



ADAPTIVE REUSE HISTORIC OPPORTUNITY

RICHBOOK BUILDING

900 W HOUSTON, SAN ANTONIO, TX 78207

Presented By
JEREMY JESSOP
210.386.3970
jj@jjrealco.com

JJ REAL CO
824 Broadway S, Suite 110
San Antonio, TX 78215
210.386.3970
jjrealco.com



Richbook Building



OFFERING SUMMARY

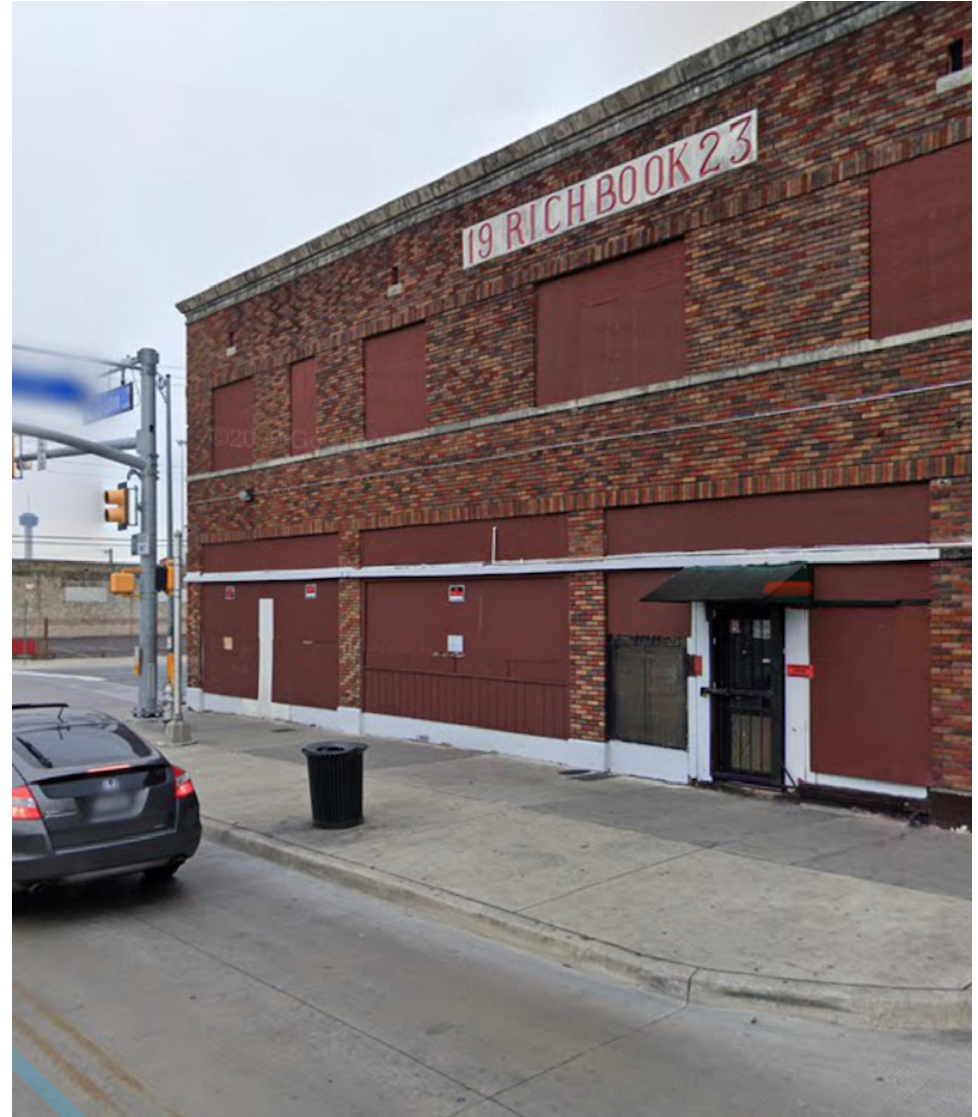
Sale Price:	Subject to Offer
Rich Book Building:	14,306 SF
Lot Size:	0.26 Acres
Year Built:	1909-1945
Zoning:	D - Downtown
Market:	San Antonio
Submarket:	Near West Side

PROPERTY OVERVIEW

This historic Landmark is located in Near West Side in the Cattleman's Square Historic District. Extensive private and public investment in the area coupled with multiple incentives available make this building a prime opportunity for redevelopment.



