



FOR GROUND LEASE OR SALE

E. HOUSTON ST. PORTFOLIO

SAN ANTONIO, TX 78205

Presented By

JEREMY JESSOP

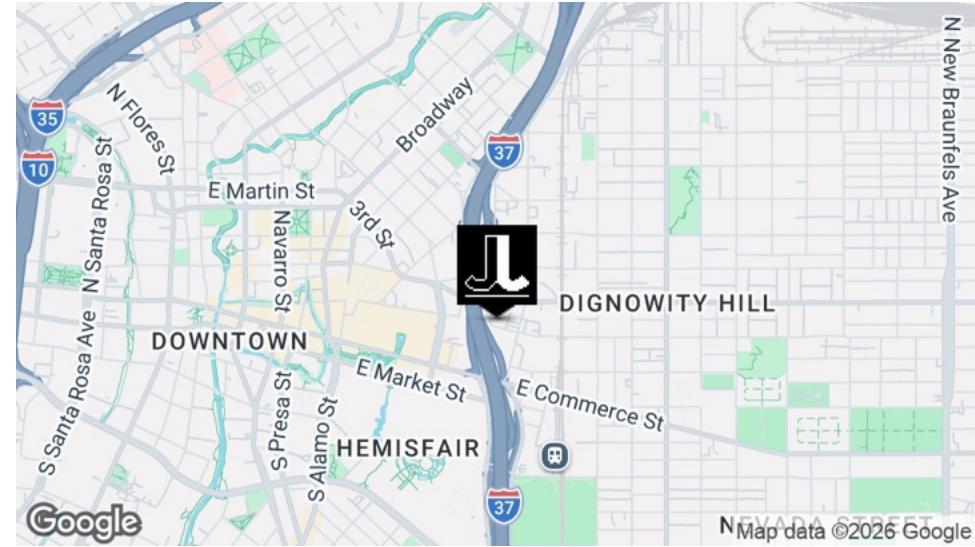
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824 Broadway St. Suite 110, San Antonio, TX 78215



Executive Summary



OFFERING SUMMARY

Sale Price:	Contact Broker
Bldg 1-Warehouse 14' clear heights	9,320SF
Bldg 2-Warehouse 10' clear height	2,666SF
Bldg 3-Commercial retail	3,341SF
Bldg 4-warehouse 12' clear height	4,400SF
Zoning:	D
Market:	San Antonio
Submarket:	Near Eastside

PROPERTY OVERVIEW

2.27 ac of land strategically located on the East side next to Downtown with convenient access to major arterial roads. Positioned between E Houston St, Crockett St. and Chestnut St, site is surrounded by major catalytic projects such as the TRTF Innovation District, St. Paul Square and it is within a mile of the Convention Center, Alamodome, upcoming Spurs Arena, San Antonio Riverwalk, The Alamo, Hemisfair Park, and more.

PROPERTY HIGHLIGHTS

- Nearly full city block in a prime location next to Downtown with strong visibility and excellent access to and from I-37 and minutes to I-35, I-10, and Hwy 281.
- Flexible D zoning and development potential. No restrictions on building size or height and waives parking requirements which permits a wide range of development types including residential, commercial, retail, office, hospitality, and mixed-use. Ideal for high rise mixed use development.
- Average HH income of \$114,000.00 in a .25 mile radius.
- Leveled lot clear of buildings brings substantial revenue as parking for the area.

