



MIXED USE BUILDING FOR SALE

# THE MORRIS BUILDING

126 MAIN PLAZA, SAN ANTONIO, TX 78205

*Presented By*

JEREMY JESSOP

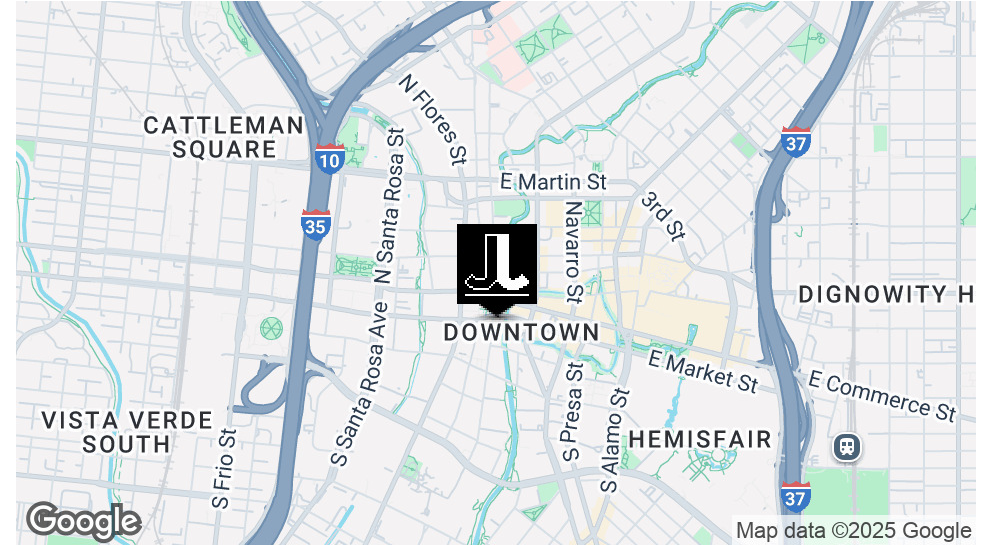
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824 Broadway St, Suite 110 San Antonio, TX 78215



# For Sale: The Morris Apartments Building



## OFFERING SUMMARY

Sale Price:	\$8,000,000.00
Building Size:	54,662 SF
Price/SF:	\$146
Lot Size:	0.28 Acres
Number of Units:	50
Year Built:	1910
Zoning:	D
Market:	San Antonio
Submarket:	Downtown

## PROPERTY OVERVIEW

Overlooking the Riverwalk in the historic Main Plaza in downtown San Antonio, Texas, the Morris Hotel & Apartments sits across the street from the Bexar County Courthouse, San Fernando Cathedral and a few steps from the Spanish Governor Plaza. Built in the early 1900s with fireproof construction consisting of unreinforced masonry, brick curtain walls, concrete floors, metal lath and plaster walls, the building was converted into apartments in the 1950s to include a total of 50 residential units, 11000 sf of commercial space on the ground level and about 7000 sf of fully finished out basement.

Right in the epicenter of San Antonio's Downtown, building is about 1/2 a mile of The Alamo, Convention Center, Hemisfair park, and marvel Project to the East, about 1/2 to the UTSA Downtown to the West and equal distance to the Mission Ball Park to the North and the historic King William neighborhood to the South.

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# Property Highlights



## PROPERTY HIGHLIGHTS

- Mixed use historic building on the Riverwalk offered under \$150/sf.
- 11,000 sf of retail space 100% occupied
- 48 Residential units. Unit Mix: 3x 2B/1B, 21x 1B/1B, and 24x efficiency.
- 2 penthouses on the fifth floor.
- The building is zoned DH (Downtown District Historic District and Landmarks) HS (Historic Significant) RIO-3 (River Improvement Overlay)
- Financials upon request
- Units' size range from low 200 to mid 600sf.
- High occupancy with upside potential.
- 11,000 sf basement available for lease or owner occupant.
- Multiple incentives available such as: Federal and State Historic Tax Credits, Opportunity zone: Downtown, TIRZ 9, New Market Tax Credits.
- Within walking distance of all amenities Downtown has to offer such as Project marvel, UTSA Downtown, Mission Ball Park, The Alamo, Hemisfair Park





