

SOUTHTOWN REDEVELOPMENT FOR SALE



620 S. PRESA ST, SAN ANTONIO, TEXAS 78120

5353 West Alabama Street, Suite 200
Houston, Texas 77056
www.braunenterprises.com

FOR MORE INFORMATION:
SIMON HA, Director of Brokerage
simon@braunenterprises.com
713.541.0066



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The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Braun Enterprises and it should not be made available to any other person or entity without the written consent of Braun Enterprises. By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property at this time, please return this offering memorandum to Braun Enterprises.

This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Braun Enterprises has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this offering memorandum has been obtained from sources we believe to be reliable; however, Braun Enterprises has not verified, and will not verify, any of the information contained herein, nor has Braun Enterprises conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

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Braun Enterprises Real Estate Development ("Braun") is pleased to offer for sale the fee-simple interest in 620 S Presa St ("the Property") a 2,613 SF Restaurant in San Antonio Texas.

The Property is currently fully leased to Julian's Pizza & More and features prominent frontage along the heavily trafficked S Presa St in San Antonio. The tenant currently has 6 years remaining on their initial term.

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EXECUTIVE SUMMARY

ADDRESS

620 S PRESA ST
SAN ANTONIO, TEXAS 78210

BUILDING SIZE

2,613 SF

LAND SIZE

0.22 AC

YEAR BUILT/ RENOVATED

1960 / Recently Renovated

OCCUPANCY

100%

TENANT

Julian's Pizza & More

LEASE TYPE

NNN

CAP RATE

6.25%

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RENT ROLL

TENANT	SQ FT	LEASE START	LEASE END	MONTHLY RENT	RENT PSF	ANNUAL RENT
Julian's Pizza & More	2,613	6/1/2025	5/31/2032			
		FUTURE RENT	11/1/2026			
			11/1/2027			
			11/1/2028			
			11/1/2029			
			11/1/2030			

PROPERTY HIGHLIGHTS

Freestanding restaurant with Patio located in the Heart of Southtown, which is known for its culture, and vibrant, artistic energy, and we're excited to bring something special to the neighborhood: a place where locals and visitors alike can enjoy high-quality food, cold drinks, and warm service in a casual and stylish setting.

