

Downtown Warehouse / Development



OFFERING SUMMARY

Sale Price: N/A

Available SF:

Lot Size: 3.79 Acres

Price / Acre: -

Zoning: D

Submarket: Near East Side

PROPERTY HIGHLIGHTS

3.79 acres near Downtown San Antonio and near Dignowity Hill neighborhood

Optimal site for multi-family, creative office, and or self storage development

Flexible "D" zoning (no setback or height requirements)

Close Proximity to CBD and Dignowity Hill neighborhood and next to Velocity Texas

Nearby Amenities: The Pearl, The River Walk, Alamo Beer Company, San Antonio Museum of Art, Houston Retail Street, Tobin Center, Hemisfair Park

Nearby tenants: Frost bank, USAA, Geekdom, CPS Headquarters, UTSA, Bank of America, Credit Human.

Promise Zone Designation

Can be subdivided, lease purchase and or joint venture

JEREMY JESSOP

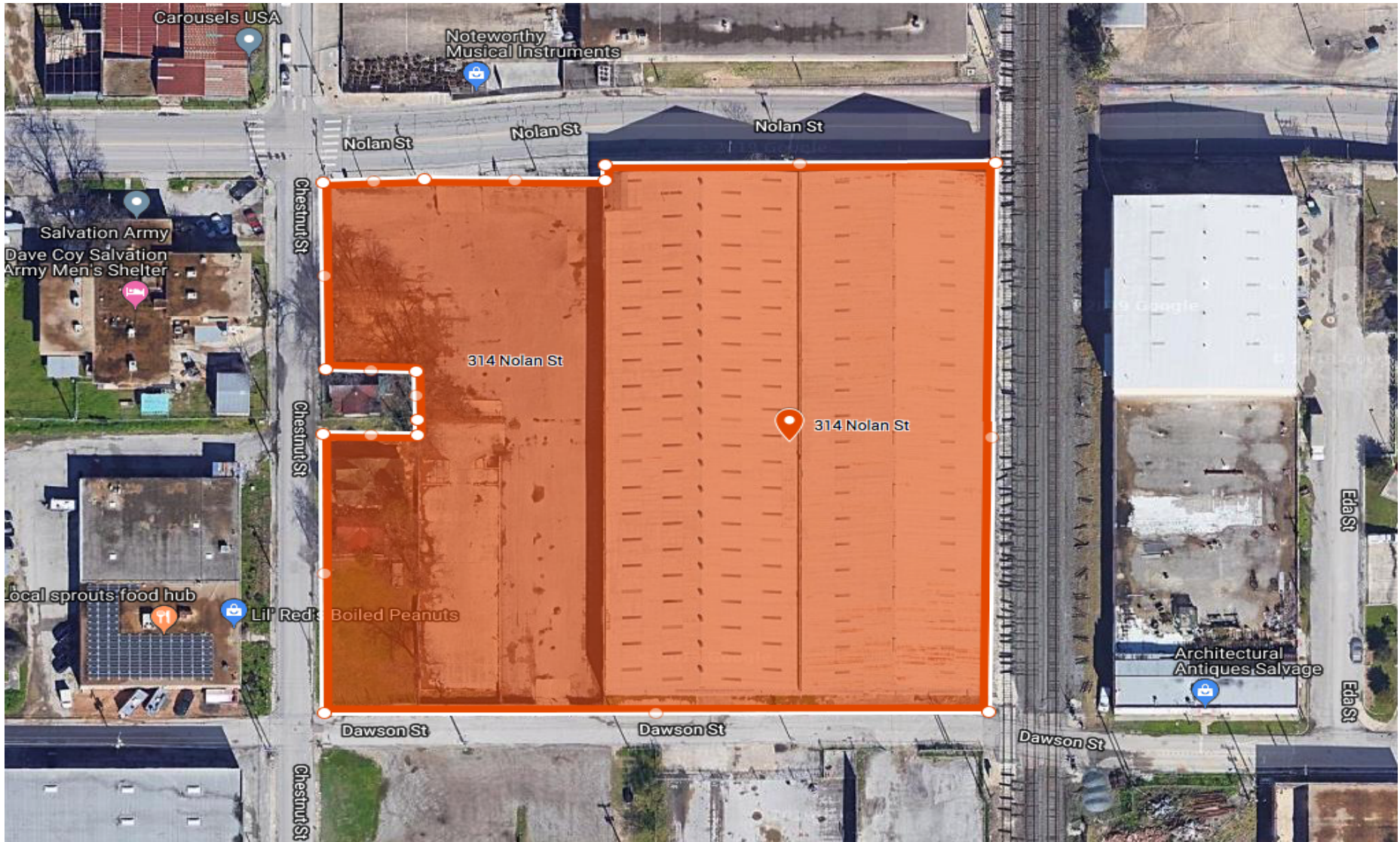
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Additional Photos