# Interior Photos: Penthouses







# Interior Photos: Units







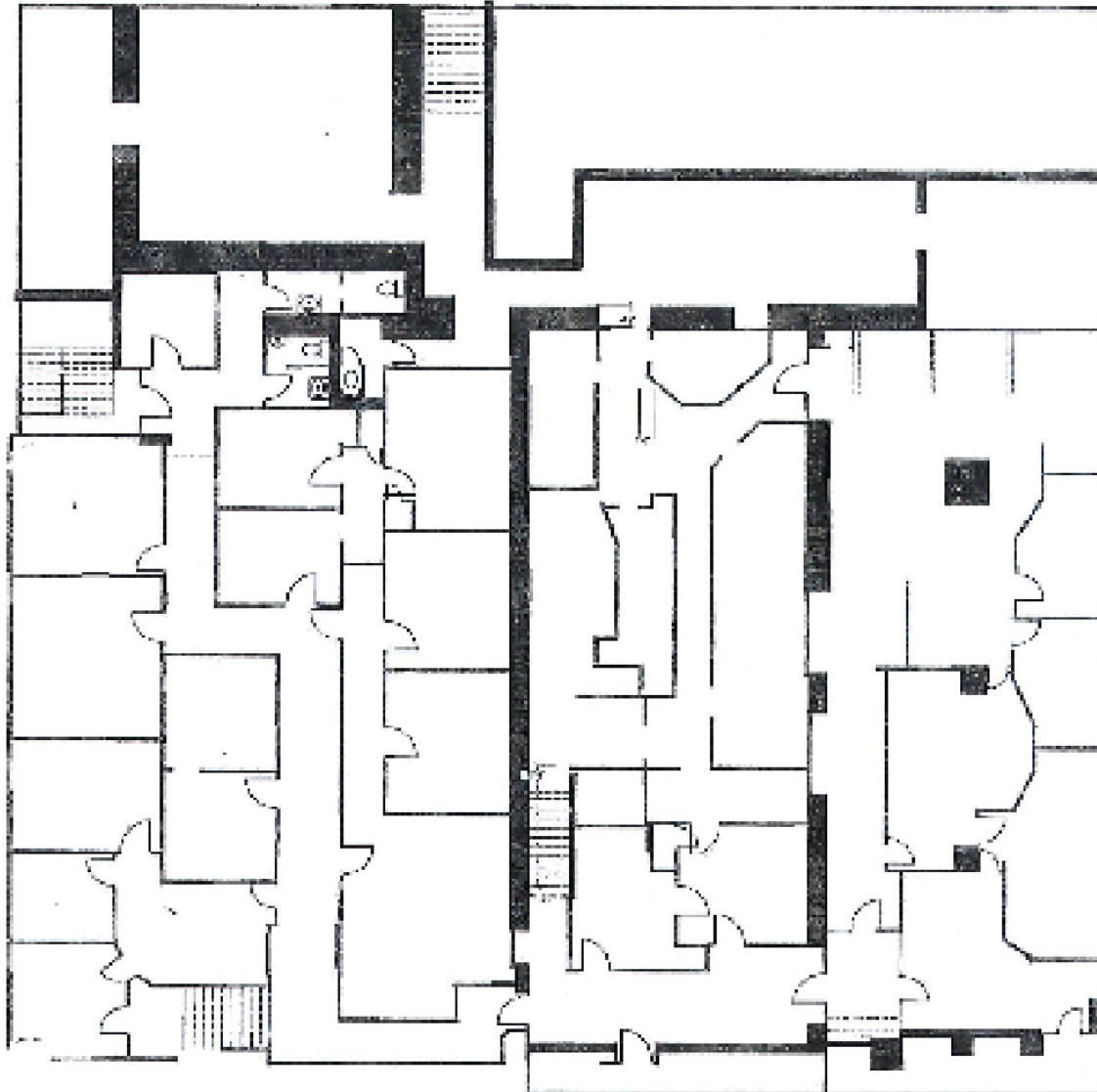
# Interior Photos: Basement







