2700-2702 S Presa and 114 Buckingham



OFFERING SUMMARY

Sale Price:	N/A
Building Size:	8098 SF
Lot Size:	0.44 Acres
Price/Sf Building	$90
Year Built:	1945
Zoning:	I-1, R-4

PROPERTY OVERVIEW

Redevelopment opportunity in Southtown. Ready for new owner after 80+ years.

PROPERTY HIGHLIGHTS

2 STORY BLDG. 7206 SQUARE FEET

ADDITIONAL 892 SF ENCLOSED ADDITION

HIGH CEILINGS

R-4 RESIDENTIAL LOT COULD BE SOLD SEPARATELY WITH BILLBOARD (.12ACRES)

LONG TERM BILLBOARD LEASE: $6,000/YR. IN 2024 INCREASES TO $8,000/YR

WESTSIDE TAX INCREMENT REINVESTMENT ZONE

CCHIP LEVEL 2

TPO ROOF REPLACED IN 2014

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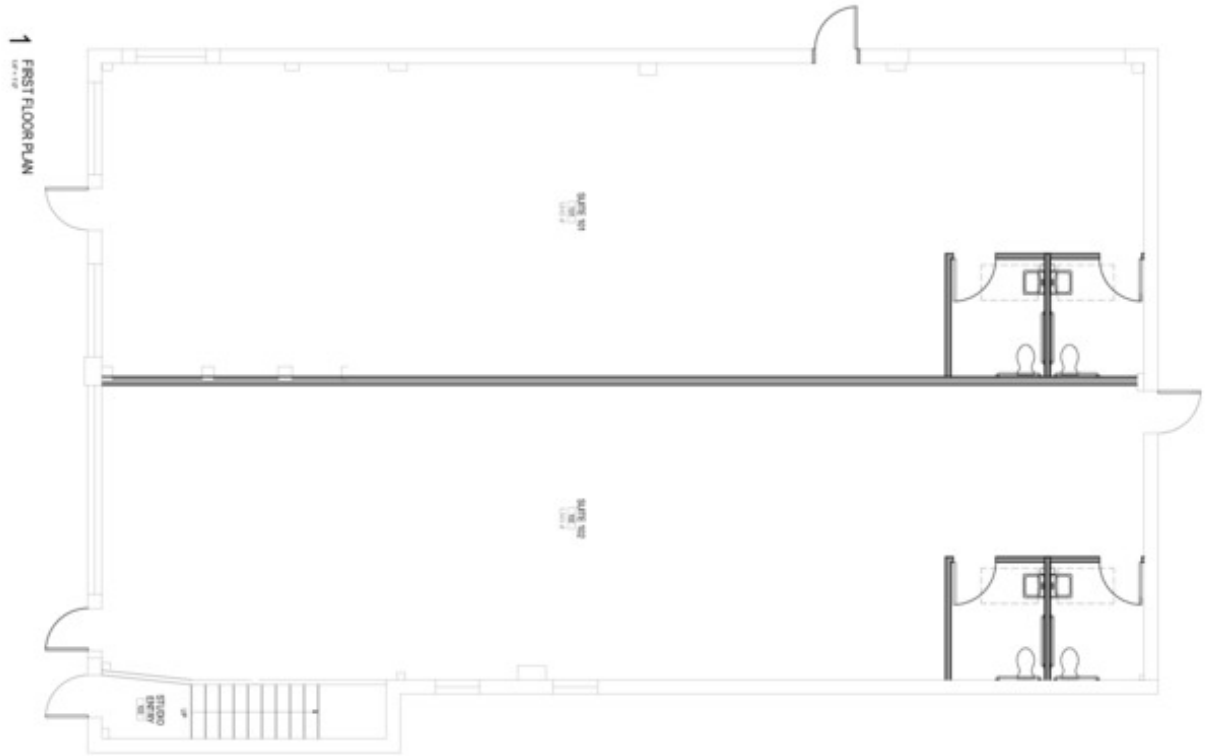
2700-2702 S Presa



