



OFFICE BUILDING FOR SALE

905 N PINE ST

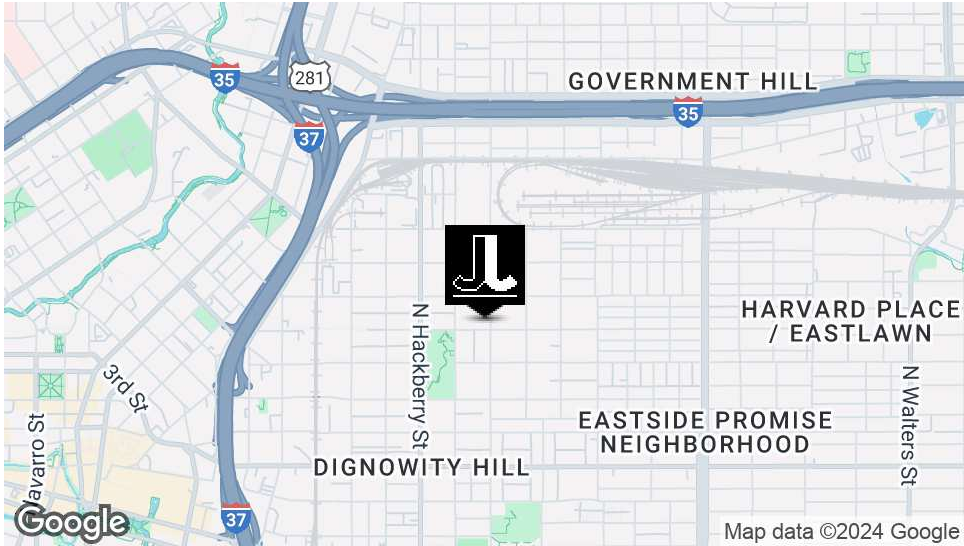
SAN ANTONIO, TX 78202

Presented By
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Executive Summary



OFFERING SUMMARY

Sale Price:	Subject to offer
Building Size:	3,545 SF
Lot Size:	12,443 SF
Year Built:	1980
Renovated:	2021
Zoning:	IDZ Uses for Single-Family/Live/Work uses in NC District
Market:	San Antonio
Submarket:	Near east side

PROPERTY OVERVIEW

Opportunity to acquire 3545 sf of class A office building in Historic Dignowity Hill. Renovated in 2021 with unique elements and modern amenities, this beautiful building offers timeless elegance, energy efficiency and functional layout for a single occupant or multiple tenants. Monument business sign, gated courtyard, ample parking, and additional buildable area for your specific needs complete this building.

