

BUILDING FOR SALE

# HISTORIC TOUDOUZE BUILDING IDZ-3 ZONING

4007 S FLORES ST, SAN ANTONIO, TX 78214

**OWNER NOTE:** I, TRIANGLE TRIO LLC, ACKNOWLEDGE THAT THE PURPOSE OF REZONING THIS PROPERTY IN ACCORDANCE WITH THE PROVISIONS OF THE UNIFIED DEVELOPMENT CODE OF THE CITY OF SAN ANTONIO, TEXAS AND BEING THE CITY COUNCIL APPROVAL OF A SITE PLAN IN CONNECTION WITH THIS REZONING APPLICATION DOES NOT RELIEVE ME FROM ADHERENCE TO ANY ALL APPLICABLE ORDINANCES, RULES AND REGULATIONS IN ANY ALL PLAN SUBMITTAL FOR BUILDING PERMITS.

**SITE & BUILDING DATA**

LOTS:	LOT 1, BLOCK 1, NEW CITY BLOCK
AREA:	0.5078 Ac. (GROSS ACRES)
LEGAL DESCRIPTION:	BEING A 0.5078 OF AN ACRE TRACT OF SAN ANTONIO, TEXAS AND BEING OF H.A. NEAL PROPERTY SUBDIVISION, PG. 133 OF THE DEED AND PLAT
EXISTING ZONING:	COMMERCIAL DISTRICT (C-3NA)
PROPOSED ZONING:	IDZ-3 HS AHOD WITH USES PERMITTED BY THE ZONING ORDINANCE INCLUDING: APARTMENTS AND/OR CONDOMINIUM UNITS; AS WELL AS THE FOLLOWING: NIGHTCLUB WITH AND WITHOUT COVER CHARGE; NIGHTCLUB WITHOUT COVER CHARGE; ALCOHOL MICROBREWERIES; THEATERS AND/OR STAGES; BOWL STAYS HOTEL/MOTEL, OR CORPORATION; MANUFACTURE NON-ALCOHOL (INCLUDING BOTTLED BEVERAGES); ENTERTAINMENT VENUES; AND WITH LIMITED AND WITH LIMITED ENTERTAINMENT (NOT INCLUDING FOOD SERVICE ESTABLISHMENTS AND ENTERTAINMENT); AND HOTEL TAILORED TO ACHIEVE ADDITIONAL HEIGHT

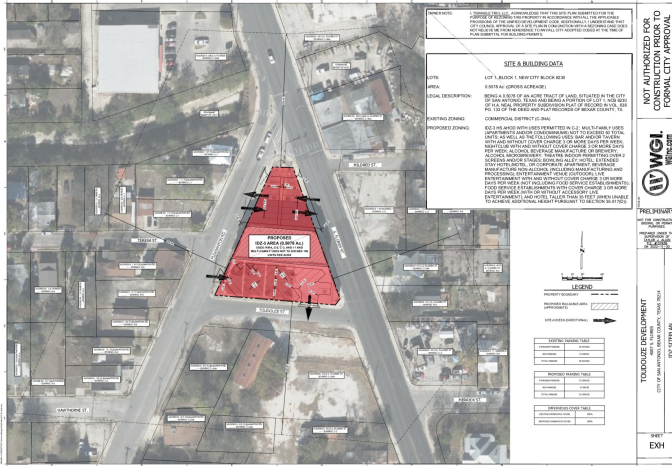
PROPOSED IDZ-3 AREA (0.5078 Ac.)  
USES: RM-4, C-2, C-3, AND I-1 AND MULTI-FAMILY USES NOT TO EXCEED 100 UNITS PER ACRE

Presented By  
JEREMY JESSOP  
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**JJ REAL CO**  
1114 S St Mary's  
San Antonio, TX 78210  
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# Executive Summary



## OFFERING SUMMARY

Sale Price:	Subject To Offer
Building Size:	14,000 SF
Available SF:	
Lot Size:	0.51 Acres
Price / SF:	-
Year Built:	1924
Zoning:	IDZ-3
Market:	San Antonio
Submarket:	Near Southside/Lonestar Arts District

