



LAND LEASE

223 CHERRY ST.

223 CHERRY ST, SAN ANTONIO, TX 78203

Presented By  
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# Executive Summary



## OFFERING SUMMARY

Lease Price: Subject to Offer

Lot Size: 2 Acres

Zoning: D

## PROPERTY OVERVIEW

Rare opportunity to secure a ground lease on 2 ac a couple of blocks from Downtown and surrounded by several important developments and multitude of amenities nearby. Proposed uses are parking, outdoor food truck court and entertainment, storage or new development.

## PROPERTY HIGHLIGHTS

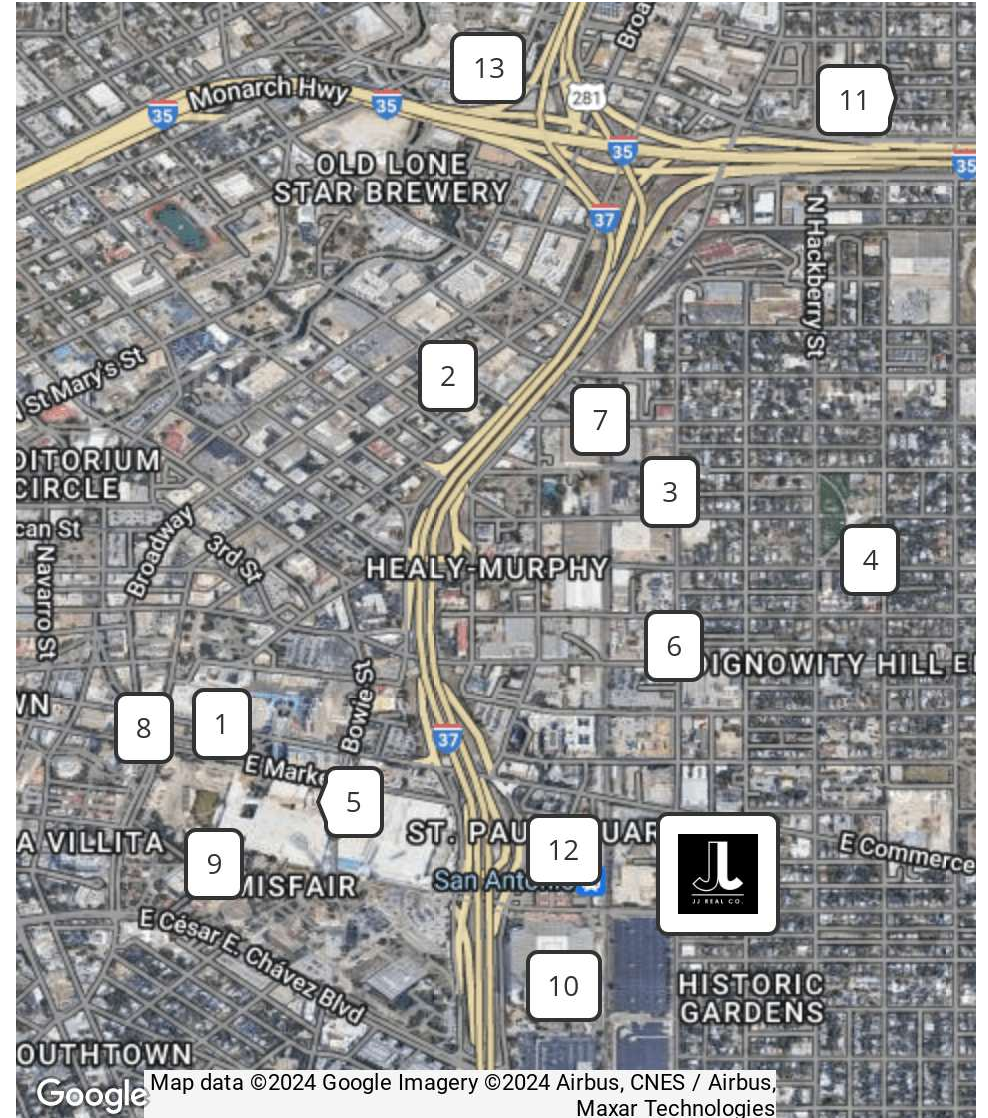
- Flexible "D" - Downtown zoning.
- Paved, fenced, and well lit with secure access.
- Walking distance to Downtown, Convention Center, Sunset Station and Alamodome.
- Excellent location a couple of blocks from Downtown San Antonio known for its vibrant and culturally rich atmosphere, historic landmarks, 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
- Convenient access to and from I-37.