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PROPERTY OVERVIEW

DEMOGRAPHIC SNAPSHOT



Population

1 mile	11,906
3 mile	138,004
5 mile	334,974



Daytime Population

1 mile	70,001
3 mile	233,271
5 mile	433,678



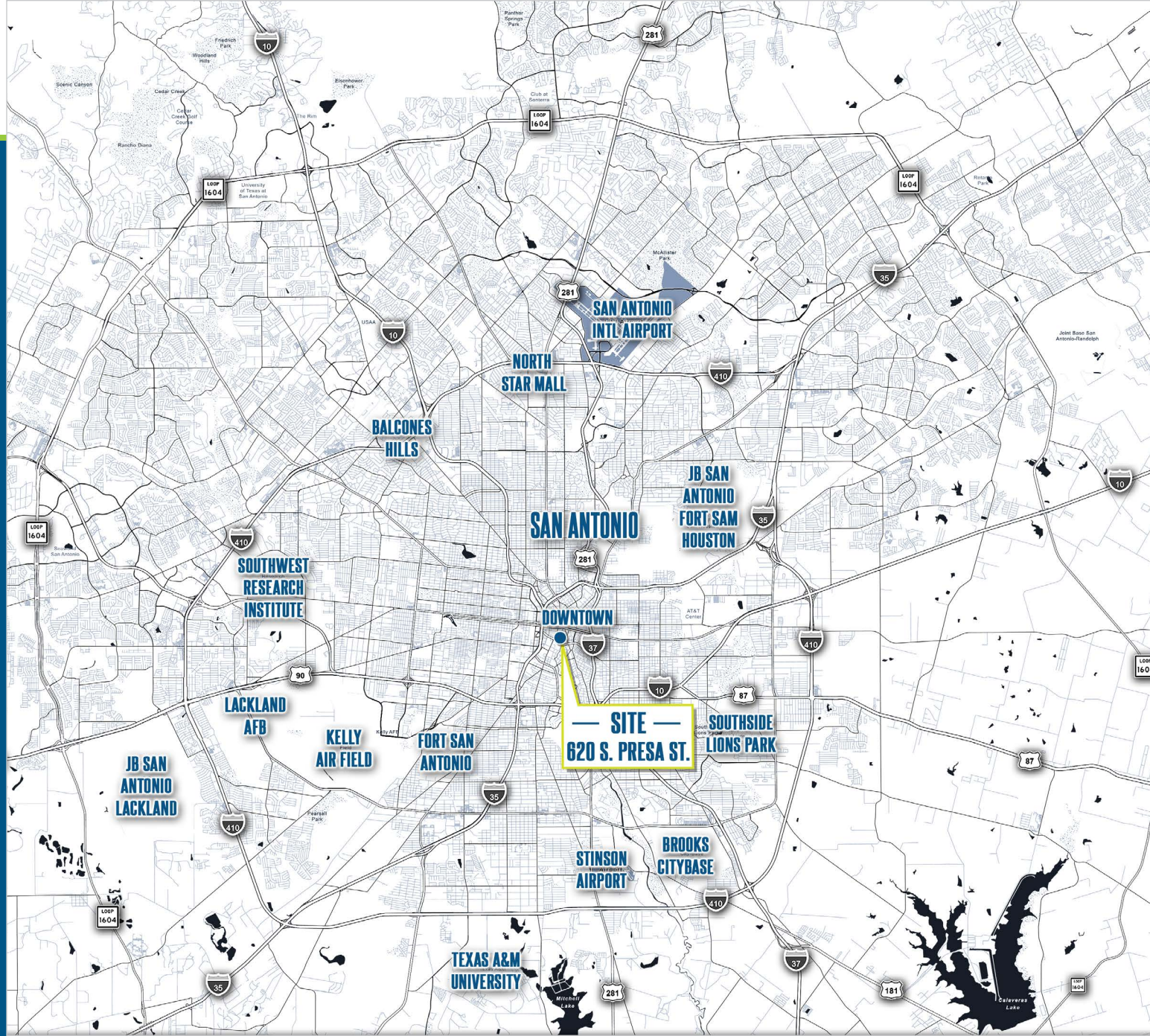
