



ADAPTIVE REUSE HISTORIC OPPORTUNITY

# CATTLEMAN'S SQUARE

118 N MEDINA, 908- 900 W HOUSTON, 907- 917 W. COMMERCE, SAN ANTONIO, TX 78207

*Presented By*  
**JEREMY JESSOP**  
210.386.3970  
jj@jjrealco.com

**JJ REAL CO**  
1114 S St Mary's  
San Antonio, TX 78210  
210.386.3970  
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# Portfolio in Cattleman's Square



## OFFERING SUMMARY

Sale Price:	\$4,500,000
Heimann Building:	19,329 SF
Rich Book Building:	14,306 SF
908 W Houston Building Size:	5,052 SF
C Store:	1,750 SF
Lot Size:	1.302 Acres
Year Built:	1909-1945
Zoning:	D - Downtown
Market:	San Antonio
Submarket:	Near West Side

## PROPERTY OVERVIEW

Prime redevelopment opportunity in the recently designated Zona Cultural. Area is in the midst of revitalization and the subject of public and private investment.

## PROPERTY HIGHLIGHTS

- 1.302 acres
- Total Improved Square Footage: 40,437
- Includes The Heimann Bldg. at 118 N Medina, 908 W Houston and The Rich Book Bldg at 900 W Houston St.
- Downtown UTSA campus
- Near West Five Points Neighborhood Improvement Bond Area
- Near Westside Opportunity Zone
- Westside TIRZ

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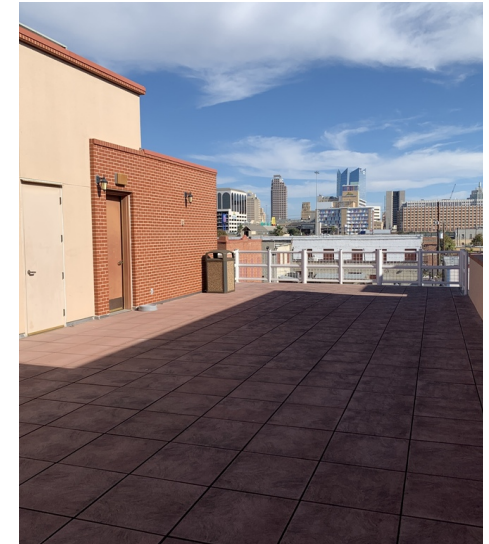
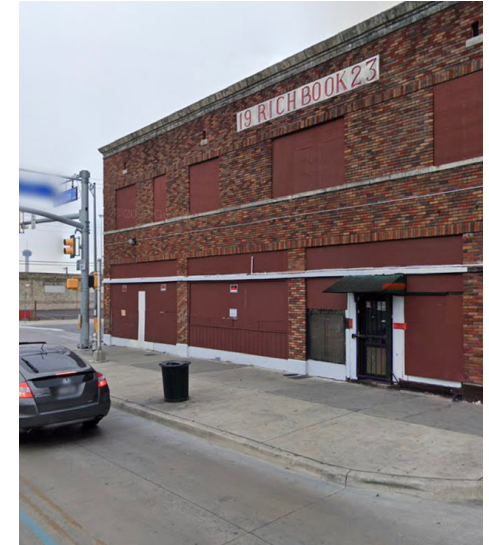
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# Exterior Photos







# Interior Photos





# Retail Map

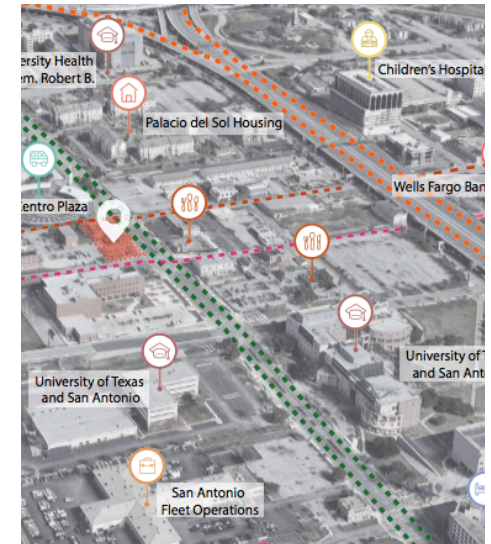
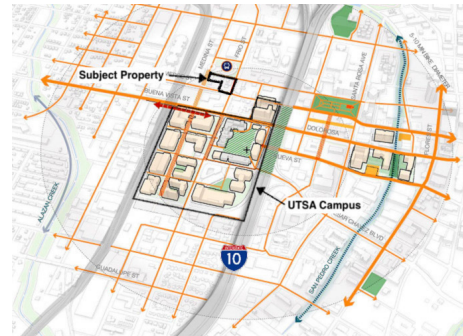
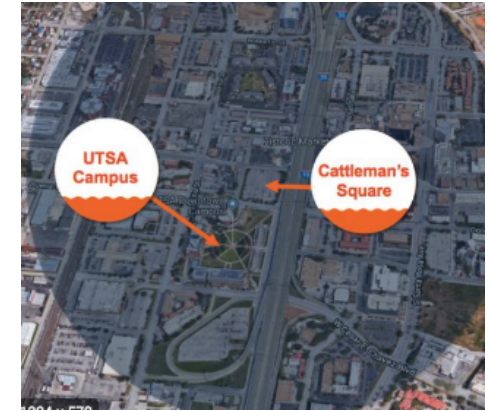


Map data ©2023 Google Imagery ©2023 , Airbus, CNES / Airbus, Maxar Technologies, USDA/FPAC/GEO





