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## BASILA FROCKS CO. REDEVELOPMENT

500 N Zarzamora St | San Antonio, TX 78207

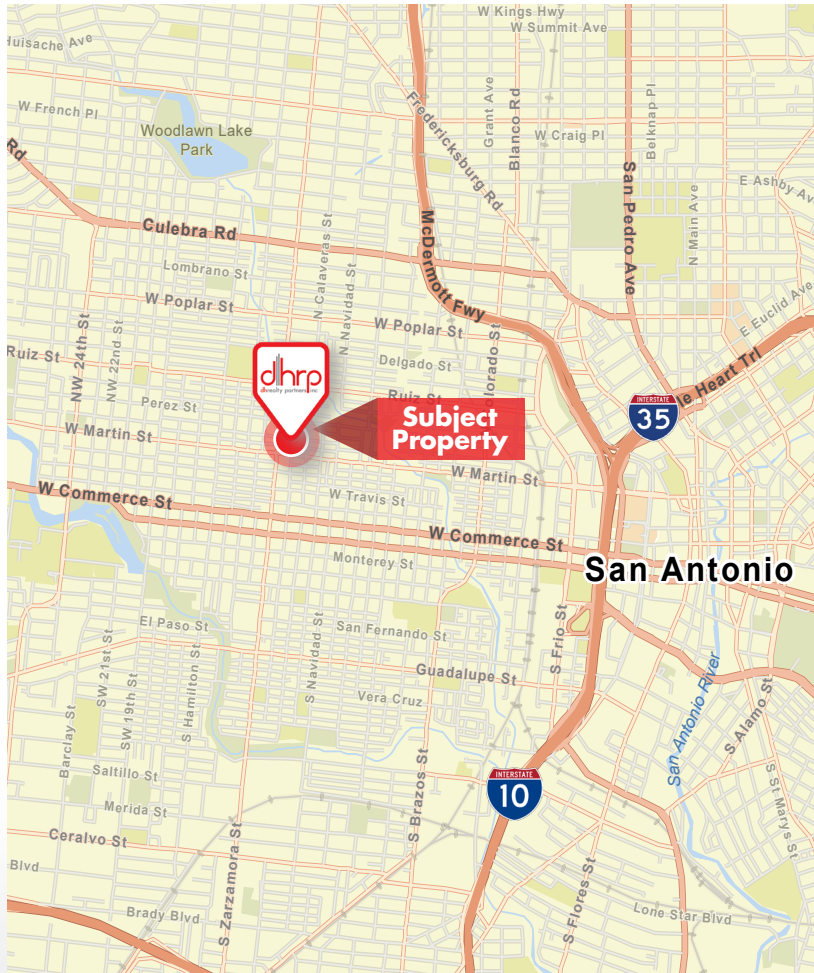


# FOR LEASE



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### HIGHLIGHTS

- ProsperWest occupying 1,500 SF on 1st floor
- Community-style building with great amenities including a green lawn, rooftop area, painted murals, food truck space, and events
- Easy access to major roads and Downtown San Antonio
- Ample parking/ drop off areas for office/ medical services
- Exceptional exposure & traffic counts
- Surrounded by schools and residential neighborhoods

### LOCATION

The Basila Frocks is located in one of the new, developing suburban areas of West San Antonio, Texas between Cecilia and W Martin St on N Zarzamora St. The location is within a 10-minute drive of Downtown San Antonio.

### DESCRIPTION

Former Basila Frocks Co., founded in the 1900s by Nicholas and Marie Basila, now vacant. Currently available for pre-lease for office/medical/retail spaces. Located on the corner of W Martin and N Zarzamora, west of downtown San Antonio and south of Woodlawn Lake. The planned revitalization building is easily accessible by bus, car or within walking distance of downtown San Antonio.

### BUILDING SIZE

First floor: **± 9,276 SF**  
Second floor: **± 9,276 SF**  
Total: **± 18,552 SF**

### LAND SIZE

**± 0.73 AC**

### ZONING

**IDZ-3**

### LEASE RATE

**TBD**

### AVAILABLE SPACE

**Flexible**

### SERVICE TYPE

**NNN**

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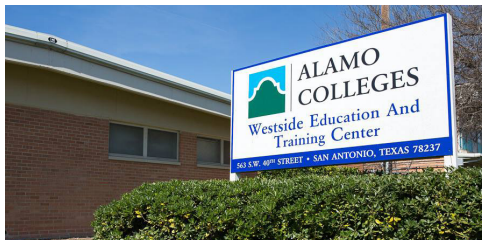
### PROSPER WEST AS ANCHOR TENANT

Prosper West, a nonprofit community economic development organization, is a coalition of community members and partners working together to make San Antonio's Westside a more prosperous place for families and businesses. Their focus is on what they call The Big Six: small businesses, housing and real estate, promotion and advocacy, cultural preservation, placemaking, and community engagement.

