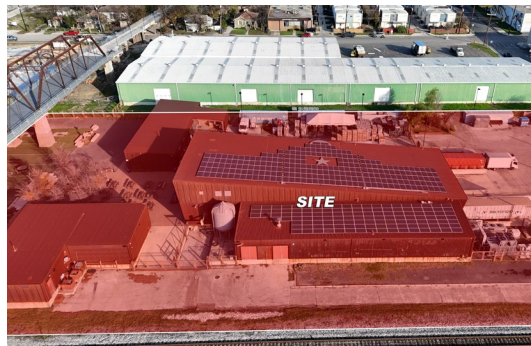


Alamo Brewery

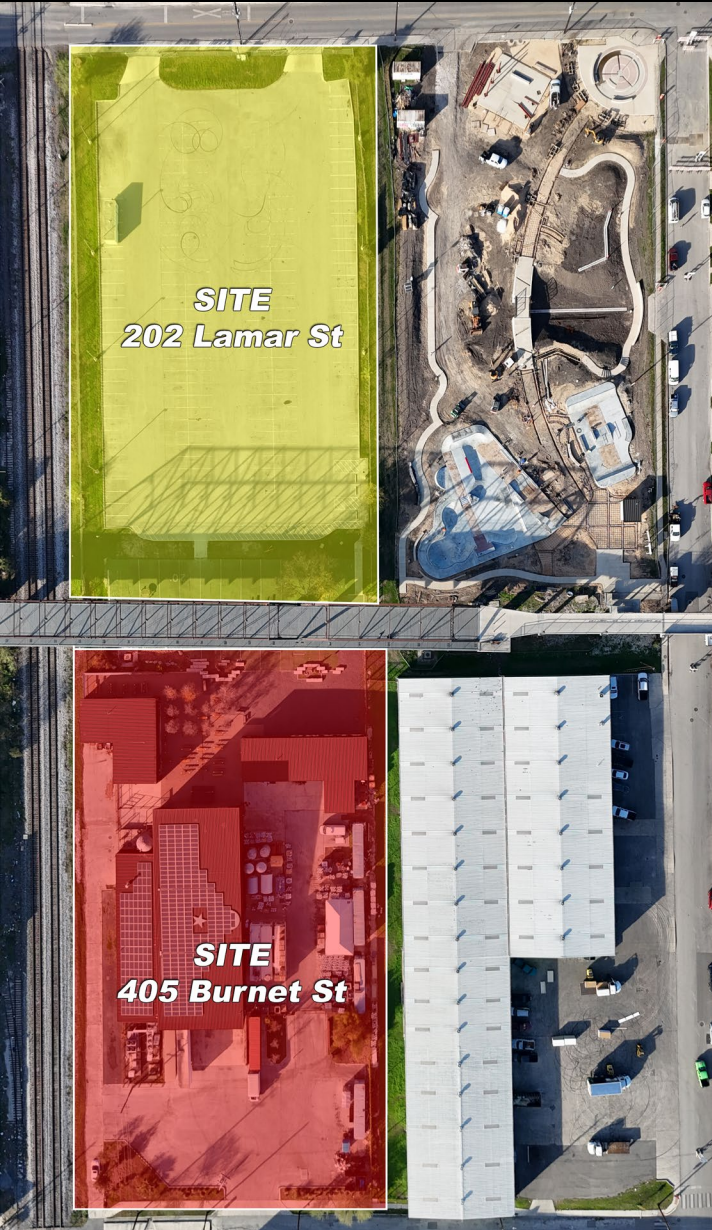
SAN ANTONIO, TEXAS





202 Lamar St, San Antonio, Texas

202 Lamar St Site Details

**Location:**

Lamar St & I-37
San Antonio, Texas 78202

Price:

Contact Broker
Sold individually or combined

SF / Lot Size

2.12 AC

Zoning:

D - Downtown
Retail, service, office and mixed uses and promote pedestrian activity

Highlights:

- Parking lot fully paved, fenced, and well lit
- Ideal for multifamily mixed used development
 - 4 minutes from Downtown San Antonio
 - 5 minutes to Riverwalk
- Downtown San Antonio, TX, is a vibrant and culturally rich area known for its historic landmarks, cultural attractions, and lively atmosphere.

Nearby Developments & Projects:

- Texas Research & technology Foundation, Spurs project, Hays Bridge, St Paul Square, River North, Dignowity Park, Downtown, The Alamo, Hemisfair park.