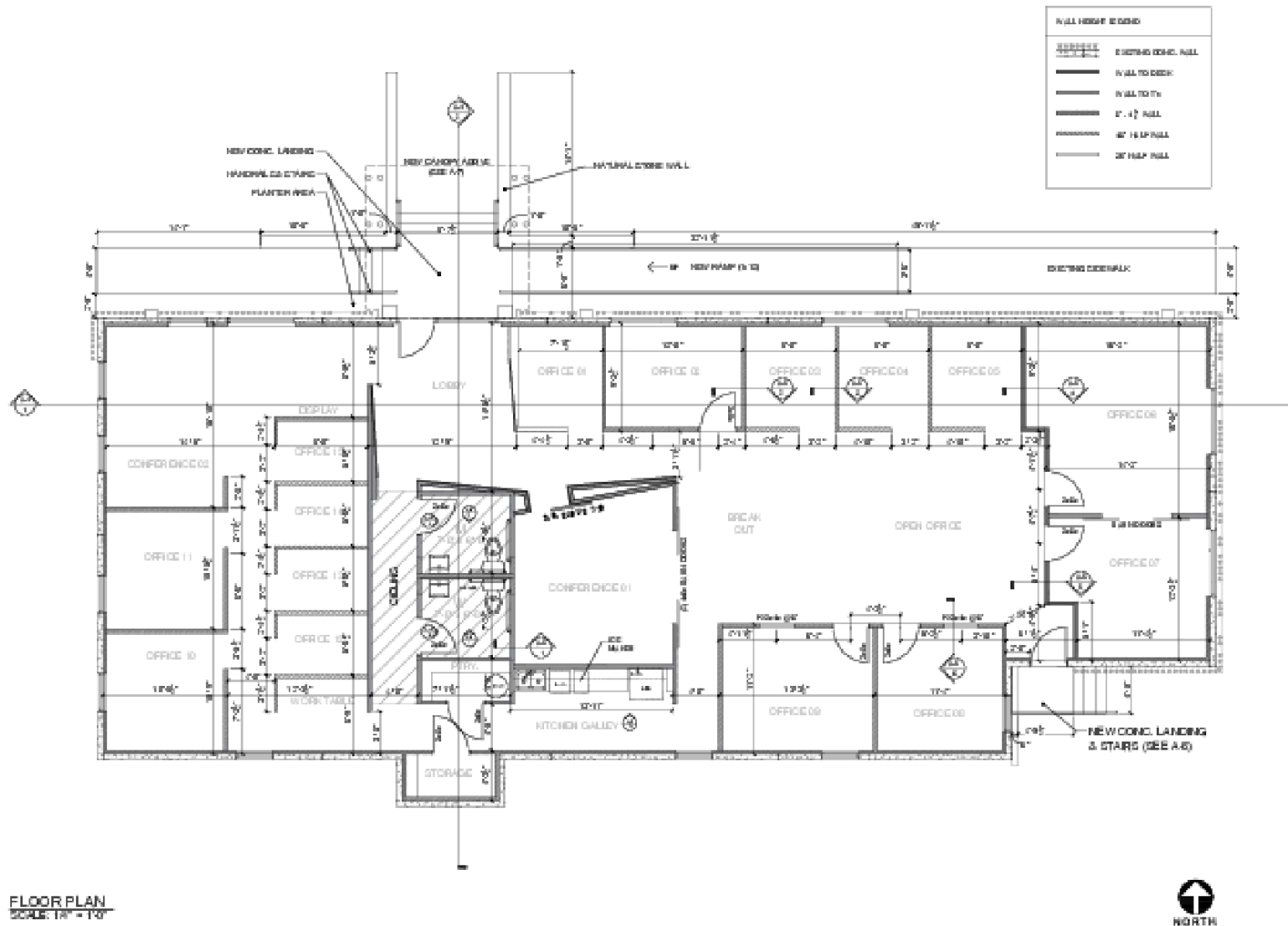
PROPERTY HIGHLIGHTS

- Great location nestled in Historic Dignowity Hill neighborhood a few blocks from Downtown.
- Functional layout. Multiple private offices, conference rooms, coworking space, breakroom.
- Energy efficient. Green roof.
- Ample parking. 5+ parking spaces per 1000sf with ability to add more.
- Flexible uses with IDZ -NC zoning.
- Easy to divide for multiple tenants.



Floor plan

FULL HEIGHT STORIES	
	EXISTING CONC. WALL
	WALL TO DECK
	WALL TO TR
	1" x 1/2" WALL
	1/2" GYP WALL
	1/2" PLG WALL



FLOOR PLAN
SCALE: 1/8" = 1'-0"