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First Floor: Proposed Plan



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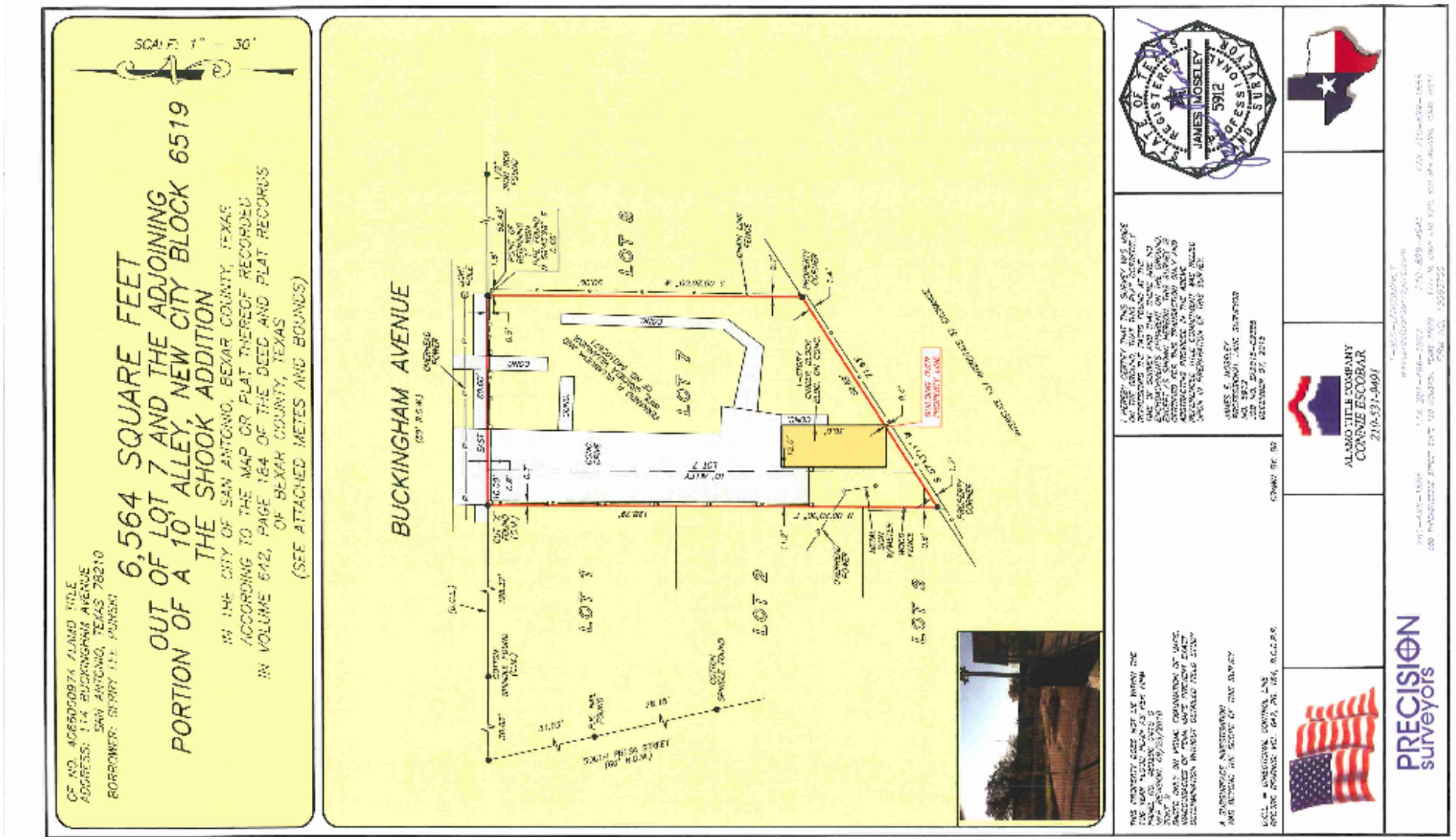
Second Floor: Proposed Plan:



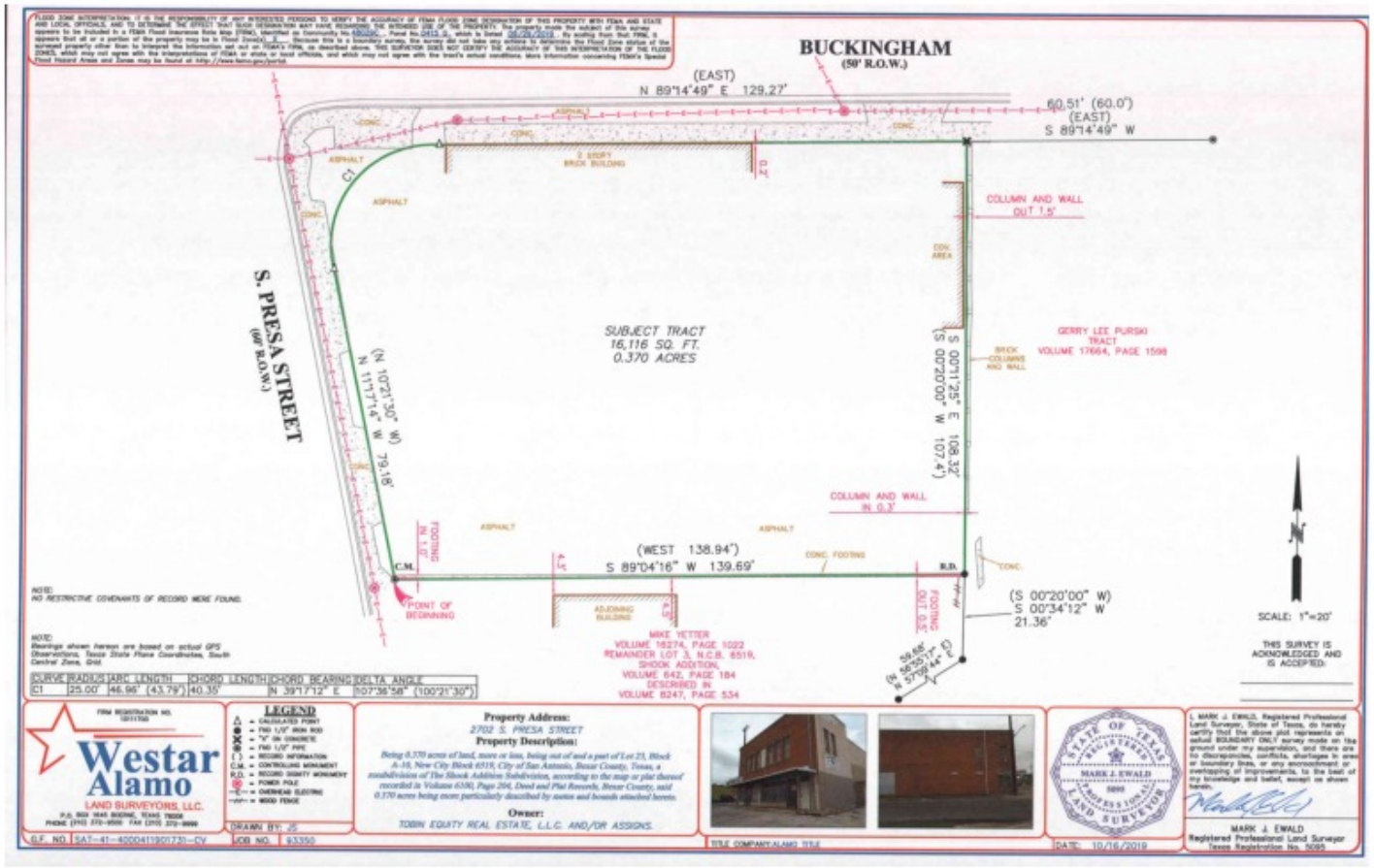
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114 Buckingham Avenue: Survey