Exterior Photos



JEREMY JESSOP
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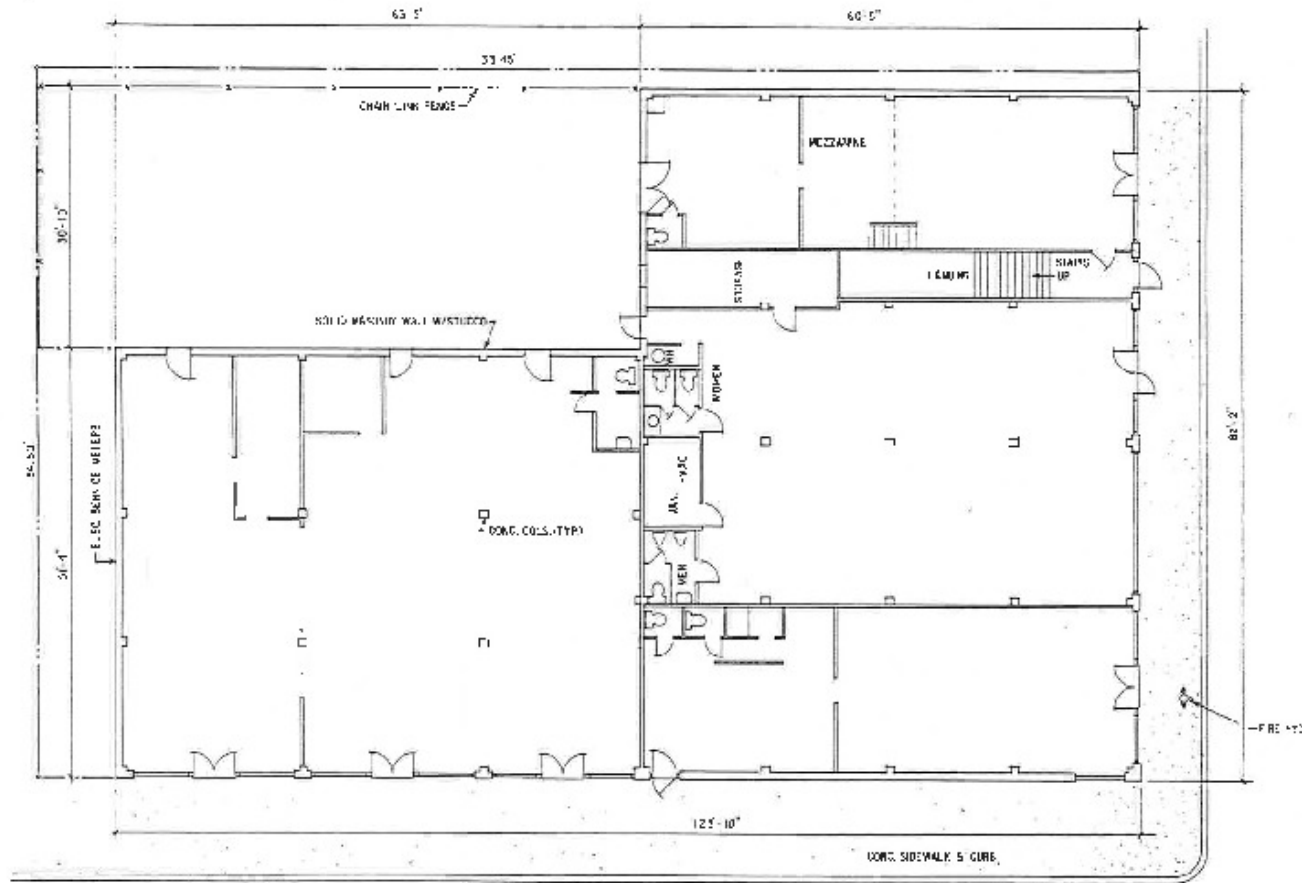
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78215