Households

1 mile	6,669
3 mile	55,434
5 mile	126,441



Avg. HH Income

1 mile	\$91,475
3 mile	\$68,426
5 mile	\$74,351



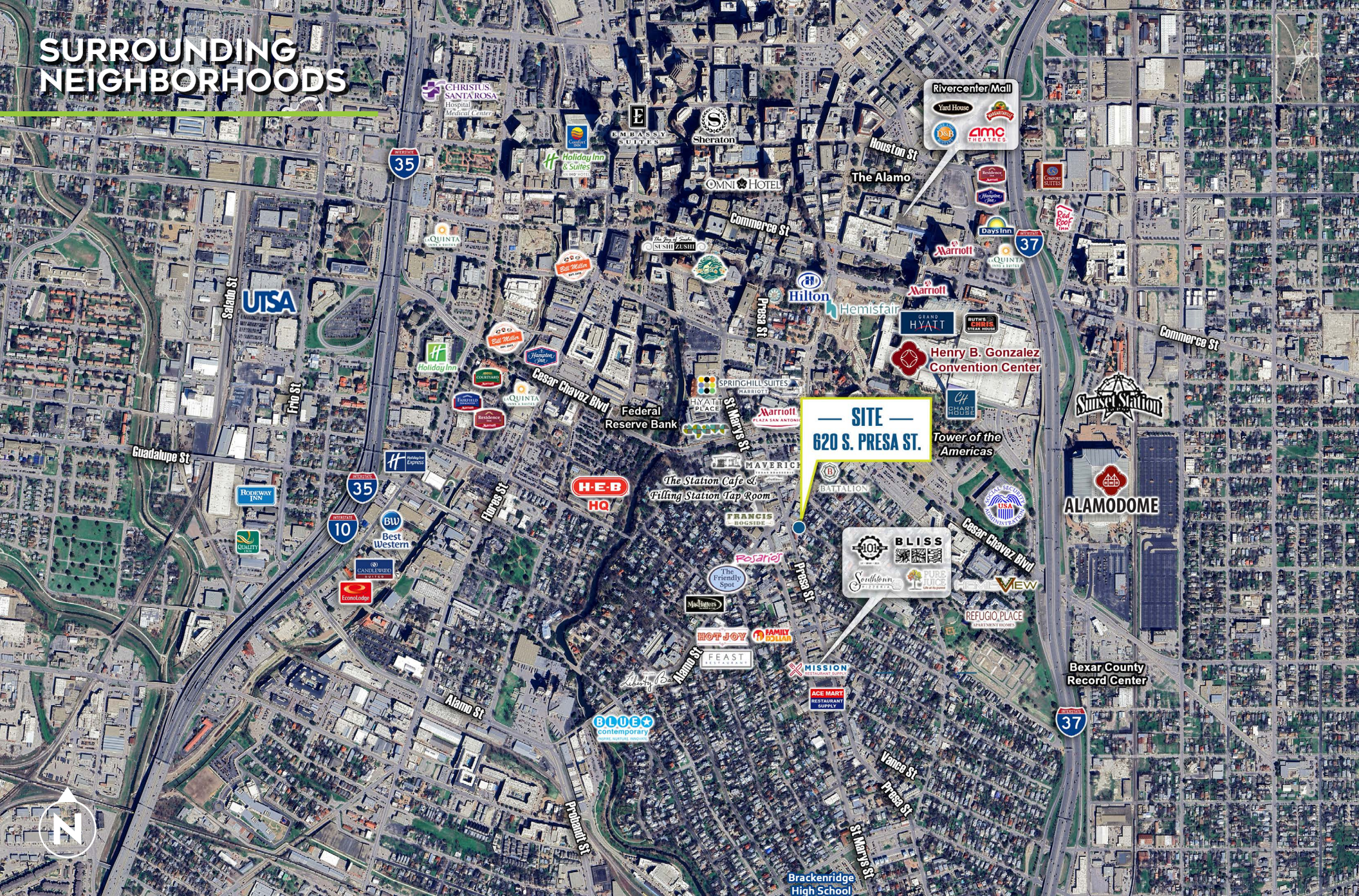
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SURROUNDING NEIGHBORHOODS