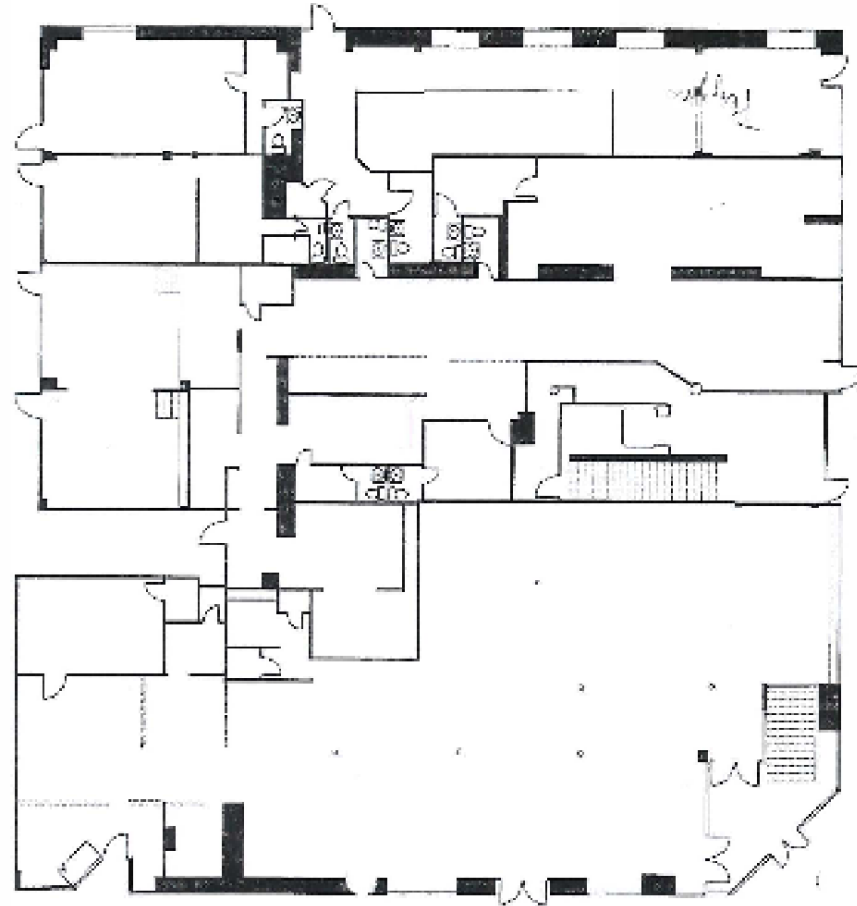
# Floor Plan: Basement







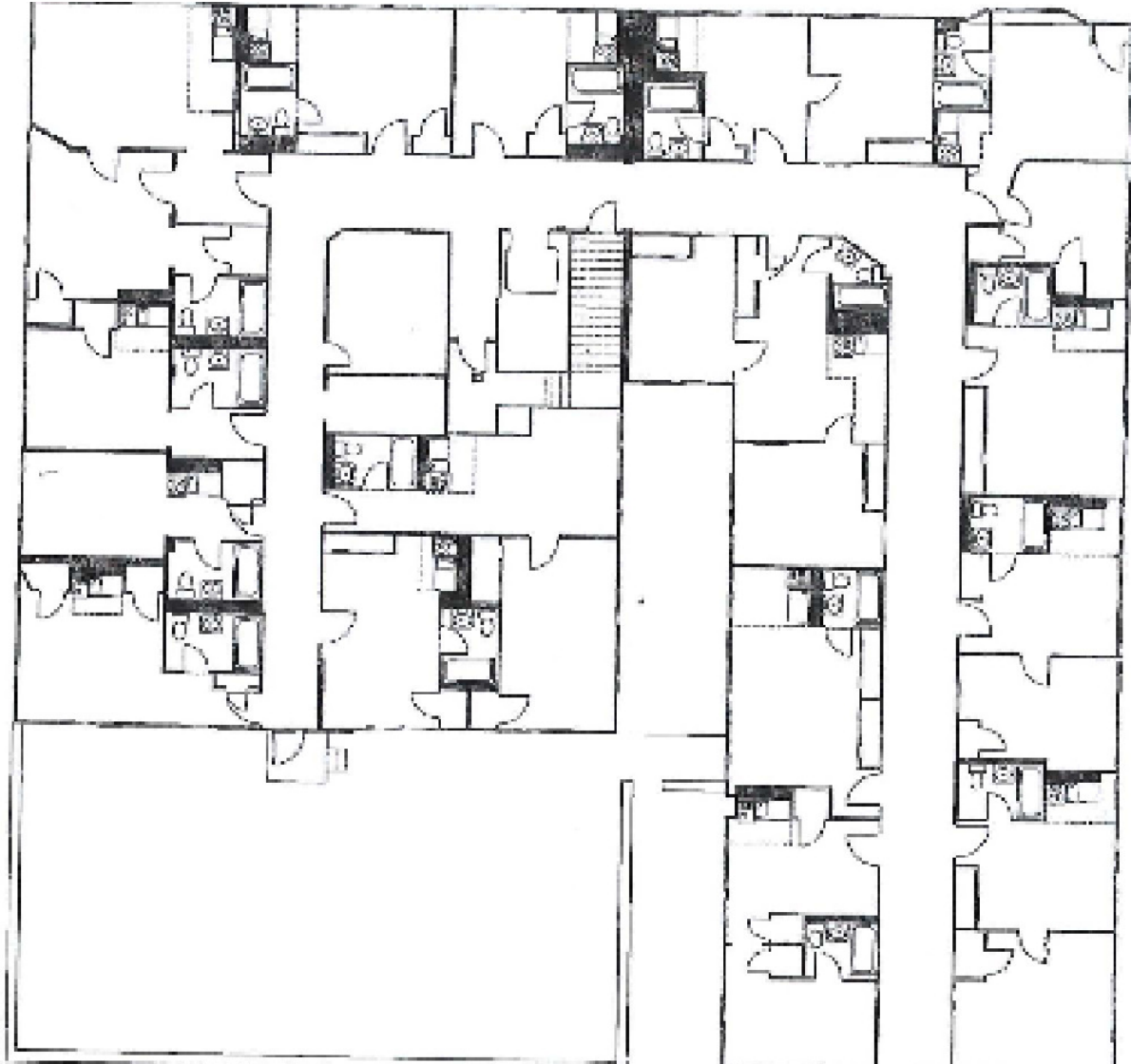
# Floor Plan: Street Level