Aerial Photos



Existing Buildings



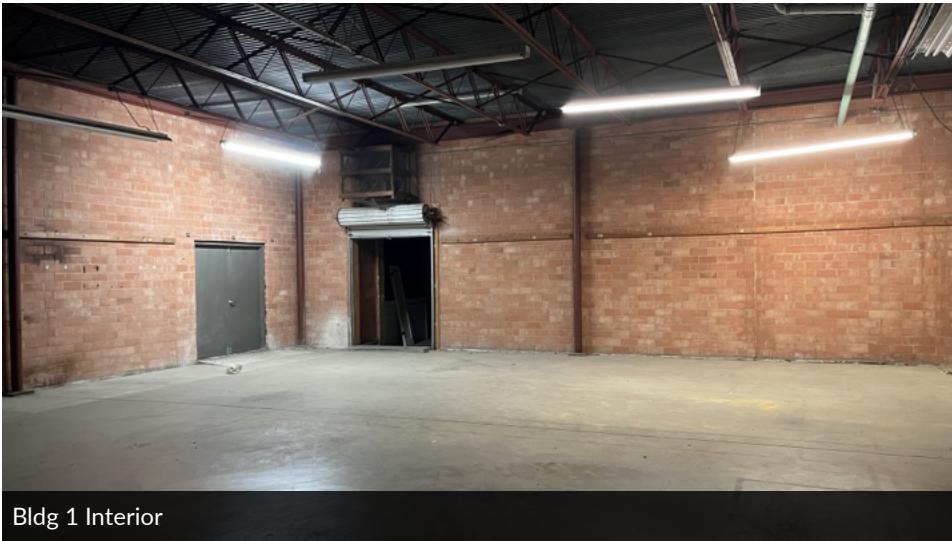
Bldg 1 Exterior



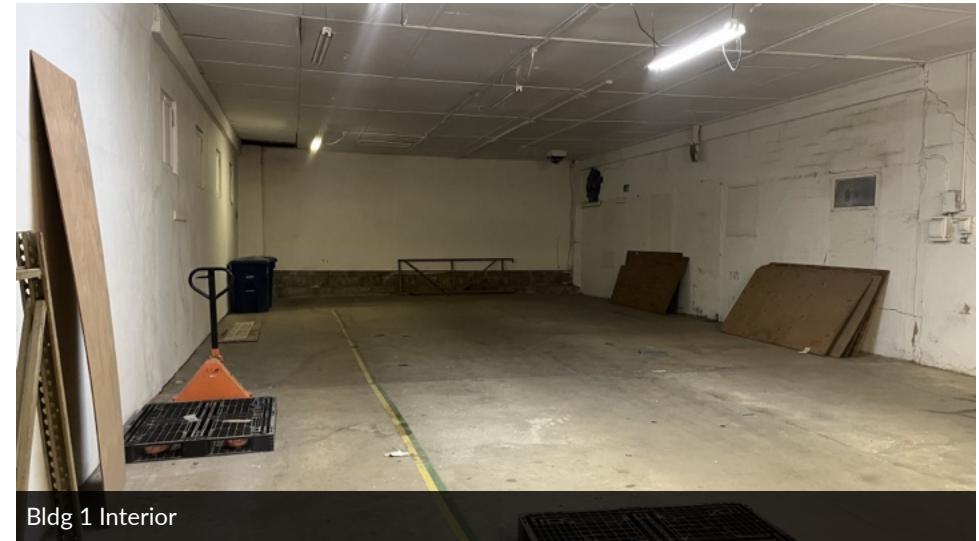
Bldg 1 Exterior



Bldg 1 Exterior



Bldg 1 Interior



Bldg 1 Interior

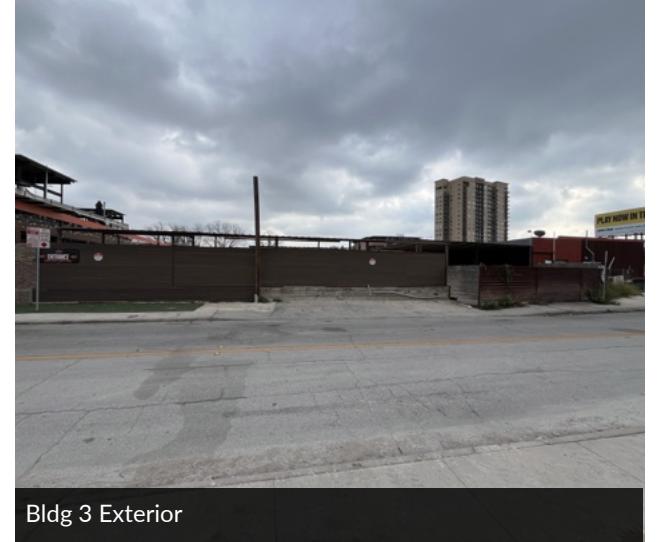
Existing Buildings



Bldg 2 Exterior



Bldg 3 Exterior



Bldg 3 Exterior



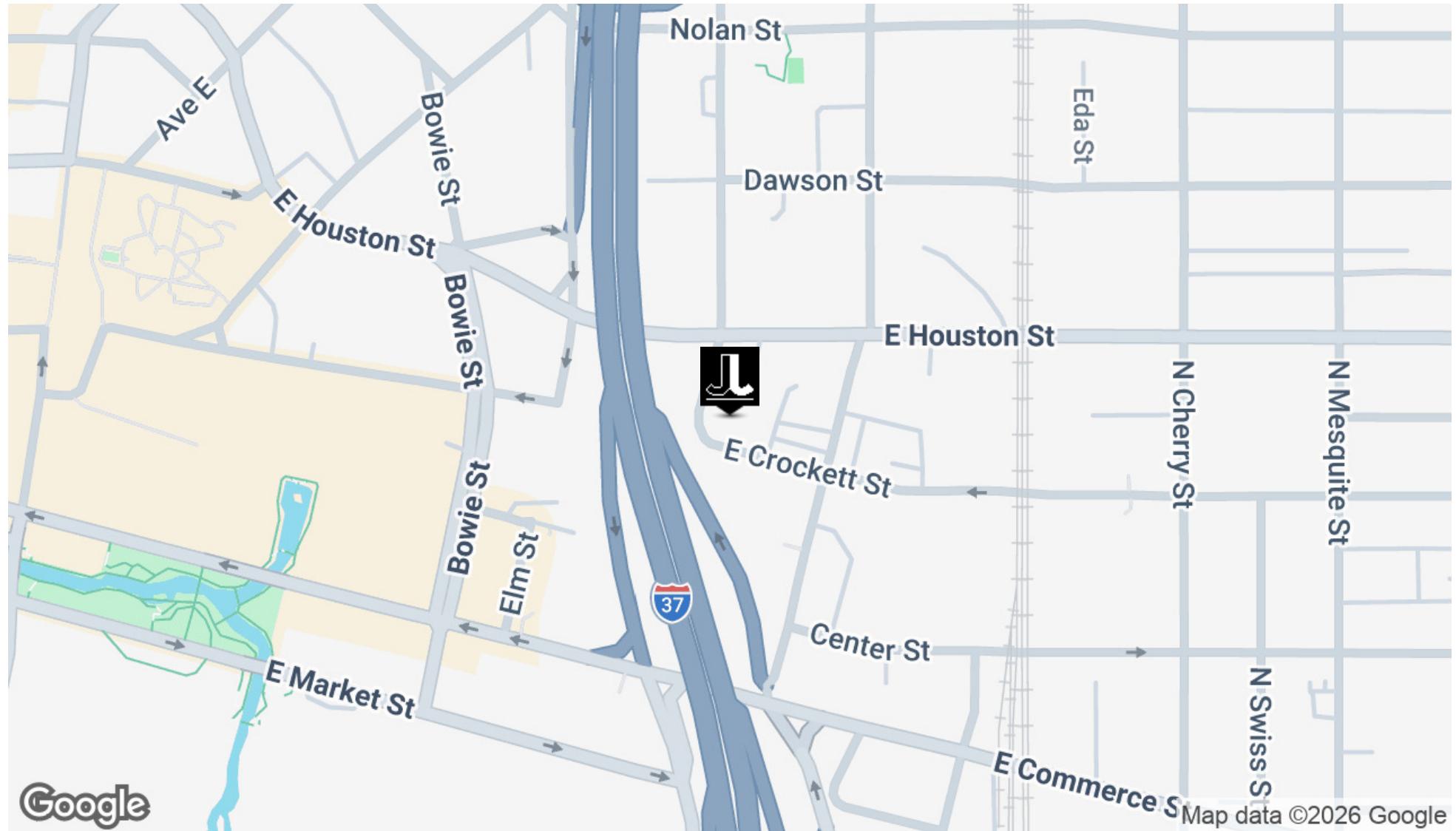