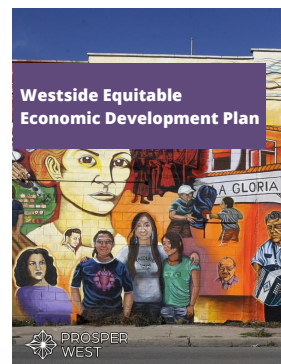
### Business Loans & Grants

Prosper West's loan & grant initiative is dedicated to providing access to capital for small businesses and non-profits within the designated Westside service area.

### Westside Education & Training Center



In 2015, Prosper West San Antonio joined with other training center partners to help Alamo Colleges secure a \$23 million allocation of district bond money to develop a new, state-of-art, 45,000 square foot building. The new WETC will double the size of the current facility and allow for even greater community impact. Site construction began in Spring 2021.



### Westside Equitable Economic Development Plan

The Plan development process depended on sustained engagement with a diverse range of Westside stakeholders and community representatives, who shared their perspectives and provided valuable input to help articulate a vision for future growth and to develop strategies to advance this shared vision for an equitable Westside.

[Learn more](#)



### Mission50 Small Business Roundtable

A free, 4-month program offered for business owners within Prosper West's Service Area. The initiative offers a unique combination of assessment and advising aimed at increasing your small business revenue by 50%.

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### RENDERINGS



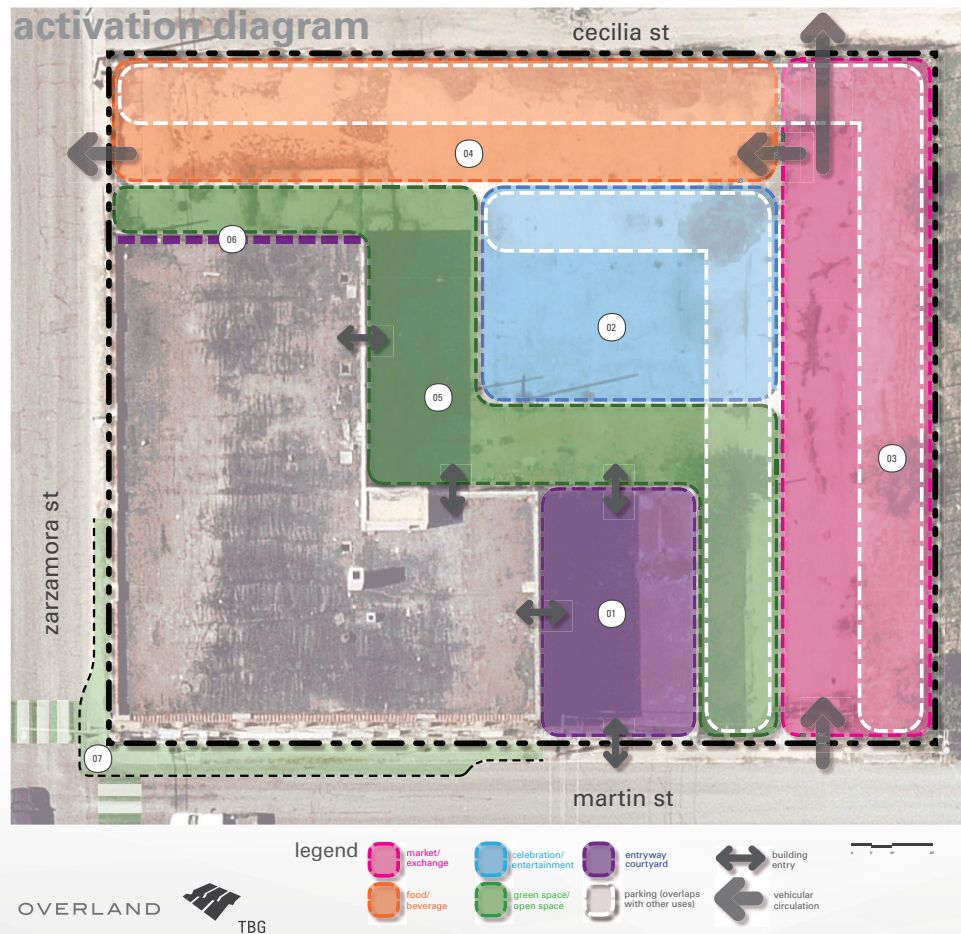
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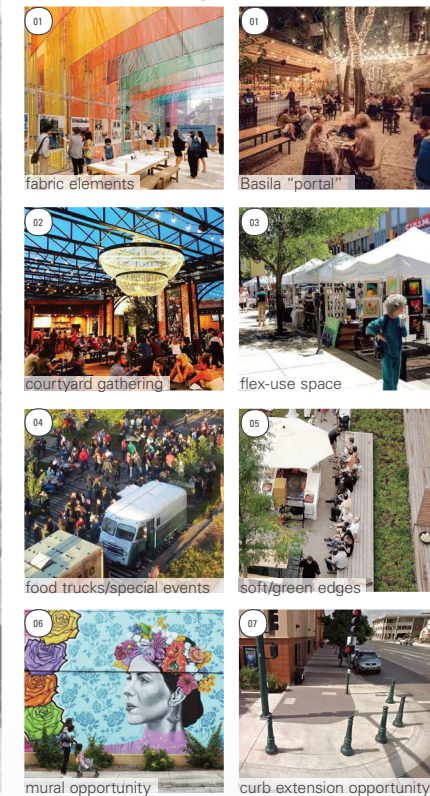
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### CONCEPTUAL SITE PLAN