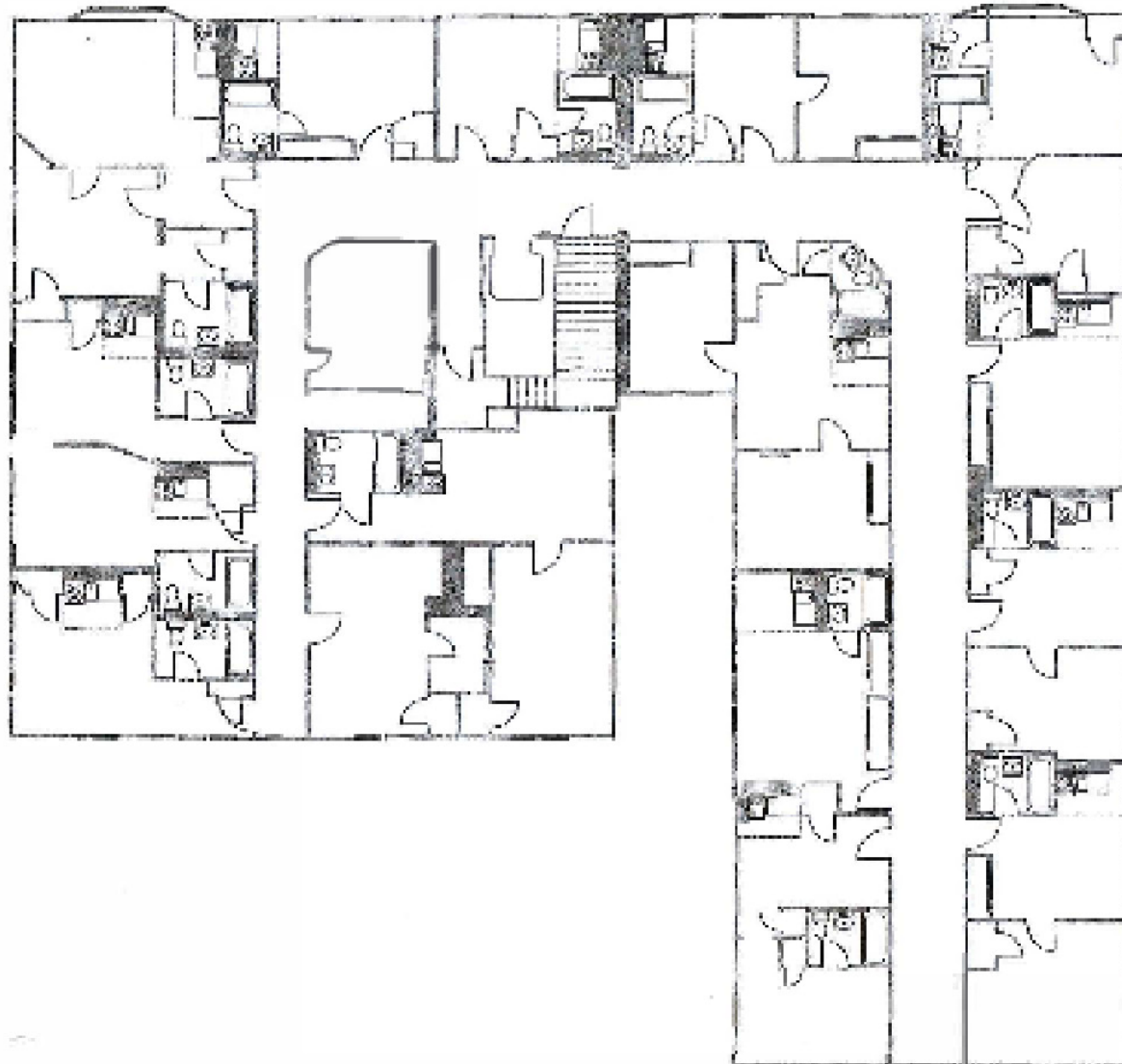


# Floor Plan: 2nd Floor with Terrace





# Floor Plan: 3rd and 4th Floor.





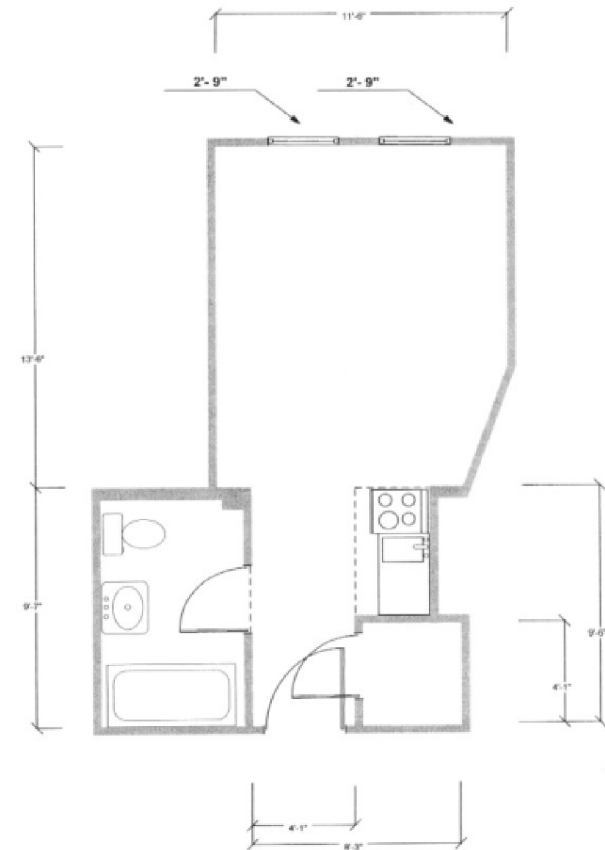
