




TRANSWESTERN
REAL ESTATE
SERVICES

SAN ANTONIO, TX

San Antonio Independent School District

Land & Buildings Sale | 4.74 Acres | S. Alamo St. @ E. Cesar E. Chavez Blvd (Southtown) | 5/14/2018

Achieving SAISD's goal to consolidate 300,000 square feet of administrative offices among 16 buildings with an average age of 40 years into 150,000 square feet while remaining cash-neutral required strategic planning and frequent collaboration with the District.

Selling a 4.74 acre tract of land that included the District's leadership and other offices (including a historic building) was a key component of achieving this long-range plan.

This property was located at the entrance to Southtown and through targeted marketing, a buyer via the sealed bid process was secured. At the time of sale, the price Transwestern achieved for the land was the highest price paid per square foot in the San Antonio market.

A vital component in this successful transaction was Transwestern's coordination with neighborhood groups, businesses, and constituents who potentially would be affected by the purchaser's future development plans.

“Consistent and clear communication with SAISD's Superintendent, leadership and the Board of Trustees was vital to implement the District's real estate objectives.”

Russell T. Noll
Executive Managing Director