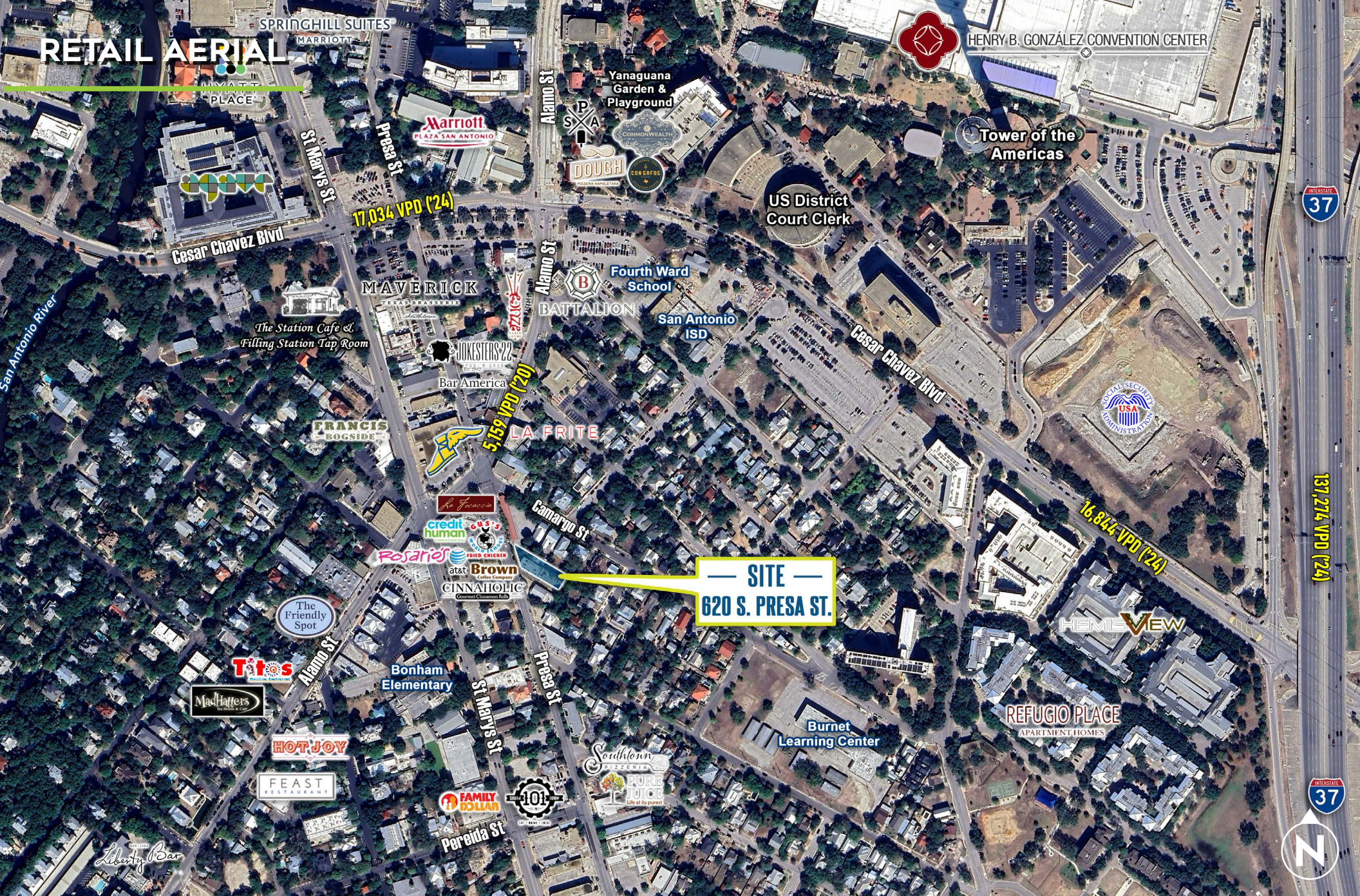
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RETAIL AERIAL