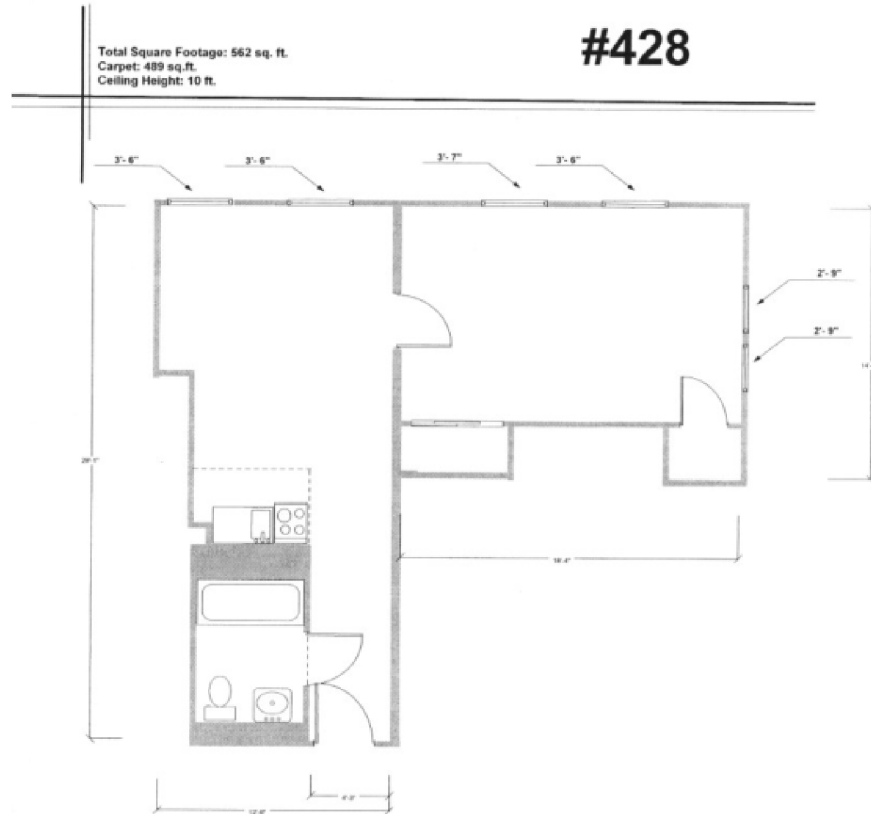




# Unit Floor Plan: Samples

Total Square Footage: 282 sq. ft.  
Carpet: 210 sq.ft.  
Ceiling Height: 10 ft.