# The Neighborhood

- 1. Downtown San Antonio
- 2. River North
- 3. Hays Street Bridge
- 4. Dignowity Park
- 5. Convention Center
- 6. Texas Research & Technology Foundation
- 7. Skate Park
- 8. The Alamo
- 9. Hemisfair Park
- 10. Alamodome
- 11. Government Hill
- 12. St. Paul Square
- 13. The Pearl

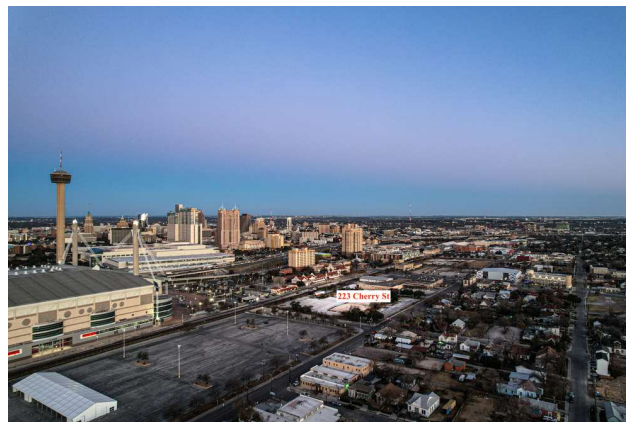
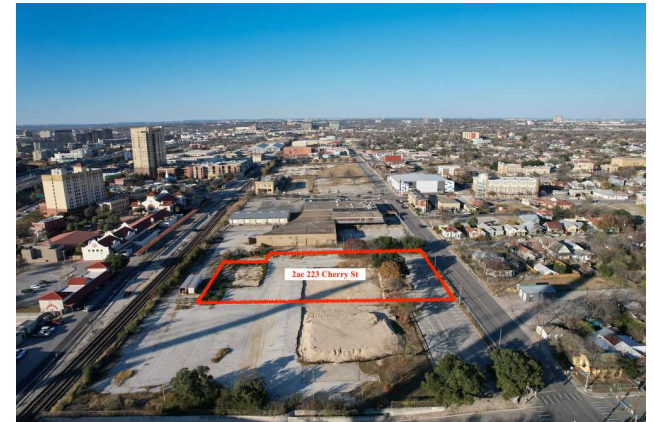