## PROPERTY OVERVIEW

4007 S Flores St

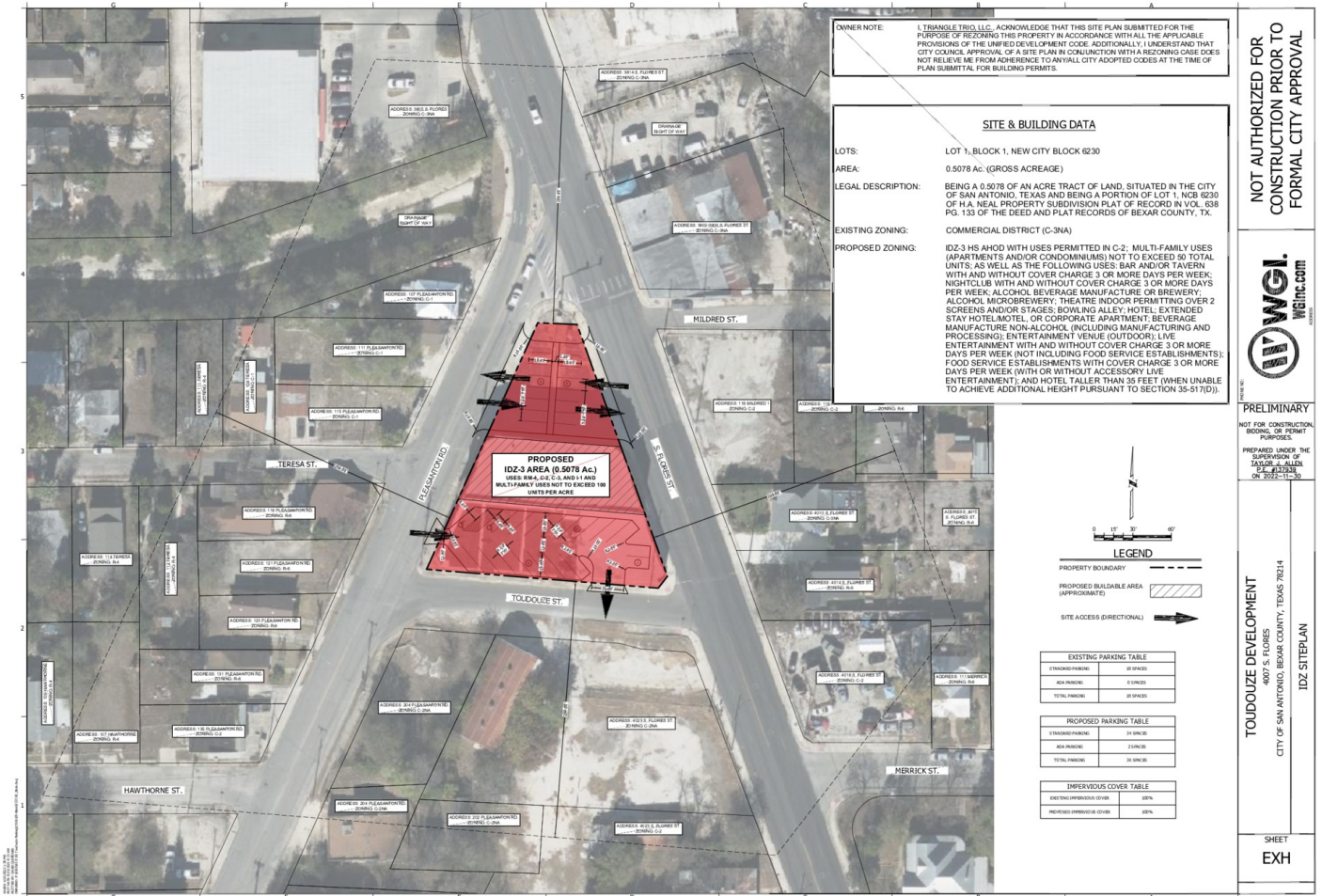
Property is bordered by S Flores St., Pleasanton Rd., & Toudouze St.

Close proximity to Downtown, Southtown, and Lone Star Arts District in underserved, densely populated area. Great opportunity to revitalize a historic building in an up and coming neighborhood one block off the Mission Reach of the San Antonio River.