## #422







# San Antonio



## SAN ANTONIO HIGHLIGHTS

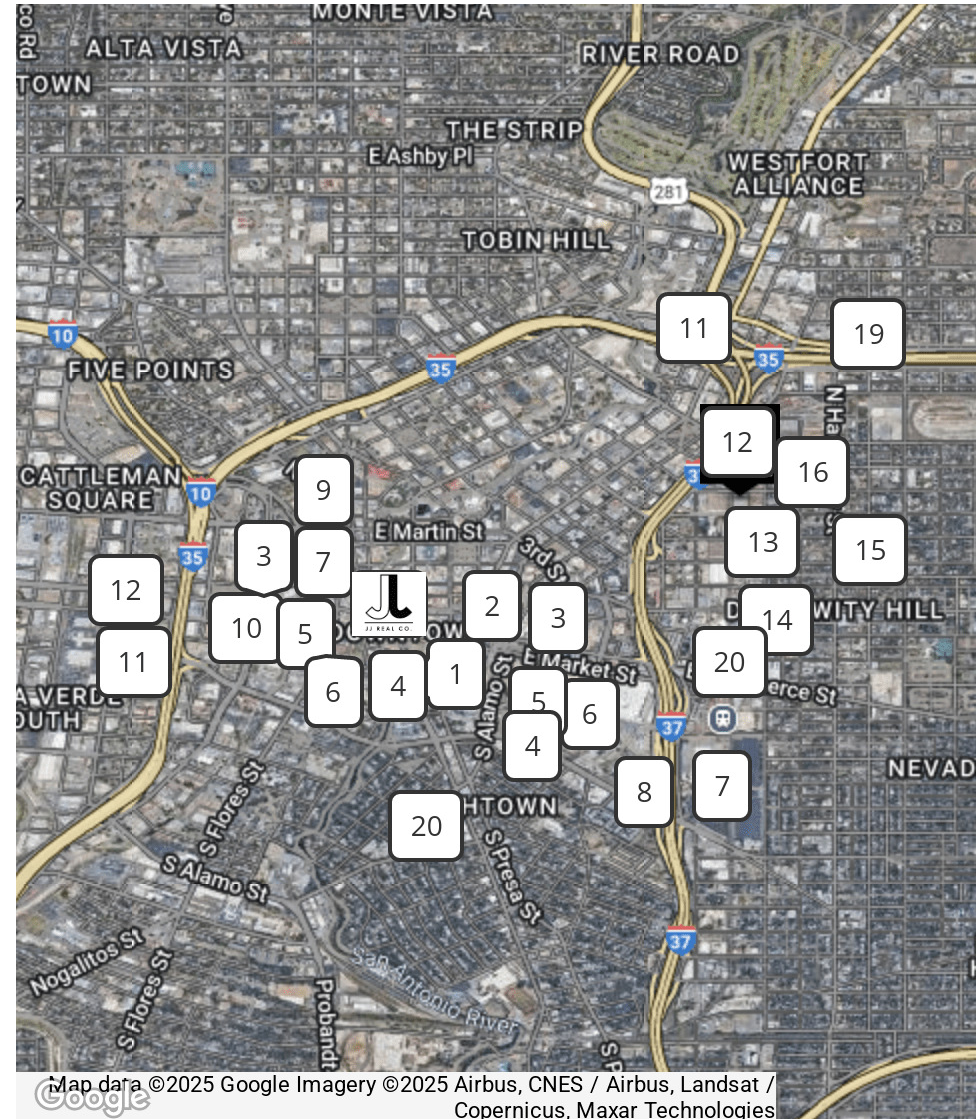
- Fastest Growing City in the Nation- US Census Bureau 2023.
- Safest Big City in Texas- Wallethub 2023
- Best Places To Live in Texas-U.S. News and World report 2023.
- \$13.6 billion annual tourism revenue.
- Strong Military presence with four major military bases comprise Joint Base San Antonio (JBSA): Randolph Air Force Base, Fort Sam Houston, Lackland Air Force Base and Camp Bullis
- Prime center of commerce: San Antonio has a strong company base including H-E-B, Frost Bank, USAA, BBVA, CPS, AT&T, Google Fiber, UTSA as well as government
- Cybersecurity: Considered Nation's leading for cybersecurity 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.
- Competitive Cost of Living. 13% less than US Average.
- 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.