# Photos







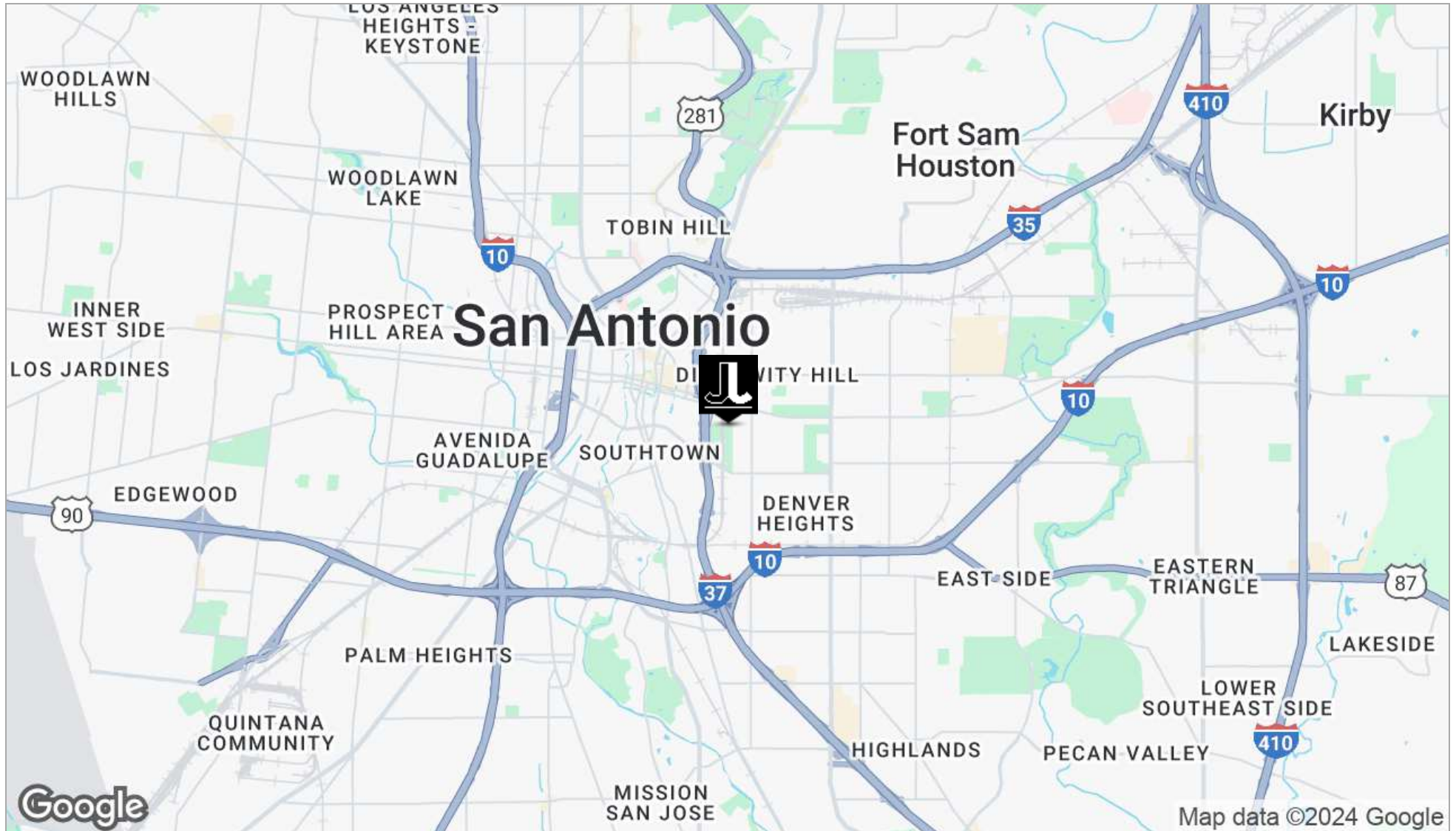
# Renderings







# Location Maps





# 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



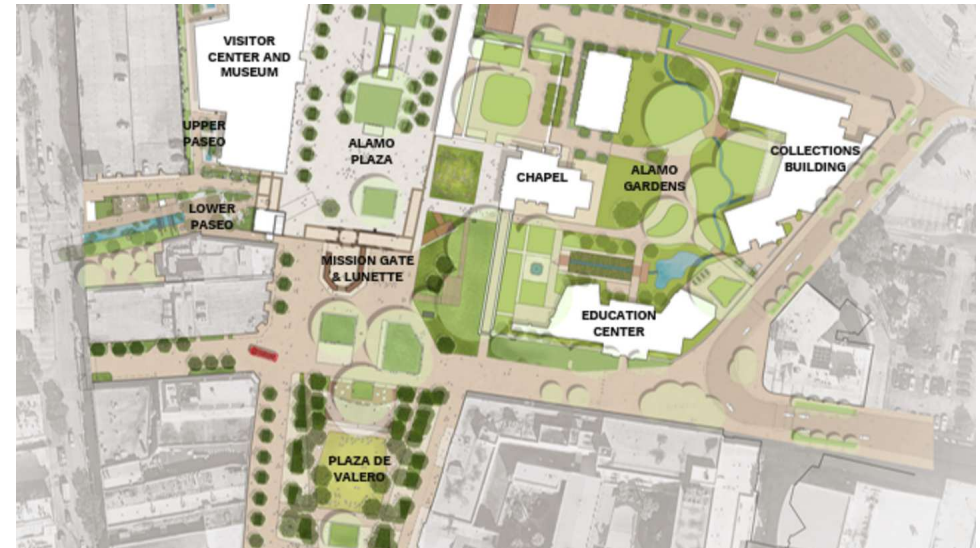




# At the Core

## 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.



# 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.





# 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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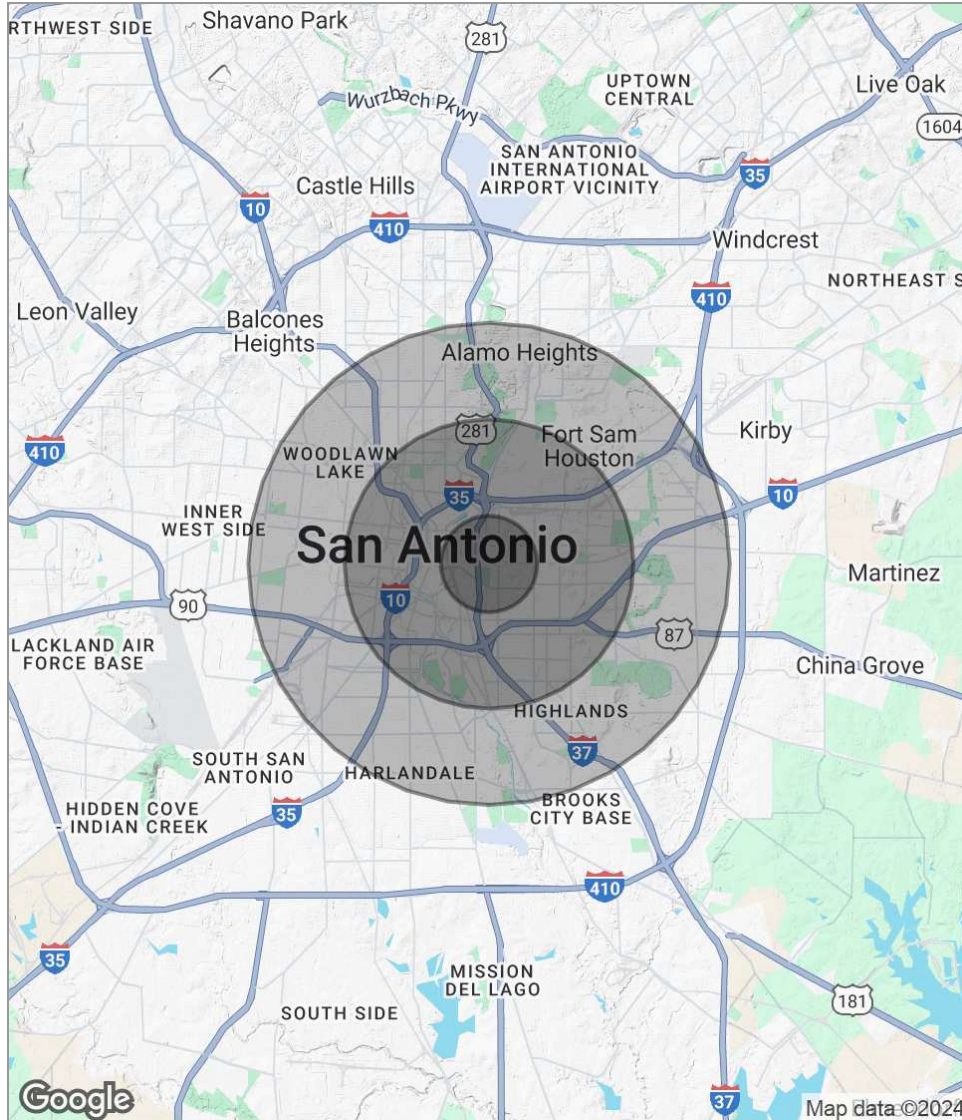
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# Demographics Map



	1 MILE	3 MILES	5 MILES
<b>POPULATION</b>			
Total population	12,099	122,815	338,668
Median age	36.2	33.7	33.6
Median age (Male)	34.9	32.3	31.9
Median age (Female)	39.0	36.2	35.5
<b>HOUSEHOLDS &amp; INCOME</b>			
Total households	4,515	41,500	113,682
# of persons per HH	2.7	3.0	3.0
Average HH income	\$38,714	\$40,478	\$47,362
Average house value	\$65,568	\$98,743	\$106,343

\* Demographic data derived from 2020 ACS - US Census





# Broker's Info



**JEREMY JESSOP**

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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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