## PROPERTY HIGHLIGHTS

- Zoning IDZ-3 - COSA Approved Site Plan
- Ready for Development
- Beautiful Original Wood Floors on 2nd Floor
- Exposed Original Wood Ceilings
- One Block Off Mission Reach of SA River Trail
- All Environmental Demo Complete
- Seller Financing Available

# IDZ-3 COSA Approved Site Plan



**OWNER NOTE**  
 I, TRIANGLE TRIG, LLC, ACKNOWLEDGE THAT THIS SITE PLAN SUBMITTED FOR THE PURPOSE OF REZONING THIS PROPERTY IN ACCORDANCE WITH ALL THE APPLICABLE PROVISIONS OF THE UNIFIED DEVELOPMENT CODE. ADDITIONALLY, I UNDERSTAND THAT CITY COUNCIL APPROVAL OF A SITE PLAN IN CONJUNCTION WITH REZONING CASE DOES NOT RELIEVE ME FROM ADHERENCE TO ANY ALL CITY ADOPTED CODES AT THE TIME OF PLAN SUBMITTAL FOR BUILDING PERMITS.

**SITE & BUILDING DATA**

**LOTS:** LOT 1, BLOCK 1, NEW CITY BLOCK 0230

**AREA:** 0.5078 AC. (GROSS ACREAGE)

**LEGAL DESCRIPTION:** BEING A 0.5078 OF AN ACRE TRACT OF LAND, SITUATED IN THE CITY OF SAN ANTONIO, TEXAS AND BEING A PORTION OF LOT 1, NCB 0230 OF H.A. NEAL PROPERTY SUBDIVISION PLAT OF RECORD IN VOL. 638 PG. 133 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TX.

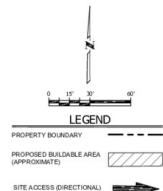
**EXISTING ZONING:** COMMERCIAL DISTRICT (C-3NA)

**PROPOSED ZONING:** IDZ-3 HS AHOD WITH USES PERMITTED IN C-2. MULTI-FAMILY USES (APARTMENTS AND/OR CONDOMINIUMS) NOT TO EXCEED 50 TOTAL UNITS, AS WELL AS THE FOLLOWING USES: BAR AND/OR TAVERN WITH AND WITHOUT COVER CHARGE 3 OR MORE DAYS PER WEEK; NIGHTCLUB WITH AND WITHOUT COVER CHARGE 3 OR MORE DAYS PER WEEK; ALCOHOL BEVERAGE MANUFACTURE OR BREWERY; ALCOHOL MICROBREWERY; THEATRE INDOOR PERMITTING OVER 2 SCREENS AND/OR STAGES; BOWLING ALLEY; HOTEL; EXTENDED STAY HOTEL; MOTEL; OR CORPORATE APARTMENT; BEVERAGE MANUFACTURE NON-ALCOHOL (INCLUDING MANUFACTURING AND PROCESSING); ENTERTAINMENT VENUE (OUTDOOR); LIVE ENTERTAINMENT WITH AND WITHOUT COVER CHARGE 3 OR MORE DAYS PER WEEK (NOT INCLUDING FOOD SERVICE ESTABLISHMENTS); FOOD SERVICE ESTABLISHMENTS WITH COVER CHARGE 3 OR MORE DAYS PER WEEK (WITH OR WITHOUT ACCESSORY LIVE ENTERTAINMENT); AND HOTEL TALLER THAN 55 FEET (WHEN UNABLE TO ACHIEVE ADDITIONAL HEIGHT PURSUANT TO SECTION 35-517(D)).

NOT AUTHORIZED FOR CONSTRUCTION PRIOR TO FORMAL CITY APPROVAL



PRELIMINARY NOT FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES. PREPARED UNDER THE SUPERVISION OF TALLIE J. ALLEN, L.L.P. LICENSED PROFESSIONAL ENGINEER ON 2022-11-30



EXISTING PARKING TABLE	
STANDARD PARKING	0 SPACES
ADA PARKING	0 SPACES
TOTAL PARKING	0 SPACES

PROPOSED PARKING TABLE	
STANDARD PARKING	24 SPACES
ADA PARKING	2 SPACES
TOTAL PARKING	26 SPACES

IMPERVIOUS COVER TABLE	
EXISTING IMPERVIOUS COVER	0%
PROPOSED IMPERVIOUS COVER	0%

TOUDOUZE DEVELOPMENT  
 4007 S. FLORES  
 CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS 78214  
 IDZ 3 SITE PLAN