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**PROPERTY
AERIAL**



**— SITE —
620 S. PRESA ST.**

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SITE PLAN

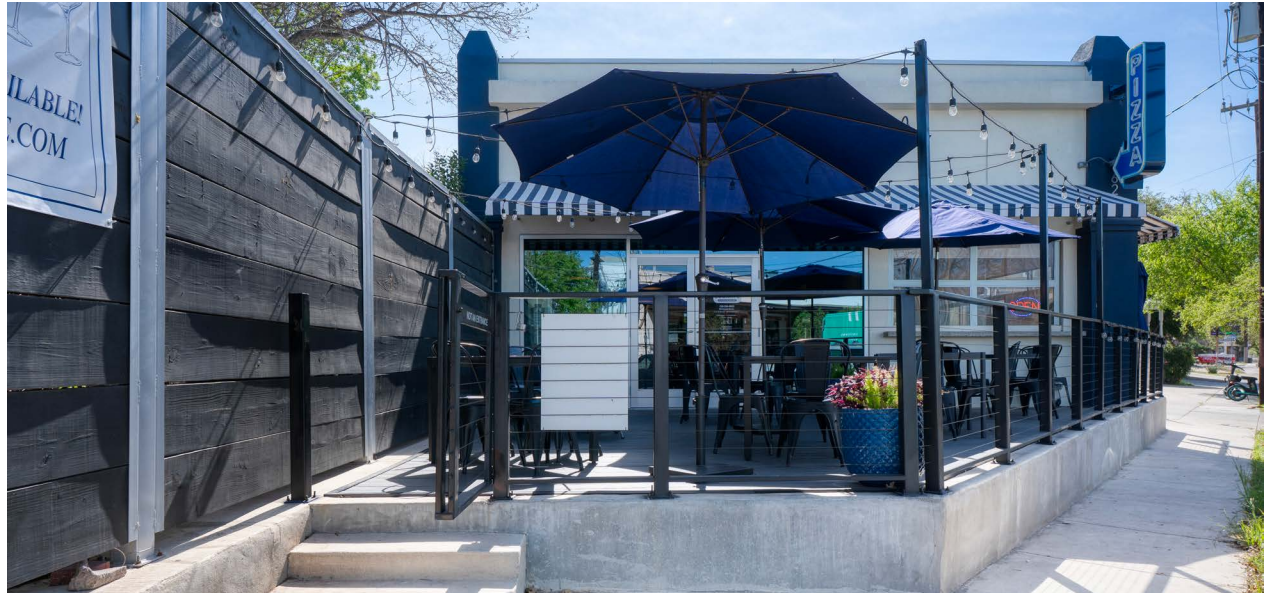


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PROPERTY PHOTOS



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PROPERTY PHOTOS



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STRATEGIC LOCATION

Southtown occupies a premium urban location just minutes from:

- Downtown San Antonio
- River Walk
- South Flores & South Presa Street corridors
- Historic King William District
- Cultural Arts District

This proximity to major employment hubs, tourism destinations, and thoroughfares creates robust daytime activity and consistent consumer traffic patterns.

Cultural & Entertainment Anchor Destinations

- Blue Star Arts Complex
- Art galleries and studios
- Annual cultural festivals
- Live music venues

Southtown is one of San Antonio's fastest-growing and most vibrant urban neighborhoods, distinguished by its historic character, walkable streets, cultural amenities, and strong local demand drivers. Situated immediately south of downtown across the iconic **S. Alamo Street Bridge**, Southtown has transformed into a dynamic mixed-use market that blends residential living, arts and entertainment, dining, and retail.

Demographics & Population

The **Southtown** area and nearby neighborhoods (including **King William, Beacon Hill, and Dignowity Hill**) have experienced solid population growth, driven by young professionals, empty-nesters, and lifestyle residents seeking urban amenities and historic housing stock. Key demographic attributes include:

- **Population Growth:** The area surrounding Southtown has grown steadily as infill development expands and revitalization projects continue.
- **Diverse Age Mix:** A balanced population profile with a strong incidence of millennials and professionals drawn to urban living.
- **Household Composition:** A mix of single-family homes, multifamily units, and townhomes, supporting varied household types.

Trade Area Insights

Southtown benefits from a dynamic daytime population, fueled by:

- Downtown office workers
- Tourists visiting the River Walk and historic districts
- Residents within close proximity
- Students from nearby universities

This combination creates a diversified and resilient consumer base that supports retail, dining, and service-oriented businesses.

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INFORMATION ABOUT BROKERAGE SERVICES

Approved by the Texas Real Estate Commission for Voluntary Use

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act.

The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License

Act. A broker who acts as an intermediary in a transaction:

1. shall treat all parties honestly;
2. may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
3. may not disclose that the buyer will pay a price

greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and

4. may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you,

you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

BROKER FIRM NAME

LICENSE NO.

EMAIL

PHONE

BUYER, SELLER, LANDLORD OR TENANT

DATE

Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188 or 512-465-3960.

Last Updated on August 8, 2016.