Jeremy Jessop - Broker | 210.386.3970 | JJ@JJREALCO.COM



202 Lamar St, San Antonio, Texas 405 Burnet St Site Details

**Location:**

Lamar St & I-37
San Antonio, Texas 78202

Price:

Contact Broker
Sold individually or combined

SF / Lot Size

1.91 AC includes Brewery, Beer Hall, Beer Garden

Zoning:

D - Downtown
Retail, service, office and mixed uses and promote pedestrian activity

Highlights:

- The site can be utilized for purposes other than its current use. Predominantly F&B entertainment
 - 4 minutes from Downtown San Antonio
 - 5 minutes to Riverwalk
- Downtown San Antonio, TX, is a vibrant and culturally rich area known for its historic landmarks, cultural attractions, and lively atmosphere.

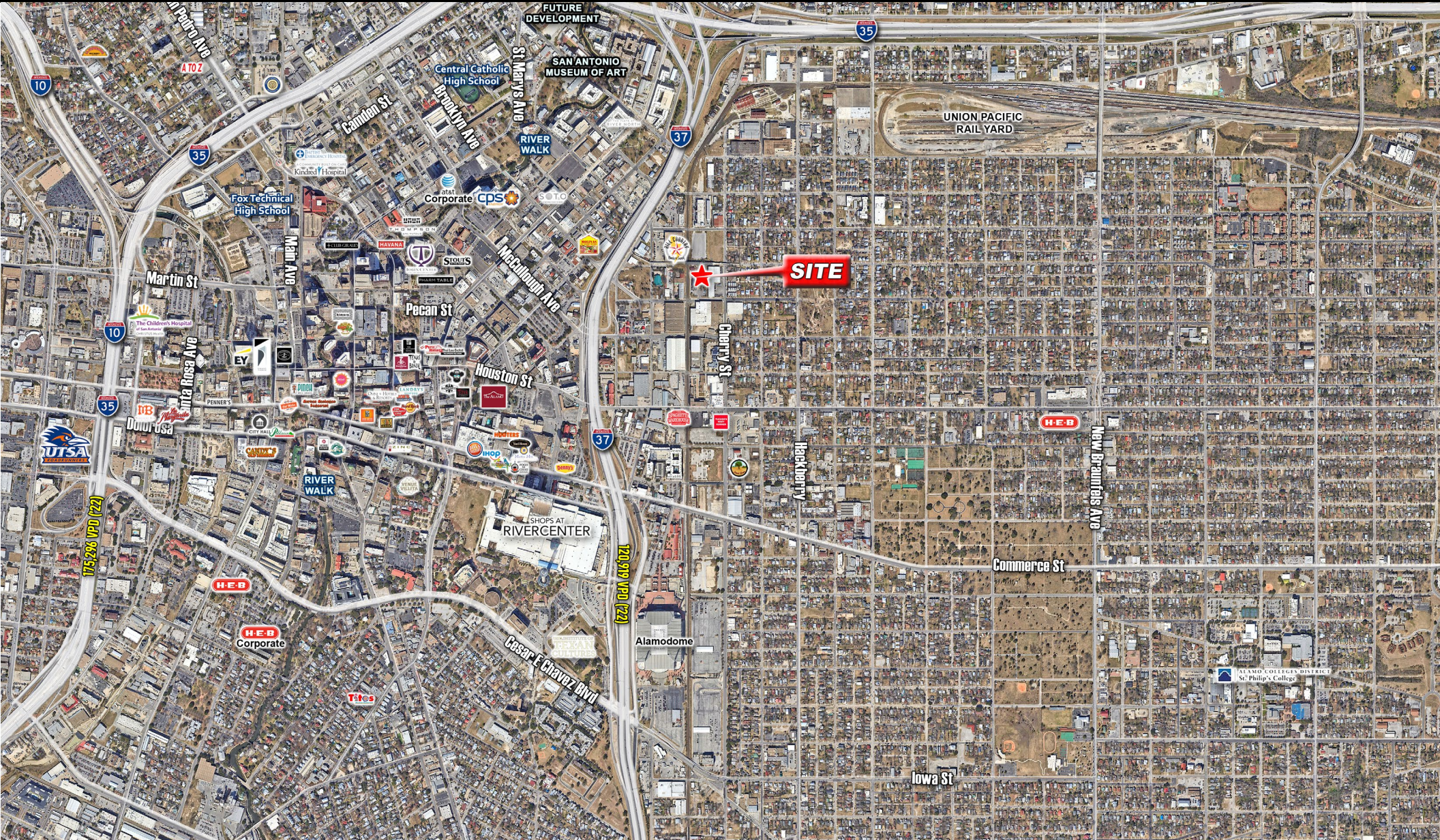
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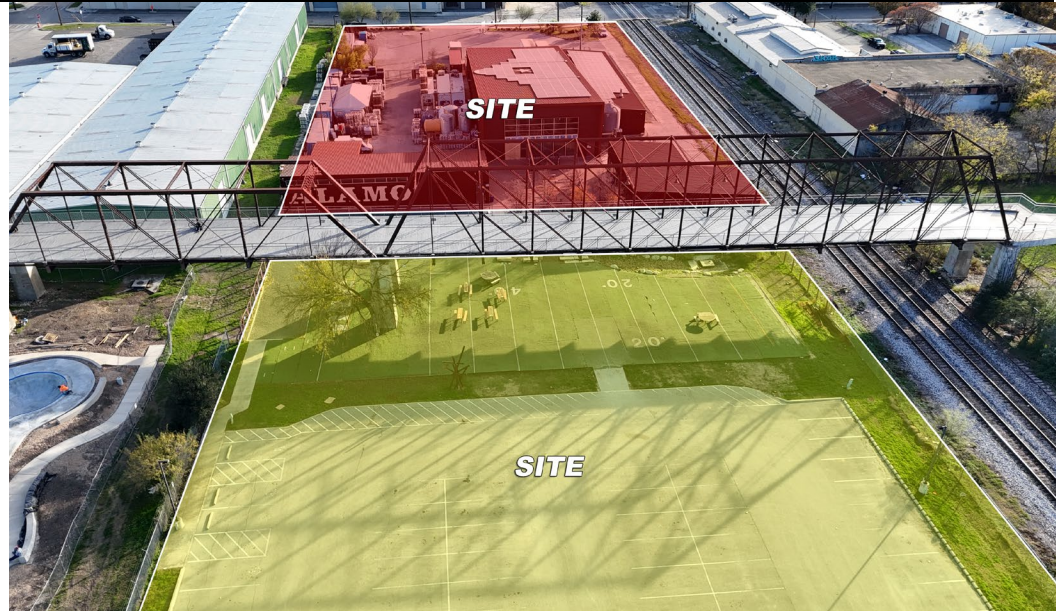
202 Lamar St, San Antonio, Texas Site Aerial







