



## SOUTH SAN ANTONIO INDEPENDENT SCHOOL DISTRICT

### Agenda Item Summary

Meeting Date: July 19, 2023

Agenda Section: Presentation/Report

Agenda Item Title: Presentation of Transwestern Commercial Real Estate opinion of values for vacant properties and land.

From: Andy A. Rocha – Executive Director of Operations

District Staff requested opinion of values for our vacant commercial buildings at 2638 W. Southcross (old tax office), 2614 W. Southcross (old post office), and Lot 4, W. Ansley Road. Attached are the opinion of values as presented by Transwestern Commercial Real Estate.

Historical Data: N/A

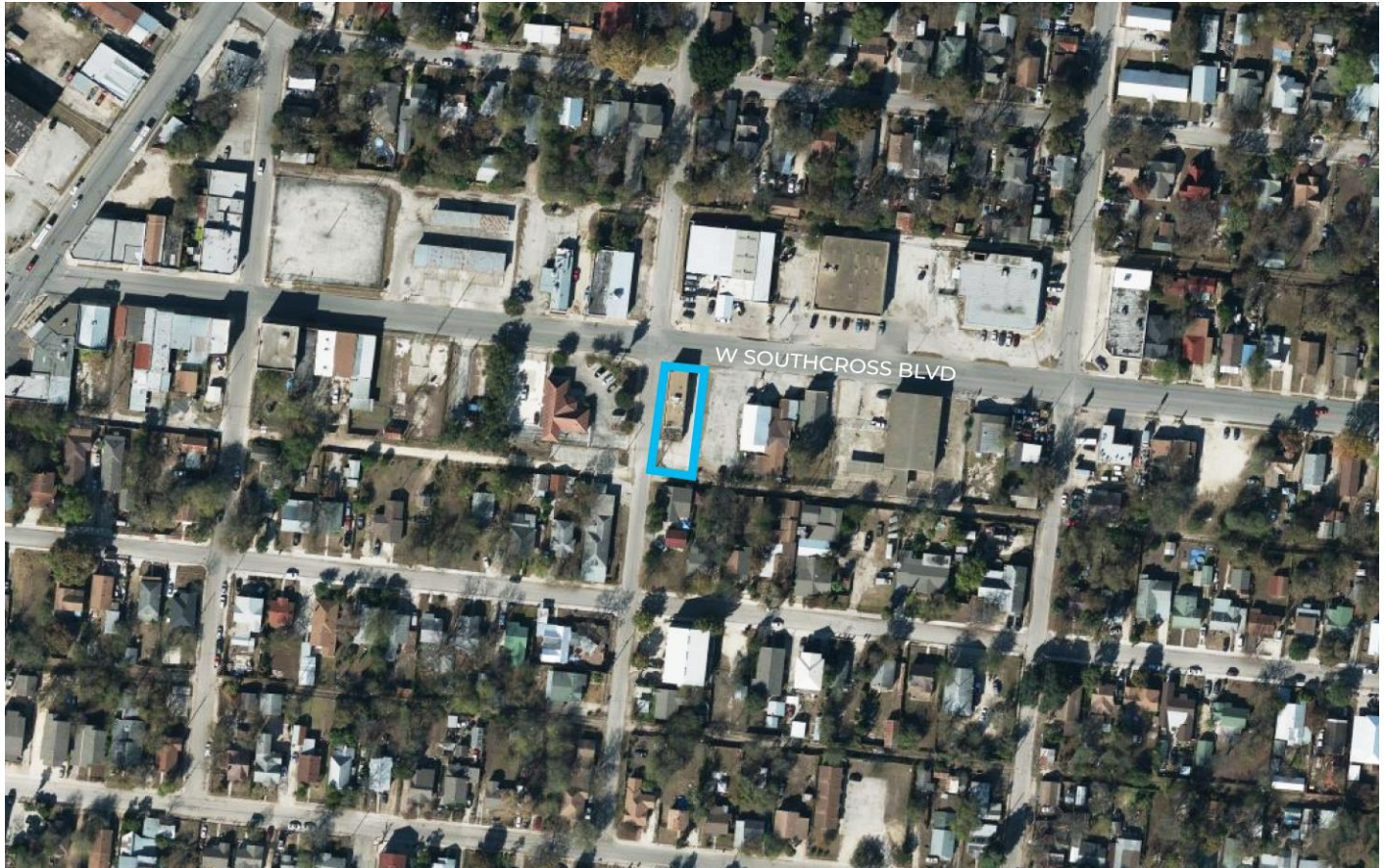
Recommendation: N/A

Purchasing Personnel and Approval Date: N/A

Funding Budget Code and Amount: N/A

# Transwestern

BROKER OPINION OF VALUE



Prepared for: South San Antonio ISD

By: **Russell T. Noll, CCIM, CPM**  
Executive Managing Director

**Kelly Ralston**  
Senior Vice President

**Property Address:** 2638 W Southcross Blvd  
San Antonio, Texas 78211

**Legal Description:** NCB 8912 BLK 16 LOT 19 & 20

***PROPERTY DESCRIPTION***

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**BUILDING** Free Standing

Size: 2,435 +/- square feet (per Bexar Appraisal District)

Construction Type: Masonry

General Condition: Functionally Obsolete

Year Built: 1975

**SITE**

Size: Lot size .1949 of an Acre or 8,489.84 SF (per Bexar Appraisal District)

Zoning: C-2

***PROPERTY EVALUATION***

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**STRENGTHS** Property has good visibility providing signage potential, is located in an established trade area and has adequate parking.

## CHALLENGES

Building is functionally obsolete requiring significant investment of capital dollars.

## VALUATION

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In determining market value, consideration was given to sales of comparable properties, properties currently listed for sale, trade area influences, condition of the property, market conditions and other factors.

The value recommendation also considers that adequate time be provided to market the asset.

