



LAND FOR SALE

3841 E COMMERCE

SAN ANTONIO, TX 78219

Presented By

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For Sale



OFFERING SUMMARY

Sale Price:	Subject to Offer
Lot Size:	23 AC
Commercial Site:	14.4 AC
Flood Plain:	8 AC
Zoning:	C-2, C-3, L
Market:	San Antonio
Submarket:	East side
District	Arena District/ Eastside Community Plan
Traffic Count	Approximately 90,000/day

PROPERTY OVERVIEW

23 acres w/ IH-10 frontage. Next to The Red Berry Estate venue center, property, site offers excellent visibility and convenient location between Downtown and Loop 410.

PROPERTY HIGHLIGHTS

- Partially cleared.
- Contiguous 20,000 flex use building on 2.6 acres also available.

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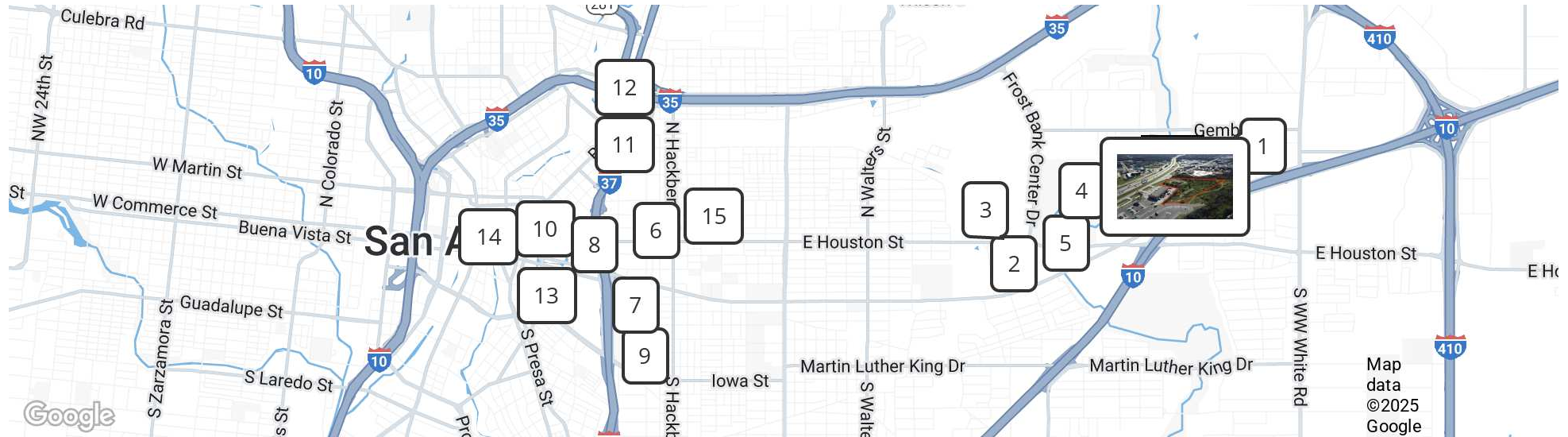


Contiguous Property Available





Location



- 1.-The Red Berry Estate
- 2.- Frost Bank Center
- 3.- Freeman Coliseum
- 4.- Willow Golf Course
- 5.-Salado Creek

- 6.-Texas Research and Technology Foundation
- 7.- St Paul Square
- 8.-The Alamo
- 9.-Alamodome.
- 10.-Downtown

- 11.- River North
- 12.- The Pearl
- 13.- Riverwalk
- 14.- Project Marvel.
- 15.- Dignowity Hill



San Antonio: A City on the Rise



SAN ANTONIO HIGHLIGHTS

- 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 Valero, H-E-B, Frost Bank, USAA, BBVA, CPS, AT&T, Google Fiber, UTSA.
- Nation's leading cybersecurity ecosystem by NSA. EY, PwC, Booz Allen Hamilton, Lockheed Martin and The Hut Group are expanding cybersecurity operations in San Antonio. Additionally, UTSA is building a \$90M School of Data Science and National Security Collaboration 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 San Antonio.
- 2.5 Billion Airport Expansion Project (9 minute drive to Downtown approx.)