### precedent imagery



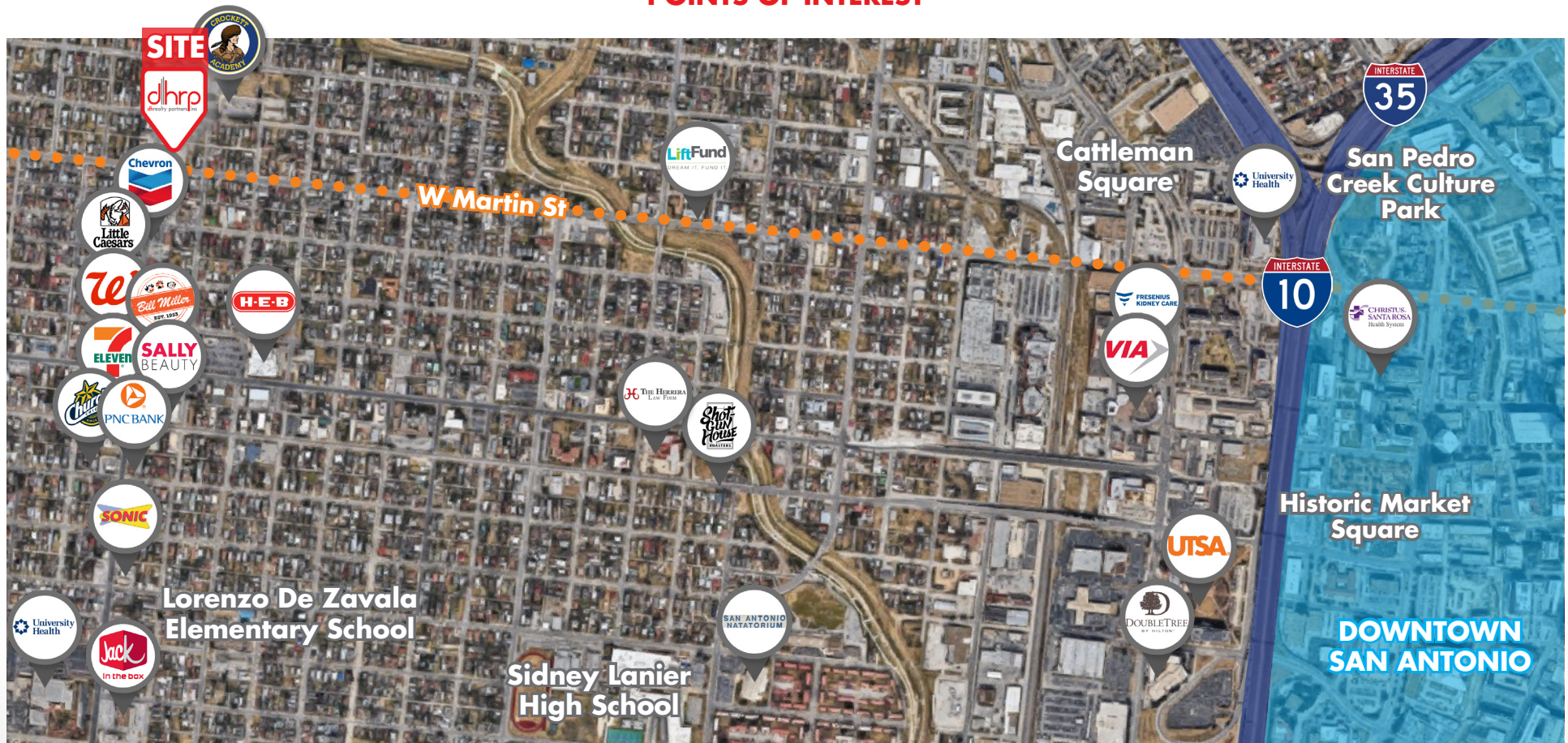
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### POINTS OF INTEREST