## BROKERS OPINION

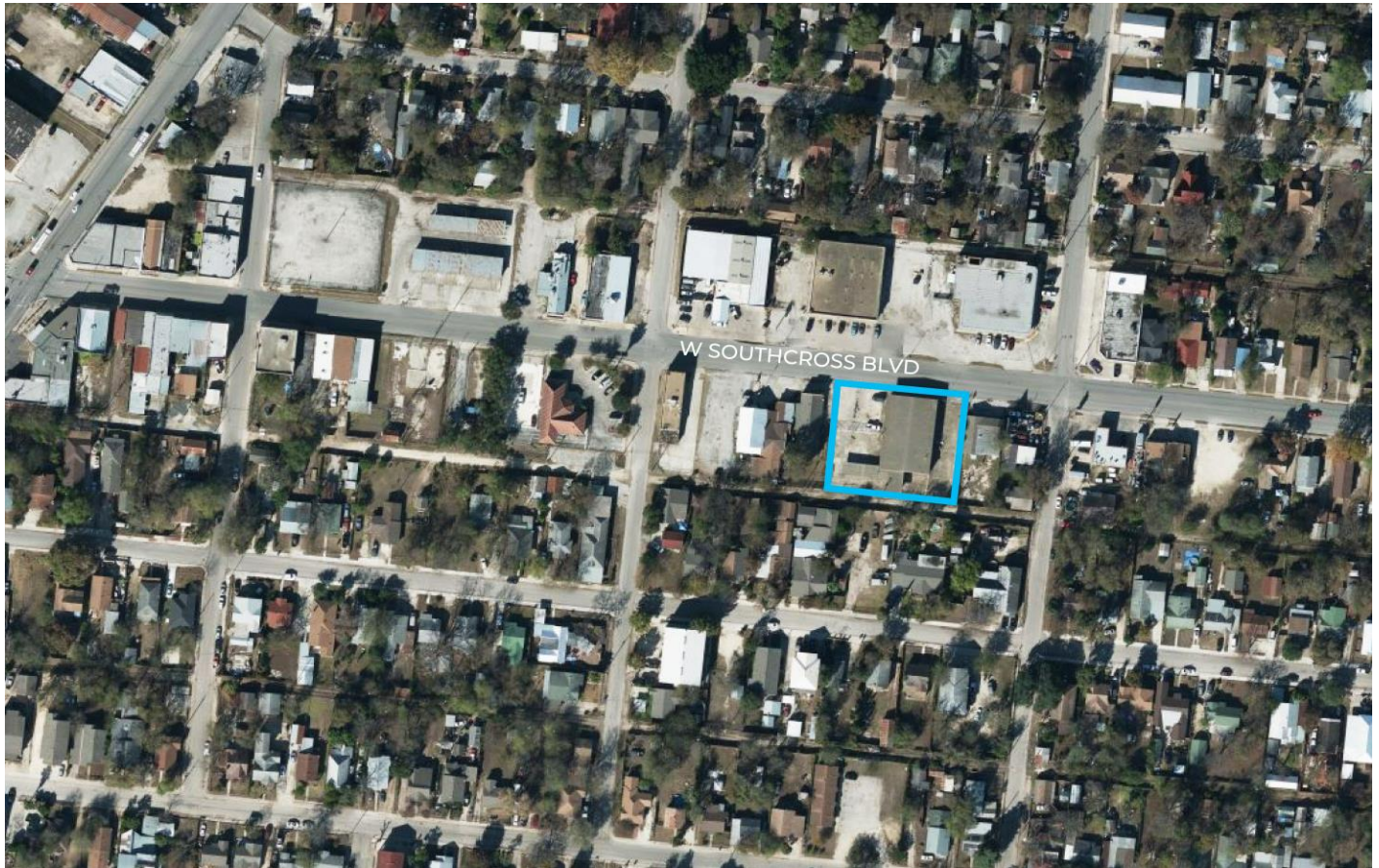
**OF VALUE: \$214,280 to \$224,020**

This is a Brokers Opinion of Value reflecting, in our opinion and expertise, the current market conditions and how they apply to this asset. We have not used the techniques required by a MAI Appraisal and any recipient should be aware of this fact.

*The enclosed information is furnished solely for the purpose of review by the owner and is not to be used for any other purpose or made available to any other person without the express written consent of the owner. Information was obtained from sources deemed reliable. However, we have not verified the accuracy and make no guarantee, warranty, or representation about the enclosed information - it is submitted subject to the possibility of errors, omissions and market changes. This information should not be considered as an appraisal.*

# Transwestern

BROKER OPINION OF VALUE



Prepared for: South San Antonio ISD

By: **Russell T. Noll, CCIM, CPM**  
Executive Managing Director

**Kelly Ralston**  
Senior Vice President

**Property Address:** 2614 W Southcross Blvd  
San Antonio, Texas 78211

**Legal Description:** NCB 8912 BLK 16 LOT 5 THRU 11

***PROPERTY DESCRIPTION***

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**BUILDING** Free Standing

Size: 6,512 +/- square feet (per Bexar Appraisal District)

Construction Type: Brick and masonry

General Condition: Moderate

Year Built: 1950 (per Bexar Appraisal District)

**SITE**

Size: .5624 of an Acre or 24,500 SF (per Bexar Appraisal District)

Zoning: C-2

***PROPERTY EVALUATION***

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**STRENGTHS** Property has high visibility, excellent access and ample parking – including gates/fenced parking.

## **CHALLENGES**

Building electrical and mechanical systems' copper wiring has been removed which will require significant cost to replace. Some of the building is functionally obsolete.

