



RETAIL PROPERTY FOR SALE



SKINNEY'S PLACE

303 BELLINGER ST, SAN ANTONIO, TX 78220

Presented By

JEREMY JESSOP

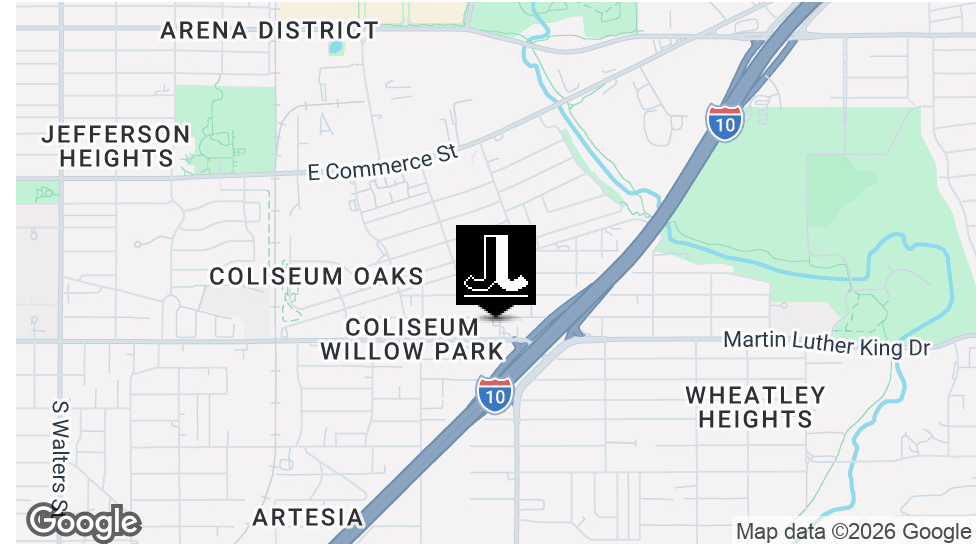
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jj@jjrealco.com

824 Broadway St. Suite 110, San Antonio, TX 78215



Executive Summary



OFFERING SUMMARY

Sale Price:	\$117,500
Building Size:	1,628 SF
Lot Size:	13,211 SF
Price / SF:	\$58.35
Year Built:	1935
Zoning:	R-4

PROPERTY OVERVIEW

1628 sf building with ample parking on 0.3 ac. off of Martin Luther King Ave at the corner of Bellinger St and Ferris Ave. A block from I-10. Currently used as neighborhood bar, building has 2 bathrooms, kitchen, central air conditioning system and a large finished parking lot. Potential to turn it into a single family residence with oversized lot or duplex. Please do not disturb tenant.

PROPERTY HIGHLIGHTS

- Ample parking.
- Convenient access to and from I-10.
- About a mile from Frost Bank center and 3 miles from Downtown.
- Established tenant.



Exterior Photos



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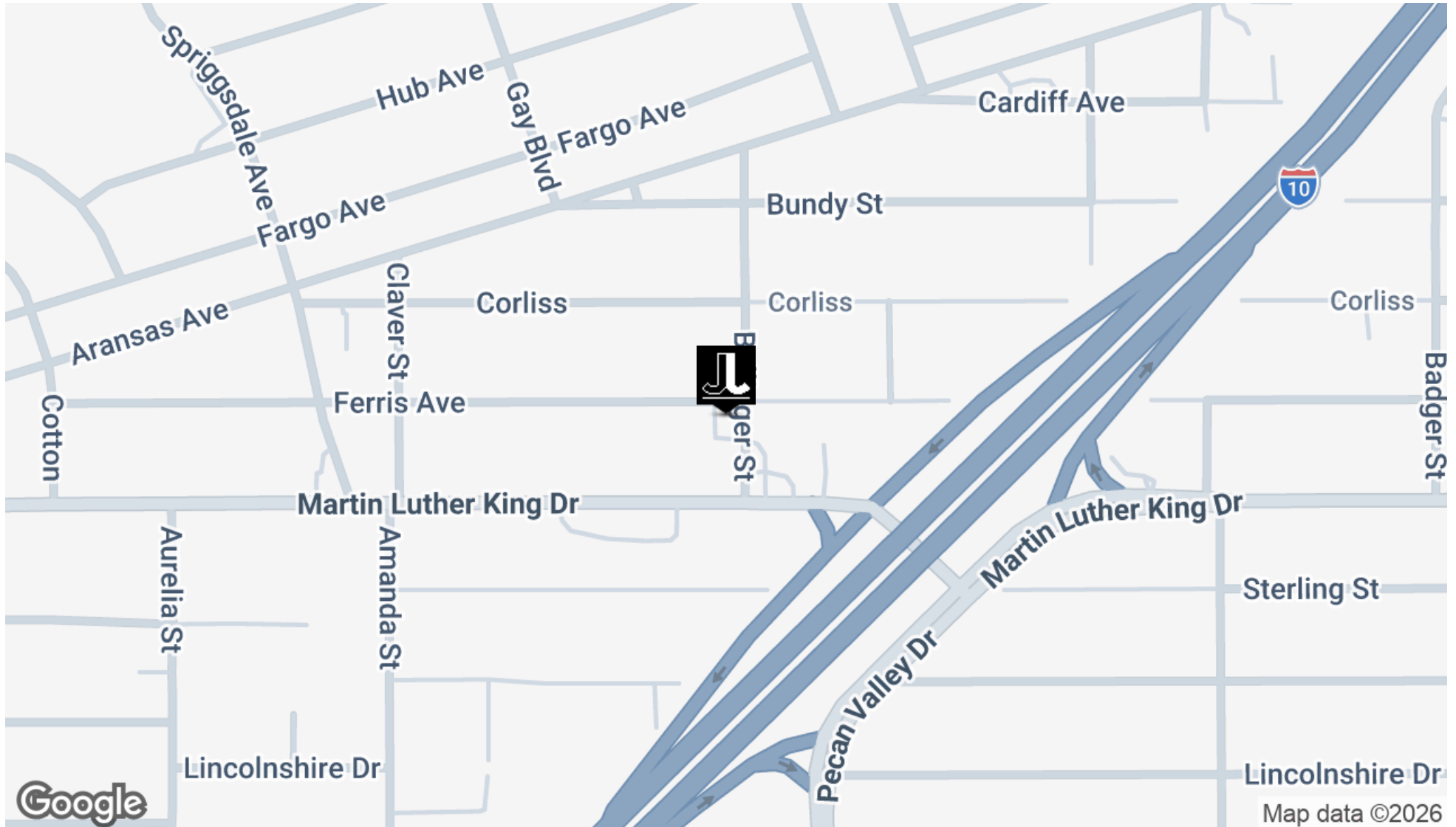
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Interior Photos