202 Lamar St, San Antonio, Texas
Current Site Photos



202 Lamar St, San Antonio, Texas
Future Skate Park Site Plan

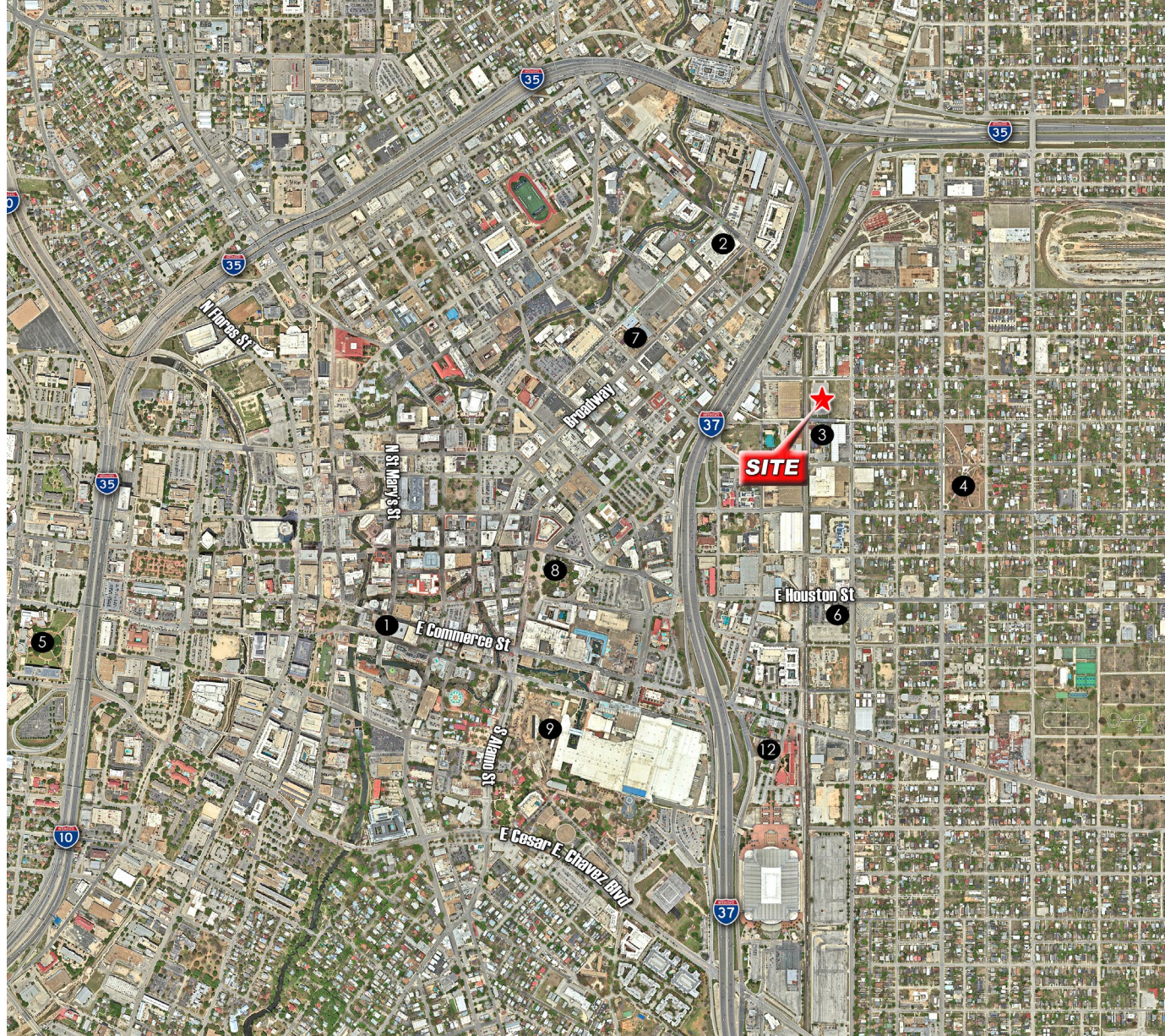




202 Lamar St, San Antonio, Texas

Downtown Development Revolution

1. Downtown San Antonio
2. River North
3. Hays Street Bridge
4. Dignowity Park
5. UTSA CAMPUS
6. Texas Research & Technology Foundation
7. THE SOTO
8. REDEVELOPMENT ALAMO PLAZA
9. HEMISFAIR PARK
10. THE ALAMEDA THEATER
11. TEXAS PUBLIC RADIO
12. ST PAUL SQUARE





202 Lamar St, San Antonio, Texas

Downtown Development Revolution

SAN PEDRO CREEK CULTURE PARK

The \$159-million San Pedro Creek Culture Park, two blocks west of the Development, opened in May 2018 and will eventually span more than 3 miles including 60,000 feet of new walls, murals, four miles of walking trails, 11 acres of landscaping, and eight restored and redesigned bridges.

FROST TOWER

Located at 111 W Houston Street, Frost Tower is now an iconic addition to the downtown skyline of San Antonio. Designed by the world renowned Pelli Clarke Pelli Architects, the tower offers 460,000 sf of Class A++ office and retail space surrounded by beautiful parks and walkable, urban environment.

CITY TOWER

The old Frost Tower is being renovated into the new City Tower. The project will relocate more than 1,400 City employees to a consolidated administrative office tower. The renovation will cost approximately \$77 million and will offer city employees a rejuvenated building and fresh atmosphere downtown.

UTSA CAMPUS

Completed in 2021, the University of Texas San Antonio is currently constructing a new \$57-million School of Data Science and a \$33-million National Security Collaboration Center. The combination of the new campuses will bring over 15,000 new students to the Downtown area.