# Downtown San Antonio

## BULLETS HEADLINE

- 1. Downtown San Antonio
- 2. Riverwalk
- 3. The Alamo
- 4. Hemisfair Park
- 5. Civic Park
- 6. Convention Center
- 7. Alamodome
- 8. New Spurs Arena (Marvel Project)
- 9. San Antonio Mission Ball Park
- 10. Market Square
- 11. The Pearl
- 12. River North
- 13. Hays Street Bridge
- 14. Texas Research & Technology Foundation
- 15. Dignowity Park
- 16. Skate Park
- 17. UTSA campus
- 18. Via
- 19. Government Hill
- 20. St. Paul Square
- 21. King William Neighborhood

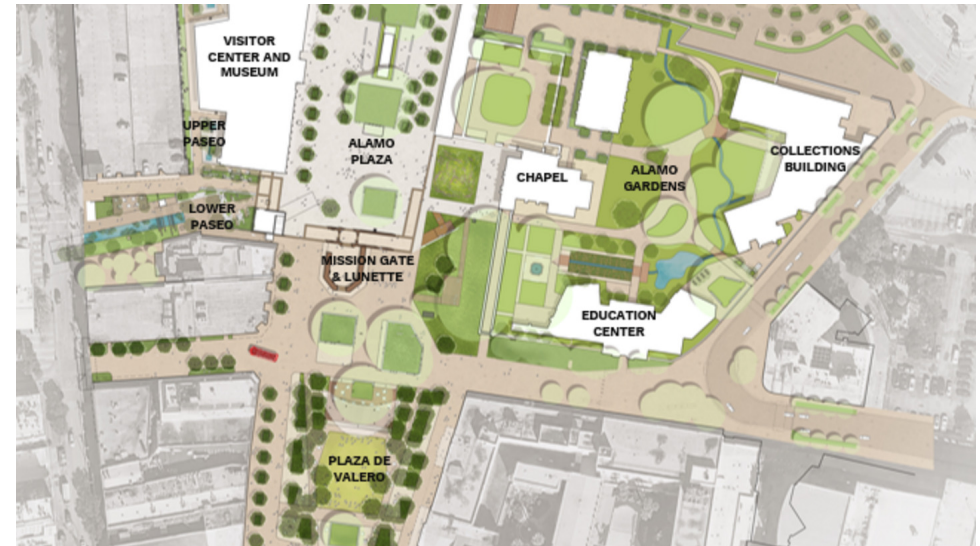




# At the Core

## 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.

# UTSA Downtown Campus Developments



## OVERVIEW

- UTSA's growth is instrumental to San Antonio's evolution as the seventh-largest city in the United States. The UTSA Downtown Campus, which anchors the city's technology corridor, is undergoing an expansion that shows promise for economic prosperity, urban revitalization and transdisciplinary discovery.
- UTSA is one of the few universities to hold all three National Center of Excellence designations from the National Security Agency and Department of Homeland Security and having the #1 cybersecurity program in the nation.



## FUTURE GROWTH

- UTSA's new \$57 million School of Data Science, and \$33 million National Security Collaboration Center marks the beginning of new investment into Downtown and San Antonio's Economy.
- UTSA is the largest university in the San Antonio metropolitan region with over 34,000 students enrolled and 15,000 students planned to utilize the Downtown campus.





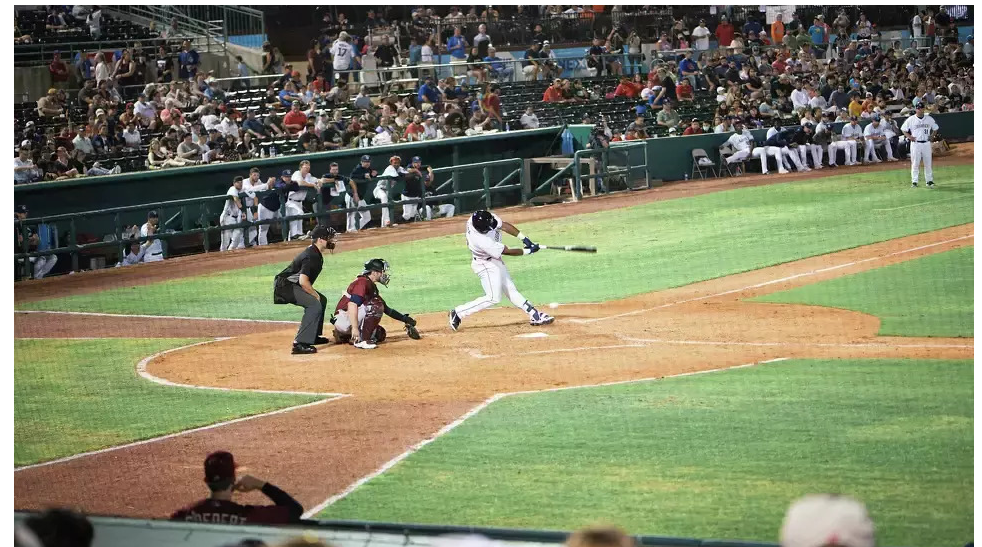
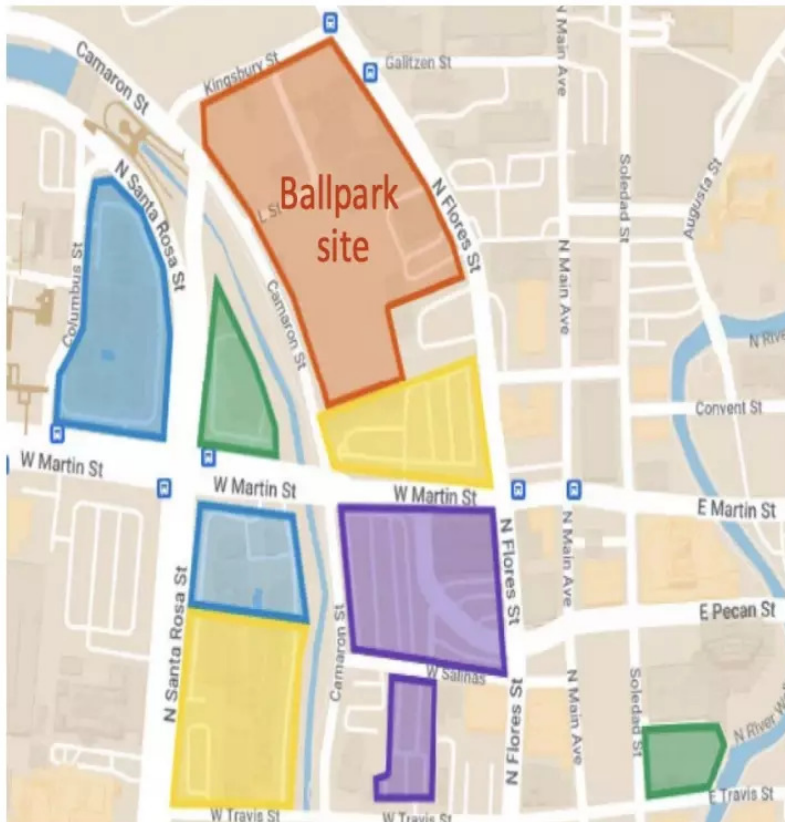


