

Executive Summary



OFFERING SUMMARY

Sale Price:	\$999,000.00
Building Size:	6,000 SF
Lot Size:	49,061 SF
Year Built:	1986
Zoning:	C-2
Market:	San Antonio
Submarket:	South

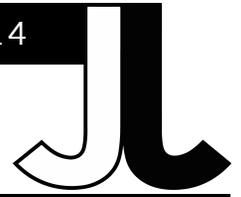
PROPERTY OVERVIEW

6000 sf of improvements on 1.1 ac on Roosevelt Ave near intersection with SE Military Dr, one of San Antonio's busiest corridors with traffic counts exceeding 50,000 VPD. 3 contiguous and interconnected structures offer flexible configurations for multiple uses. About 2600 sf flexible warehouse with 15' clear height, 2400 sf flexible warehouse/retail space with 12' clear height and 1000 SF flexible retail/ showroom.

Property is minutes from South Park Mall, Sam's Club, and The Home Depot. The surrounding trade area is dense and growing, with more than 214,000 residents within a 10-minute drive and projected population growth of 12.5%. This location is ideal for retail, service, as pad site, or restaurant tenants seeking exposure in a high-traffic, high-growth area.

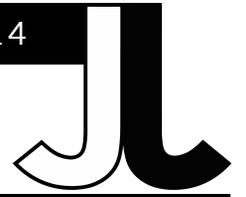
PROPERTY HIGHLIGHTS

- 6,000 SF building. Configuration allows for single or multi tenancy.
- Strong visibility on major corridor.
- Prime location with high projected population growth.
- Ample parking with 63 spaces. Fully paved and fenced parking lot.



