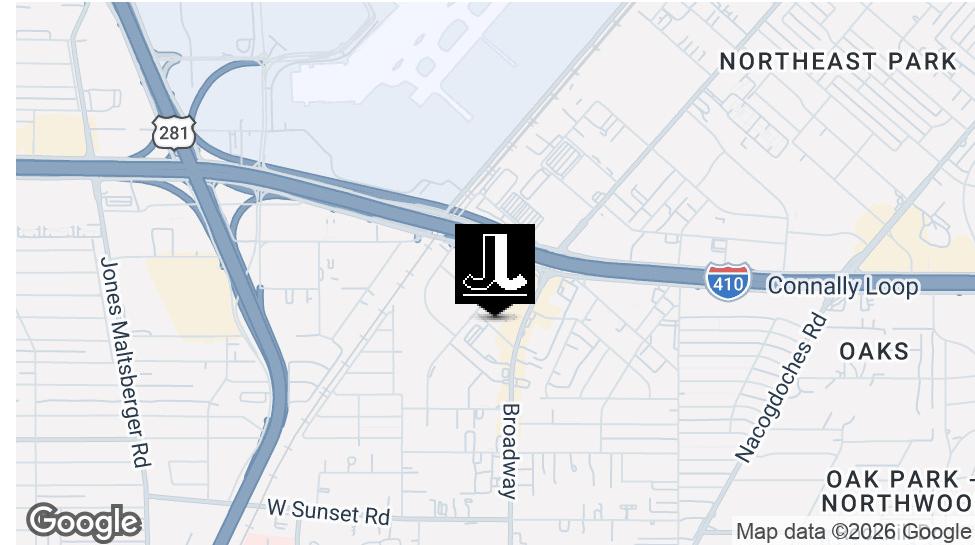




# Executive Summary



## OFFERING SUMMARY

|                |                |
|----------------|----------------|
| Sale price:    | \$1,500,000.00 |
| Building Size: | 11,315 SF      |
| Lot Size:      | .47AC          |
| Parking:       | 39 spaces      |
| Year Built:    | 1980           |
| Renovated:     | 2018           |
| Zoning:        | C-3, I-1       |
| Market:        | San Antonio    |
| Submarket:     | North East     |

## PROPERTY OVERVIEW

11315 sf of office building sitting on .47 acres. Convenient access to Loop 410 and 281, close to airport, North Star Mall and minutes to Downtown. Just north of City of Alamo Heights, Olmos park and terrell Hills with a median household income close to \$200,000.00 and all amenities nearby.