Bldg 4 Exterior



Bldg 4 Exterior



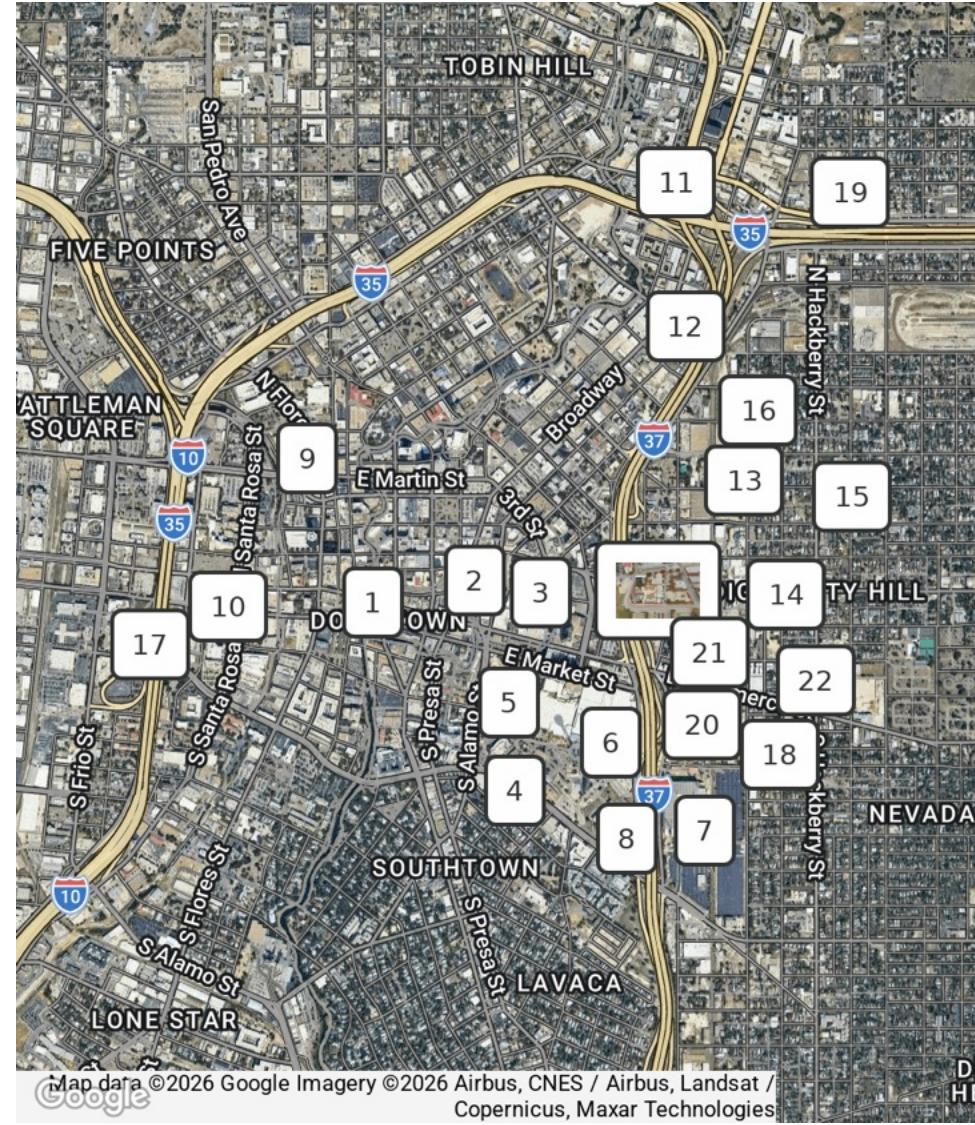
Location Map



Location

BULLETS HEADLINE

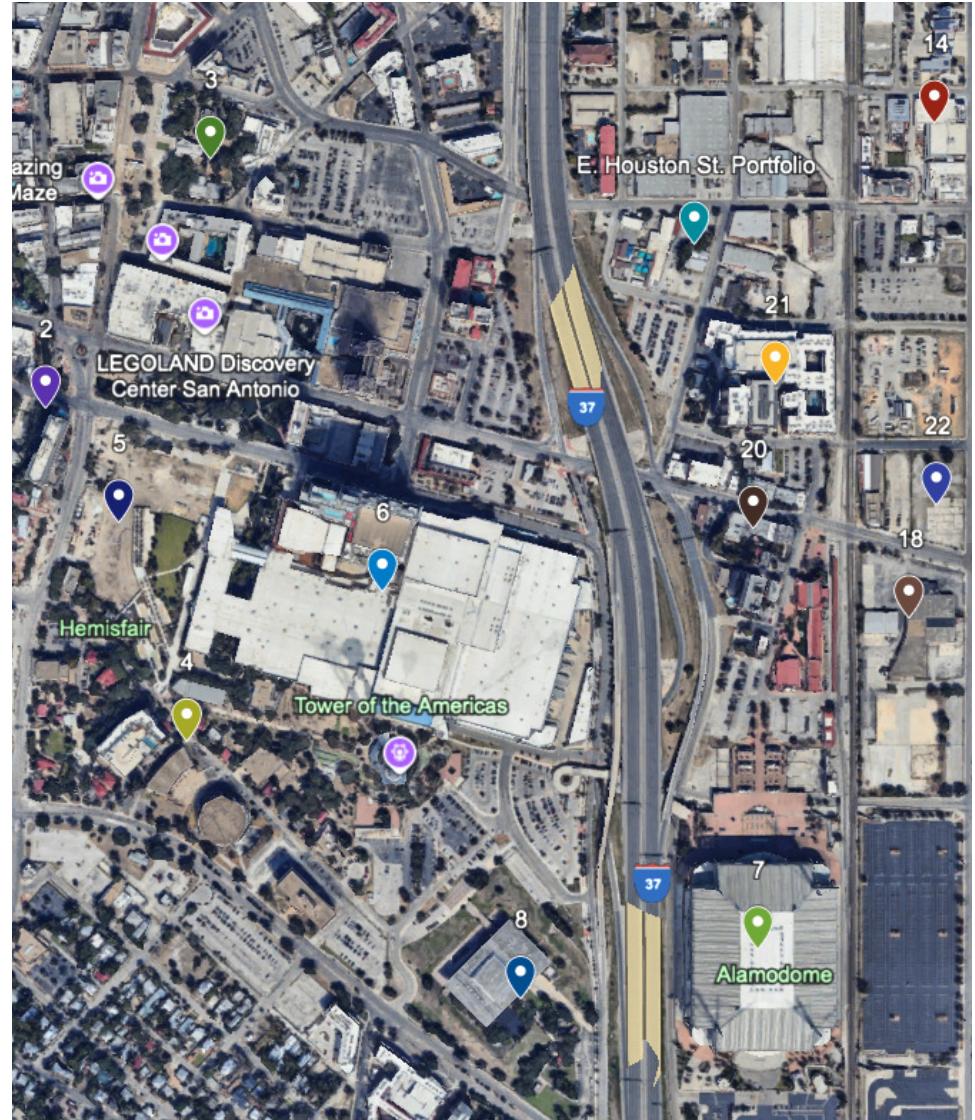
- 1. Downtown San Antonio
- 2. Riverwalk
- 3. The Alamo
- 4. Hemisfair Park and Tower of the Americas
- 5. Civic Park
- 6. Convention Center
- 7. Alamodome
- 8. New Spurs Arena (proposed)
- 9. San Antonio Mission Ball Park
- 10. Market Square
- 11. The Pearl
- 12. River North
- 13 Hays Street Bridge
- 14 Innovation District/Texas Research & Technology Foundation.
- 15. Dignowity Park
- 16. Skate Park
- 17 UTSA campus
- 18. 1220 E Commerce
- 19. Government Hill
- 20. St. Paul Square and Sunset Station.
- 21. The Baldwin at St Paul Square-MF



