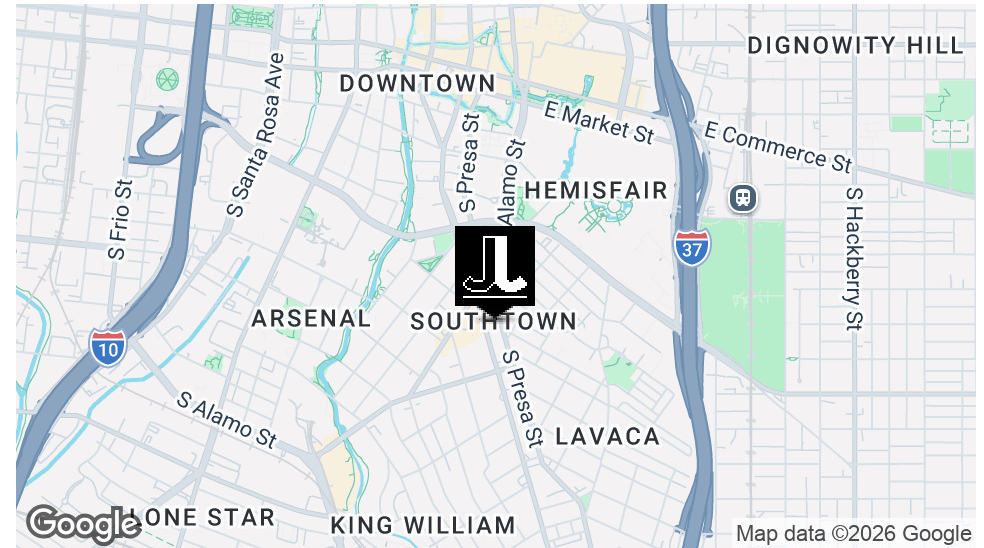




# Executive Summary



## OFFERING SUMMARY

Sale Price:	\$1,395,000
Building Size:	4,071 SF
Lot Size:	0.25 Acres
Zoning:	C-2 NCD-1
Market:	San Antonio
Submarket:	Downtown

## PROPERTY OVERVIEW

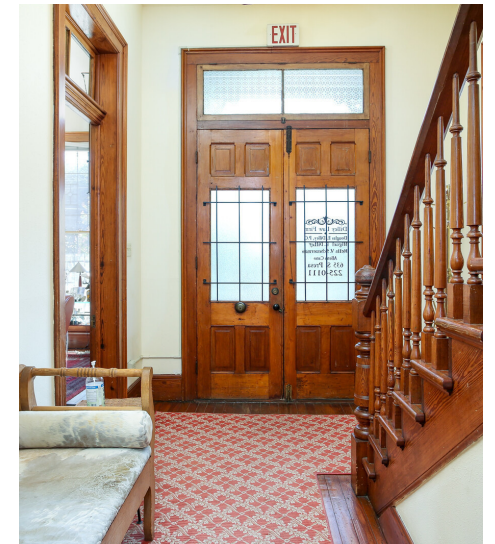
Likely built in the 1880s, the Roland Goehring House is an intact example of an Italianate-Style Residence with its low pitched roof with widely overhanging eaves supported by decorative wooden brackets, paired tall arched windows topped with brick crowns, full length wooden porches and quoining. Ideal for private family office or retail conversion.

## PROPERTY HIGHLIGHTS

- Move in ready with a fully finished out and functional basement, two restrooms and multiple private offices.
- Walking distance to retail, restaurants, and Downtown attractions.
- Ample parking including 3 covered spaces.
- Secured storage could be converted back to a fourth covered parking space.
- Historic charm with lots of character and large windows.
- Opportunity to build a second story on top of the garage.