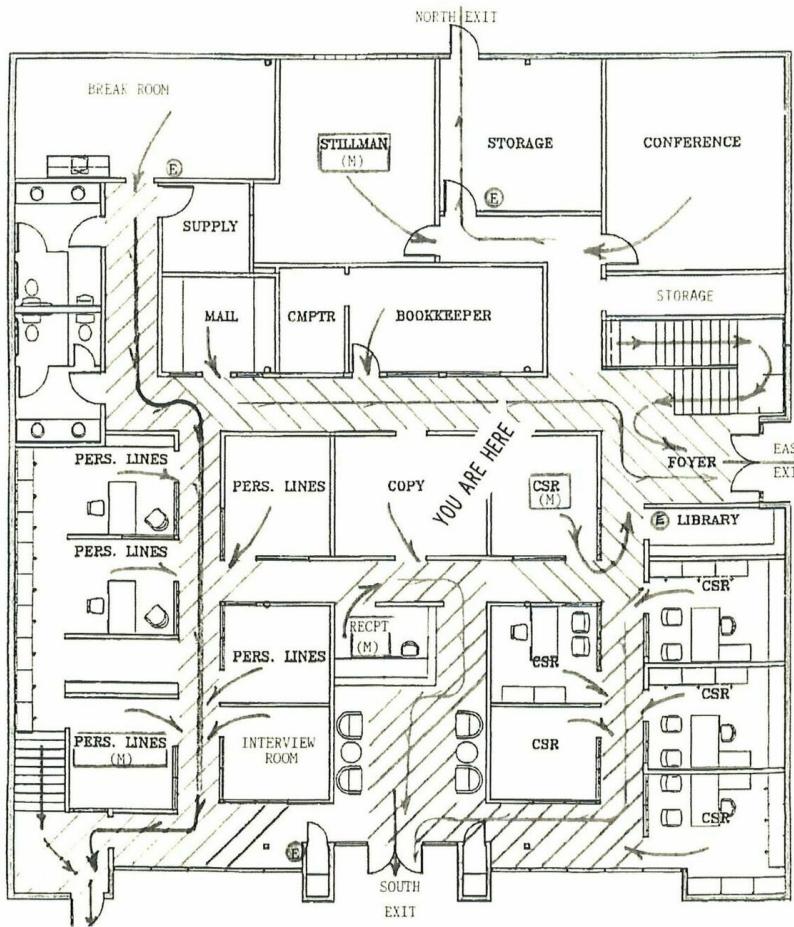
## PROPERTY HIGHLIGHTS

- High 10' Ceilings.
- Well maintained building with flexible layout for single or multiple tenancy.
- Multiple private offices, co sharing spaces and conference rooms.
- Restrooms on each floor, copy room and a break room.
- Within walking distance to food and beverage options.
- Ample parking.
- For sale/lease- Financing available.