Close Up

BULLETS HEADLINE

- 2. Riverwalk.
- 3. The Alamo
- 4. Hemisfair Park and Tower of the Americas
- 5. Civic park.
- 6. Convention Center
- 7. Alamodome
- 8. Upcoming Spurs Arena
- 14. Innovation District/Texas Research and Technology Foundation.
- 18. 1220 E Commerce
- 20. St Paul Square and Sunset Station
- 21. The Baldwin
- 22. Central at Commerce

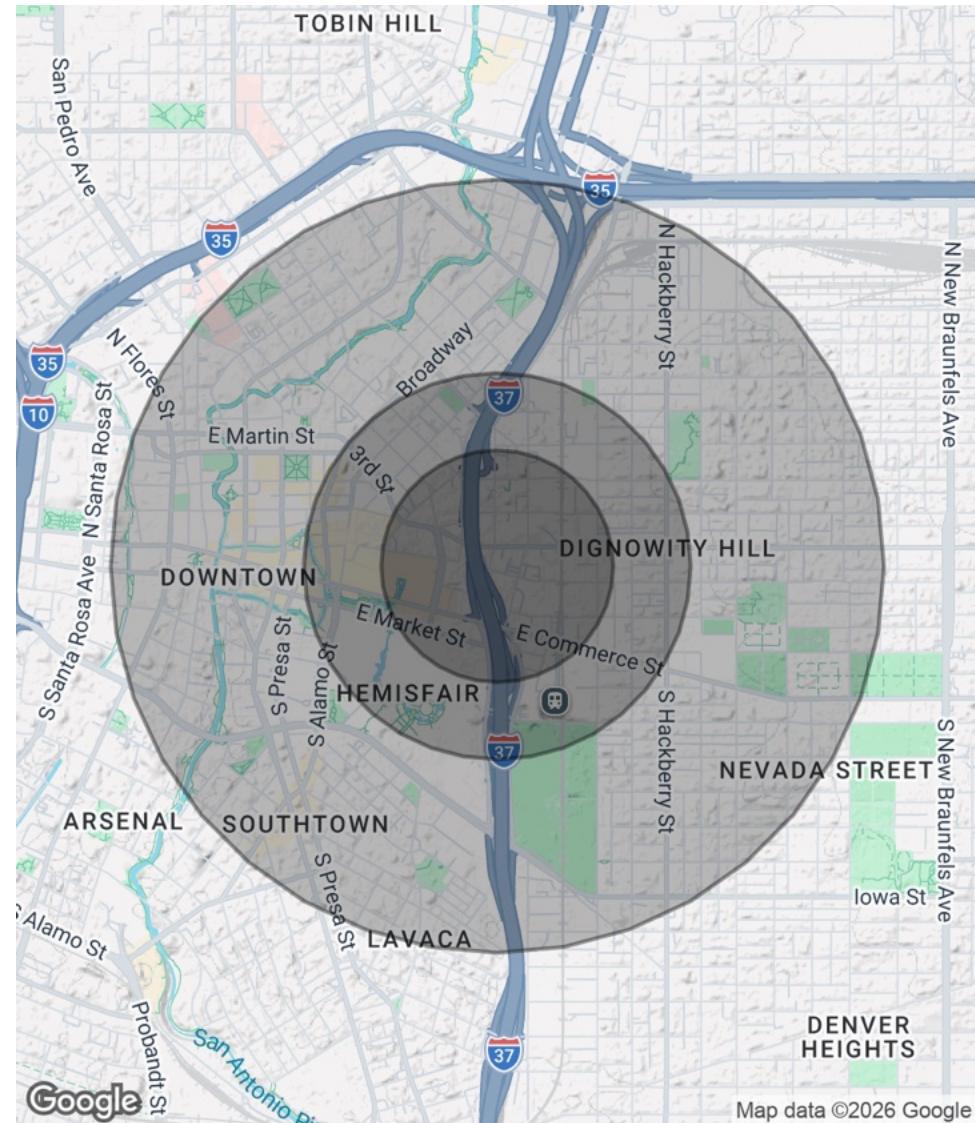


Demographics Map & Report

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	739	2,285	12,485
Average Age	42	42	42
Average Age (Male)	42	42	41
Average Age (Female)	42	43	42

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	342	1,032	6,525
# of Persons per HH	2.2	2.2	1.9
Average HH Income	\$114,977	\$98,574	\$81,948
Average House Value	\$500,702	\$516,746	\$482,793

Demographics data derived from AlphaMap





City Highlights



KEY DATA

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 H-E-B, Frost Bank, USAA, BBVA, CPS, AT&T, Google Fiber, UTSA.

