



# For Sale: The Morris Building



## OFFERING SUMMARY

Sale Price:	N/A
Building Size:	54,662 SF
Lot Size:	0.28 Acres
Number of Units:	50
Price / SF:	-
Year Built:	1925
Zoning:	D
Market:	San Antonio
Submarket:	Downtown

## PROPERTY OVERVIEW

Located on the historic Main Plaza in downtown San Antonio, Texas, the Morris Hotel & Apartments is a five story, mixed use unreinforced masonry building that was built circa 1925 according to Bexar County Appraisal. However, the Sanborn Fire Insurance Maps identify the building as being built in 1910 of fireproof construction consisting of brick curtain walls, concrete floors, metal lath and plaster walls. (Fig. I)

The building consists of a basement that houses commercial lease space, a ground level that houses retail and restaurant spaces as well as the lobby for the apartments and residential units. Floors two through four contain 16 apartments per floor and the approximate square footage of floors two through four is 6,300 square feet. The fifth floor, substantially smaller than the other floors at approximately 2,400 square feet in size, is comprised of two penthouse apartments and was originally added to the structure in the 1950's, when the hotel was converted to apartments.



# Highlights



## PROPERTY HIGHLIGHTS

- Mixed use historic building on the Riverwalk
- 13,280sf of retail space
- 48 Residential units. Unit Mix: 3x 2B/1B, 21x 1B/1B, and 24x efficiency.
- 2 penthouses on the fifth floor.
- The building is zoned DH (Downtown District Historic District and Landmarks) HS (Historic Significant) RIO-3 (River Improvement Overlay)
- Financials upon request
- Units' size range from low 200 to mid 600sf.
- High occupancy with upside potential.