# Exterior Photos

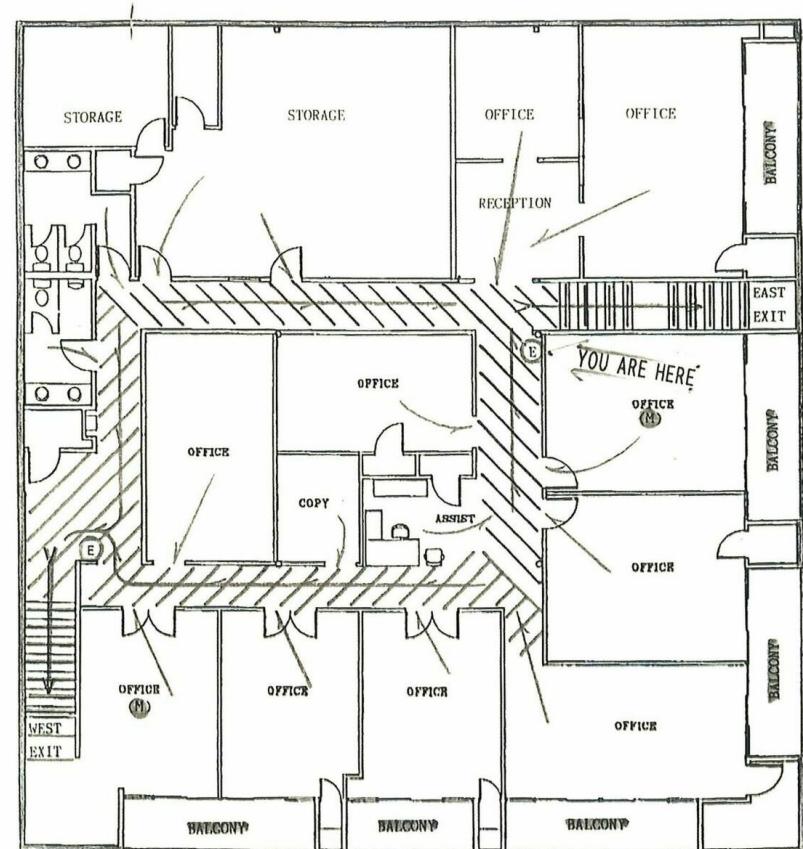


# Floor Plans



Level I Stouffer

41

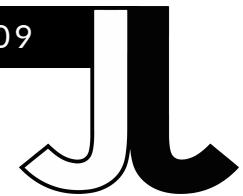


Level II Stouffer

42

# Interior Photos

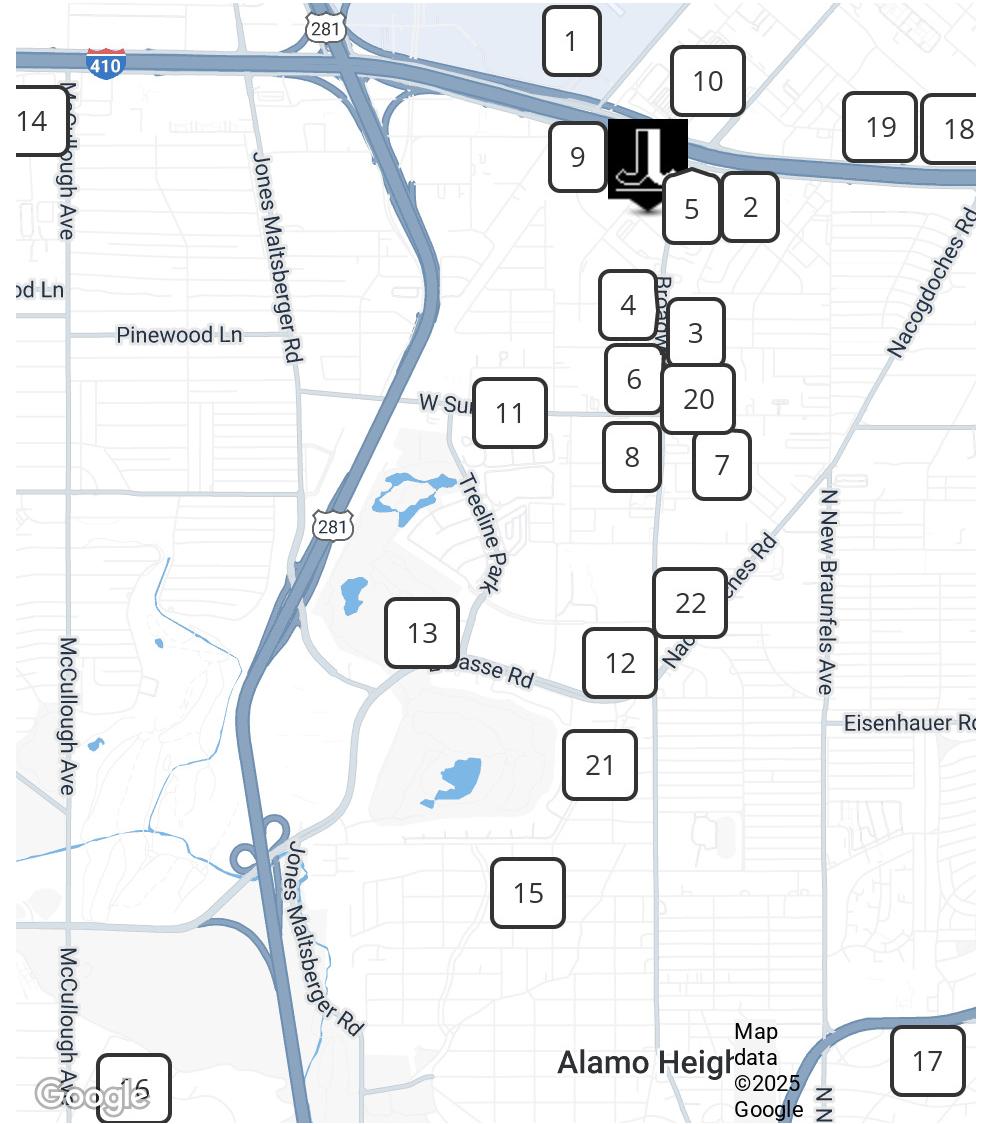


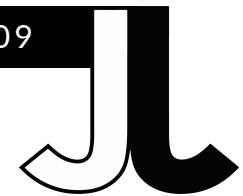


# Neighborhood

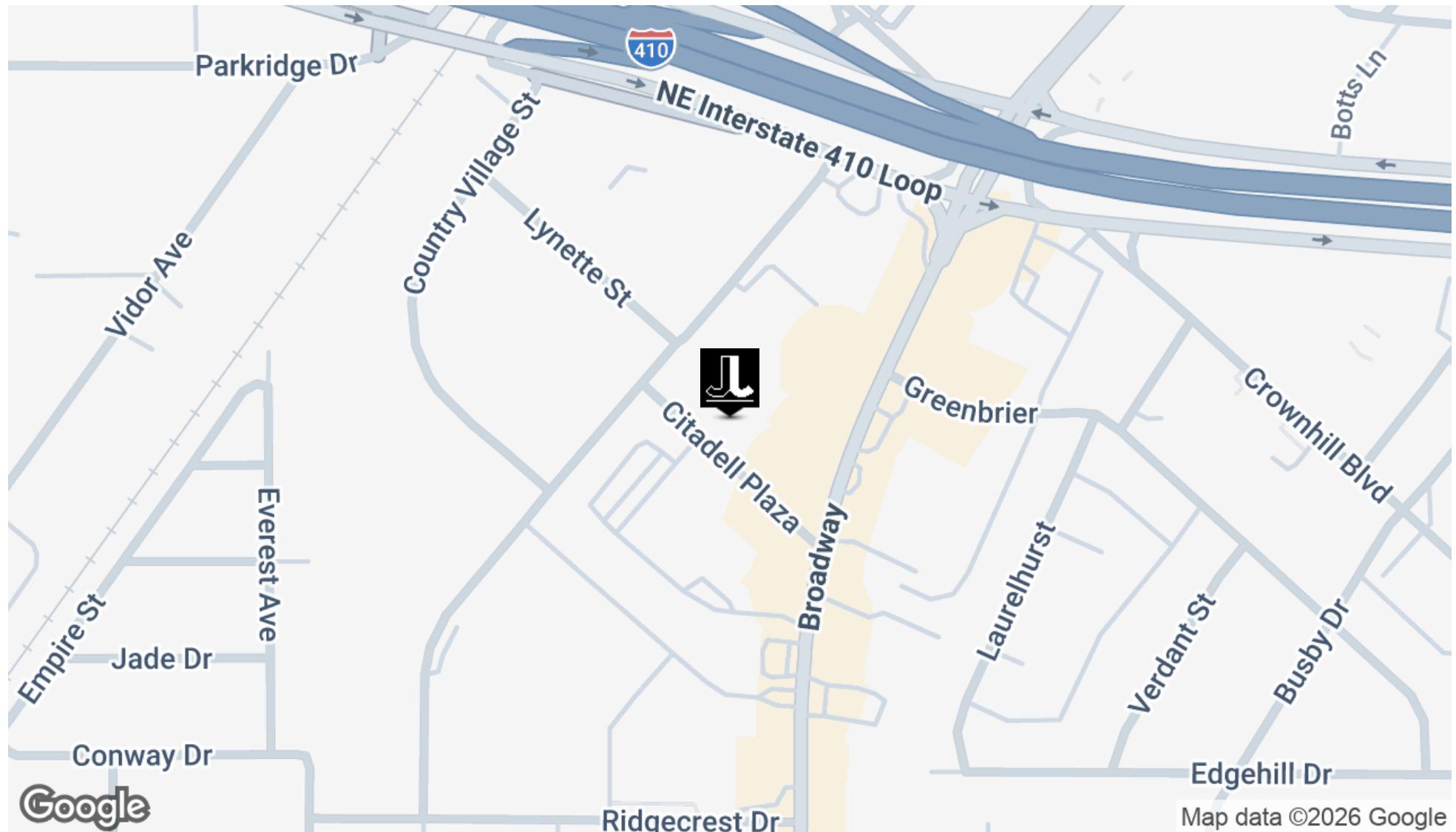
## BULLETS HEADLINE

- 1.- San Antonio International Airport
- 2.- Whataburger.
- 3.- Raising Canes
- 4.- The Beignet Stand.
- 5.- Jim's Restaurant.
- 6.- La Panaderia.
- 7.- Dutch Bros Coffee
- 8.- Revolution Coffee
- 9.-Valero
- 10. - Shell.
- 11.- Home Depot.
- 12.- Shops at Lincoln Heights
- 13.-The Quarry Golf Course
- 14.- North Star Mall
- 15.- Alamo Heights.
- 16.- Olmos Park.
- 17.- Terrell Hills
- 18.- Broadway Bank
- 19.-Frost Bank
- 20.- Pinnacle Bank
- 21.- Chase Bank