REV	DATE	DESCRIPTION	BY



901 PINE

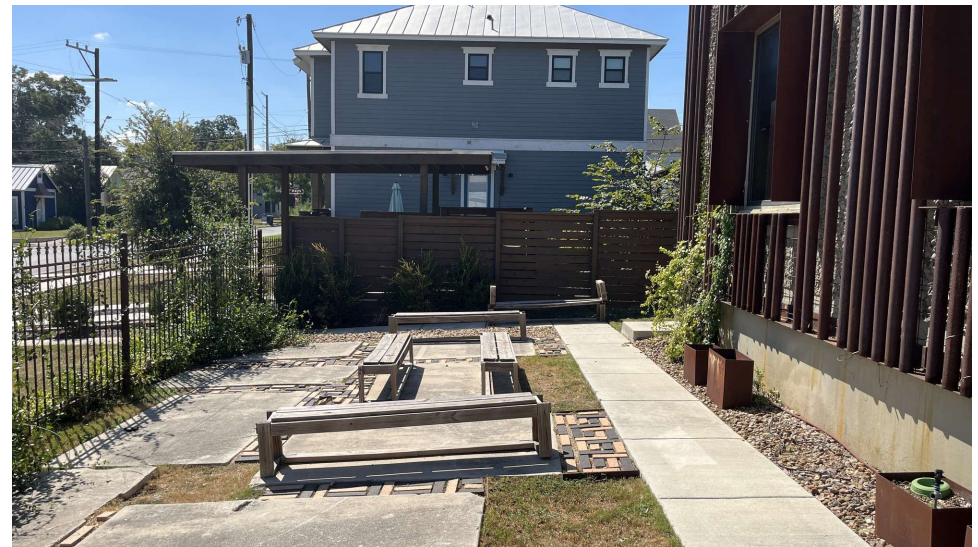
FLOOR PLAN

SHEET A-1



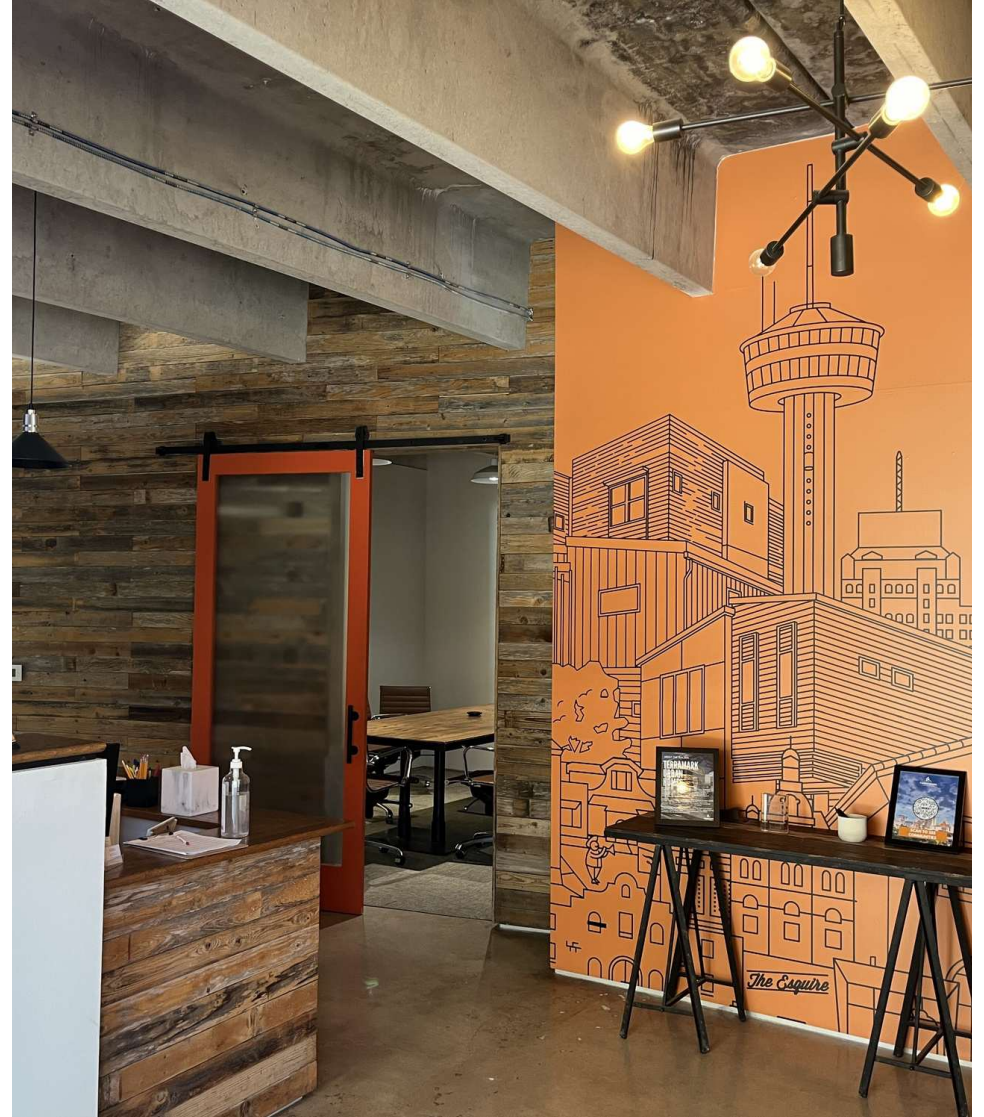


Exterior Photos





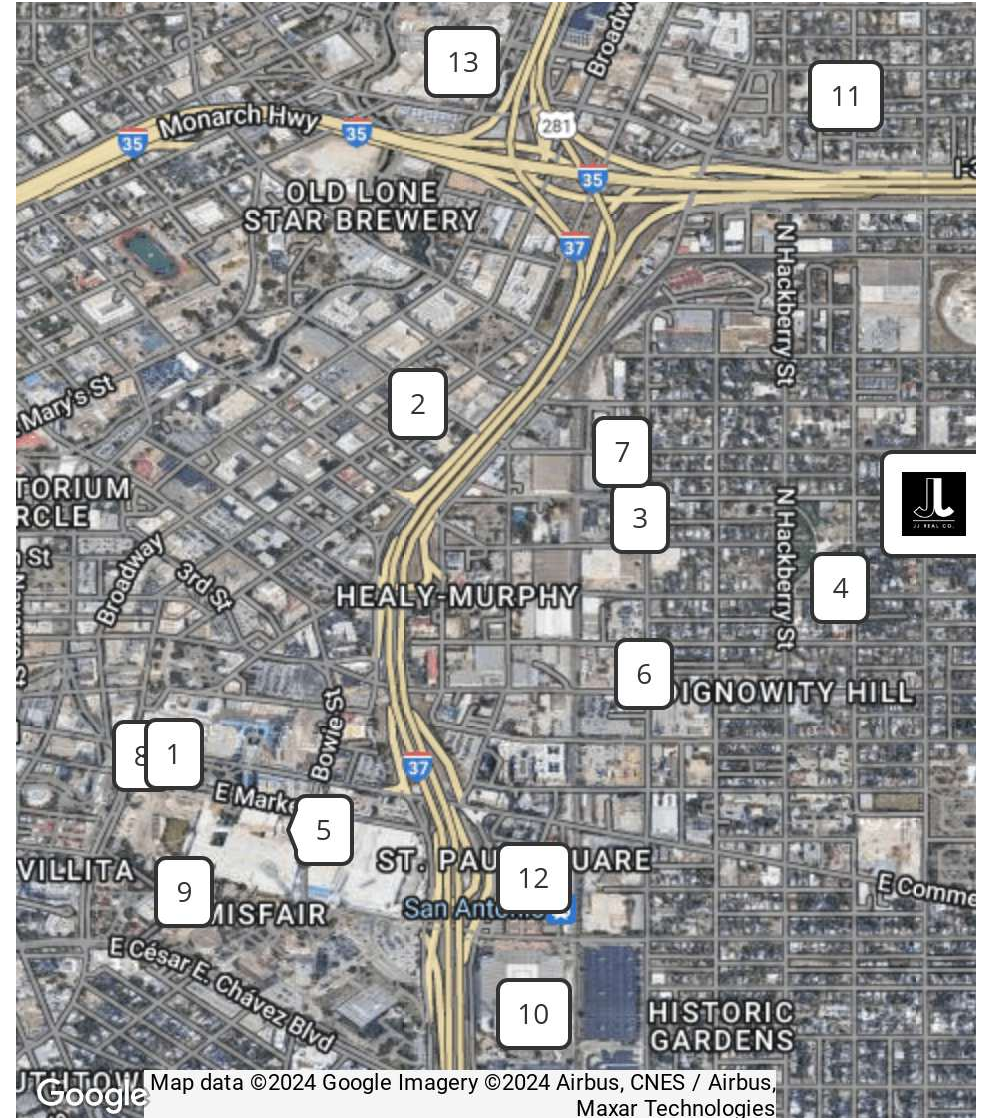
Interior Photos





The Neighborhood

- 1. Downtown San Antonio
- 2. River North
- 3. Hays Street Bridge
- 4. Dignowity Park
- 5. UTSA campus
- 6. Texas Research & Technology Foundation
- 7. Skate Park
- 8. The Alamo
- 9. Hemisfair Park
- 10. The Alameda Theater
- 11. Government Hill
- 12. St. Paul Square
- 13. The Pearl
- 14. Alamodome
- 15. Majestic Theater
- 16. Convention Center
- 17. Frost Tower.