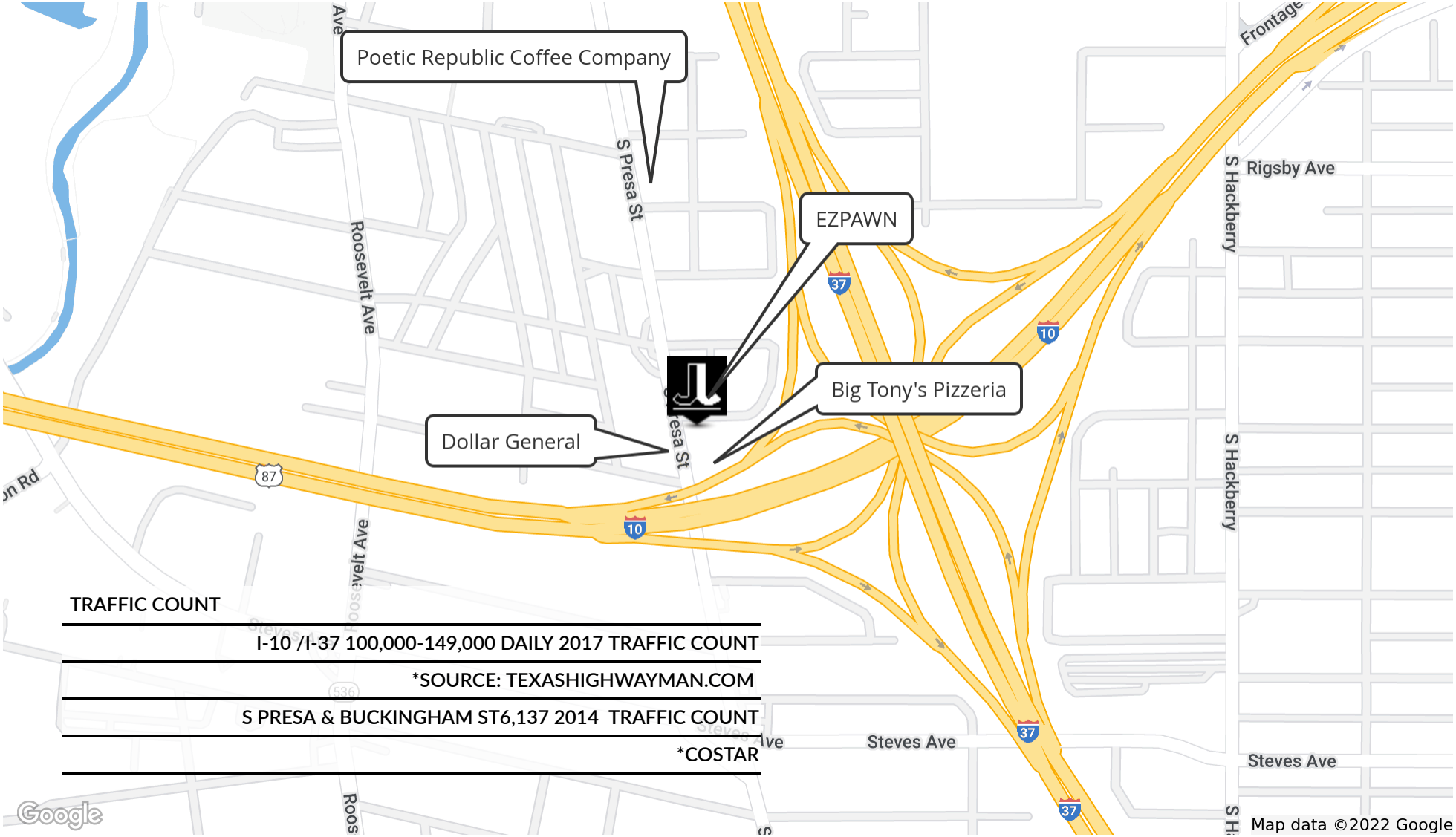
Survey



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Retailer Map



TRAFFIC COUNT

I-10 /I-37 100,000-149,000 DAILY 2017 TRAFFIC COUNT

*SOURCE: TEXASHIGHWAYMAN.COM

S PRESA & BUCKINGHAM ST6,137 2014 TRAFFIC COUNT

*COSTAR

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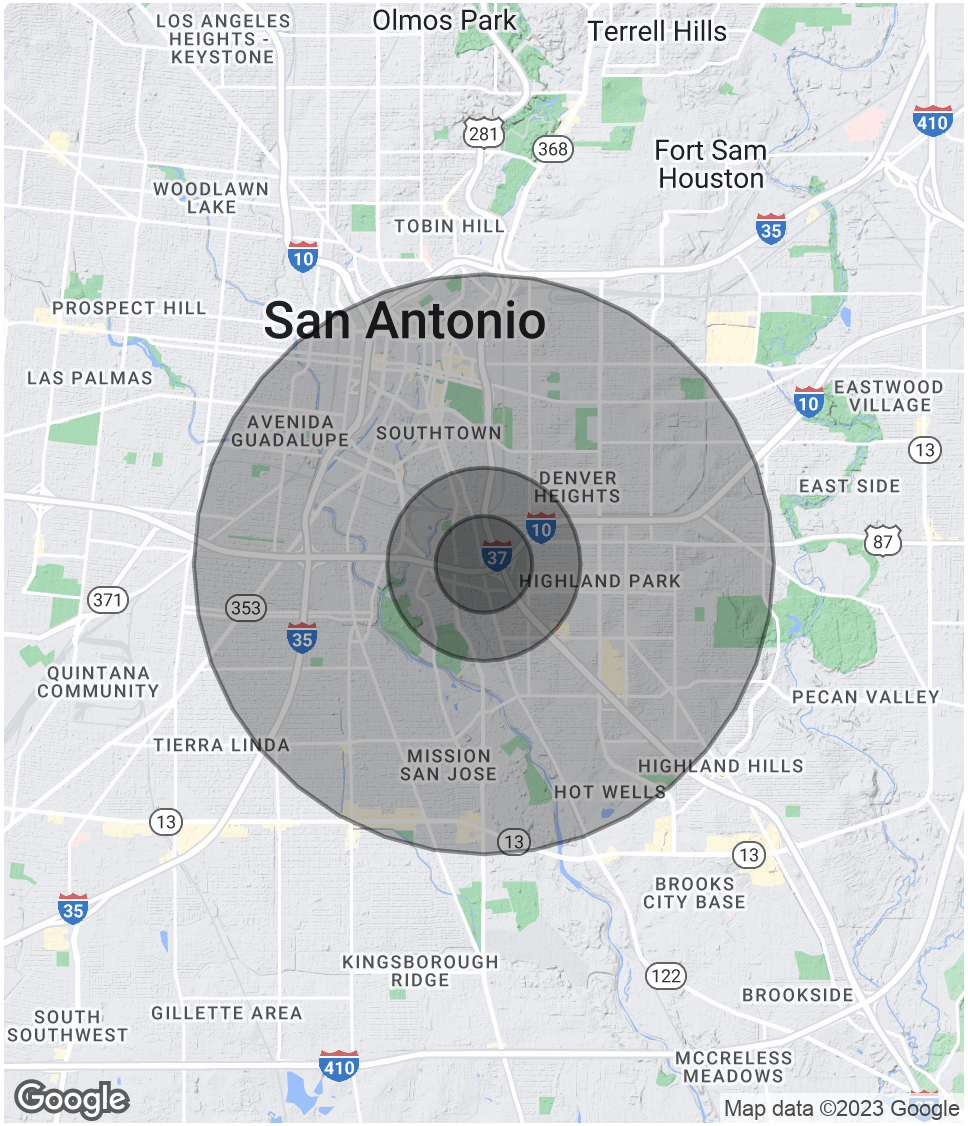
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Demographics Map & Report

