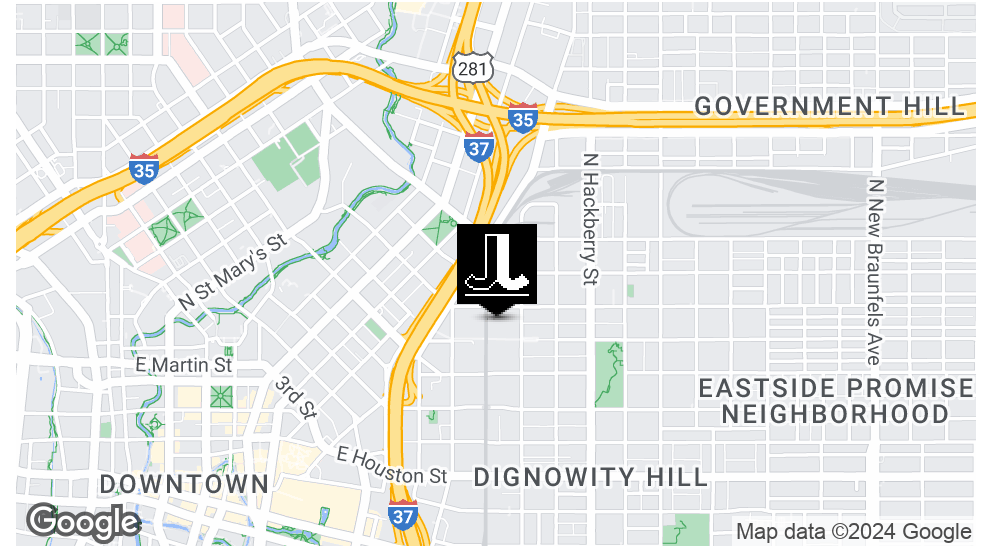




For Sale



OFFERING SUMMARY

Sale Price:	Contact broker
Lot Size:	2.12 Acres
Price / Acre:	-
Zoning:	D
Market:	San Antonio
Submarket:	Near East Side

PROPERTY OVERVIEW

Rare opportunity to acquire 2 ac in Dignowity Hill neighborhood a block from Downtown and surrounded by several important developments and multitude of amenities nearby. Can be sold individually or in conjunction with Alamo Brewery complex including including Brewery, Beer Hall and Beer Garden.

PROPERTY HIGHLIGHTS

- Flexible "D" - Downtown zoning
- Ideal site for multifamily, mixed uses, retail, entertainment, service, office.
- Existing Parking lot fully paved, fenced, and well lit with secure access.
- Excellent location a couple of blocks from Downtown San Antonio known for its vibrant and culturally rich atmosphere, historic landmarks, and cultural attractions,
- Nearby developments, projects, and amenities include Texas Research & technology Foundation, Spurs project, Hays bridge, skate park, St Paul Square, River North, Dignowity Park, Downtown, The Alamo, The Riverwalk, Alamodome, Hemisfair park and more.

JEREMY JESSOP

210.386.3970
jj@jjrealco.com

JJ Real Co

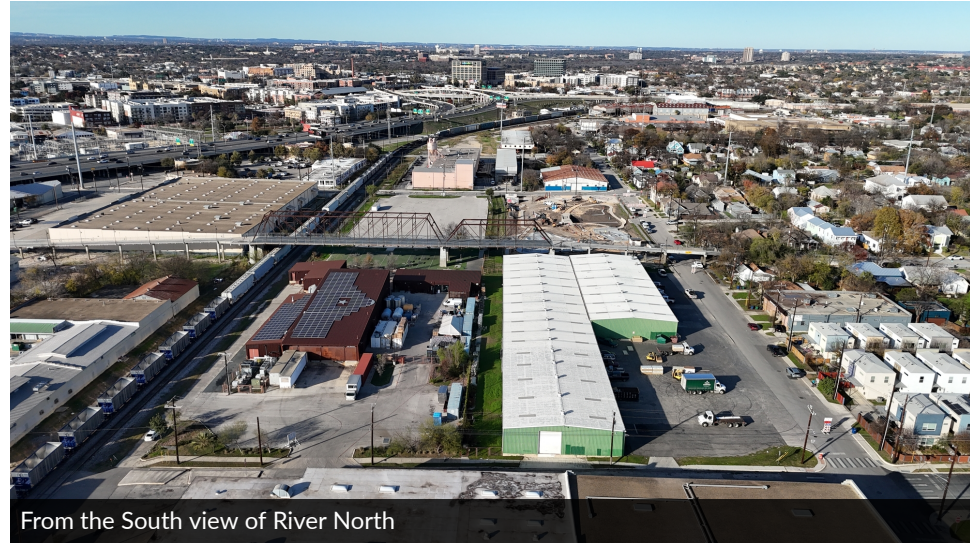
1114 S St Mary's • San Antonio, TX 78210
210.386.3970 • jjrealco.com



Photos



From the North view of Dignowity Hill Neighborhood and Downtown



From the South view of River North



From the East view of Downtown



From the West view of Dignowity Hill Neighborhood



San Antonio Metropolitan Area



SAN ANTONIO STATISTICS

- Seventh largest city in the U.S.
- Second most populated city in Texas.
- 2022: 3rd Fastest Growing City in the U.S.
- Host to more than 39 million visitors a year.
- Vibrant downtown area rich in culture and history.
- Host 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.

