%	561	3.5%	739	4.1%
80-84	216	1.5%	317	2.0%	457	2.5%
Age 85+	347	2.4%	394	2.5%	503	2.8%
Median Household Income	\$44,762		-	\$57,489		-
Average Household Income	\$67,575		-	\$77,166		-
Per Capita Income	\$33,054		-	\$40,149		-

Race and Ethnicity	Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent
White Alone	7,247	50.6%	7,862	49.5%	8,704	48.3%
Black Alone	1,359	9.5%	1,496	9.4%	1,577	8.8%
American Indian	164	1.1%	193	1.2%	224	1.2%
Asian Alone	289	2.0%	376	2.4%	495	2.8%
Pacific Islander	11	0.1%	14	0.1%	18	0.1%
Some Other Race	2,928	20.5%	3,274	20.6%	3,722	20.6%
Two or More Races	2,309	16.1%	2,681	16.9%	3,281	18.2%
Hispanic (Any Race)	7,983	55.8%	8,966	56.4%	10,413	57.8%

Demographics - 3 Mile

Summary	Census 2020		2025		2030	
Total Population	137,190		136,388		137,120	
Total Households	51,973		54,769		57,310	
Family Households	29,276		28,725		28,908	
Average Household Size	2.46		2.30		2.21	
Owner Occupied Housing Units	22,807		23,440		24,321	
Renter Occupied Housing Units	29,166		31,329		32,989	
Median Age	35.9		37.0		38.2	
Population by Age	Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent
0-4	7,691	5.6%	7,304	5.4%	7,138	5.2%
5-9	8,160	6.0%	7,440	5.5%	6,890	5.0%
10-14	8,423	6.1%	7,565	5.5%	7,112	5.2%
15-19	9,552	7.0%	9,529	7.0%	8,975	6.5%
20-24	10,562	7.7%	10,990	8.1%	11,133	8.1%
25-29	11,174	8.1%	9,999	7.3%	10,515	7.7%
30-34	11,340	8.3%	11,321	8.3%	10,129	7.4%
35-39	9,665	7.0%	10,163	7.5%	10,276	7.5%
40-44	8,030	5.8%	8,876	6.5%	9,396	6.8%
45-49	7,846	5.7%	7,673	5.6%	8,610	6.3%
50-54	8,121	5.9%	7,526	5.5%	7,369	5.4%
55-59	8,721	6.4%	7,552	5.5%	7,135	5.2%
60-64	7,963	5.8%	7,828	5.7%	6,987	5.1%
65-69	6,788	5.0%	7,413	5.4%	7,559	5.5%
70-74	5,177	3.8%	5,839	4.3%	6,528	4.8%
75-79	3,412	2.5%	4,418	3.2%	5,141	3.8%
80-84	2,096	1.5%	2,529	1.9%	3,370	2.5%
Age 85+	2,470	1.8%	2,425	1.8%	2,857	2.1%
Median Household Income	\$49,014		-	\$55,858		-
Average Household Income	\$74,442		-	\$81,228		-
Per Capita Income	\$30,502		-	\$34,557		-