Location Map



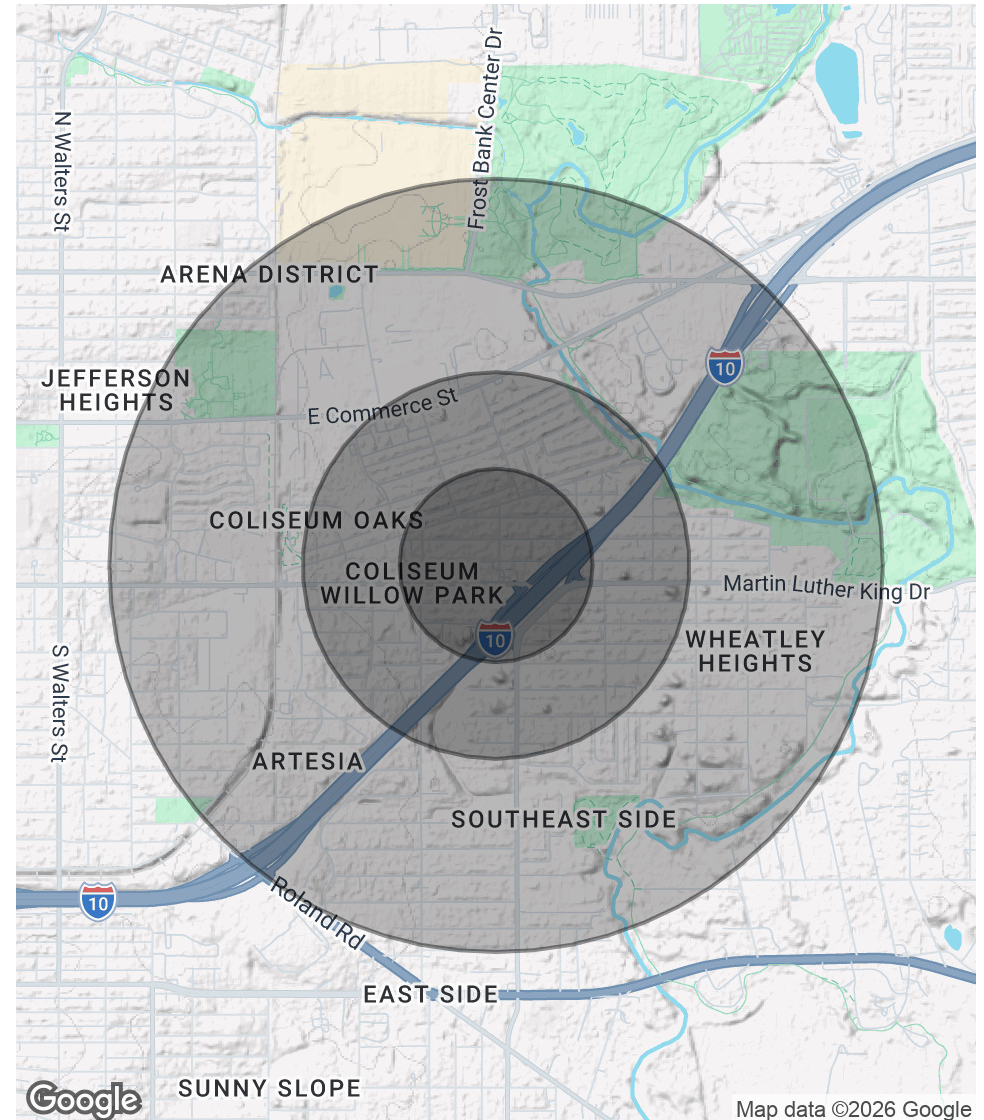


Demographics Map & Report

POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	881	3,378	10,447
Average Age	25.4	26.2	30.2
Average Age (Male)	31.0	30.0	29.4
Average Age (Female)	27.5	28.4	32.9

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	277	1,020	3,341
# of Persons per HH	3.2	3.3	3.1
Average HH Income	\$45,512	\$46,867	\$46,378
Average House Value	\$197,168	\$174,076	\$141,151

2023 American Community Survey (ACS)



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Broker



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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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