SAN ANTONIO RANKINGS

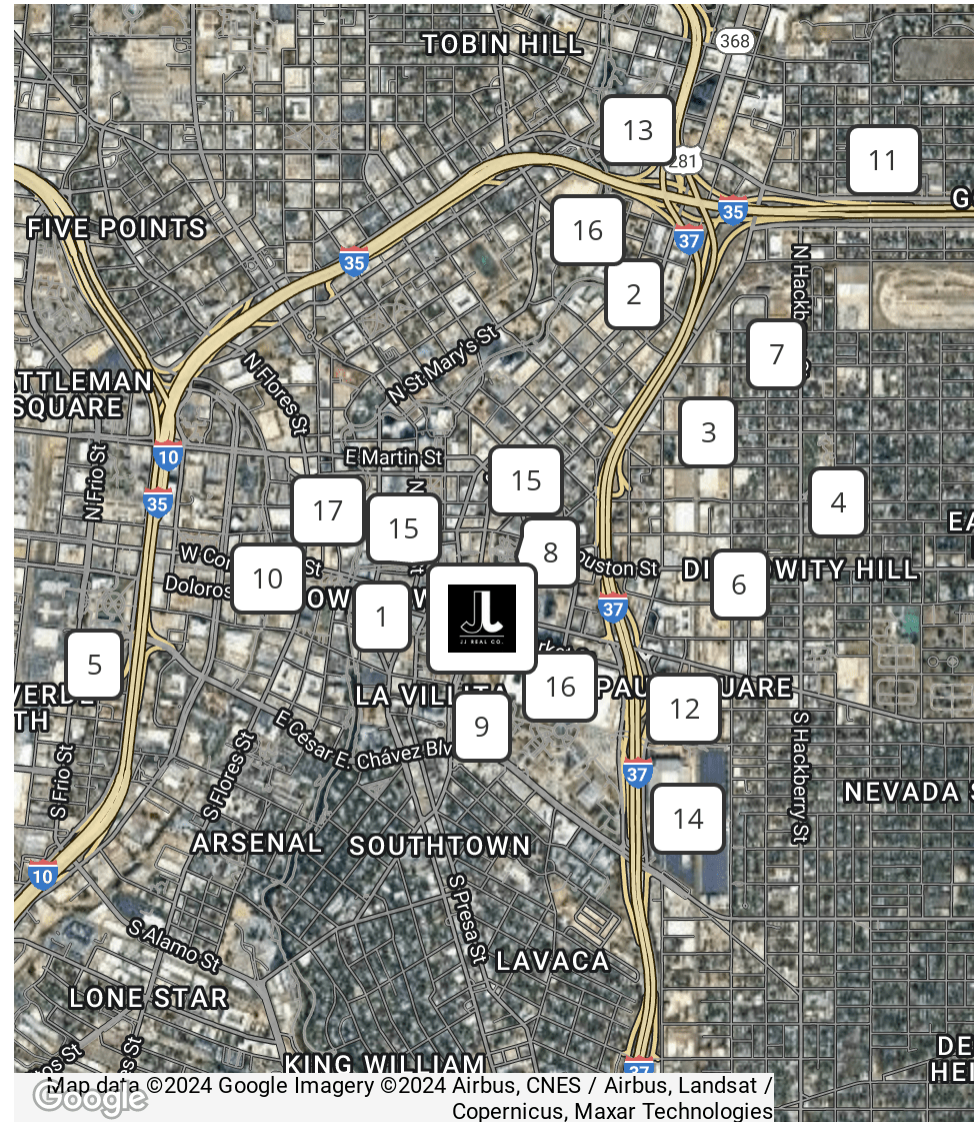
- #1 America's Next Boom Town - Forbes
- 120 New Residents Added Daily
- 2nd Fastest Growing City In the U.S.
- #2 Largest Cybersecurity Ecosystem
- #3 Best City for Startup Activity - Kauffman Index
- Top 15 Best Cities to Launch a Career - LinkedIn
- Over 150,000 Companies located in the San Antonio Area





The Neighborhood

- 1. Downtown San Antonio
- 2. River North
- 3. Hays Street Bridge
- 4. Dignowity Park
- 5. UTSA campus
- 6. Texas Research & Technology Foundation
- 7. Skate Park
- 8. The Alamo
- 9. Hemisfair Park
- 10. The Alameda Theater
- 11. Government Hill
- 12. St. Paul Square
- 13. The Pearl
- 14. Alamodome
- 15. Majestic Theater
- 16. Convention Center
- 17. Frost Tower.