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Additional Photos



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Additional Photos: San Antonio's Downtown



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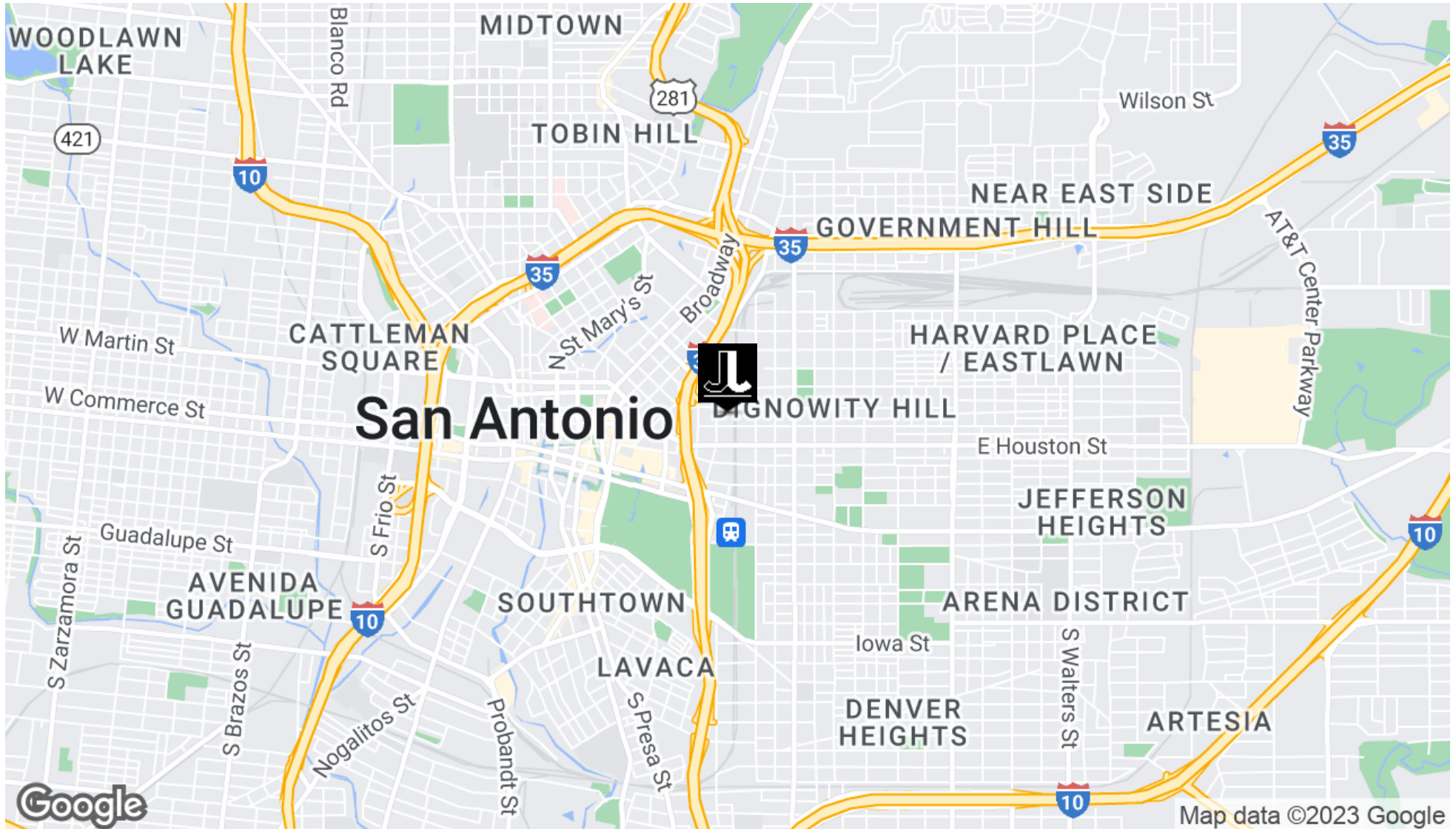
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Location Maps