San Antonio'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.

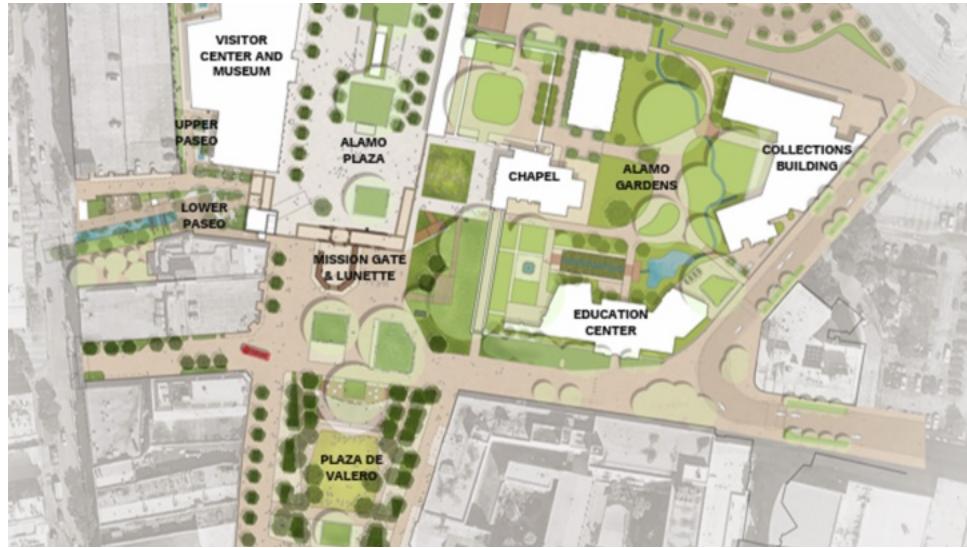
San Pedro Creek Culture Park Development: \$1.58 billion economic impact, 2,100 new housing units, 7,300 new downtown residents. 150% expected increase in new property value & \$225M ad valorem tax revenue.

(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.

At the Core of San Antonio

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.

St. Paul Square

BACKGROUND

St. Paul Square is one of San Antonio's most distinctive historic districts, blending preserved late-19th-century architecture with modern entertainment, dining, and cultural venues. Located just east of Downtown, the district serves as a gateway between the urban core and surrounding neighborhoods.

Sparingly developed in the early 19th century, the area grew with the arrival of the railroad in 1877 and the streetcar system during the 1890s. St Paul Square is developing into a unique center that fuses unique eats and offices with nightlife entertainment in the heart of San Antonio.

Source: www.stpaulsq.com



FEATURES AND AMENITIES

Walkable, pedestrian-friendly streets. 1400 feet to Alamodome-multipurpose stadium.

Sunset Station: Historic Southern Pacific Depot turned event and performance venue anchoring the district

Dining- eclectic mix of bars, restaurants, cafés, and nightlife draws visitors throughout the week nightlife.

Live music, markets, and events at Sunset Station and surrounding venues make the area lively and community-oriented

Proximity to VIA transit and rail lines
Historic district zoning and preservation standards- The district serves as a connector between Downtown and emerging East Side neighborhoods, with ongoing plans to enhance pedestrian connectivity

Multifamily Projects

THE BALDWIN AT ST PAUL SQUARE

The unique public-private partnership with the San Antonio Housing Trust Public Facility Corporation that financed The Baldwin guarantees that half of the apartment homes are reserved for residents earning at or below 80% of the area median income. This modern multifamily development marries industrial design and contemporary amenities in 271 unique loft-style living spaces. The Baldwin's location allows for easy walkability to downtown, the San Antonio Riverwalk, and the Alamo. The Baldwin features two spacious amenity courtyards comprising a large resort-style pool and zen garden and has led to the creation of a number of Sunset Station's restaurants, bars, hotel, offices and conference/meeting facilities.



1220 E COMMERCE

4.74 acres zoned D east of St Paul Square The property spans approximately 4.74 acres and is zoned D - Downtown District, which permits a wide range of development types including residential, commercial, retail, office, hospitality, and mixed-use. This zoning classification imposes no restrictions on building size or height and waives parking requirements, offering substantial flexibility for future development. Conceptual approval has been granted for a 340 - five story building.