# Interior Photos



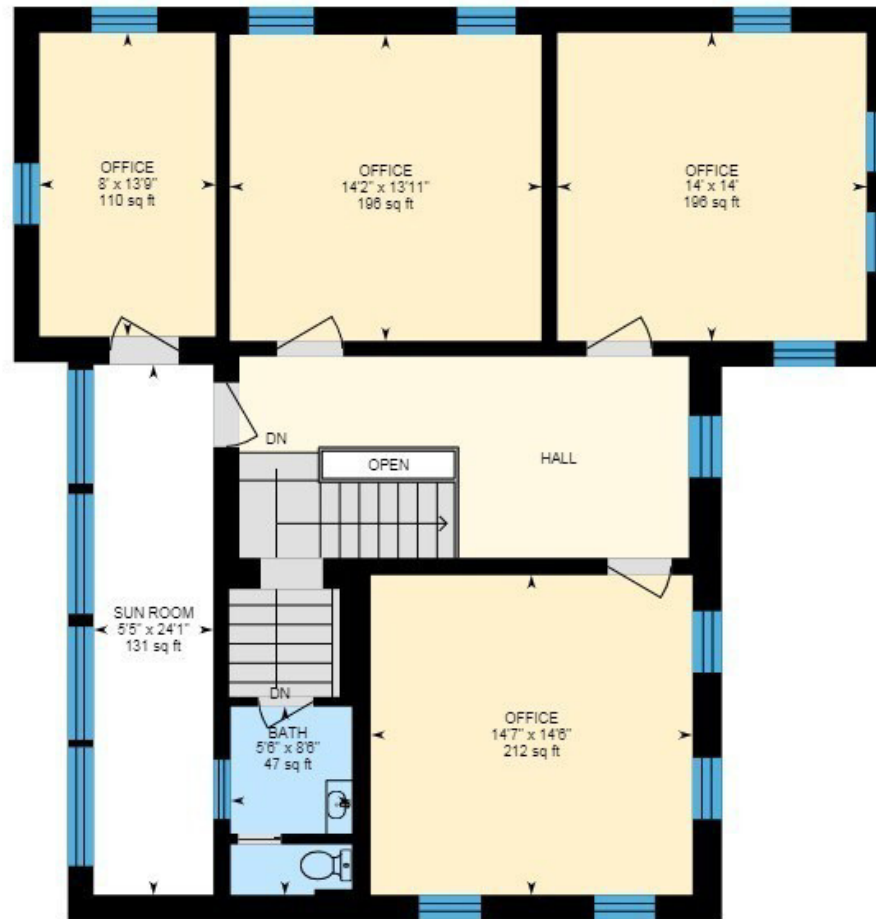


# Floor Plan I



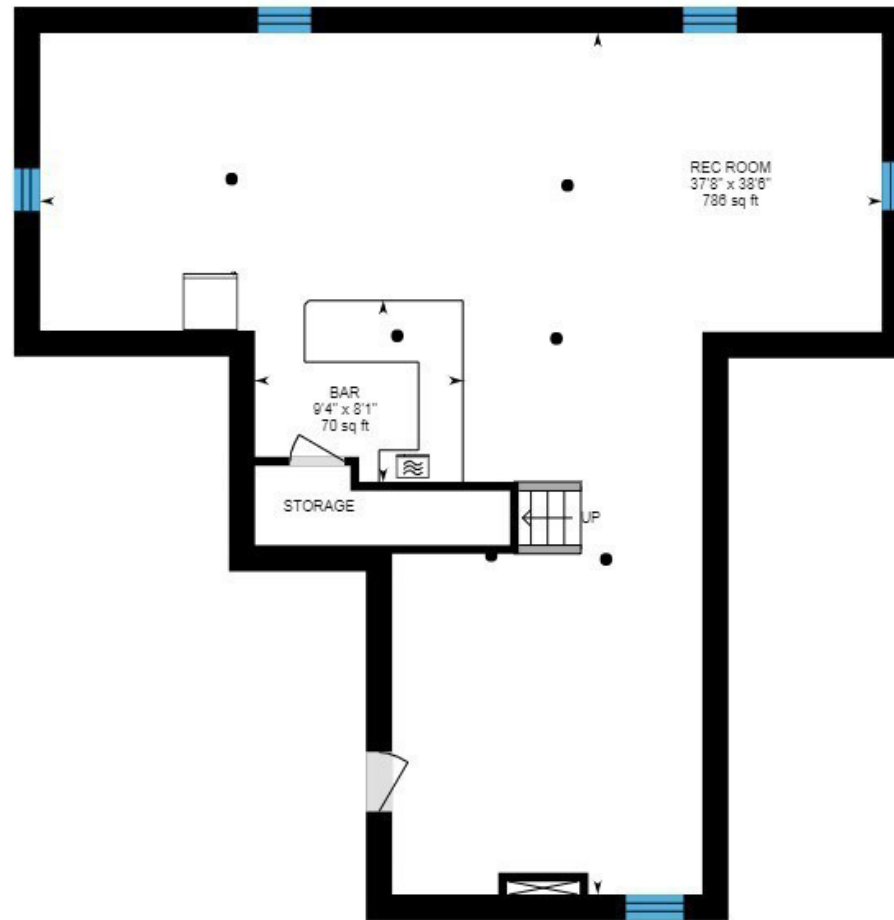


# Floor plan II





# Floor Plan III: Basement





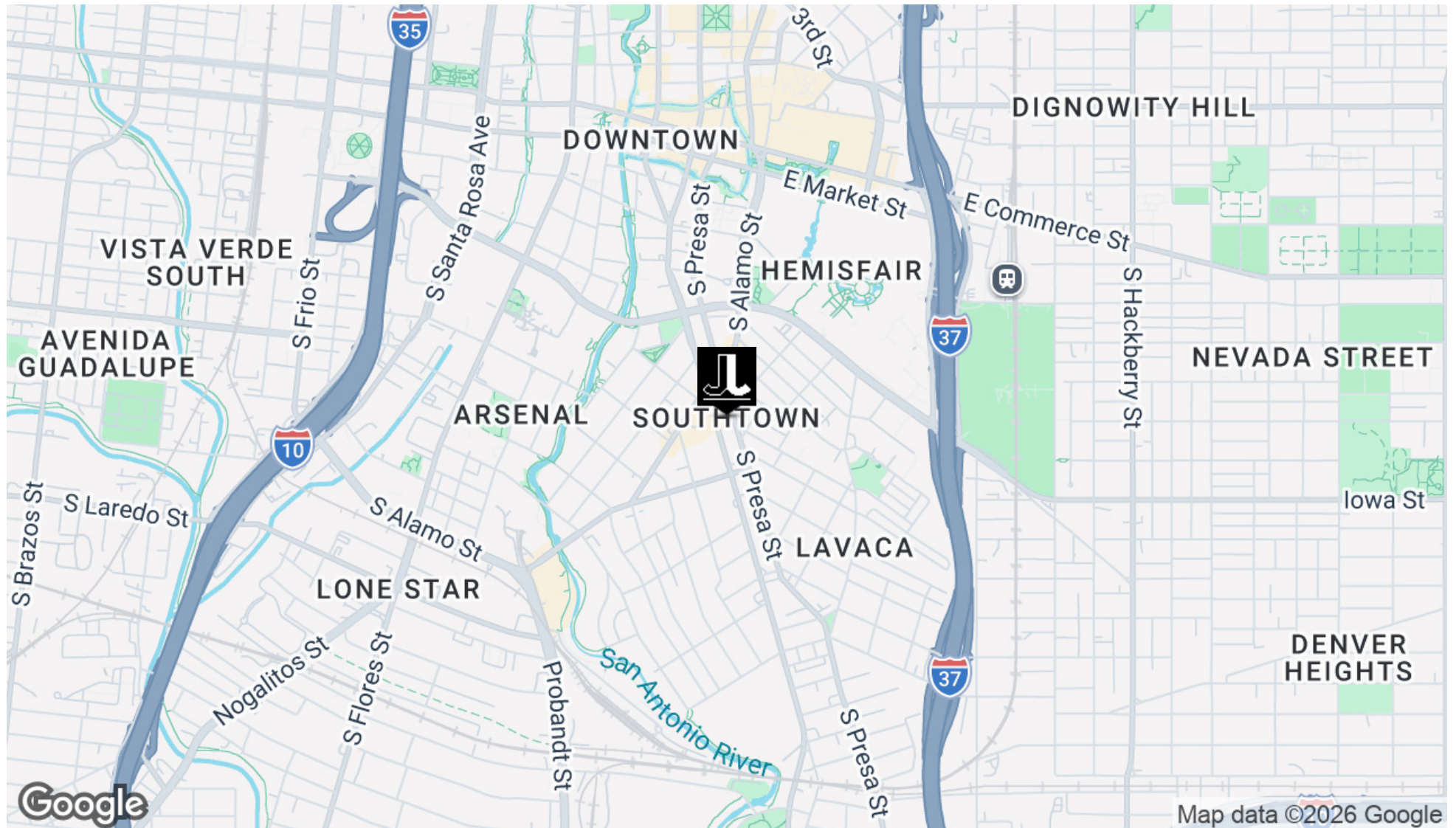


# Exterior Photo





# Location Map





# City Highlights



## KEY DATA

Fastest Growing City in the Nation- US Census Bureau 2023. Seventh largest city in the U.S and second most populated city in Texas. Vibrant downtown area rich in culture and history is host to more than 39 million visitors a year.