POPULATION	0.5 MILES	1 MILE	3 MILES
Total Population	3,535	14,518	134,094
Average age	37.0	35.0	33.8
Average age (Male)	34.8	32.7	32.7
Average age (Female)	40.2	38.3	35.5

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	3 MILES
Total households	1,216	5,071	44,982
# of persons per HH	2.9	2.9	3.0
Average HH income	$42,396	$43,260	$37,772
Average house value	$90,989	$80,932	$72,191

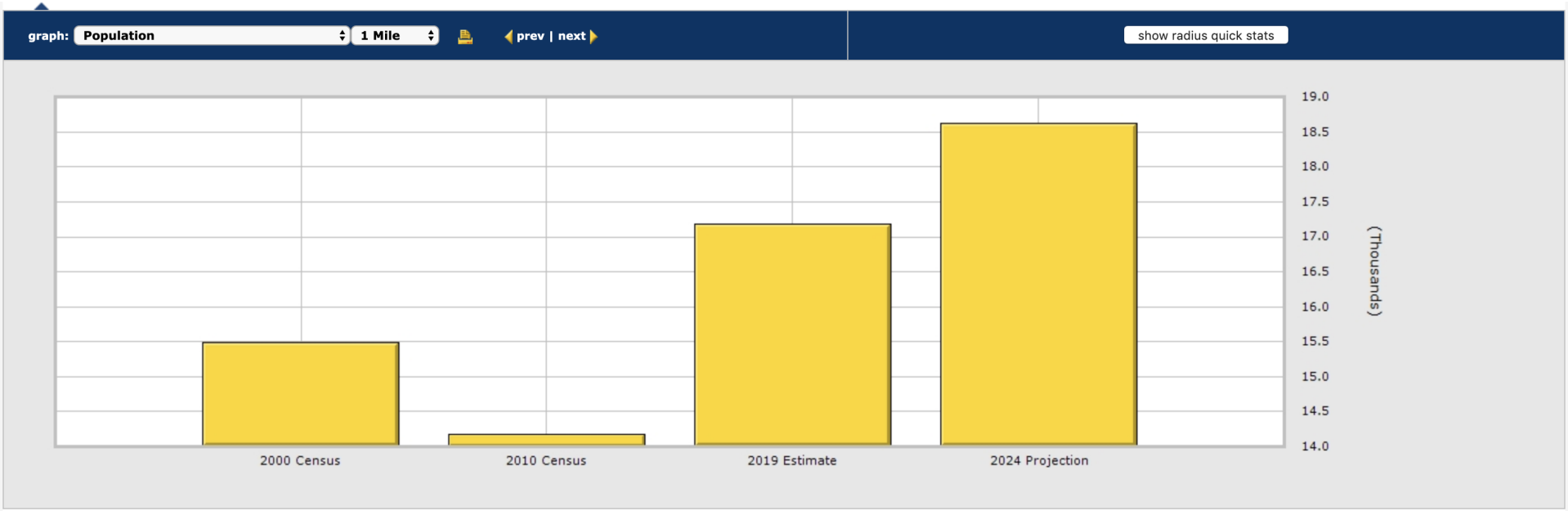
** Demographic data derived from 2020 ACS - US Census*



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Demographics Projections



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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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