District Arena/Eastside Community Plan

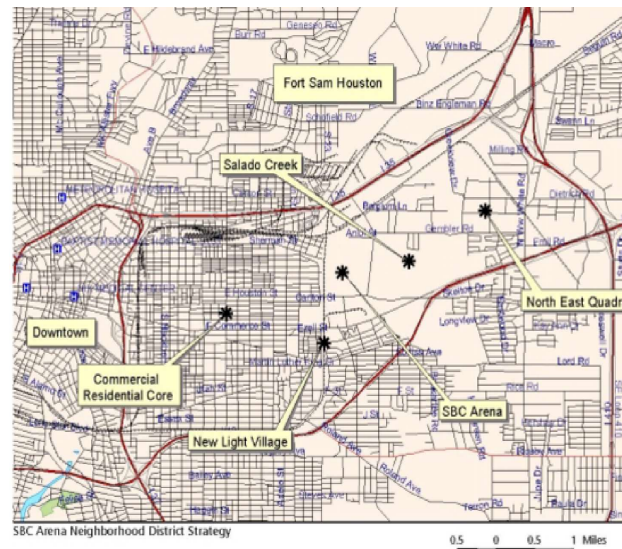
OVERVIEW

Joint project between San Antonio, the Spurs, and Community Economic Revitalization Agency to create a development plan and revitalization strategy for neighborhoods on the Eastside of San Antonio surrounding the SBC Center.



OBJECTIVES

Show market potential for various facilities, assessed area's demographic characteristics and geographical conditions to prioritize projects, partners, funding sources, time frames and community indicators with the objective of redefine use and image of the area.



ESTRATEGY

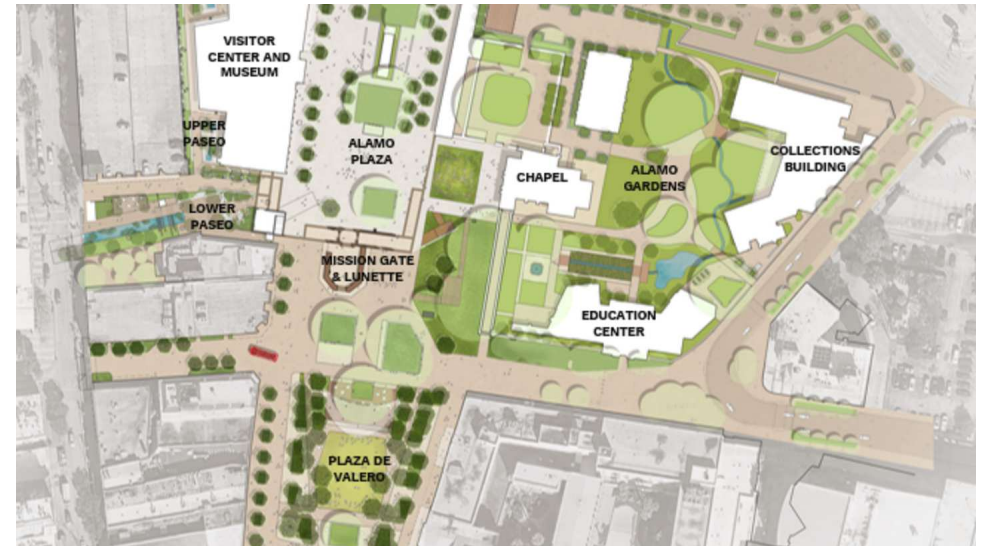
- 1.-Aggressively pursue road and infrastructure improvements.
- 2.-Comprehensive rezoning plan.
- 3.-Formulate a marketing effort highlighting recent community improvements
- 4.-Continue residential rehab, community retail space, and light industrial development
- 5.-Monitor community indicators to measure progress.
- 6.- Promote a development entity to fund capital improvements such as PID or Arena District Authority.

Downtown



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.