Home to eight universities, including Division I schools, the University of Texas at San Antonio (UTSA) and University of the Incarnate Word, as well as the Alamo College System.

Best Places To Live in Texas-U.S. News and World report 2023 with cost of Living 13% less than US Average and Safest Big City in Texas- Wallethub 2023

Strong Military presence with four major military bases comprise Joint Base San Antonio (JBSA): Randolph Air Force Base, Fort Sam Houston, Lackland Air Force Base and Camp Bullis

Prime center of commerce with over 150K companies. San Antonio has a strong company base including H-E-B, Frost Bank, USAA, BBVA, CPS, AT&T, Google Fiber, UTSA.

Naon's leading cybersecurity ecosystem by NSA. EY, PwC, Booz Allen Hamilton, Lockheed Marn and The Hut Group are expanding cybersecurity operations in San Antonio. Additionally, UTSA is building a \$90M School of Data Science and Naonal Security Collaboraon Center.

San Pedro Creek Culture Park Development: \$1.58 billion economic impact, 2,100 new housing units, 7,300 new downtown residents. 150% expected increase in new property value & \$225M ad valorem tax revenue.

(HPARC) and the Hemisfair Conservancy are working together to redevelop and activate the site of the 1968 World's Fair into a series of three parks in the heart of SanAntonio.

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# Hemisfair

## OVERVIEW

Hemisfair is undergoing a 20-year, three-phase redevelopment of the 1968 World's Fair site into a mixed-use neighborhood. The \$340M project will result in the development of 3 parks, a 200-room hotel, 525 residential units, 65k of retail space, and 1100 parking spaces. Together these developments will unite to form the reimagined district that is Hemisfair, one of the world's great public spaces.



## ECONOMIC IMPACT

According to TXP, INC, the total economic impact of construction at Hemisfair over ten years will likely result in \$880 million of new economic activity and over 6,000 jobs. At full build-out, the Hemisfair district is projected to generate \$13 million annually in additional tax revenues to local agencies from property, hotel occupancy, and sales taxes.

## SOCIAL IMPACT

More than 3 million visitors have already experienced the 4-acre Yanaguana Garden since opening in October 2015 and Civic Park will offer something for everyone – from culinary festivals to live music, community celebrations of all kinds will fill the calendar. The project features a shaded promenade, the Springs water feature, and a great lawn with an event capacity of up to 15,000 people. The park will offer enriching, captivating experiences that draw people together and strengthen our community.