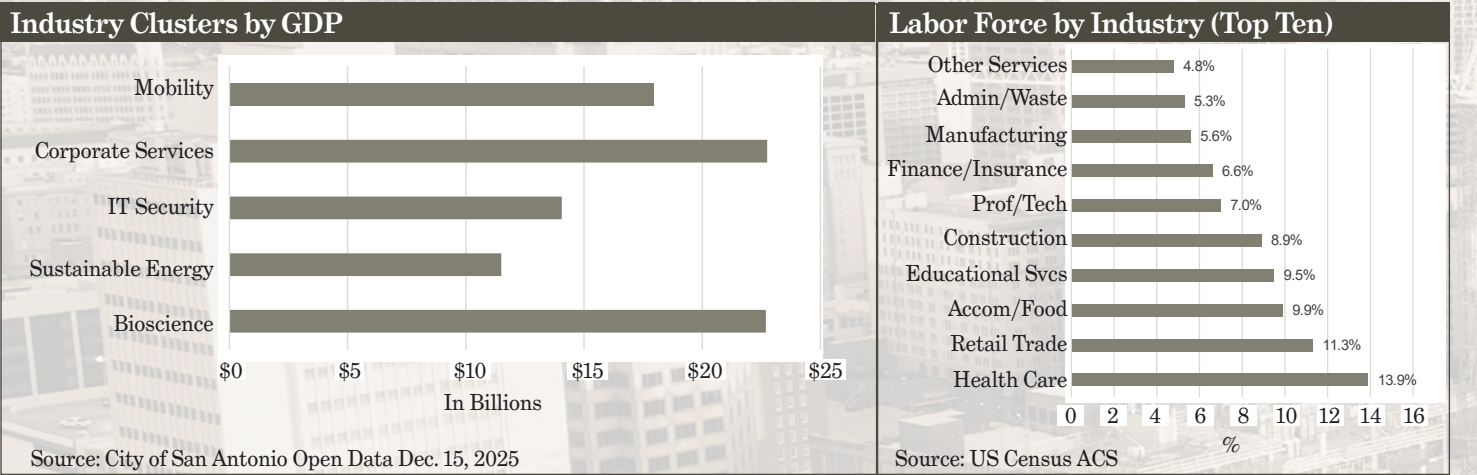
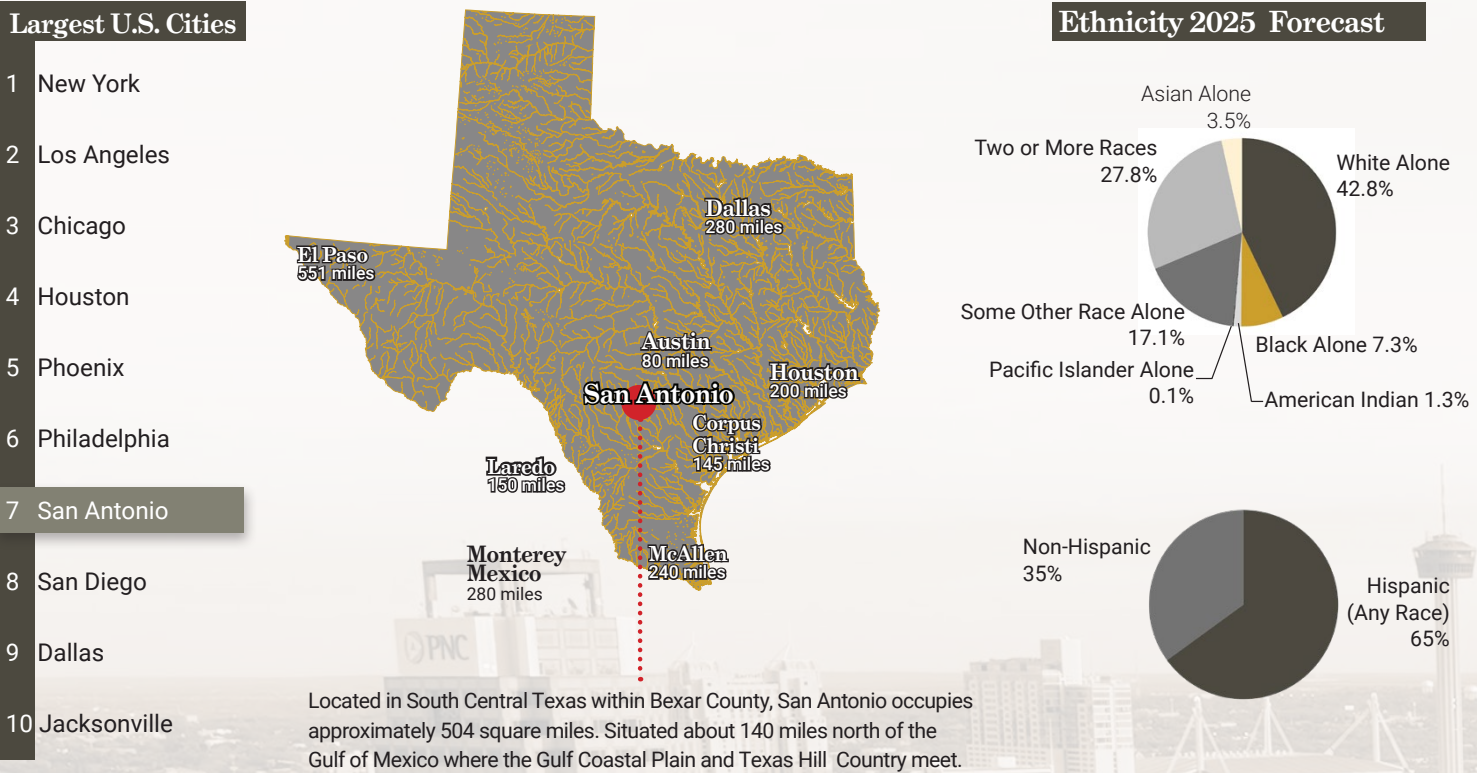
Race and Ethnicity	Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent
White Alone	57,502	41.9%	56,186	41.2%	55,491	40.5%
Black Alone	8,238	6.0%	8,272	6.1%	8,064	5.9%
American Indian	2,127	1.6%	2,167	1.6%	2,148	1.6%
Asian Alone	1,568	1.1%	1,737	1.3%	1,900	1.4%
Pacific Islander	106	0.1%	112	0.1%	115	0.1%
Some Other Race	30,318	22.1%	30,347	22.3%	31,013	22.6%
Two or More Races	37,330	27.2%	37,566	27.5%	38,390	28.0%
Hispanic (Any Race)	102,499	74.7%	102,315	75.0%	104,300	76.1%