# UTSA Downtown



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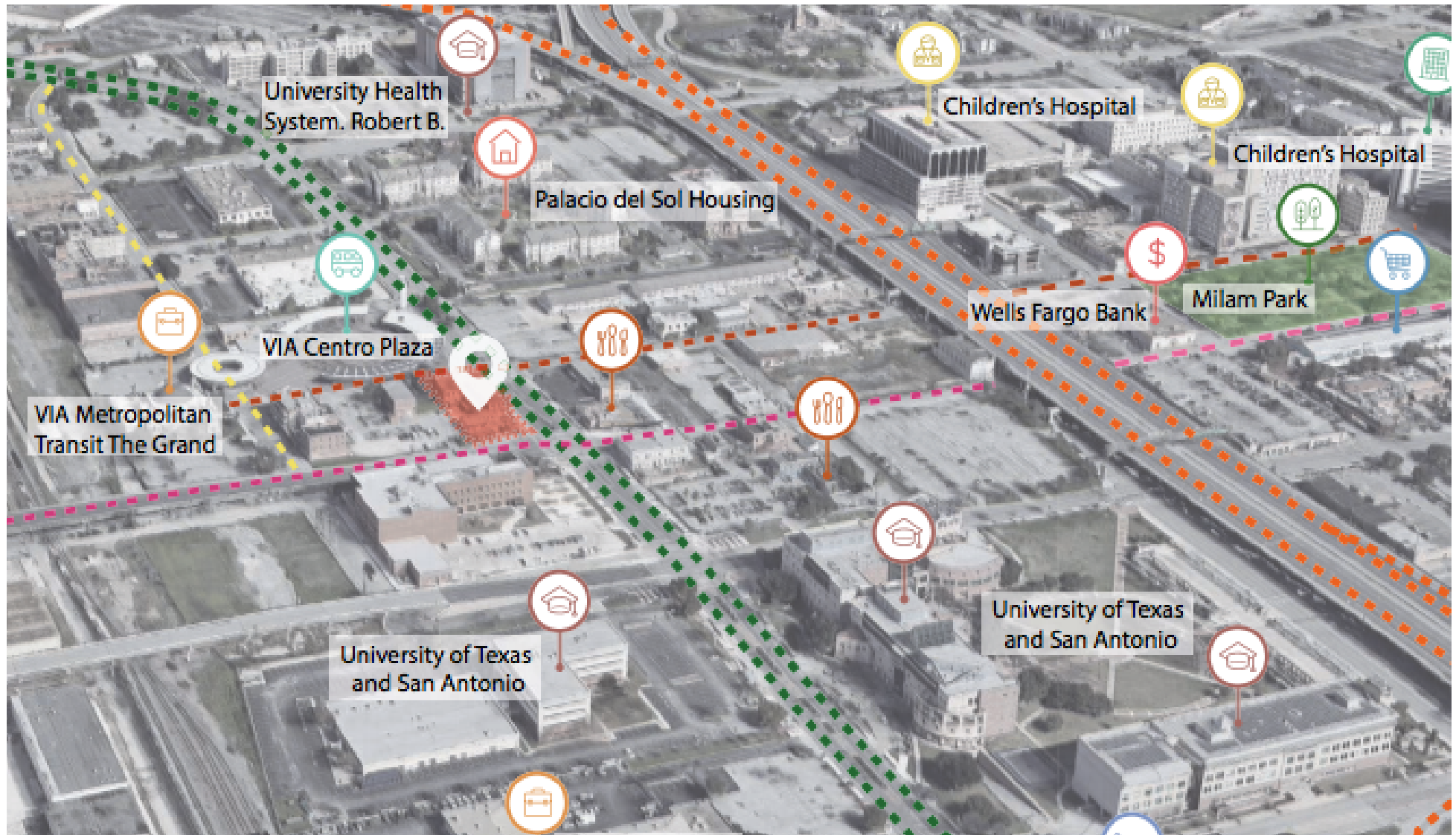
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# Area Development

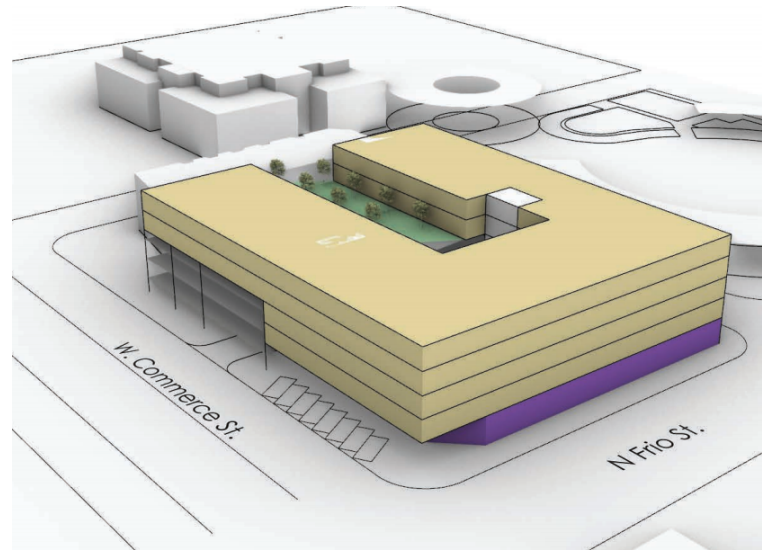


# Site Plan





# Multi-family Redevelopment Plan



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# San Antonio Metropolitan Area



## SAN ANTONIO STATISTICS

- Seventh largest city in the U.S.
- Second most populated city in Texas.
- 2022: 3rd Fastest Growing City in the U.S.
- Host to more than 39 million visitors a year.
- Vibrant downtown area rich in culture and history.
- Host 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.