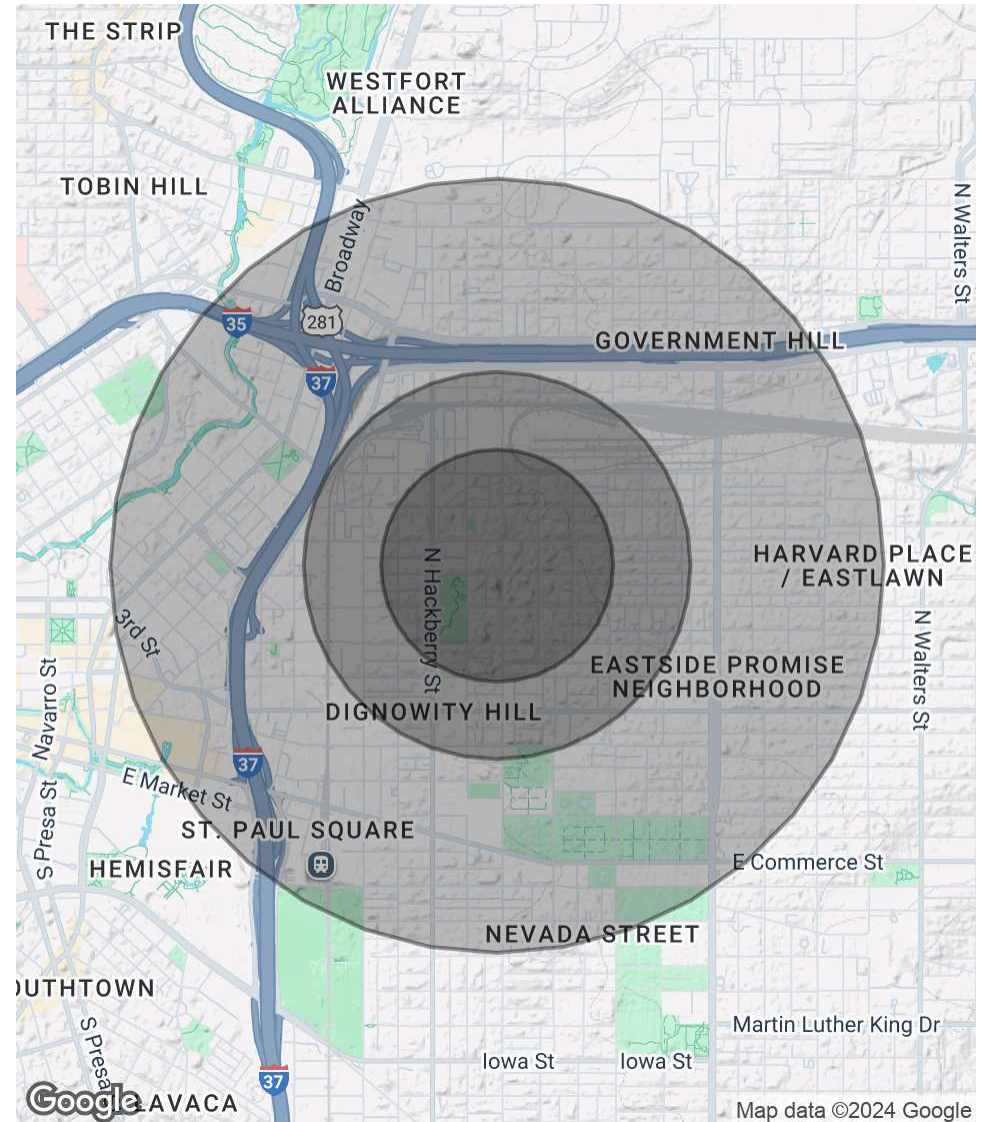




Demographics Map & Report

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,379	2,951	13,983
Average Age	42	40	38
Average Age (Male)	41	40	38
Average Age (Female)	42	41	39
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	603	1,246	6,483
# of Persons per HH	2.3	2.4	2.2
Average HH Income	\$89,467	\$87,142	\$79,641
Average House Value	\$423,992	\$388,507	\$375,452

Demographics data derived from AlphaMap





Broker's Info



JEREMY JESSOP

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Direct: 210.386.3970

PROFESSIONAL BACKGROUND

JJ Real Co is a boutique real estate firm and brokerage based in San Antonio, Texas, with a rich history spanning over 20 years. Founded by Jeremy Jessop, the firm has built a reputation for prioritizing client relationships above all else, valuing quality over quantity when it comes to transactions.

Specializing in the neighborhoods surrounding San Antonio's central business district, including Pearl, Southtown, King William, Alamo Heights, Tobin Hill, and Dignowity Hill, Jessop has established he and his firm as a trusted partner in the local real estate market.

One of their key areas of expertise lies in adaptive reuse development, focusing on transforming industrial, retail, and mixed-use projects into vibrant spaces that contribute to the community's growth and revitalization. They have a strong emphasis on historic tax credit projects, leveraging public-private incentives to bring new life to historic buildings and neighborhoods.

Throughout their two-decade journey, Jessop has demonstrated a commitment to excellence, innovation, and sustainable growth in the real estate sector, making them a sought-after partner for clients looking for personalized, high-quality real estate services in the San Antonio and Downtown area.

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Disclosures



Information About Brokerage Services

11/2/2015

Texas law requires all real estate licensees to give the following information about brokerage services 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 come-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 obtained 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 licensee 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 licensee who acts as a subagent when acting as 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.

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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date _____

Regulated by the Texas Real Estate Commission Information available at www.trec.texas.gov
 TXR-2501 IABS 1-0 Date
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