SHEET EXH

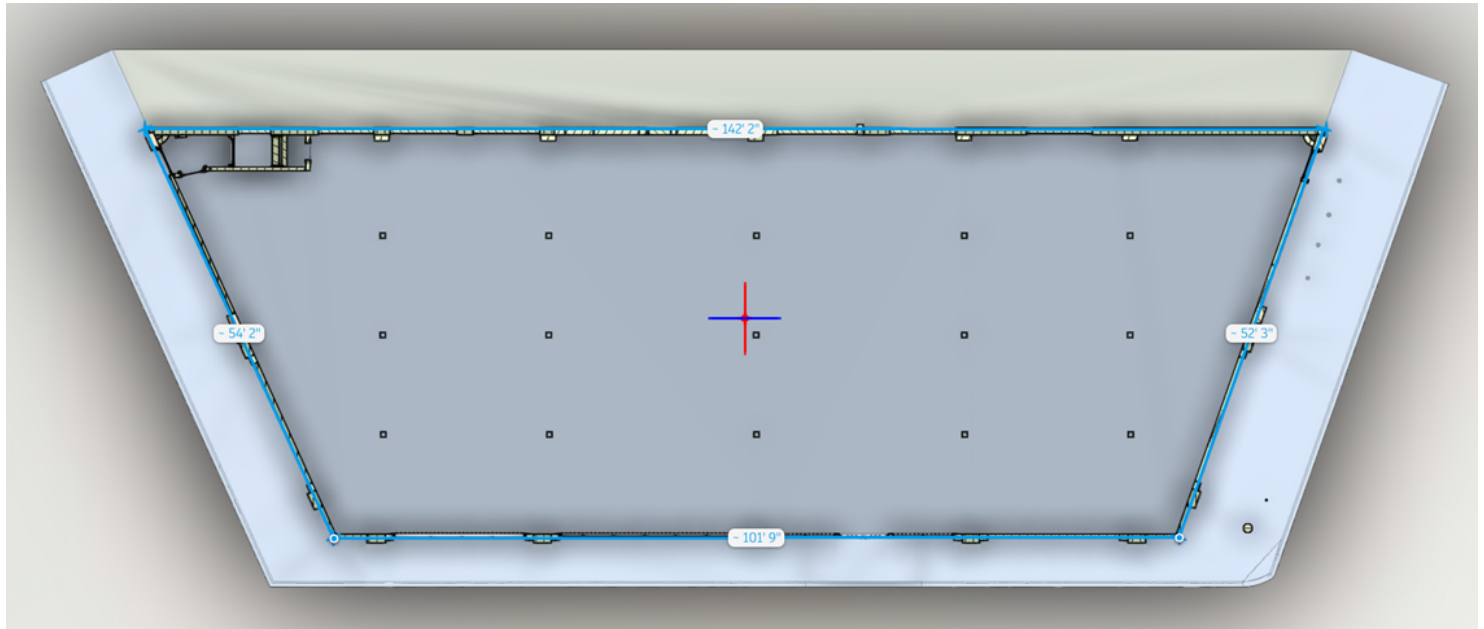


# Photos





# Floor Plate



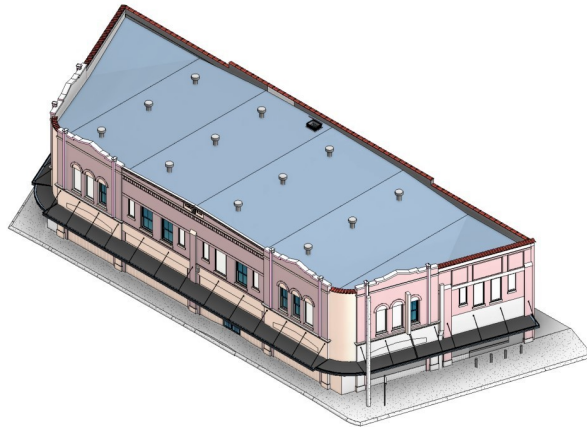
## LEASE INFORMATION

Lease Type:	TBD	Lease Term:	Negotiable