## SAN ANTONIO RANKINGS

- #1 America's Next Boom Town - Forbes
- 120 New Residents Added Daily
- 2nd Fastest Growing City In the U.S.
- #2 Largest Cybersecurity Ecosystem
- #3 Best City for Startup Activity - Kauffman Index
- Top 15 Best Cities to Launch a Career - LinkedIn
- Over 150,000 Companies located in the San Antonio Area







# 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 (0.9 Miles From Property)



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 (0.4 Miles From Property)



### 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 (0.3 Miles From Property)



### 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.







# Broker Information:



**JEREMY JESSOP**

jj@jjrealco.com

Direct: 210.386.3970

## 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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210.386.3970

# 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	License No.	Email	Phone
Primary Assumed Business Name			
<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](http://www.trec.texas.gov)

Jeremy Jessop Real Estate, 7748 Leased San Antonio, TX 78212 Phone: (210)687-7067 Fax: (210)687-9999 2102 N River  
 Mariela Monagas Produced with ziplogic by ziplogic 181070 Fifth Main Road, Princeton, Michigan 48128 [www.ziplogic.com](http://www.ziplogic.com)

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**From:** [David Adelman](#)  
**To:** [Monika Perez-Moad](#)  
**Subject:** FW: Letter of support  
**Date:** Tuesday, February 27, 2024 10:23:42 AM  
**Attachments:** [image001.png](#)  
[image002.png](#)

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David M. Adelman

AREA Real Estate, LLC  
[davida@areatx.com](mailto:davida@areatx.com)  
210-391-2310

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**From:** David Adelman  
**Sent:** Thursday, November 30, 2023 3:30 PM  
**To:** Mark Larson <[mark.larson@earlymatterssa.org](mailto:mark.larson@earlymatterssa.org)>  
**Subject:** Re: Letter of support

Thank you!  
David M. Adelman

AREA Real Estate, LLC  
[davida@areatx.com](mailto:davida@areatx.com)  
210-391-2310

Sent from my iPad

On Dec 1, 2023, at 4:19 AM, Mark Larson <[mark.larson@earlymatterssa.org](mailto:mark.larson@earlymatterssa.org)> wrote:

To Whom It May Concern:

By way of this letter, I am confirming City Education Partners exploration of the leasing of the Cattleman's Square property. As our previous location was becoming unavailable, we were exploring other options to hold our main offices and to make available to our many partners. This took place in February/March of 2020. After evaluation of the property, the surrounding area, and the need for significant capital improvements, and the lack of clarity about community support and viability of structural changes, we decided not to pursue it further.

I am available for any questions you might have at [mark.larson@earlymatterssa.org](mailto:mark.larson@earlymatterssa.org) or 210-887-6391.

Mark Larson

Former - CEO of City Education Partners from 2019 – July 2020

**Mark Larson**

Executive Director

Early Matters San Antonio

[Mark.larson@earlymatterssa.org](mailto:Mark.larson@earlymatterssa.org)

Cell: (210) 887-6391

[Schedule with Mark](#)

<image001.png>

Powered by:

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# CITY OF SAN ANTONIO

## SAN ANTONIO FIRE DEPARTMENT OFFICE OF THE FIRE MARSHAL

1901 South Alamo  
SAN ANTONIO, TEXAS 78204  
Main : (210) 207-8410 Office: (210) 207-7815



July 24, 2023

Owner/Agent – 900 W Houston  
Barclay Anthony  
900 Isom Suite 200  
San Antonio, TX 78216

**RE: Unsafe Buildings 900 W Houston, San Antonio, TX, 78205**

Mr. Anthony,

On July 23, 2023, the San Antonio Fire Department Office of the Fire Marshal, along with yourself and other city officials, conducted a visual inspection at 900 W Houston and identified the following conditions:

- Buildings are vacant and/or unoccupied with obvious signs of dilapidation and decay
- Exposed structural members (beams, girders, and columns)
- Serious collapse potential
- Indications of unauthorized entry and/or criminal activity on site
- Accumulations of trash or debris in or near the structure that could serve as an initial fuel package for an intentionally set fire.

Based on the information collected and the analysis of the buildings and its surroundings, it is the opinion of the Fire Marshal that the building located at 900 W Houston St. (as well as 904, 906, and 908 W Houston) constitutes an unsafe structure that, in the event of a fire, poses significant risk to the life, health and safety of firefighters and other emergency personnel. We appreciate your assistance by allowing Fire Department personnel to place placards on the buildings to alert response personnel of the potential hazards the building presents.

The placards have been attached to the outside of the building in accordance with City Code Sections 11-32 and 11-40 and the International Fire Code, as adopted, Sections 114 *Unsafe structures or equipment* and 311 *Vacant Premises*. Placards are 24 x 24 in. with a red background, a white reflective stripes and white reflective border, and bear the date of application and last inspection date. Posted signs shall not be mutilated, destroyed, or tampered with, or removed, without authorization from the Office of the Fire Marshal. Violation of this provision is a Class C misdemeanor, and each day that a violation continues after notice has been served shall be deemed a separate offense. The owner may file an appeal within twenty-one calendar days after the notice was served.

The placards are solely to provide safety information to firefighters and other emergency personnel who may be required to engage in firefighting operations at this location. For general questions related to this program, please contact the SAFD Public Information Office at 210-207-4926.

Thank you for your support as we continue our efforts to increase awareness of the hazards that vacant and abandoned buildings pose within our community and take the necessary steps to protect the safety of firefighters and other emergency personnel.