CENTRAL AT COMMERCE

Central at Commerce: \$91M project to construct 279-unit mixed-income apartment community was approved by the Historic and Design Review Commission (HDRC) on Oct 15, 2025. "Central at Commerce," targeted for a nearly 1-acre vacant lot at 1231 E. Commerce St., is a joint venture from Opportunity Home and Indiana housing developer The Annex Group. Construction on the \$91 million seven-story project is slated to kick off in February 2026..



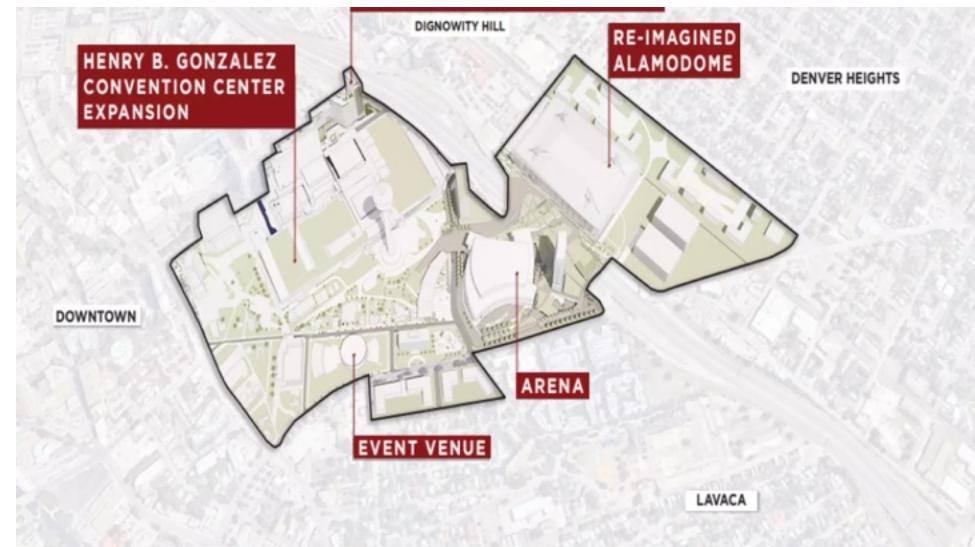
Project Marvel



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. The construction of a land bridge over IH-37 connecting the East Side to downtown has been planned for the future.



Innovation District



TEXAS RESEARCH & TECHNOLOGY FOUNDATION

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. Texas Research & Technology Foundation is a nonprofit organization focused on advancing technology, bioscience research, and economic development in Texas -particularly in San Antonio. Its work includes incubators, labs, investment groups, and initiatives aimed at building a strong innovation ecosystem.

VELOCITYTX AND MERCHANTS ICE COMPLEX

Velocitytx is the first Innovation Center in the city's near east side 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 than 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.

Merchants Ice Complex is a historical industrial site on 1305 E Houston St being redeveloped into labs, offices, coworking space, and event/support facilities

EXPANSION; G.J SUTTON PROPERTY

Plans future development on adjacent land like the G.J. Sutton property to bring more corporate, research, and commercial activity including military and medical research into one integrated district.

Hemisfair

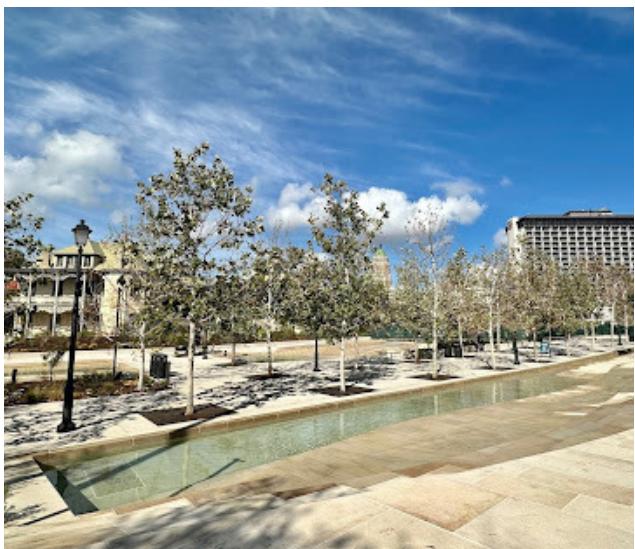
OVERVIEW

Hemisfair is undergoing a 20-year, three-phase redevelopment of the 1968 World's Fair site into a mixed-use neighborhood. The \$340M project will result in the development of 3 parks, a 200-room hotel, 525 residential units, 65k of retail space, and 1100 parking spaces. Together these developments will unite to form the reimagined district that is Hemisfair, one of the world's great public spaces.