Demographics - 5 Mile

Summary	Census 2020		2025		2030	
Total Population	352,677		342,065		336,360	
Total Households	127,449		130,255		132,108	
Family Households	80,088		77,388		76,503	
Average Household Size	2.65		2.51		2.43	
Owner Occupied Housing Units	65,568		66,759		68,389	
Renter Occupied Housing Units	61,881		63,496		63,719	
Median Age	36.4		37.3		38.5	
Population by Age	Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent
0-4	20,770	5.9%	19,579	5.7%	18,897	5.6%
5-9	22,707	6.4%	20,255	5.9%	18,587	5.5%
10-14	24,016	6.8%	20,973	6.1%	19,212	5.7%
15-19	26,244	7.4%	24,888	7.3%	22,667	6.7%
20-24	25,461	7.2%	25,885	7.6%	25,223	7.5%
25-29	25,507	7.2%	23,477	6.9%	24,386	7.3%
30-34	25,025	7.1%	25,213	7.4%	22,707	6.8%
35-39	22,906	6.5%	22,932	6.7%	23,376	7.0%
40-44	20,401	5.8%	21,463	6.3%	21,651	6.4%
45-49	20,320	5.8%	19,273	5.6%	20,618	6.1%
50-54	21,035	6.0%	19,208	5.6%	18,230	5.4%
55-59	22,534	6.4%	19,141	5.6%	17,802	5.3%
60-64	20,916	5.9%	20,171	5.9%	17,731	5.3%
65-69	18,042	5.1%	18,805	5.5%	18,815	5.6%
70-74	14,033	4.0%	15,717	4.6%	16,822	5.0%
75-79	9,385	2.7%	11,543	3.4%	13,411	4.0%
80-84	6,203	1.8%	6,823	2.0%	8,719	2.6%
Age 85+	7,170	2.0%	6,719	2.0%	7,506	2.2%
Median Household Income	\$50,582		-	\$56,423	-	
Average Household Income	\$78,545		-	\$85,196	-	
Per Capita Income	\$30,327		-	\$33,893	-	

Race and Ethnicity	Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent
White Alone	146,938	41.7%	139,356	40.7%	134,617	40.0%
Black Alone	19,497	5.5%	19,503	5.7%	18,918	5.6%
American Indian	5,336	1.5%	5,319	1.6%	5,141	1.5%
Asian Alone	3,183	0.9%	3,410	1.0%	3,609	1.1%
Pacific Islander	292	0.1%	298	0.1%	300	0.1%
Some Other Race	78,356	22.2%	76,851	22.5%	76,794	22.8%
Two or More Races	99,076	28.1%	97,327	28.4%	96,981	28.8%
Hispanic (Any Race)	272,304	77.2%	265,479	77.6%	264,293	78.6%

San Antonio Market Overview



San Antonio-New Braunfels Metro Area											
	Population		Median Age		Total Households		Avg. Household Income		Median Household Income		Per Capita Income
2020 Census	1,434,395		34.9		538,191						
2025 Estimate	1,450,229		35.9		566,012		\$88,746		\$65,316		\$34,767
2030 Projection	1,472,091		37.1		588,682		\$96,616		\$71,692		\$38,765

Sources: U.S. Census Bureau 2020, ESRI forecasts for 2025 & 2030



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.

11-03-2025



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.

