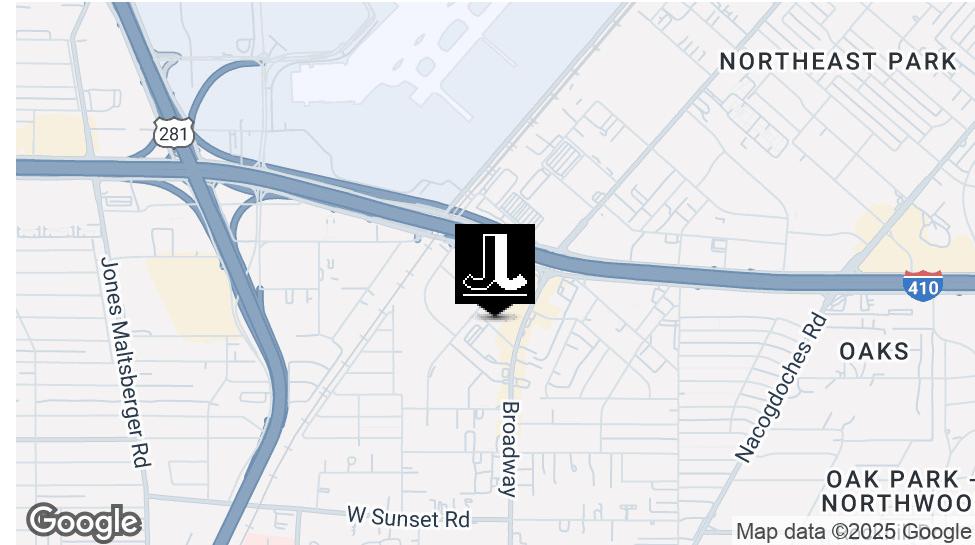




# Executive Summary



## OFFERING SUMMARY

Sale Price:	Subject to Offer
Building Size:	11,315 SF
Lot Size:	.47AC
Parking:	39 spaces
Year Built:	1980
Renovated:	2018
Zoning:	C-3, I-1
Market:	San Antonio
Submarket:	North East

## PROPERTY OVERVIEW

11315 sf of office building sitting on .47 acres. Convenient access to Loop 410 and 281, close to airport, North Star Mall and minutes to Downtown. Just north of City of Alamo Heights, Olmos park and terrell Hills with a median household income close to \$200,000.00 and all amenities nearby.

## PROPERTY HIGHLIGHTS

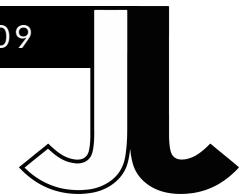
- High Ceilings.
- Well maintained building.
- Multiple private offices, co sharing spaces and conference rooms.
- Restrooms on each floor, copy room and a break room.
- Within walking distance to food and beverage options.
- Ample parking.