FEDERAL COURTHOUSE

The new 225,536-square-foot facility - which will house 8 courtrooms and 13 chambers - had a soft opening in December 2021 and a full opening in Spring 2022. The facility will house U.S. District Courts, U.S. Clerk of the Court for the Western District of Texas, U.S. Magistrate Courts, and many other judicial government branches.

HEB HEADQUARTERS

HEB announced late 2020 that they would begin construction on an approximately 170,000-square-foot, 5-story building located in the heart of their Arsenal campus in downtown San Antonio, further expanding its technology base and adding 500 new jobs in San Antonio.

THE SOTO

The first mass timber mid-rise building in Texas, and only the fourth of its size in the United States, the carbon negative The Soto will add 140,000 SF of state-of-the-art office space to the reimagined Broadway corridor near Downtown San Antonio. The Soto will anchor the Cavender Neighborhood, a mixed-use development that will offer a full complement of restaurants, retail, and entertainment.

REDEVELOPMENT ALAMO PLAZA

In October 2018, the City of San Antonio approved a \$50 million redevelopment of Alamo Plaza which is currently underway. Once complete, the Plaza will include a state-of-the-art museum, an expansive public greenspace area and a fully restored Alamo church.

HEMISFAIR PARK

Originally constructed for the 1968 world's fair, Hemisfair Park is a 96-acre park that will be transformed over the next decade to office buildings, local entertainment and shops, and home to more than 1,000 residents. The first phase of the plan is a \$200-million mixed-use project that will include an eight-story office tower, a food market, and a nine-acre public park.

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