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## BASILIA FROCKS CO. REDEVELOPMENT

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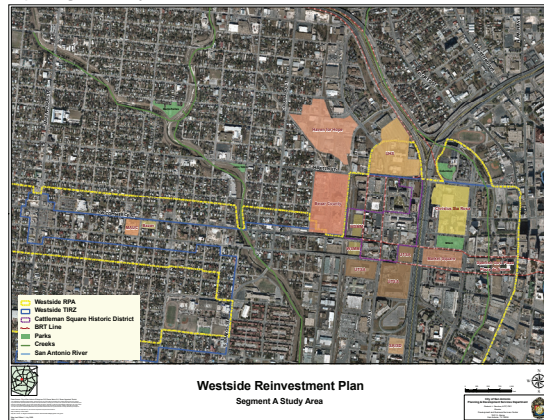
### WEST SIDE GROWTH & PLANS

#### SEGMENT A

##### Overview

Segment A is the northern most sub area of the Reinvestment plan. Multiple public entities surround its core at Cattlemen Square: University of Texas at San Antonio; Market Square; Christus Santa Rosa; University Health System; Haven for Hope; Bexar County; Westside Multimodal; and the City of San Antonio. The area is flanked by Alazan Creek to the West and San Pedro Creek to the east. Interstate Highways 35/10 cut north/south through the area along with the Union Pacific rail line along S. Salado Street. The major north/south roadway arterials are Frio, Santa Rosa and S. Flores Streets. W. Commerce, Buena Vista, Dolorosa, and Travis are the major East/West thoroughfares within the segment.

Map IV: Segment A Study Area



Generally, such a concentration of non-taxable entities would be a concern within the boundaries of a financing mechanism that relies on an increasing tax base. However, although the existing public entities themselves may not directly produce tax increment to the existing TIRZ, the critical mass of people drawn to these institutions has the potential to generate additional private investment in ancillary and support functions. This is important in order to meet the demands of a growing number of area employees, students, residents and tourists.

27

Westside Reinvestment Plan

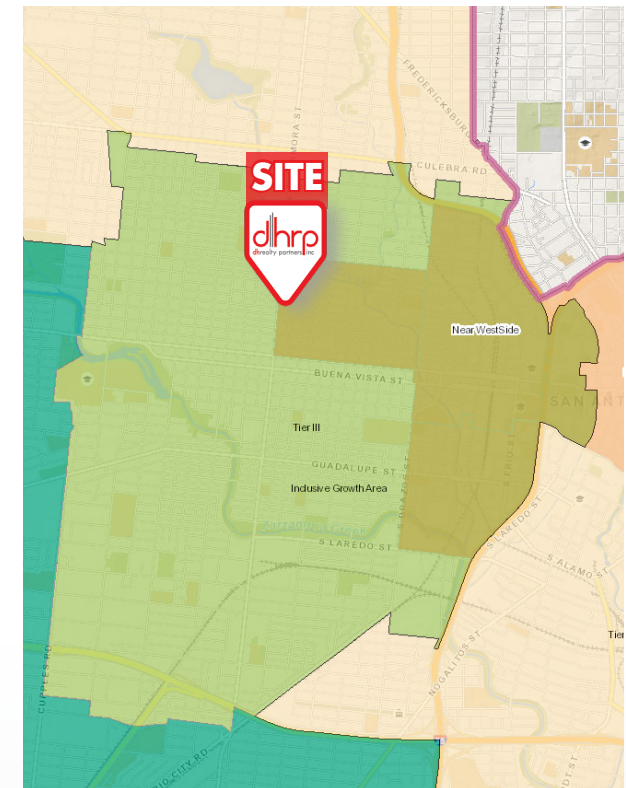
### Westside Reinvestment Plan - The City of San Antonio

[Learn more](#)



### SA Tomorrow Westside Community Area Plan - SA Tomorrow

[Learn more](#)



### Inclusive Growth Area Map (Tier III) - City of San Antonio EDC

[Learn more](#)

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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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## Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage service 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 sub-agent by the buyer or buyer's agent.

**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.

**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:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o 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.

#### DH REALTY PARTNERS, INC

LICENSED BROKER / BROKER FIRM NAME  
OR PRIMARY ASSUMED BUSINESS NAME

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\_\_\_\_\_  
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