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Retailer Map



Google

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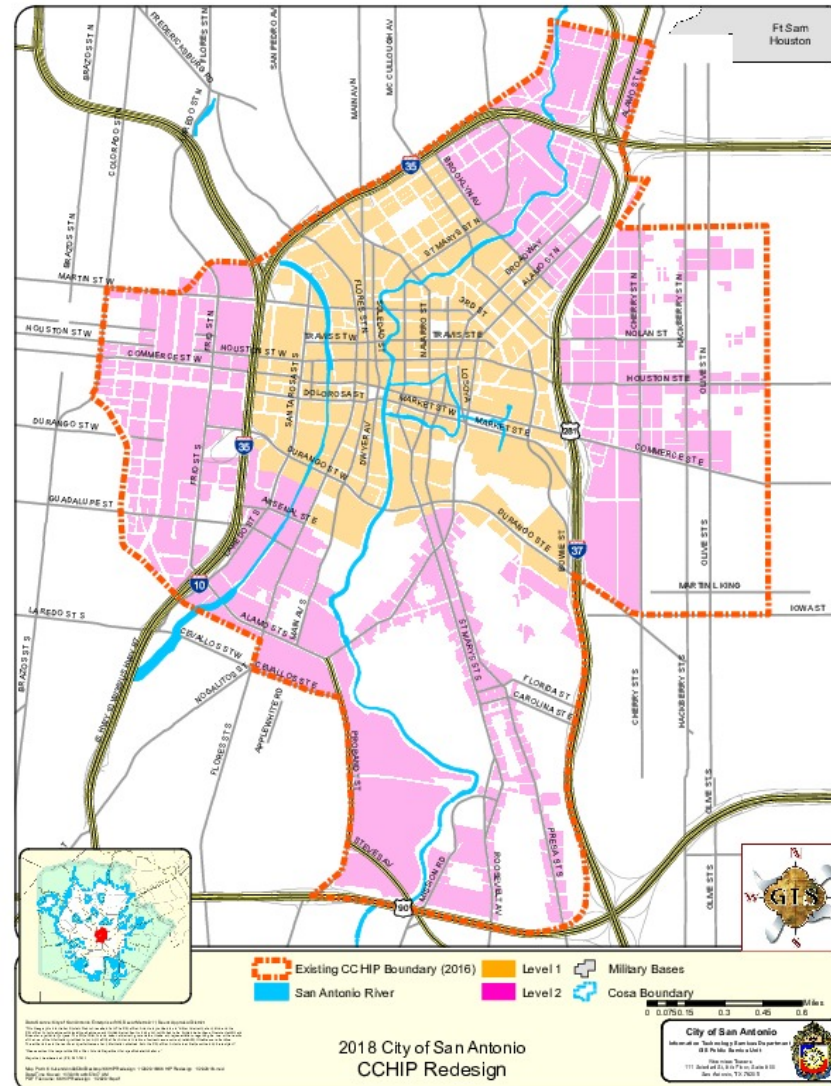
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Zoning Information

Layer 	Description
Airport Hazard Overlay Districts (AHOD)	Name: AHOD
BCAD Parcels	Situs: 314 NOLAN ST, SAN ANTONIO, TX 78202
City Council Districts	District: 2
CoSA Addresses	Address Key: 490244
COSA City Limit Boundary	Name: City of San Antonio
CoSA Parcels	Parcel Key: 2578
Military Notification Area (MNA)	Name: Fort Sam Houston MNA
Tax Increment Reinvestment Zones (TIRZ)	Name: Inner City
Zoning	Zoning Detail: D