Total Space:	14,000+/-	Lease Rate:	TBD

## AVAILABLE SPACES

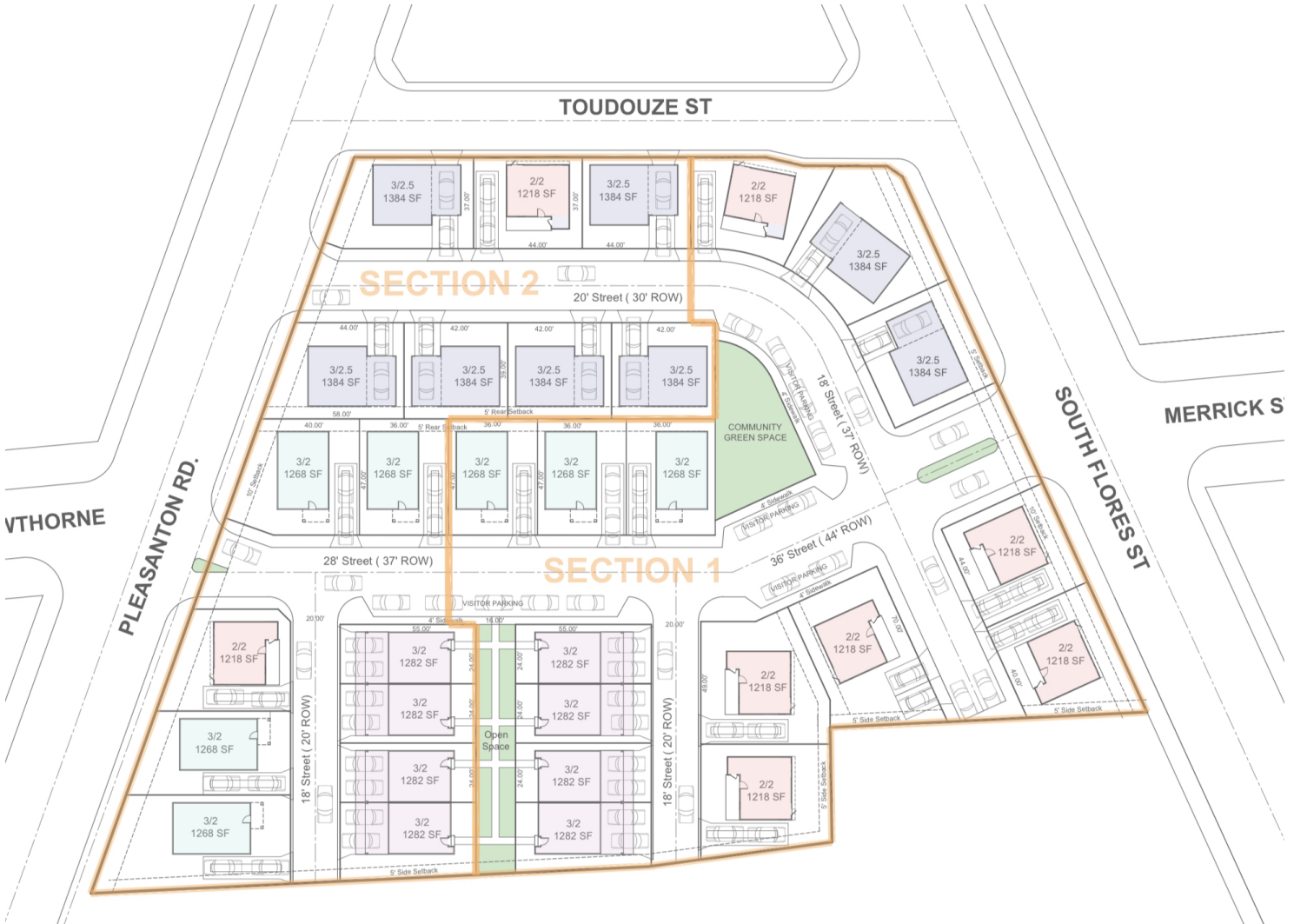
SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
For Lease	-	0 SF		Negotiable	-