# Location Map

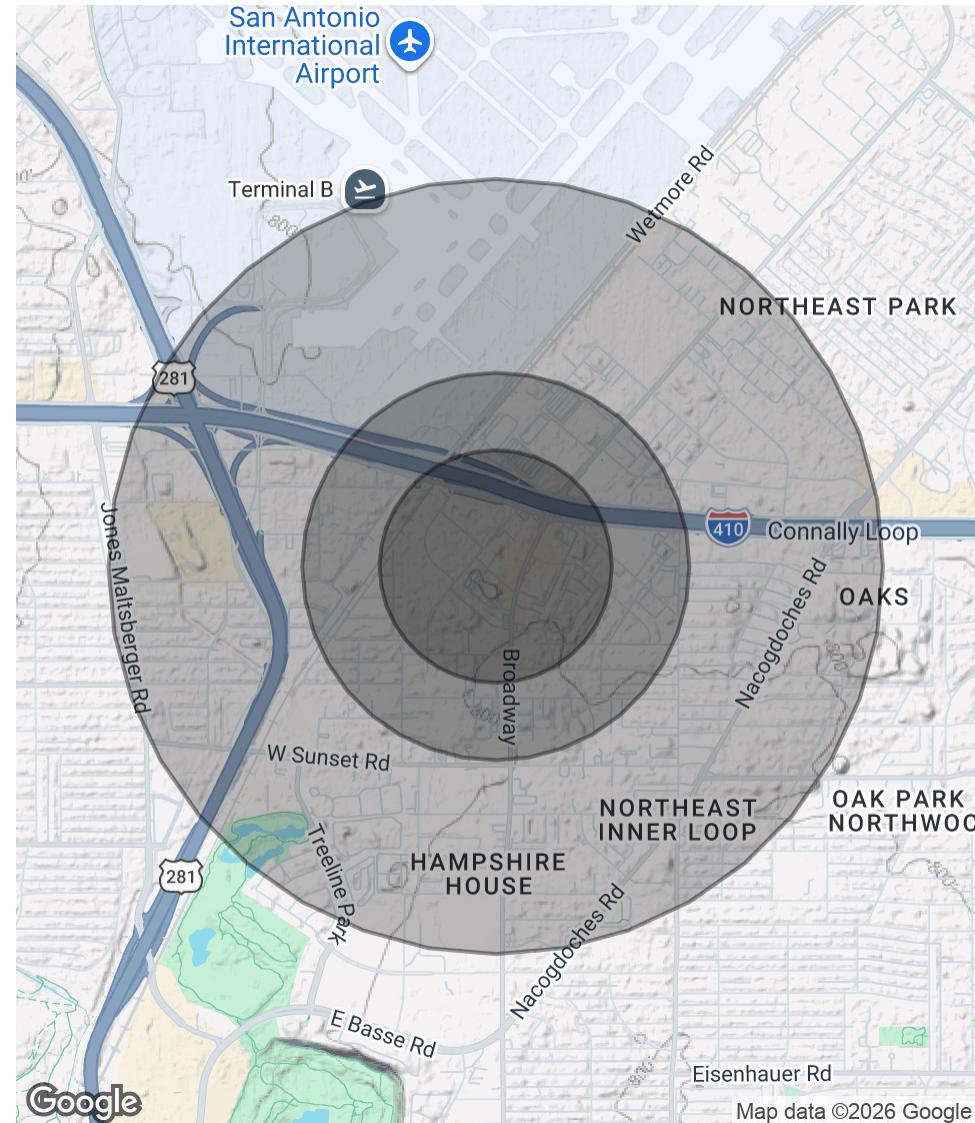


# Demographics Map & Report

| POPULATION           | 0.3 MILES | 0.5 MILES | 1 MILE |
|----------------------|-----------|-----------|--------|
| Total Population     | 1,452     | 3,204     | 10,172 |
| Average Age          | 40        | 41        | 43     |
| Average Age (Male)   | 37        | 38        | 41     |
| Average Age (Female) | 42        | 43        | 45     |

| HOUSEHOLDS & INCOME | 0.3 MILES | 0.5 MILES | 1 MILE    |
|---------------------|-----------|-----------|-----------|
| Total Households    | 603       | 1,408     | 4,626     |
| # of Persons per HH | 2.4       | 2.3       | 2.2       |
| Average HH Income   | \$90,269  | \$90,727  | \$97,398  |
| Average House Value | \$479,841 | \$492,230 | \$497,359 |

Demographics data derived from AlphaMap





# Broker



**JEREMY JESSOP**

[jj@jjrealco.com](mailto: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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# Disclosures

11/2/2015



## 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.

### TYPES OF REAL ESTATE LICENSE HOLDER:

- 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 known by the broker;
- Answer the client's questions and present any offer or counteroffer from the client;
- 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 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, if commissions paid or divided, 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 licensee holder associated with the broker to each party (buyer and seller) 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 shown 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 licensee 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 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, what payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for informational 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.

|   |             |                         |               |
|---|-------------|-------------------------|---------------|
| JJ REAL CO  | 537748      | JJ@JJREALCO.COM         | (210)386-3970 |
| Licensed Broker/Broker Firm Name or Primary Assumed Business Name | License No. | Email                   | Phone         |
| JEREMY JESSOP   | 537748      | jeremy.jessop@gmail.com | (210)386-3970 |
| Designated Broker of Firm   | License No. | Email                   | Phone         |
| JEREMY JESSOP   | 537748      | jeremy.jessop@gmail.com | (210)386-3970 |
| Licensed Supervisor of Sales Agent/Associate                      | License No. | Email                   | Phone         |
| Mariela Monagas   | 676145      | mariela@jjrealco.com    | (210)687-7067 |
| Sales Agent/Associate's Name                                      | License No. | Email                   | Phone         |

Buyer/Tenant/Seller/Landlord Initials \_\_\_\_\_ Date \_\_\_\_\_

Regulated by the Texas Real Estate Commission  
TXR-2501

JJ Real Co, 11148, St. Mary's St., Suite 100 San Antonio TX 78210  
Phone: 21068777067 Fax: 3400 Roosevelt Ave

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

IABS 1-0 Date

Produced with zipForm by zipLogix 10000 Fifteen Mile Road, Fraser, Michigan 48026 [www.zipLogix.com](http://www.zipLogix.com)