City Incentives: CCHIP Tier 2

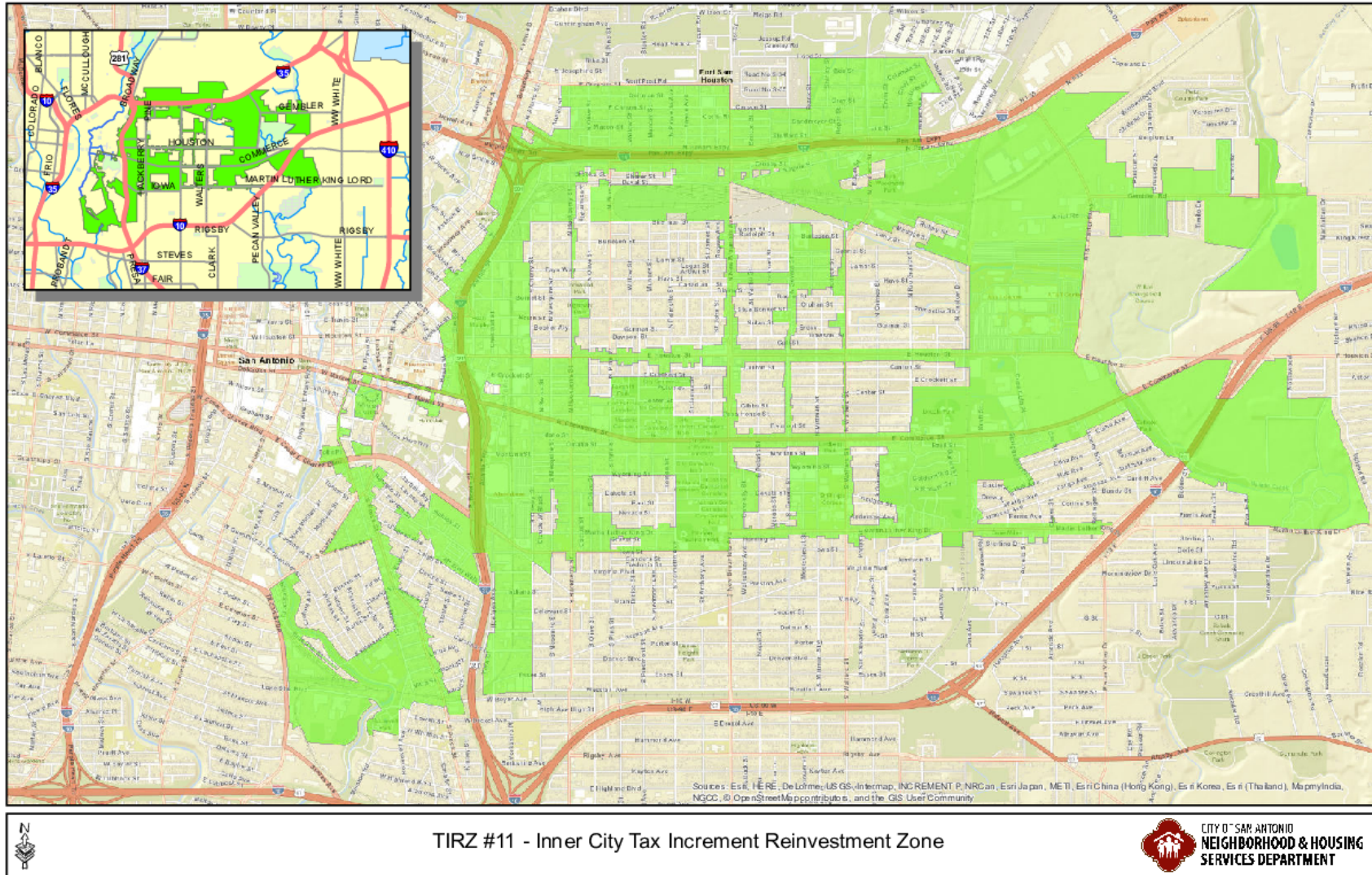




CCHIP Tier 2: Potential Benefits

Incentive	Description	Location	Requirements	Incentive Terms
Fee Waivers	Waiver of COSA Development Fees Waiver of SAWS Impact Fees	Level 1	✓	Waiver of eligible City fees; 100% Waiver of SAWS Impact Fees, up to \$1 M
		Level 2	≥ 10% of units up to 80% and 10% of units up to 60% <u>or</u> Above 5 Stories in Height	Waiver of eligible City Fees; 100% Waiver of SAWS Impact Fees, up to \$500K
		Level 3	≥ 20% units at 60% AMI or below	Waiver of eligible City Fees; 100% Waiver of SAWS Impact Fees, up to \$250K
Tax Reimbursement Grant	Annual Rebate of City Taxes on Improved Value of Property	Level 1	✓	15-year, 75% rebate; capped at \$360K per unit; \$2.75/s.f. rental
		Level 2	≥ 10% of units up to 80% and 10% of units up to 60% <u>or</u> Above 5 Stories in Height	10-year, 75% rebate; capped at \$360K per unit; \$2.75/s.f. rental
		Level 3	≥ 20% Affordable at 60% AMI or below	10-year, 75% rebate; capped at \$360K per unit; \$2.75/s.f. rental
Infrastructure Grant	Grant for Project-related Infrastructure Improvements	Level 1	≥ 10% Affordable units	\$10,000 per affordable unit, up to \$500K
		Level 2	Not applicable	Not applicable
		Level 3	Not applicable	Not applicable