Valerie Frausto  
Assistant Fire Chief | Fire Marshal

September 12, 2023

Ms. Shanon Miller  
Director, Office of Historic Preservation  
City Tower  
100 W. Houston Street  
San Antonio, Texas 78205

**VIA Electronic Delivery**

Re: Application for a Certificate of Appropriateness for Demolition of Two Buildings located at 900 W. Houston Street (the “Rich Book Building”) and 908 W. Houston Street (the “Office Building”) in San Antonio, Bexar County, Texas (the “Property”): *Our File No. 8092.001*

Dear Ms. Miller:

The purpose of this correspondence is to submit information on behalf of the owners of the Buildings (the “Owners”) for consideration by the Office of Historic Preservation and HDRC regarding approval for demolition of the Rich Book Building and Office Building as identified herein (collectively, the “Buildings”). Specifically, the purpose of this correspondence is to prove, by a preponderance of the evidence, that the continued existence of the Buildings places an unreasonable economic hardship on the Subject Property.

To begin, the Demolition Application asks for a statement about why those structures indicated are to be demolished. The Rich Book Building was built in 1923, while the smaller Office Building was constructed in 1909 (*see Exhibit “1”*). The Buildings were both part of a historic designation of the Cattleman’s Square District in 1985.

The Rich Book Building had previously been used for apartments and for ground floor commercial, however, it has recently had a sordid history. In April 2018, after months of a sting operation, the San Antonio Police Department and Texas Department of Public Safety raided the Rich Book Building to arrest eight people as part of an organized drug ring. Then, in September 2019, another raid took place leading to the arrest of six people, also a part of a drug operation. These activities were the result of increased harmful community activity over the years in this troubled area. Long-time owners across the street from the Rich Book Building, the Lim family, stated that they have seen the area change over the years for the worse. The increased police presence and raids help to improve the culture, but as Mr. Lim stated, “We would really like to keep the positive progress going” (*see Exhibit “2”*). The purpose for this application is to show that not only have the years deteriorated the Buildings so badly as to require unreasonable repairs, but that demolition of these Buildings can lead to the exact progress Mr. Lim, and so many others, are looking for in Cattleman’s Square.

The Owners have attempted to adapt and reuse as much of the Buildings as possible, but despite significant monetary investments, time, and effort, the redevelopment of a major portion of the Buildings has yet to occur. This is partially because of the cost and partially because there are not tenants willing to operate in this area without more significant improvements to surrounding developments and increased safety for their workers. The costs to improve the Buildings were further increased when in February of 2022 a fire broke out on the first floor and quickly spread (*see Exhibit “3”*). The Owners have enlisted the help of Mr. Darren Hawthorne, a contractor with 20+ years of experience finishing out office buildings in San Antonio, to estimate the cost just to bring the Rich Book Building up to a level where it could be rented as an office building. A level that would be necessary and competitive to attract tenants. His estimate comes at a cost of approximately \$6.1M (*see Exhibit “4”*). That is for a building that is currently valued at \$100 on land valued at \$334,510. At first glance, it is not hard to recognize the daunting task of actually getting the construction work completed, but the Owners still wanted to see how they could make those numbers work, in terms of rents received. They prepared a “Pro Forma” document that estimates what rents they could receive and even optimistically considers full lease-out, never an easy task (*see Exhibit “5”*). Even with the most conservative and optimistic numbers, there is no chance at actually making money at this location with the kind of investment required.

The Owners have also been working to lease this space, without full repairs for at least three years, so not for lack of effort or experience. The Owners employed the services of Mr. Jeremy Jessop, who has worked as a broker for buildings in the urban core for the past 18 years. He explains in the attached letter (*see Exhibit “6”*), just how challenging it has been to lease the Building, but more importantly why. Discussing the issues with homelessness and drug activity previously mentioned above, Mr. Jessop states that “I believe that a serious investment of institutional proportions is the only path to improving this intersection and neighborhood. This can be achieved with a development plan that manages access, provides secure parking and encourages further development and commerce. The required investment cannot be realized with the existing configuration of buildings.” This is a clear advocacy for demolition, to allow the Owners to realize the potential of the Property without the unnecessary burden of the existing dilapidated building.

Overall, this correspondence will show that requiring the Buildings to remain has placed an unreasonable economic hardship on the Property, specifically:

- 1. The owner cannot make a reasonable beneficial use of or realize a reasonable rate of return on a structure or site, regardless of whether that return represents the most profitable return possible, unless the proposed demolition is allowed.*

As stated above and shown in the Pro Forma, the Owners have done the work to calculate the best return possible, no matter how small, and came back with a negative number. These Buildings do not represent a difficulty in achieving a reasonable return, but negative returns. Under any circumstance, that is not a reasonable expectation for these Owners, to be required to hold these buildings with a guarantee that they will only lose money each year. The only way to see a return on the Property is to allow the Owners to demolish the

Buildings and develop without that yoke. ***Therefore, not only do the Buildings prevent a reasonable rate of return on the Property, they prevent any profit from being recognized.***

2. *The structure and property cannot be reasonably adapted for any other feasible use, whether by the current owner or by a purchaser, which would result in a reasonable rate of return.*

There is no feasible use beyond what uses have already been proposed for the Buildings. The purpose of hiring Mr. Hawthorne was to explore the costs of getting the Buildings to any state or use possible to see a return. His estimate was based on office use, which requires the least amount of work. Renovations to bring the Buildings up to an apartments standards, for example, could add another 25% to the already high cost. This means that the \$6.1M cost shown is the least amount needed for any reasonable or feasible use, for the Owners or for any other potential buyer. ***No reasonable rate of return – if any – can be realized by the Owner or any potential purchaser of the Property by adapting the Buildings for any use.***