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# Interior Photos



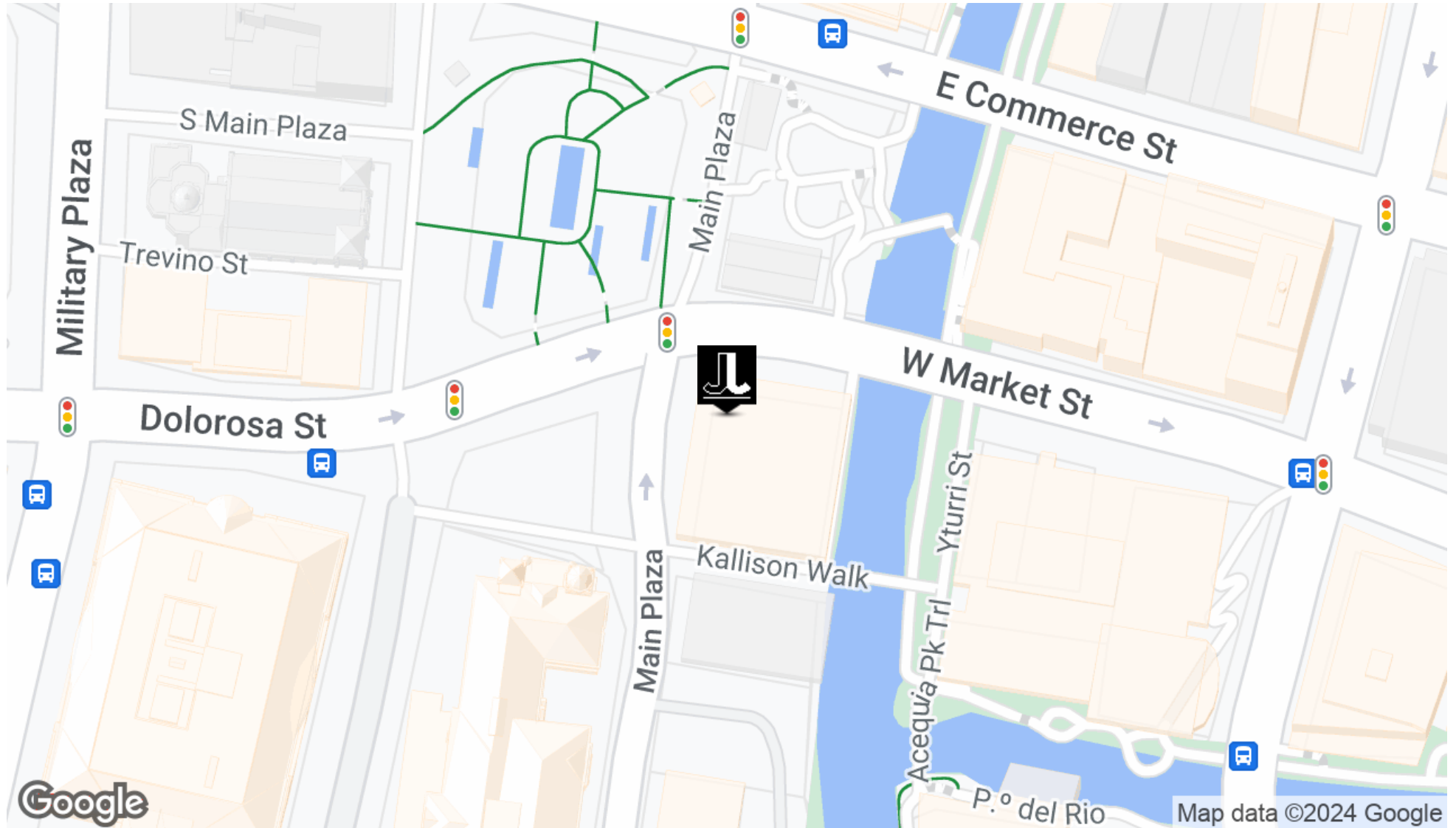


# Interior Photos





# Location Map





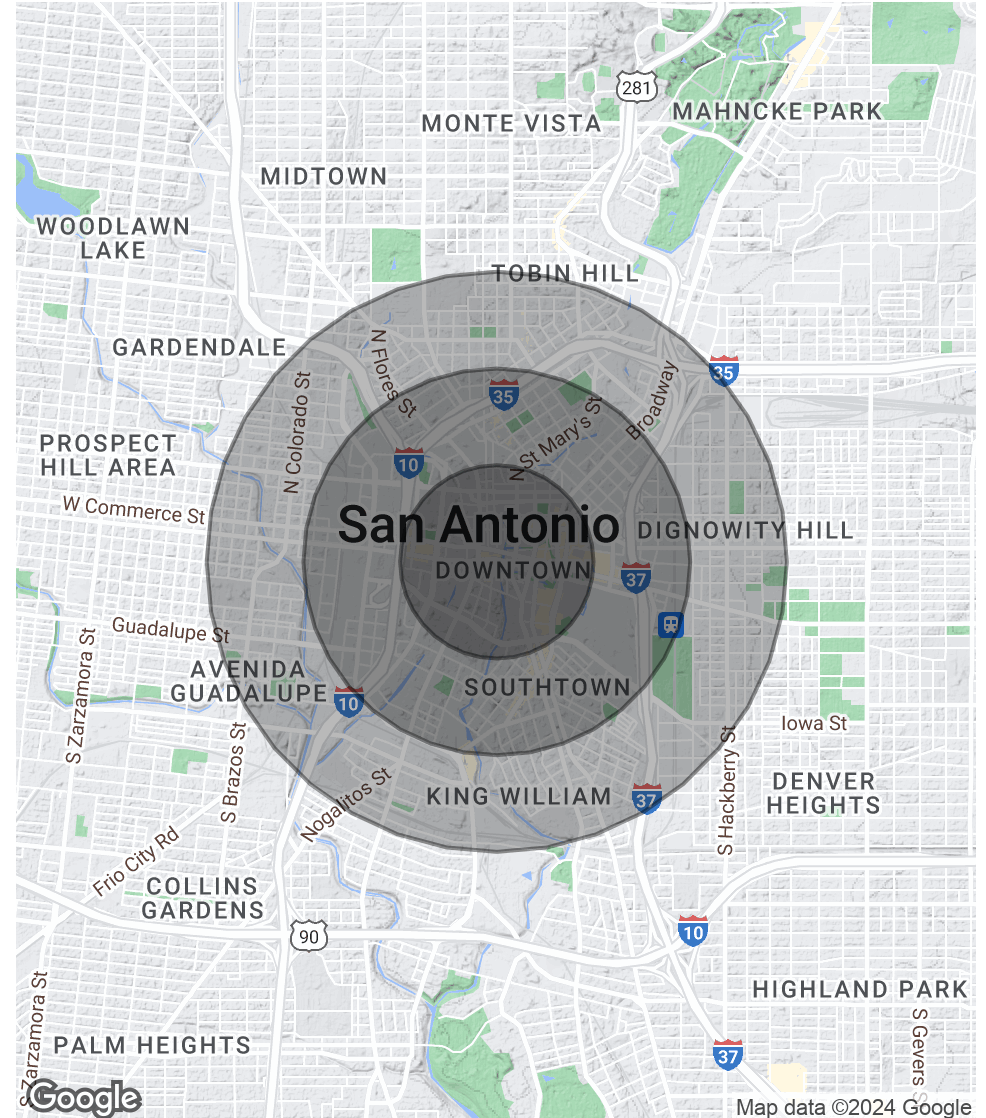
# Demographics Map & Report

POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	2,233	11,395	28,706
Average Age	45.0	38.4	38.4
Average Age (Male)	49.2	39.3	39.3
Average Age (Female)	38.0	40.2	40.0

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	1,920	6,333	14,480
# of Persons per HH	1.2	1.8	2.0
Average HH Income	\$50,181	\$50,229	\$50,324
Average House Value	\$267,997	\$275,740	\$214,759

2020 American Community Survey (ACS)





# Broker



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## 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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