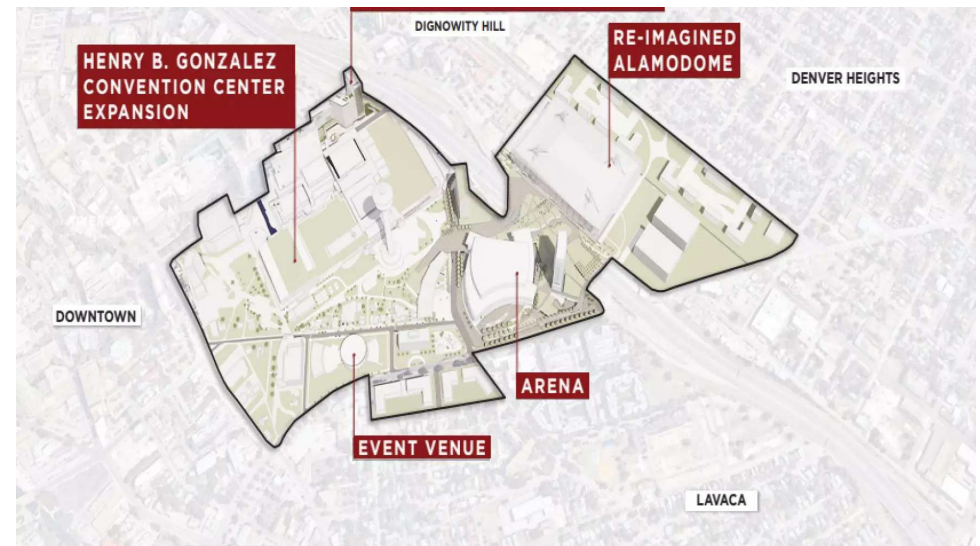
Project Marvel



PROJECT OVERVIEW

\$4 Billion project to build a Sports and Entertainment Center in Downtown. The project would include 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 as well as the construction of a land bridge over IH-37 connecting the East Side to downtown,



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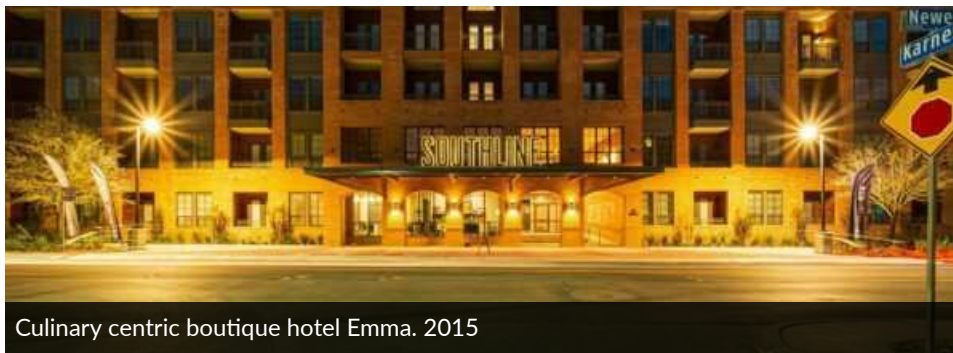
The Pearl

OVERVIEW

2 Billion development since 2001. Silver Ventures, a San Antonio-based investment firm, purchased the 23-acre brewery site with extensive plans to create a sustainable mixed-use development that would include restaurants, shops, and eventually, a boutique hotel. Craftmanship is superb with many elements from the original brewery placed strategically around the site and the walkable neighborhood with multitude of shops and restaurants has become a touristic attraction and is home to IT companies and start-up incubators. Future plans still in the works with additional land still available for development.



Culinary Institute Of The Americas: special expertise in Latin American cuisines. 2010



Culinary centric boutique hotel Emma. 2015



Culinary centric boutique hotel Emma. 2015

TEXT HEADLINE

With its breathtaking architecture and interior design elements, Hotel Emma has been recognized as one of the best-rated properties on the planet by the Fodor's Finest Hotel List for 2025 and is the only hotel in San Antonio to receive the prestigious Two Key Designation in the Michelin Guide for going above and beyond in architecture, service, personality, value and guest experience.

Other Awards and Designations

#1 Best Texas Hotel and #19 in the USA.

Earners of the prestigious Gold Badge. Top 25% Luxury hotel and resorts in the World. US News and World Report

#1 Luxury Hotel in the US. and #11 of the Top 25 Hotels in the US. Tripadvisor

One of the most notable dining destinations in San Antonio. Garden and Gun.

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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.



Broker



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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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