Local Tax Incentives: TIRZ 11





TIRZ: Program Description

- **TIRZ is a Discretionary Program**
 - Subject to TIRZ fund availability
 - Subject to priority of payment (City of San Antonio receives first funding availability, when applicable)
 - TIRZ funding requires TIRZ Board approval and City Council approval
 - Reimbursable program only –not an upfront funding program and not an, “As of Right” funding program

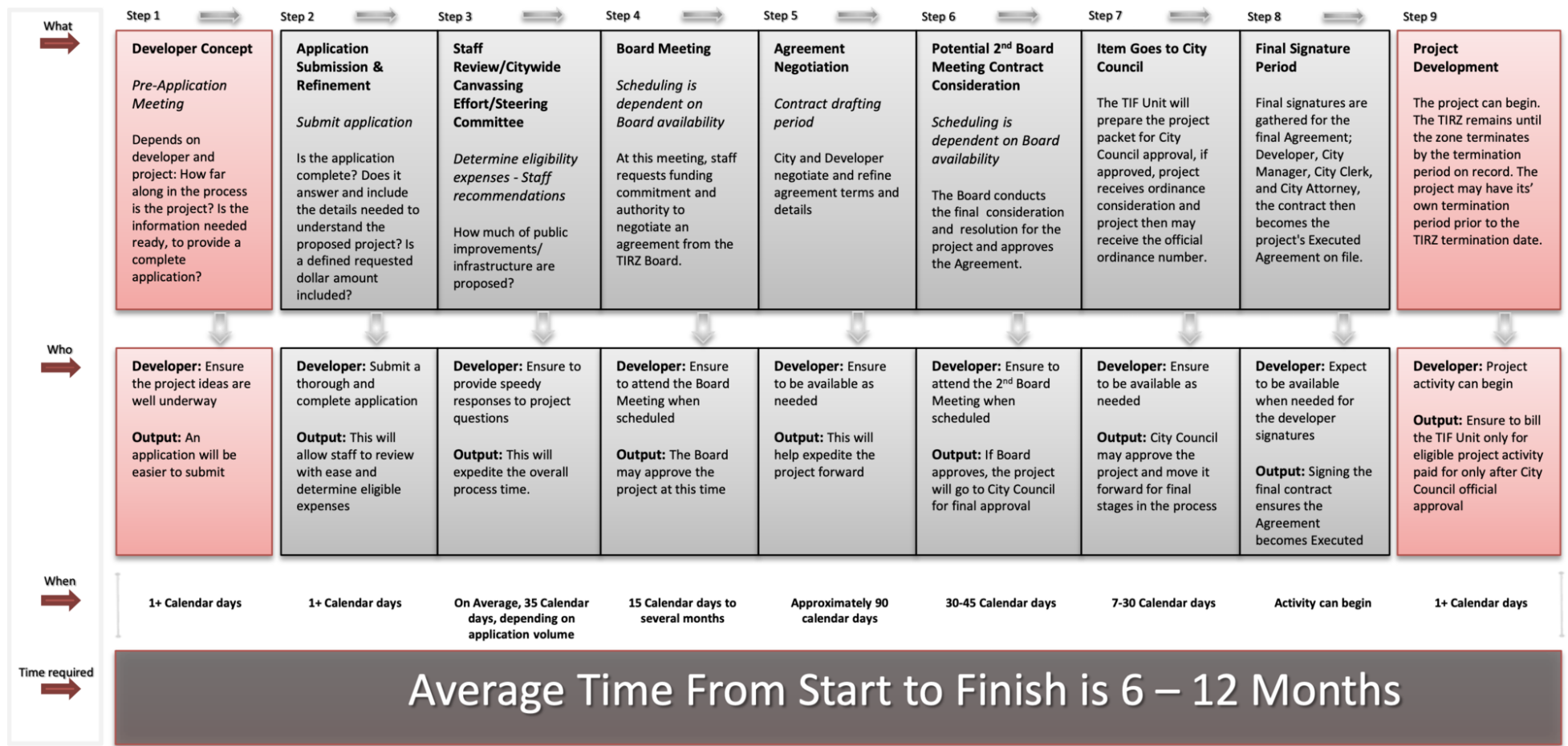


TIRZ: Potential Benefits

- **Public Improvements/Infrastructure:**
 - Sidewalks, Streets, Curbs, Lighting, ADA Compliance
- **Structures and Facades:**
 - New Construction, Reconstruction, Demolitions, Remediation
- **Professional Services:**
 - Architectural, Planning, Engineering, and Legal
(Related to Public Infrastructure and Public Improvements)
- **Organizational Costs:**
 - Environmental Impact Studies, Other Studies

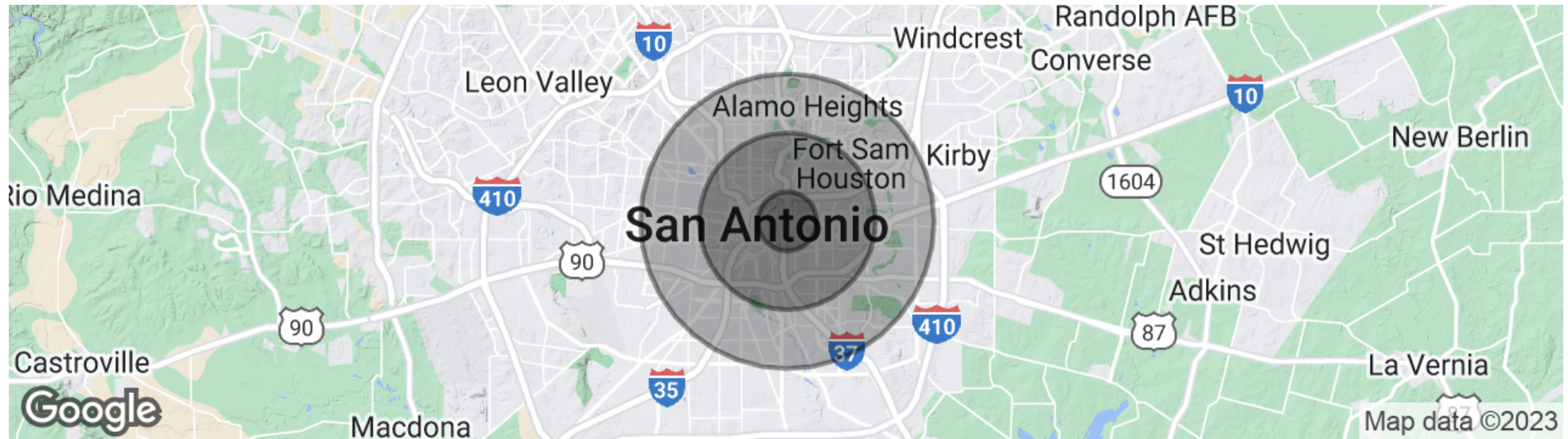


TIRZ: Timeline





Demographics Map & Report



POPULATION	1 MILE	3 MILES	5 MILES
Total population	9,595	123,041	344,140
Median age	38.6	33.3	33.8
Median age (Male)	37.4	31.9	32.1
Median age (Female)	40.6	35.8	35.8
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,723	41,371	116,616
# of persons per HH	2.6	3.0	3.0
Average HH income	\$41,705	\$43,264	\$48,729
Average house value		\$114,155	\$110,819

* Demographic data derived from 2020 ACS - US Census

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Broker



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PROFESSIONAL BACKGROUND

Jeremy Jessop specializes in commercial real estate brokerage, specifically in area near Pearl Brewery, River North, Downtown, Near East Side, Southtown, and Alamo Heights areas of San Antonio, Texas. Jessop started his real estate career in 2004 as a sophomore at Rhodes College. Moving back home to San Antonio he started investing in residential, small multi-family and commercial buildings. For the past 9 years Jessop has focused on adaptive reuse projects with leasing, investment sales and land assemblage. Jessop lives in King William with his wife Sara and their two adopted dogs.

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