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Floor Plan 1



FIRST FLOOR PLAN

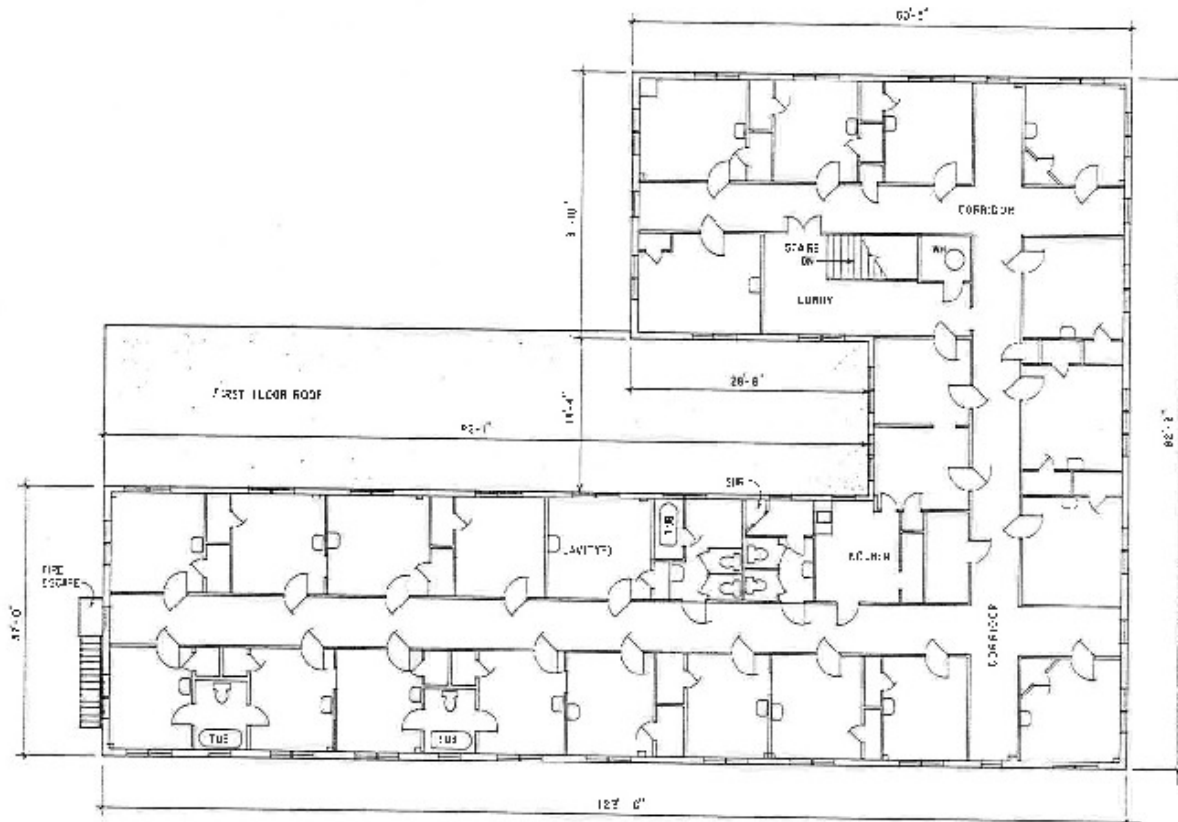
SCALE: 1" = 8'-0"



900 W. HOUSTON ST. AT W. FRIED ST.
3471 278281 - 8574201 - C. H. 1/14/08



Floor Plan 2



SECOND FLOOR PLAN
SCALE: 1" = 3'-0"