3. *The owner has failed to find a purchaser or tenant for the property during the previous three years, despite having made substantial ongoing efforts during that period to do so.*

As stated above, multiple attempts have been made to find a tenant for the Property during the previous three years (or more), with the knowledge of the rehabilitation required for the Buildings. The Property has been actively marketed, and multiple potential tenants have sought the Property to no avail. Specifically, each and every potential tenant has discovered that the expense of rehabilitating is too high and that the human cost of locating to such a dangerous area is just as high. This has led to no activity and no real hope of finding tenants, much less those that would pay enough to make the renovations worth the effort. ***Despite substantial efforts by the Owners (including multiple potential tenants), no tenant has been found for the Buildings, under its current situation.***

In sum, the Buildings create an unreasonable economic hardship, as their presence prevents any reasonable rate of return and prevents any reasonable use of the Property. This unreasonable economic hardship is shown by a preponderance of evidence described above. ***For this reason, we respectfully ask for your support in recommending approval for a certificate of appropriateness for demolition of the Buildings.***

Sincerely,

ORTIZ McKNIGHT, PLLC

By:   
James McKnight

Property Identification #: 102583

Geo ID: 00264-076-0010

Situs Address: 900 W HOUSTON ST SAN ANTONIO, TX 78207

Property Type: Real

State Code: F1

Property Information: 2024

Legal NCB 264 BLK 76 LOT 1 (.1295 AC) & 2 (.1295 AC)

Description: AC)

Abstract: S00264

Neighborhood: NBHD code10040

Appraised Value: N/A

Jurisdictions: 21, 09, 08, 10, 11, 06, 57, SA030, CAD

Owner Identification #: 1028912

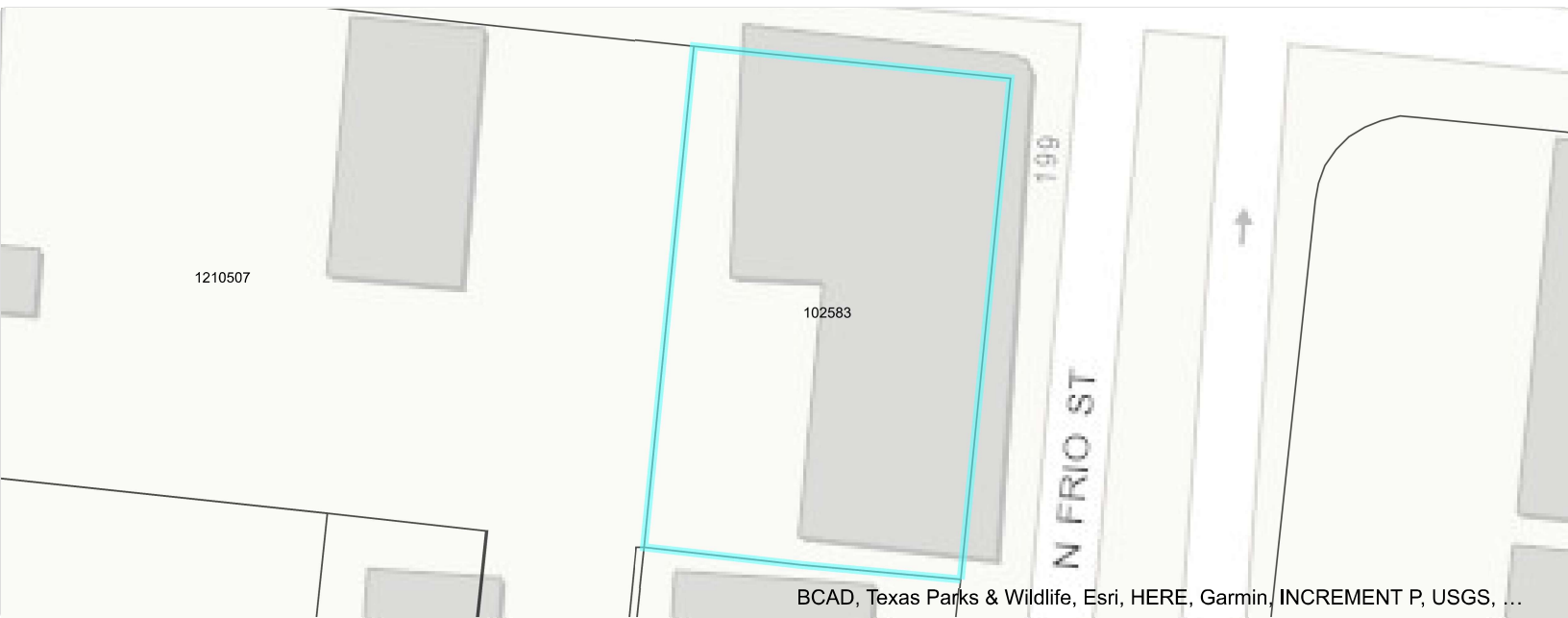
Name: MASTER PROPERTY PARTNERS LTD

Exemptions:

DBA: VACANT -CATTELEMAN'S SQUARE/HOTEL -

EXHIBIT

1



Bexar CAD Map Search

This product is for informational purposes only and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. The Bexar County Appraisal District expressly disclaims any and all liability in connection herewith.