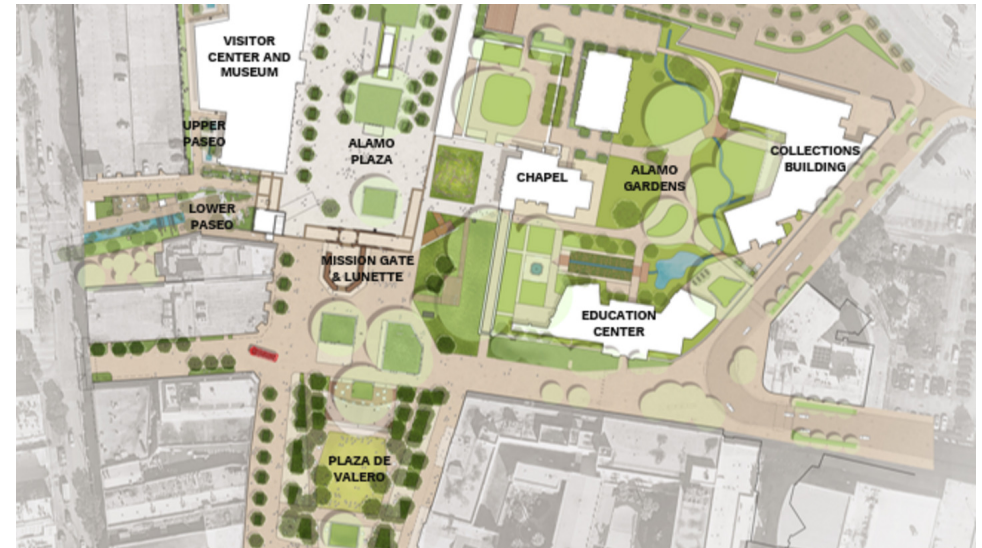




# At the Core of San Antonio

## THE ALAMO

Over 1/2 billion project to recapture the original mission site and battlefield footprint and preserve the 300 year old church and barracks as well as to create a world-class 100,000 sf Visitor Center and Museum, House exhibit and palisade exhibit, Alamo Exhibit at the Ralston Family Collection Center, 4-D Theater, retail space and rooftop restaurant to preserve San Antonio's rich history and legacy.



## SAN ANTONIO RIVER WALK

The San Antonio Riverwalk is known as one of the most vibrant and unique tourist attractions in the United States. Known as the #1 attraction in all of Texas with over 40 million visitors annually, the Riverwalk encompasses 15 miles and flows through about 5 miles of downtown San Antonio.

Over 182 boutiques, retail outlets, dining options, world-class art galleries, and museums, the Riverwalk are established on the Riverwalk, from which the property benefits immensely.



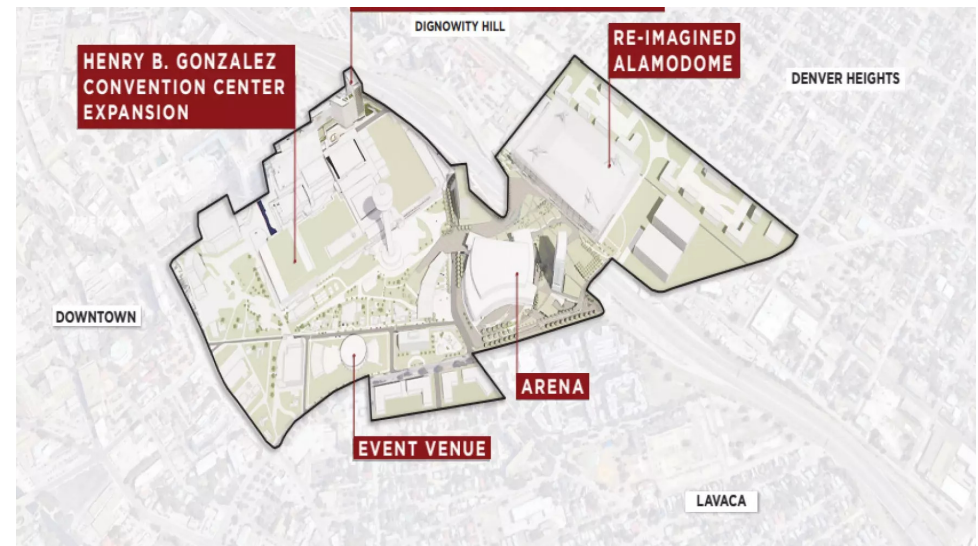
# Project Marvel



## PROJECT OVERVIEW

\$4 Billion project to build a Sports and Entertainment Center in Downtown. The project includes a new Spurs arena on the site of the Institute of Texan Cultures (ITC), expand the Henry B. Gonzalez Convention Center to include additional 50,000 sf of ballroom and meeting space as well as 26,000 sf of retail space and 20,000 sf UTSA School of Hospitality.

Also included are upgrades to enable the Alamodome host NCAA College Football Playoff games, international soccer games, Final Four basketball events and more, the construction of a new 1,000 keys Convention Center hotel, a 5,000 seat live entertainment venue in the John Woods Courthouse, and roughly 50 acres of mixed use residential and commercial development. The construction of a land bridge over IH-37 connecting the East Side to downtown has been planned for the future.



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# Demographics Map & Report

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	739	3,643	11,728
Average Age	44	44	43
Average Age (Male)	44	44	42
Average Age (Female)	45	45	44
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	395	1,963	6,101
# of Persons per HH	1.9	1.9	1.9
Average HH Income	\$91,238	\$85,893	\$85,416
Average House Value	\$578,144	\$588,230	\$506,132

\* Demographic data derived from 2020 ACS - US Census