# Exterior Photos



# Interior Photos

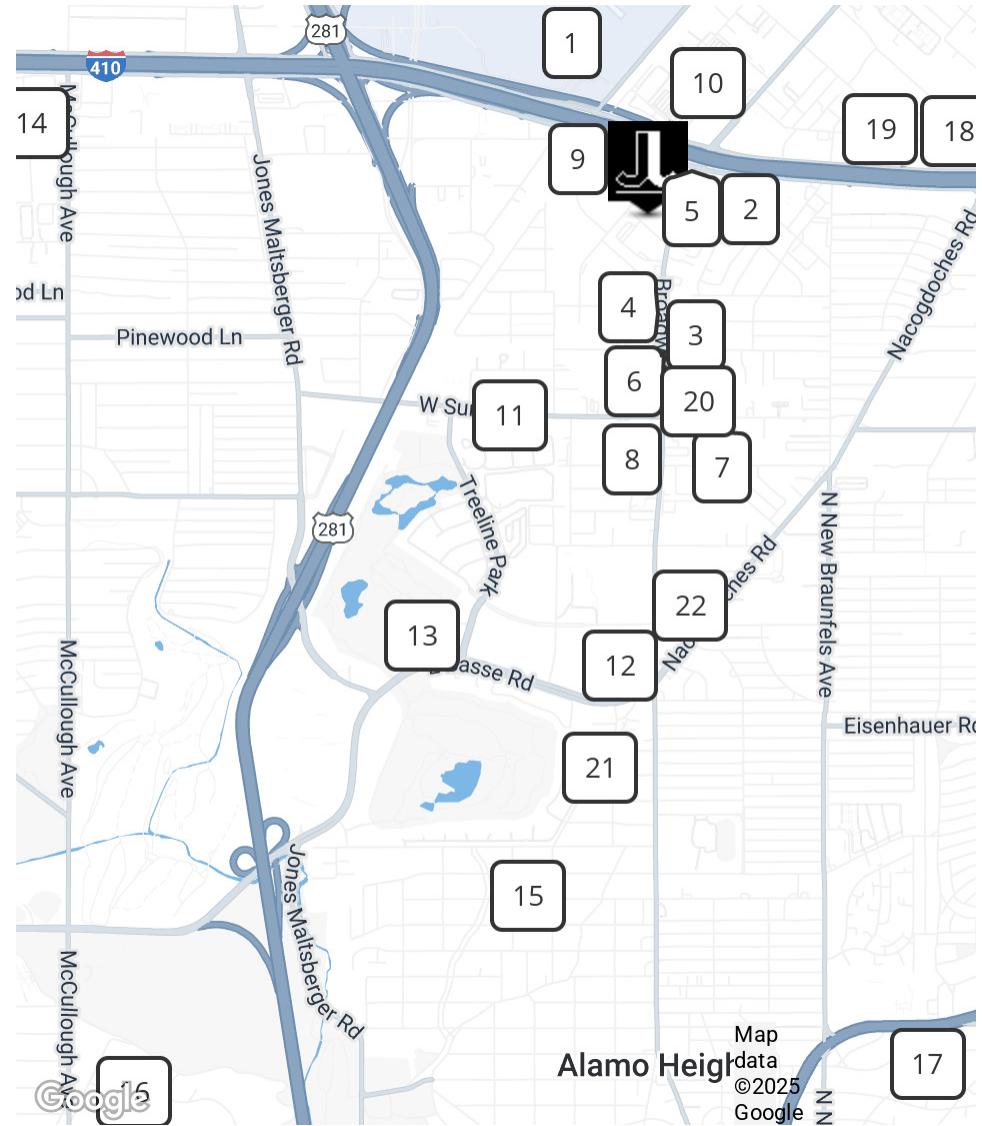




# Neighborhood

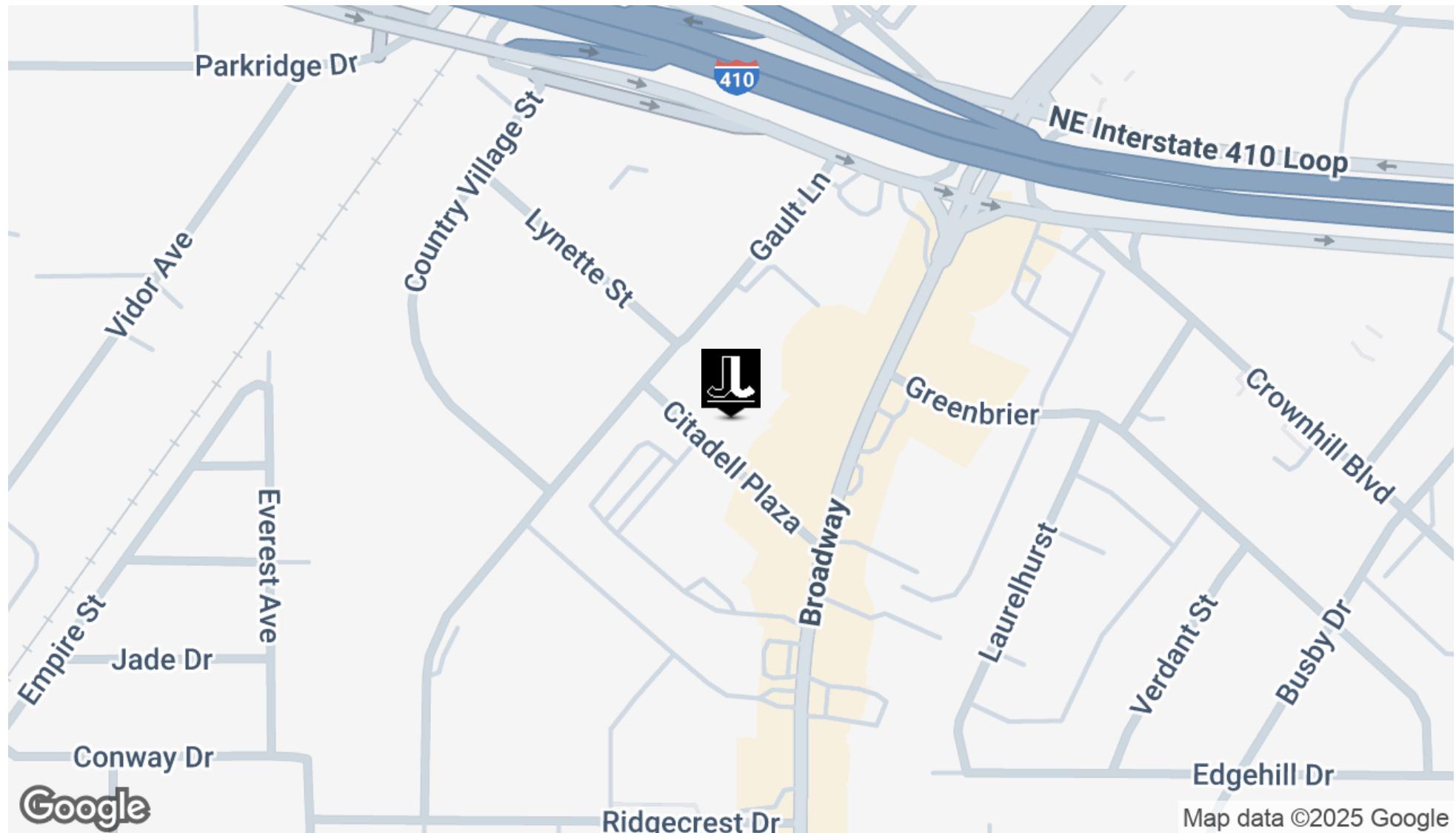
## BULLETS HEADLINE

- 1.- San Antonio International Airport
- 2.- Whataburger.
- 3.- Raising Canes
- 4.- The Beignet Stand.
- 5.- Jim's Restaurant.
- 6.- La Panaderia.
- 7.- Dutch Bros Coffee
- 8.- Revolution Coffee
- 9.-Valero
- 10. - Shell.
- 11.- Home Depot.
- 12.- Shops at Lincoln Heights
- 13.-The Quarry Golf Course
- 14.- North Star Mall
- 15.- Alamo Heights.
- 16.- Olmos Park.
- 17.- Terrell Hills
- 18.- Broadway Bank
- 19.-Frost Bank
- 20.- Pinnacle Bank
- 21.- Chase Bank