Property Search Results > 102583 MASTER PROPERTY PARTNERS LTD for Year 2023

Tax Year: 2023

Property

Account

Property ID:	102583	Legal Description:	NCB 264 BLK 76 LOT 1 (.1295 AC) & 2 (.1295 AC)
Geographic ID:	00264-076-0010	Zoning:	D
Type:	Real	Agent Code:	60075
Property Use Code:	226		
Property Use Description:	RETAIL/RES		

Protest

Protest Status:  
Informal Date:  
Formal Date:

Location

Address:	900 W HOUSTON ST SAN ANTONIO, TX 78207	Mapsco:	616D5
Neighborhood:	NBHD code10040	Map ID:	
Neighborhood CD:	10040		

Owner

Name:	MASTER PROPERTY PARTNERS LTD	Owner ID:	1028912
Mailing Address:	900 ISOM RD STE 200 SAN ANTONIO, TX 78216-4116	% Ownership:	100.00000000000%
		Exemptions:	

Values

(+) Improvement Homesite Value:	+	\$0	
(+) Improvement Non-Homesite Value:	+	\$100	
(+) Land Homesite Value:	+	\$0	
(+) Land Non-Homesite Value:	+	\$334,510	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$0	\$0
(+) Timber Market Valuation:	+	\$0	\$0
		-----	
(=) Market Value:	=	\$334,610	
(-) Ag or Timber Use Value Reduction:	-	\$0	
		-----	
(=) Appraised Value:	=	\$334,610	
(-) HS Cap:	-	\$0	
		-----	

(=) Assessed Value: = \$334,610

Taxing Jurisdiction

Owner: MASTER PROPERTY PARTNERS LTD  
% Ownership: 100.000000000000%  
Total Value: \$334,610

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax		
06	BEXAR CO RD & FLOOD	0.023668	\$334,610	\$334,610	\$79.19		
08	SA RIVER AUTH	0.018360	\$334,610	\$334,610	\$61.43		
09	ALAMO COM COLLEGE	0.149150	\$334,610	\$334,610	\$499.08		
10	UNIVERSITY HEALTH	0.276235	\$334,610	\$334,610	\$924.31		
11	BEXAR COUNTY	0.276331	\$334,610	\$334,610	\$924.63		
21	CITY OF SAN ANTONIO	0.541610	\$334,610	\$334,610	\$1,812.28		
57	SAN ANTONIO ISD	1.424200	\$334,610	\$334,610	\$4,765.51		
CAD	BEXAR APPRAISAL DISTRICT	0.000000	\$334,610	\$334,610	\$0.00		
SA030	San Antonio TIF #30 Westside	0.000000	\$334,610	\$334,610	\$0.00		
Total Tax Rate:		2.709554					
Taxes w/Current Exemptions:					\$9,066.43		
Taxes w/o Exemptions:					\$9,066.43		

Improvement / Building

Improvement #1: Commercial State Code: F1 Living Area: 14306.0 sqft Value: \$100

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
220	RETAIL STORE	C - F	BR	1923	3133.0
140	HOTEL	C - F	BR	1923	3100.0
320	STORAGE WAREHOUSE	C - F	BR	1923	6233.0
320	STORAGE WAREHOUSE	C - F	BR	1923	1840.0

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	COB	Commercial Office Building	0.2590	11282.04	0.00	0.00	\$334,510	\$0

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2024	N/A	N/A	N/A	N/A	N/A	N/A
2023	\$100	\$334,510	0	334,610	\$0	\$334,610
2022	\$100	\$241,890	0	241,990	\$0	\$241,990
2021	\$5,000	\$230,380	0	235,380	\$0	\$235,380
2020	\$24,620	\$230,380	0	255,000	\$0	\$255,000

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	5/15/2014	SWD	Special Warranty Deed	STERN FAMILY TRUST	MASTER PROPERTY PARTNERS LTD	16678	741	20140080172
2		Deed	Deed		STERN FAMILY TRUST	4720	1512	0

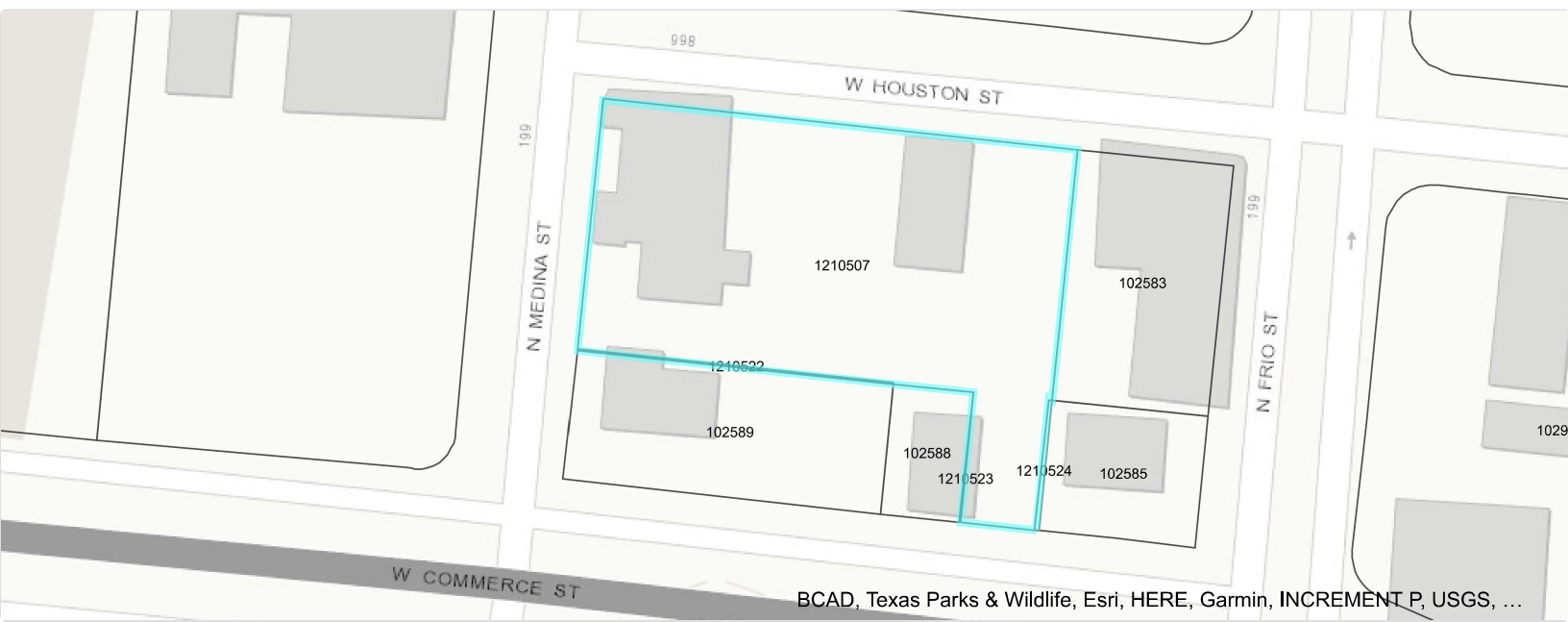
**2024 data current as of Sep 11 2023 2:33AM.**