REOC General Partner, LLC	493853	alyles@reocsanantonio.com	210-524-4000
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Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
Andrew J. Lyles	720555	alyles@reocsanantonio.com	210-524-1306
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Charles L. Jeffers, Jr.	162202	cjeffers@reocsanantonio.com	(210) 524-1362
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

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Phone 210 524 4000 Fax 210 524 4029

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-2



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11-03-2025



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- 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
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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.**

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- 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.
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 - 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.

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- 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.

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Andrew J. Lyles	720555	alyles@reocsanantonio.com	210-524-1306
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Adam Berlin	320186	aberlin@reocsanantonio.com	(210) 573-5191
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

REOC San Antonio 8023 Vantage Dr, Suite 100, San Antonio, TX 78230

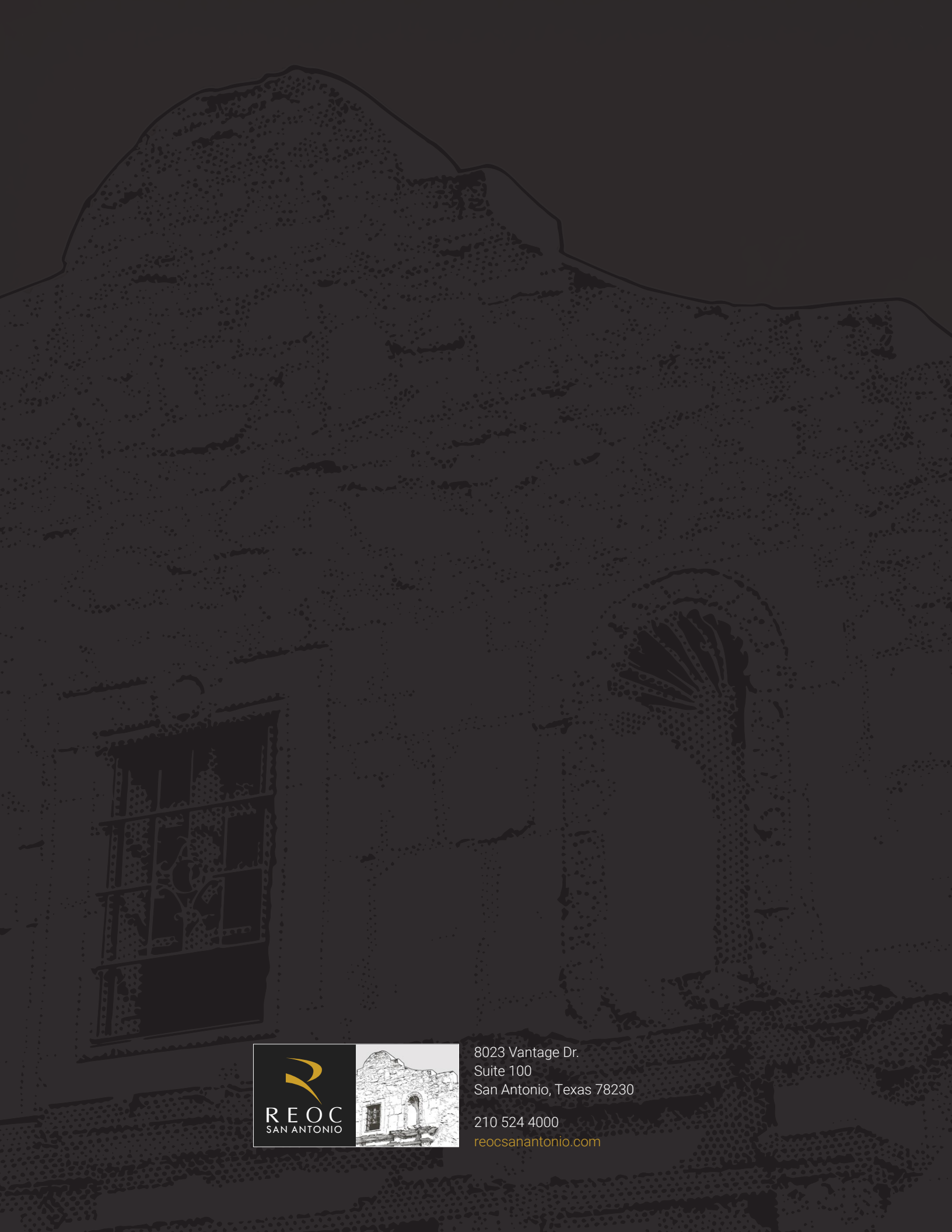
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IABS 1-2





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