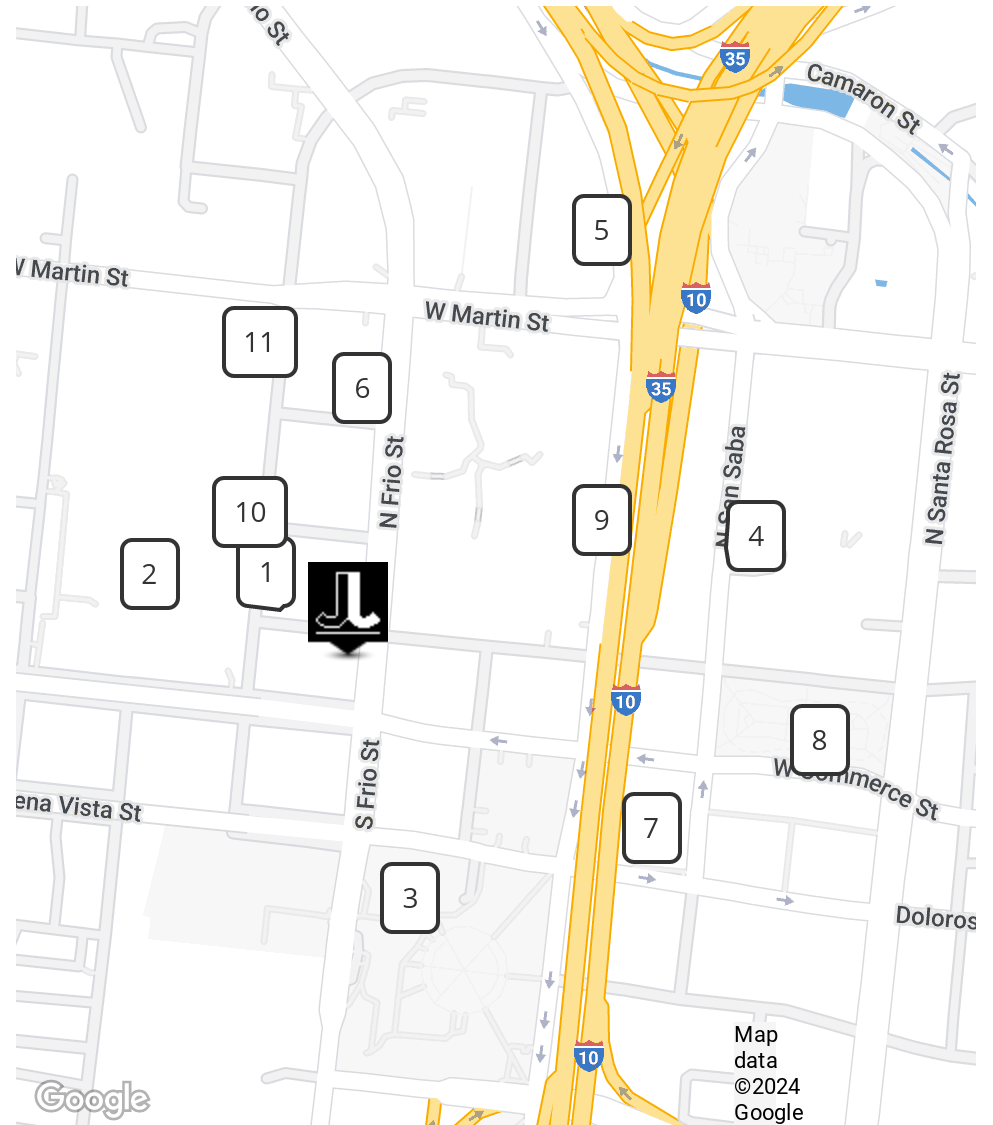
900 W. HOUSTON ST. AT N. FRID ST.
DATE 2/16/11 - 10:45 AM BY JJW/HAR/STW



Location

TEXT HEADLINE

- 1. Via Centro Plaza
- 2. Via Metropolitan Transit The Grand
- 3. UTSA
- 4. Children's Hospital.
- 5. University Health System Robert B
- 6. Bexar County Tax Assessor Office
- 7. Historic Market Square
- 8. Milam Park
- 9. Palacio del Sol housing
- 10. Scobey Building Project
- 11. National Grocery Company Building Project





San Antonio Metropolitan Area



HIGHLIGHTS

- Second 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.
- 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.

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Cattleman's Square



BRIEF OVERVIEW

The Cattleman Square Historic District is a small collection of streets on the west side of IH-35 immediately west of downtown. The buildings within the district include a variety of late 19th and early 20th century commercial and industrial structures.

Cattleman's Square was designated a local historic district in 1985.