River North

A NEW DOWNTOWN NEIGHBORHOOD

- Benefitting from \$500M Broadway street improvements, including expanded treelined sidewalks and bike lanes
- Pedestrian, bike, and commuter friendly
- Neighboring the Hixon - Cavender 9+ acre redevelopment project
- Walkable to new Make Ready Food Hall, Soto Building, CPS Headquarters, Pabst Brewing, Argo Group, Encore Bank, San Antonio Express-News, and Tesla lot
- Vibrant and growing arts, entertainment, and nightlife live/work district, including the Tobin Center, San Antonio Museum of Art, and numerous bars and restaurants
- 2000+ units of luxury apartments within walking distance



JEREMY JESSOP

210.386.3970
jj@jjrealco.com

JJ Real Co

1114 S St Mary's • San Antonio, TX 78210
210.386.3970 • jjrealco.com



Texas Research and Technology Foundation



INNOVATION DISTRICT FOR SCIENCE AND TECHNOLOGY

Inspired by the power of innovation, proximity, talent attraction, and inclusive economic development, TRTF has embarked on a bold vision to develop an urban innovation district. The establishment of this innovation district will position San Antonio as a leader in developing innovative medical breakthroughs and generating economic growth and investment.

VELOCITYTX

this is the first Innovation Center in the city's near eastside to facilitate collaboration and the collision of ideas, drive innovation, and foster the entrepreneurial spirit. It helps early-stage dual use bioscience companies launch innovative breakthroughs that can significantly enhance and save lives at a global level. This 17,000 square foot state of the art facility brings together a like-minded community of people who want to change the world – innovators, thinkers, doers, connectors.

STEP INTO STEM

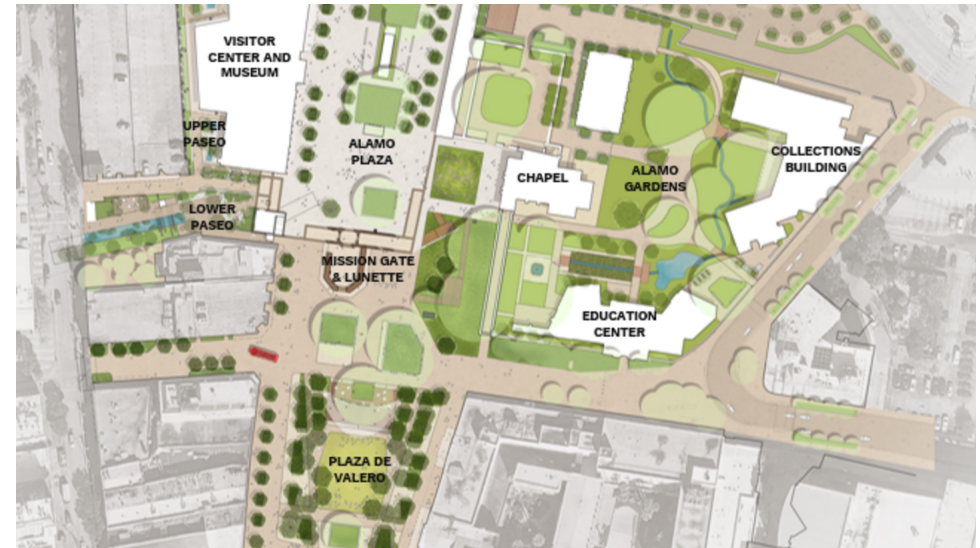
An estimated 1,000 biotech-related jobs are expected to be available in San Antonio over the next five years. To meet this need, TRTF forged a partnership with Communities in Schools of San Antonio (CIS-SA) to prepare the next generation of employees in bioscience and technology.



At the Core

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.



Broker



JEREMY JESSOP

jj@jjrealco.com

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.

JJ Real Co
1114 S St Mary's Suite 100
San Antonio, TX 78210
210.386.3970



Disclosures



Information About Brokerage Services

11/2/2015

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(S):

- 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 interests of the client above all others, including the broker's own interests;
- 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 to or counter-offer from the client; and
- 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 or obtained by the buyer or the 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 seller's 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, in conspicuous bold or underlined 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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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 acting as a buyer in a transaction without an agreement to represent the buyer. A subagent acts like the buyer but does not represent the buyer and must place the interests 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, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information 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.

<u>JJ REAL CO</u>	<u>537746</u>	<u>JJ@JREALCO.COM</u>	<u>(210)386-3970</u>
Licensee Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>JEREMY JESSOP</u>	<u>537746</u>	<u>jeremy.jessop@gmail.com</u>	<u>(210)386-3970</u>
Designated Broker of Firm	License No.	Email	Phone
<u>JEREMY JESSOP</u>	<u>537746</u>	<u>jeremy.jessop@gmail.com</u>	<u>(210)386-3970</u>
Licensee Salesperson or Sales Agent/Associate	License No.	Email	Phone
<u>Mariela Monagas</u>	<u>676145</u>	<u>mariela@jrealco.com</u>	<u>(210)687-7067</u>
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date _____

Regulated by the Texas Real Estate Commission
TXR-2501

Information available at www.trec.texas.gov
IAB5 1-0 Date

22 West Cox, 11145, St. Mary's St., Suite 100 San Antonio, TX 78208 Phone: 214.637.7967 Fax: 3486 Roswell Ave
Mariela Monagas Produced with pdfFiller by JPL, LLP x 10070 Fitzsimmons Road, Frisco, Michigan 48103 www.pdfFiller.com