ECONOMIC IMPACT

According to TXP, INC, the total economic impact of construction at Hemisfair over ten years will likely result in \$880 million of new economic activity and over 6,000 jobs. At full build-out, the Hemisfair district is projected to generate \$13 million annually in additional tax revenues to local agencies from property, hotel occupancy, and sales taxes.

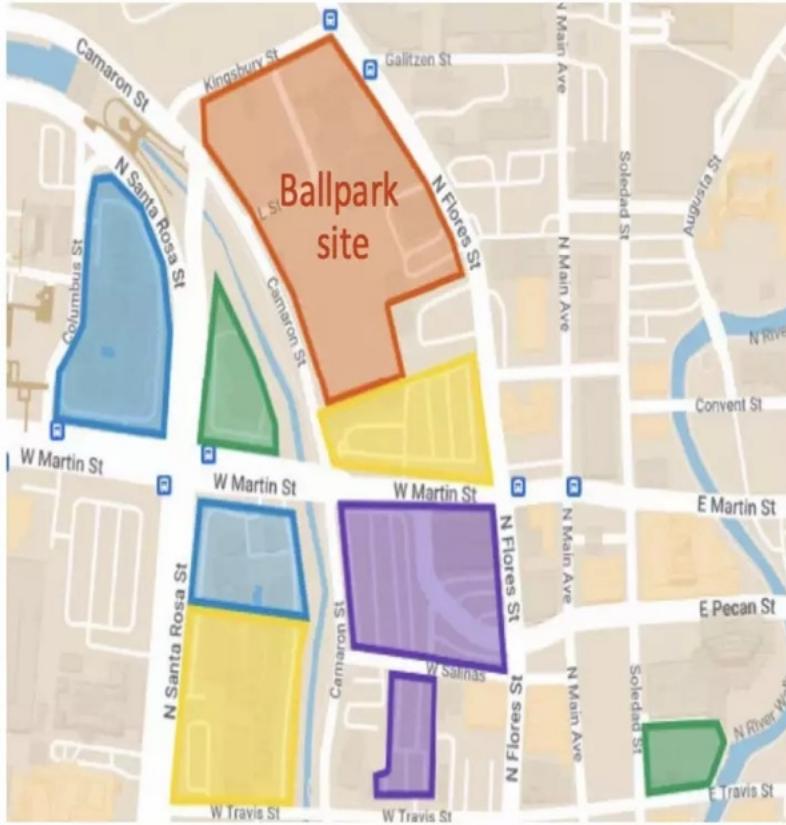


SOCIAL IMPACT

More than 3 million visitors have already experienced the 4-acre Yanaguana Garden since opening in October 2015 and Civic Park will offer something for everyone – from culinary festivals to live music, community celebrations of all kinds will fill the calendar. The project features a shaded promenade, the Springs water feature, and a great lawn with an event capacity of up to 15,000 people. The park will offer enriching, captivating experiences that draw people together and strengthen our community.



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.



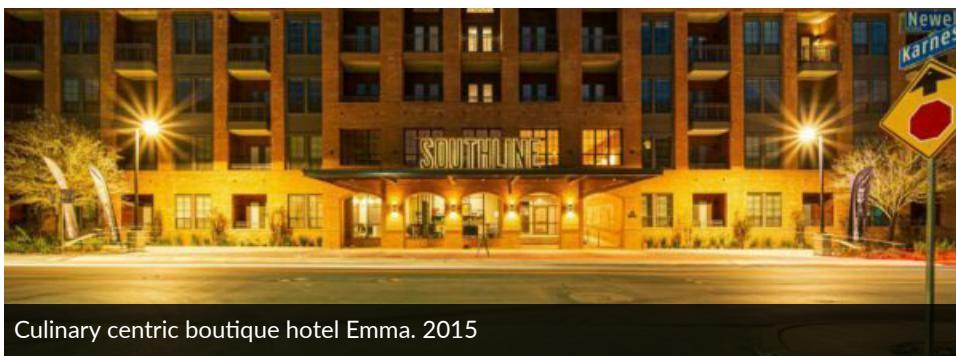
The Pearl

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. Craftsmanship 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

AWARDS

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.

Earner 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.

Market Square

OVERVIEW

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.



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.



River North

A NEW DOWNTOWN NEIGHBORHOOD

- Benefiting 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



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.





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 interest of the client above all others, including the broker's own interest;
- Inform the client of any material information about the property or transaction related to the broker;
- Answer the client's questions and present any offer or counteroffer from the client to the best of the broker's ability;
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AN AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent (or designee) by 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 brokerage by the buyer or buyer's agent.

AS AN 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 or brokerage by the seller or seller's agent.

AS AN AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties, the broker must first obtain the written agreement or oral agreement to do so. The written agreement must state who will pay the broker and, if compensation is paid or to be paid, it must be set forth in 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 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 is writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer or 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 interest 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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Buyer/Tenant/Seller/Landlord Initials		Date	

Regulated by the Texas Real Estate Commission
TXR-2501

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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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