# Existing Structure 3D Renderings



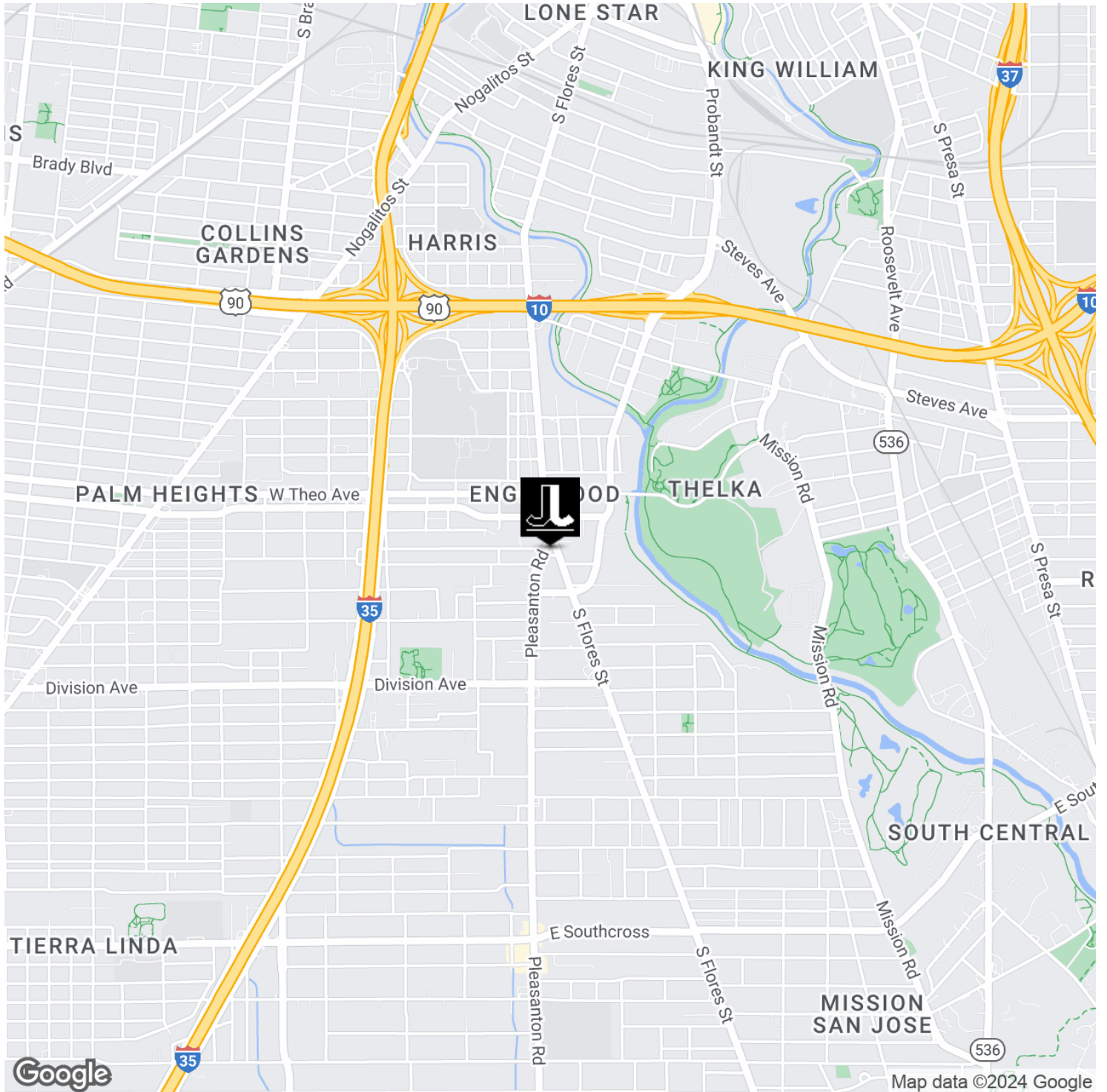


New Residential Development Adjacent to the South





# Location Map







# Advisor Bio 1



**JEREMY JESSOP**

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Direct: 210.386.3970

## PROFESSIONAL BACKGROUND

Jeremy Jessop specializes in commercial real estate brokerage, specifically in area near Pearl Brewery, River North, Downtown, Near East Side, Southtown, and Alamo Heights areas of San Antonio, Texas. Jessop started his real estate career in 2004 as a sophomore at Rhodes College. Moving back home to San Antonio he started investing in residential, small multi-family and commercial buildings. For the past 9 years Jessop has focused on adaptive reuse projects with leasing, investment sales and land assemblage. Jessop lives in King William with his wife Sara and their two adopted dogs.

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