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## **VALUATION**

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## **BROKERS OPINION**

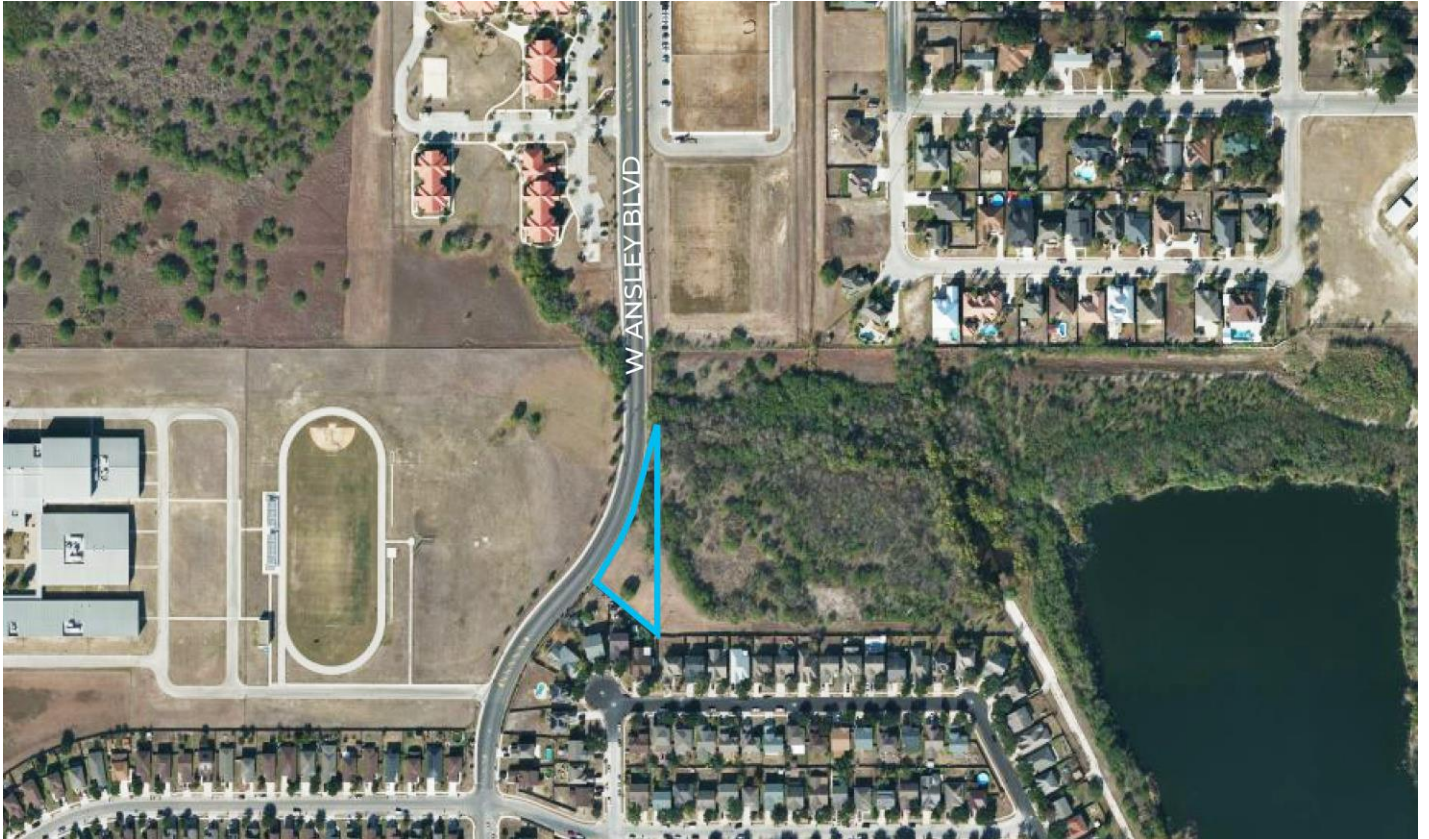
**OF VALUE:                      \$814,000 to \$879,120**

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# Transwestern

BROKER OPINION OF VALUE



Prepared for: South San Antonio ISD

By: **Russell T. Noll, CCIM, CPM**  
Executive Managing Director

**Kelly Ralston**  
Senior Vice President



**Property Address:** Lot 4, W Ansley Blvd  
San Antonio, Texas 78224

**Legal Description:** NCB 15001 BLK 10 LOT 4 (New Middle School & Community Learning Center SUBD)

***PROPERTY DESCRIPTION***

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**SITE**

Size: .4820 of an Acre or 20,995.92 SF (per Bexar Appraisal District)

Zoning: R-5

***PROPERTY EVALUATION***

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**STRENGTHS** Property benefits from high visibility and proximity to IH-35.

**CHALLENGES** Property's irregular shape, zoning and small size create challenges for future development.

***VALUATION***

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The value recommendation also considers that adequate time be provided to market the asset.

**BROKERS OPINION**

**OF VALUE:** \$57,738 to \$73,486

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