# San Antonio Missions Ballpark

## OVERVIEW

To build a new baseball stadium with 4,500 fixed seats and capacity for 7,500 in compliance with minimum standards set by MLB for a minor league stadium by the end of 2028.

The \$160 million project is expected to be funded from the team equity contribution and bonds that will be paid by team revenues and revenues from taxable valuation. The team has guaranteed to pay any difference in revenue if needed to pay back the bonds.





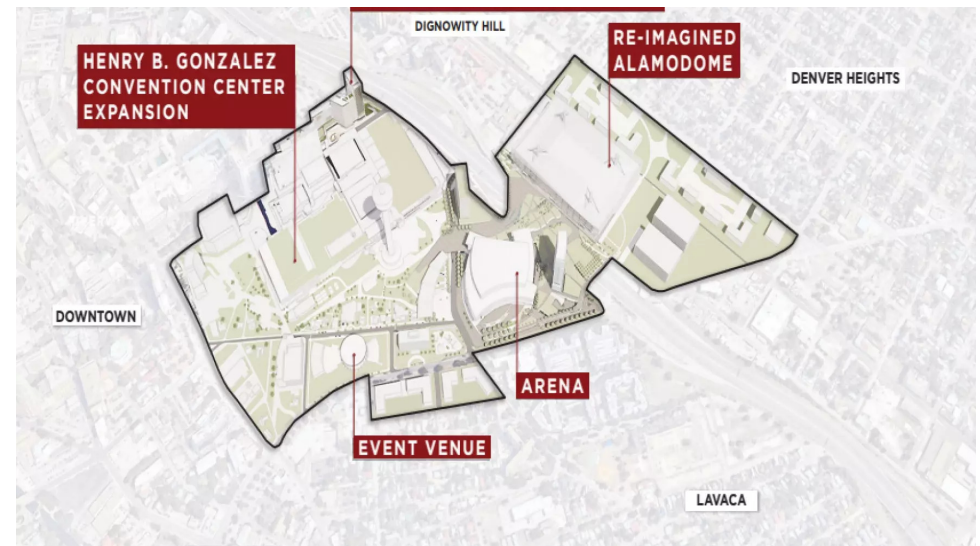
# Project Marvel



## 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 as well as plans for the construction of a land bridge over IH-37 connecting the East Side to downtown.



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# 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



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# 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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# Disclosures



## Information About Brokerage Services

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

11/2/2015

### TYPES OF REAL ESTATE LICENSE HOLDERS:

- 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 consider an 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. As 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 buyer's agent.

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer's/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 license 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:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - 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 license holder acts as a subagent when acting as a buyer in a transaction without an agreement to represent the buyer. A subagent owes the same duties to 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.

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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](http://www.trec.texas.gov)  
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