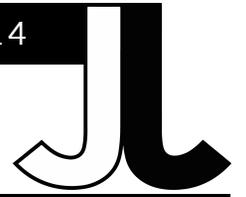
Exterior Photos



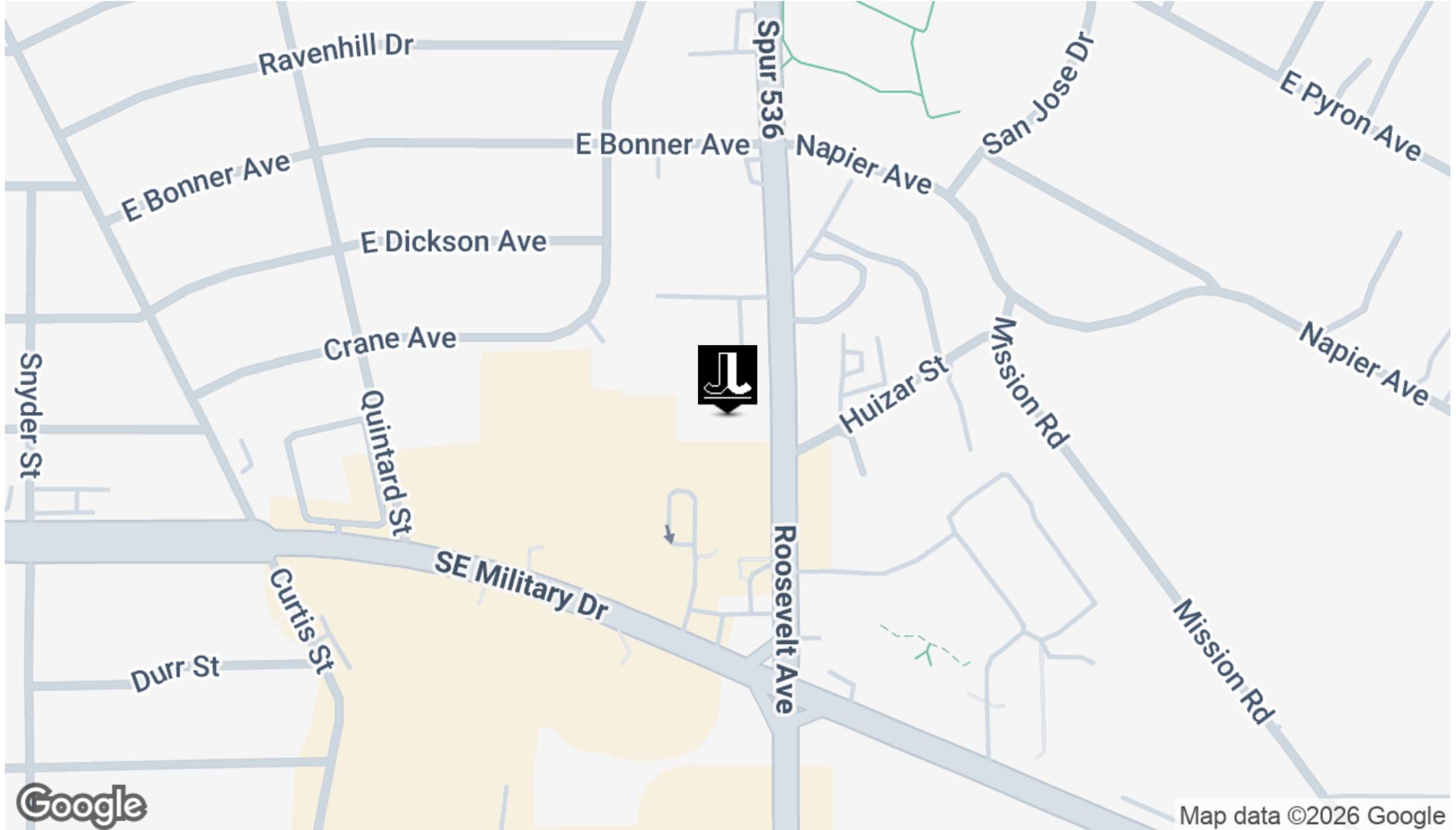


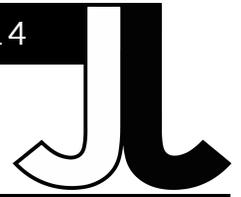
Interior Photos





Location Map

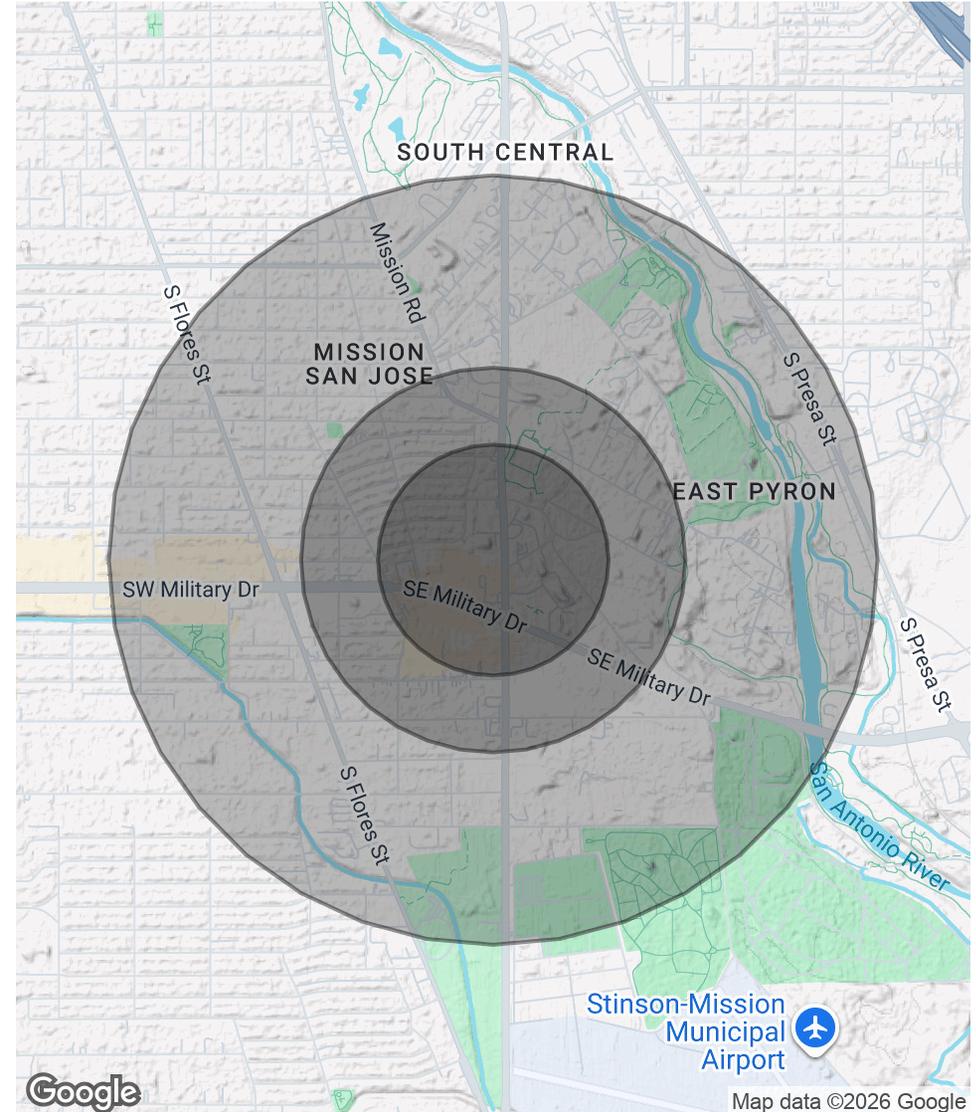




Demographics Map & Report

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	481	2,417	9,496
Average Age	40	39	38
Average Age (Male)	39	39	37
Average Age (Female)	40	40	39
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	174	870	3,395
# of Persons per HH	2.8	2.8	2.8
Average HH Income	\$63,851	\$57,885	\$50,865
Average House Value	\$197,538	\$193,645	\$185,629

Demographics data derived from AlphaMap





Broker



JEREMY JESSOP

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.

JJ Real Co
824 Broadway St. Suite 110,
San Antonio, TX 78215
210.386.3970