UTSA PLANS

The Cattleman's Square Residential Tower initiative will pursue a public-private partnership to enhance residential options, services and experiential learning opportunities for students based at UTSA's Downtown Campus. The working group will design a living-learning facility that not only enhances student engagement but also brings vibrancy to the near West side by blending street-level retail, restaurants and services with underground parking, student housing and academic spaces. This initiative will advance the university's 10-year vision for the campus, further cementing UTSA's ability to serve as an intellectual gateway to the heart of San Antonio.



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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.





Market Square



The Historic Market Square is where the culture of San Antonio comes alive, a place locals and tourists have been coming for generations.

Nearly every weekend of the year, Market Square is filled with live entertainment, delicious food, family fun, and a wide variety of retailers with unique, multi-cultural merchandise.



Explore over 100 locally-owned businesses that provide a unique marketplace experience.

Since 1730, Market Square has had a unique place in the hearts of San Antonio's residents, and it continues to be one of the most vibrant and historical areas in the city today.



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VIA



VIA TRANSPORTATION

VIA Metropolitan Transit provides regional multimodal transportation options that connect our community to opportunity, support economic vitality, and enhance quality of life throughout our region. VIA, recognized by the Texas Transit Association as the outstanding Metro Transit Authority of the year, has a service area of 1,226.07 miles, which includes 14 member cities and the unincorporated areas of Bexar County, and operates seven days a week on more than 90 routes.



CENTRO PLAZA

Centro Plaza at VIA Villa, a state-of-the-art transit hub, opened for service in November 2015. The modern plaza provides a comfortable area for transferring, digital next-bus arrival signs, air-conditioned waiting areas, and a full-service customer service center.





Scobey Building



HISTORY

The Scobey Storage Complex, built in 1940, has been a historical landmark in the Westside of San Antonio for decades. It contains six buildings on 2.6 acres of land, down the street from Cattleman's Square. While it has been abandoned for many years, there are some redevelopment plans underway.

VIA'S PLANS FOR SCOBEY

The Scobey Complex was bought by VIA Metropolitan Transit in 2017 for \$5.2 million as part of an overall investment in their Centro Plaza. The plans for the complex include 32,000 square feet of space reserved for retail use on the ground floor of the main building, with 81,000 square feet of residential space above that, a 26,500 square foot office building, and 27,500 square feet of storage space.



National Grocery Company Building



HISTORY

The National Grocery Company Building, built in 1919, is a historical landmark in the Westside of San Antonio located just North of Cattleman Square. Built in the style of the day, this building is approximately 70,000 sf of solid concrete. While it has been abandoned for many years, there are some redevelopment plans underway.

PLANS

The National Grocery Company, Building was bought in 2022 as part of an overall investment plan on the West side along with over 3 acres of vacant land adjacent to the building. Ownership is considering breweries, restaurants, housing, coworking, rooftop event space among others.





Broker



JEREMY JESSOP

jj@jjrealco.com

Direct: 210.386.3970

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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Information About Brokerage Services



Information About Brokerage Services

11/2/2015

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

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 counter-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. An 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 subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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 aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist 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.

<u>Jeremy Jessop Real Estate</u>	<u>537746</u>	<u>jeremy.jessop@gmail.com</u>	<u>(210)386-3970</u>
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>Jeremy Jessop</u>	<u>537746</u>	<u>jeremy.jessop@gmail.com</u>	<u>(210)386-3970</u>
Designated Broker of Firm	License No.	Email	Phone
<u>Jeremy Jessop</u>	<u>537746</u>	<u>jeremy.jessop@gmail.com</u>	<u>(210)386-3970</u>
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
<u>Mariela Monagas</u>	<u>676145</u>	<u>mariela@jrealco.com</u>	<u>(210)687-7067</u>
Sales Agent/Associate's Name	License No.	Email	Phone
_____ Buyer/Tenant/Seller/Landlord Initials		_____ Date	

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

Jeremy Jessop Real Estate, 7748 Lancelot San Antonio, TX 78212 Phone: (210)687-7067 Fax: (210)687-9999 IABS 1-0 Date
 Mariela Monagas Produced with zplforms by zpl.com 10170 Fithian Mill Road, Prosser, Michigan 48228 www.zpl.com 2102 N. River

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