**2023 and prior year data current as of Sep 9 2023 7:37AM**

**For property information, contact (210) 242-2432 or (210) 224-8511 or email.**

**For website information, contact (210) 242-2500.**

Property Identification #: 1210507	Property Information: 2024	Owner Identification #: 3126537
Geo ID: 00264-076-0130 Situs Address: 118 N MEDINA ST SAN ANTONIO, TX 78207 Property Type: Real State Code: F1	Legal: NCB 264 BLK 76 LOT 13 (VISTA VERDE) Description: NORTH TEX R-109 UT-12) Abstract: S00264 Neighborhood: NBHD code10040 Appraised Value: N/A Jurisdictions: CAD, 11, 06, 09, 57, 08, 21, SA030, 10	Name: MASTER PROPERTY PARTNERS LTD Exemptions: DBA: 61.6% OCC (2023) HEIMANN BLDG



Bexar CAD Map Search

This product is for informational purposes only and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. The Bexar County Appraisal District expressly disclaims any and all liability in connection herewith.

Property Search Results > 1210507 MASTER PROPERTY

Tax Year: 2023

PARTNERS LTD for Year 2023

Property

Account

Property ID:	1210507	Legal Description:	NCB 264 BLK 76 LOT 13 (VISTA VERDE NORTH TEX R-109 UT-12)
Geographic ID:	00264-076-0130	Zoning:	D
Type:	Real	Agent Code:	60075
Property Use Code:	400		
Property Use Description:	OFFICE		

Protest

Protest Status:

Informal Date:

Formal Date:

Location

Address:	118 N MEDINA ST SAN ANTONIO, TX 78207	Mapsc0:	616D5
Neighborhood:	NBHD code10040	Map ID:	
Neighborhood CD:	10040		

Owner

Name:	MASTER PROPERTY PARTNERS LTD	Owner ID:	3126537
Mailing Address:	900 ISOM RD STE 200 SAN ANTONIO, TX 78216-4116	% Ownership:	100.00000000000%
		Exemptions:	

Values

(+) Improvement Homesite Value:	+	\$0	
(+) Improvement Non-Homesite Value:	+	\$933,800	
(+) Land Homesite Value:	+	\$0	
(+) Land Non-Homesite Value:	+	\$1,086,200	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$0	\$0
(+) Timber Market Valuation:	+	\$0	\$0
		-----	
(=) Market Value:	=	\$2,020,000	
(-) Ag or Timber Use Value Reduction:	-	\$0	
		-----	
(=) Appraised Value:	=	\$2,020,000	
(-) HS Cap:	-	\$0	
		-----	



(=) Assessed Value: = \$2,020,000

Taxing Jurisdiction

Owner: MASTER PROPERTY PARTNERS LTD  
% Ownership: 100.000000000000%  
Total Value: \$2,020,000

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax		
06	BEXAR CO RD & FLOOD	0.023668	\$2,020,000	\$2,020,000	\$478.09		
08	SA RIVER AUTH	0.018360	\$2,020,000	\$2,020,000	\$370.87		
09	ALAMO COM COLLEGE	0.149150	\$2,020,000	\$2,020,000	\$3,012.83		
10	UNIVERSITY HEALTH	0.276235	\$2,020,000	\$2,020,000	\$5,579.95		
11	BEXAR COUNTY	0.276331	\$2,020,000	\$2,020,000	\$5,581.88		
21	CITY OF SAN ANTONIO	0.541610	\$2,020,000	\$2,020,000	\$10,940.52		
57	SAN ANTONIO ISD	1.424200	\$2,020,000	\$2,020,000	\$28,768.84		
CAD	BEXAR APPRAISAL DISTRICT	0.000000	\$2,020,000	\$2,020,000	\$0.00		
SA030	San Antonio TIF #30 Westside	0.000000	\$2,020,000	\$2,020,000	\$0.00		
Total Tax Rate:		2.709554					
Taxes w/Current Exemptions:					\$54,732.98		
Taxes w/o Exemptions:					\$54,732.98		

Improvement / Building

Improvement #1: Commercial State Code: F1 Living Area: 21533.0 sqft Value: \$911,074