# Location Map

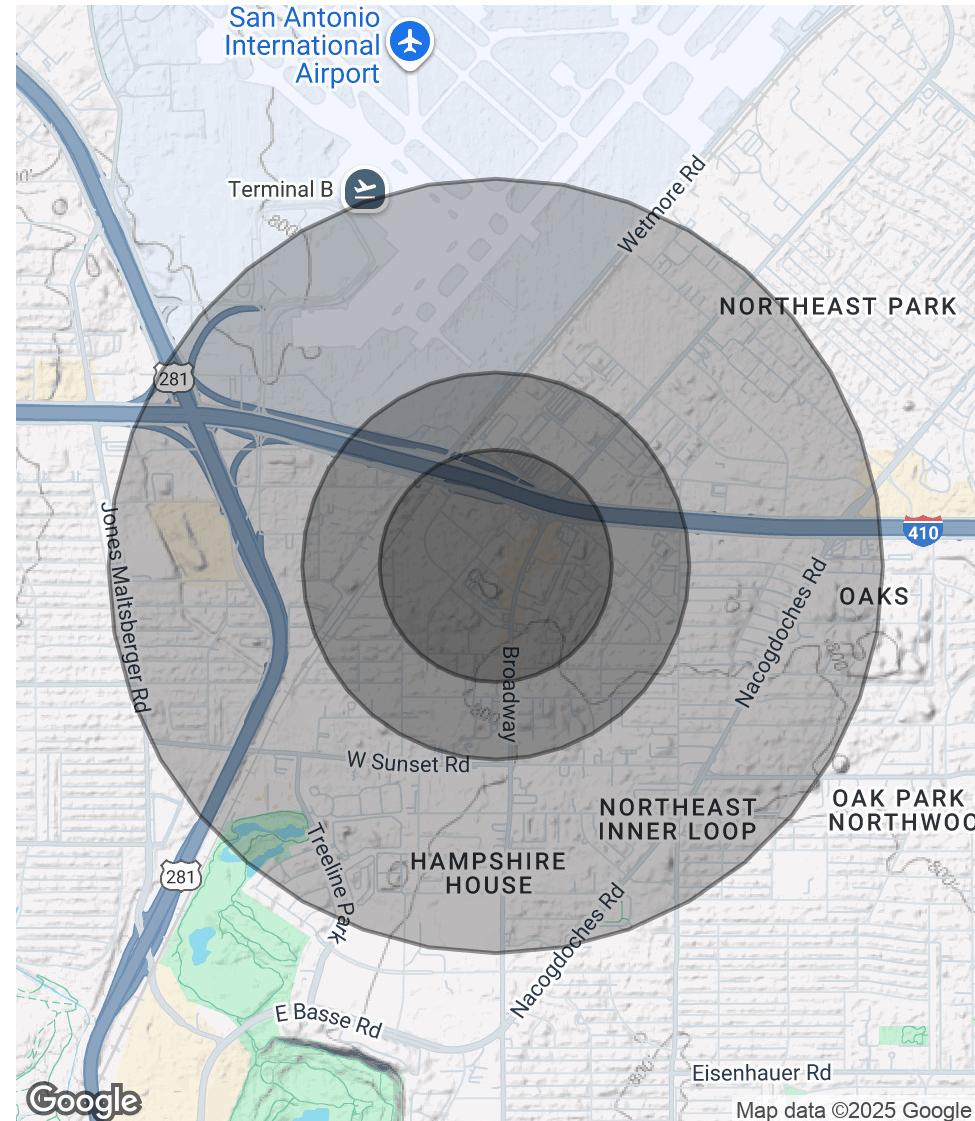


# Demographics Map & Report

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,452	3,204	10,172
Average Age	40	41	43
Average Age (Male)	37	38	41
Average Age (Female)	42	43	45

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	603	1,408	4,626
# of Persons per HH	2.4	2.3	2.2
Average HH Income	\$90,269	\$90,727	\$97,398
Average House Value	\$479,841	\$492,230	\$497,359

Demographics data derived from AlphaMap





# Broker



**JEREMY JESSOP**

[jj@jjrealco.com](mailto:jj@jjrealco.com)

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

11/2/2015



## Information About Brokerage Services

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 HOLDER:

- 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 interest of the client above all others, including the broker's own interest;
- 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 or counteroffer from the client;
- 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 by a 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 sellers' 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, if commissions hold or are divided, 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 holder 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:
  - that the owner will accept a price less than the written asking price;
  - that the buyer will pay a price greater than the price shown in a written offer; and
  - 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 holder acts as a subagent when aiding 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 interest 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, what payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for informational 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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Designated Broker of Firm	License No.	Email	Phone
JEREMY JESSOP	537748	jeremy.jessop@gmail.com	(210)386-3970
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Mariela Monagas	676145	mariela@jjrealco.com	(210)687-7067
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials \_\_\_\_\_ Date \_\_\_\_\_

Regulated by the Texas Real Estate Commission  
TXR-2501

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Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

IABS 1-0 Date

Produced with zipForm by zipForm x 10000 Fifth Ave Road, Fraser, Michigan 48026 [www.zipform.com](http://www.zipform.com)