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
400	OFFICE	C - A	BR	1909	13161.0
400	OFFICE	C - A	BR	2004	4206.0
400	OFFICE	C - A	BR	2004	2544.0
400	OFFICE	C - A	BR	2004	812.0
400	OFFICE	C - A	BR	2004	216.0
400	OFFICE	C - A	BR	2004	594.0
CNP	Canopy	* - A		2004	696.0
CNP	Canopy	* - A		2004	1917.0
CNP	Canopy	* - A		2004	504.0
CNP	Canopy	* - A		2004	540.0
CNP	Canopy	* - A		2004	378.0

Improvement #2: Commercial State Code: F1 Living Area: sqft Value: \$5,638

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
ASP	Asphalt	* - A		2004	6500.0

Improvement #3: Commercial State Code: F1 Living Area: sqft Value: \$2,213

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
FEN	Fence	S - G		2004	290.0

**Improvement #4:** Commercial State Code: F1 Living Area: sqft Value: \$4,469

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
CON	Concrete	* - A		2004	3200.0

**Improvement #5:** Commercial State Code: F1 Living Area: sqft Value: \$4,891

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
ASP	Asphalt	* - G		2004	4822.0

**Improvement #6:** Commercial State Code: F1 Living Area: 4968.0 sqft Value: \$4,821

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
400	OFFICE	C - A	BR	1900	4968.0

**Improvement #7:** Commercial State Code: F1 Living Area: sqft Value: \$459

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
FEN	Fence	S - G		1980	72.0

**Improvement #8:** Commercial State Code: F1 Living Area: sqft Value: \$235

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
DLA1	Detached Living Area 1	A - NO		1900	656.0

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	COB	Commercial Office Building	0.8410	36633.96	0.00	0.00	\$1,086,200	\$0

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2024	N/A	N/A	N/A	N/A	N/A	N/A
2023	\$933,800	\$1,086,200	0	2,020,000	\$0	\$2,020,000
2022	\$1,386,310	\$573,690	0	1,960,000	\$0	\$1,960,000
2021	\$1,413,420	\$546,580	0	1,960,000	\$0	\$1,960,000
2020	\$1,413,420	\$546,580	0	1,960,000	\$0	\$1,960,000

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	6/8/2018	SWD	Special Warranty Deed	AVANCE INC	MASTER PROPERTY PARTNERS LTD			20180111686

2024 data current as of Sep 11 2023 2:33AM.  
2023 and prior year data current as of Sep 9 2023 7:37AM



**For property information, contact (210) 242-2432 or (210) 224-8511 or email.**

**For website information, contact (210) 242-2500.**

# San Antonio police, state troopers uncover organized drug ring in downtown building

by SBG San Antonio  
Tue, April 17th 2018, 8:19 AM CDT









*Raid at building on North Frio Street on Tuesday, April 17, 2018. (Photo: Sinclair Broadcast Group)*



SAN ANTONIO — Undercover agents and officers with the San Antonio Police Department and Texas Department of Public Safety raided a building just west of downtown on Tuesday morning, leading to the arrests of eight people.

San Antonio Police Chief William McManus said they were tipped to drug activity at the building located at North Frio Street and West Houston back in February. Over the last two months, undercover officers used surveillance cameras to monitor the apartments above the Cattleman's Square Tavern.

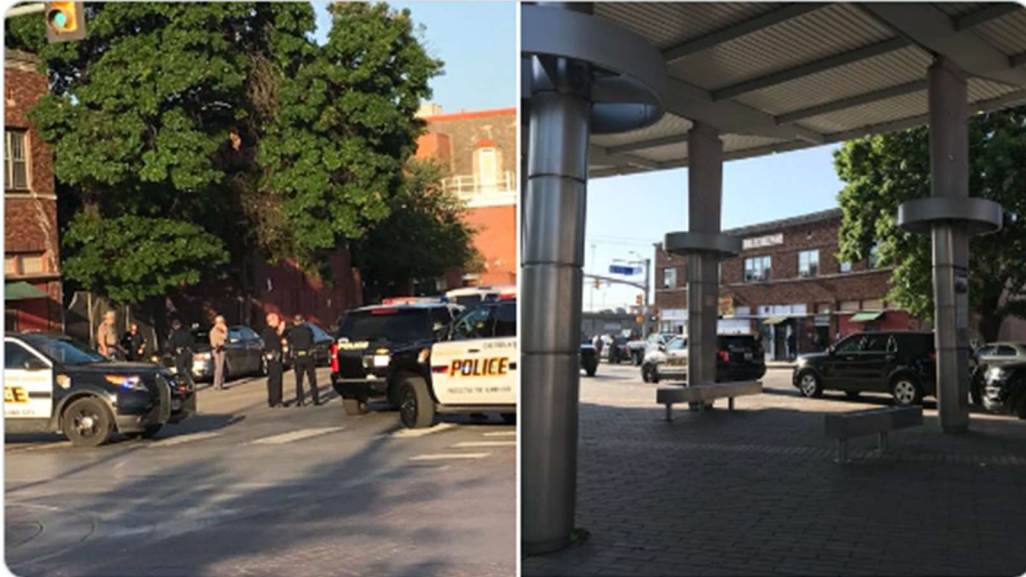


**Kristina De Leon**

@KristinaDeLeon · [Follow](#)



BREAKING: Elaborate drug ring bust at corner of Frio and Houston. [@SATXPolice](#) say several arrested [@News4SA](#) [@KABBFOX29](#)



9:48 AM · Apr 17, 2018



6



Reply



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McManus said the surveillance uncovered an organized drug ring involving 32 suspects. On Tuesday morning, 8 of those suspects were taken into custody. Chief McManus said they expected to arrest the remaining suspects within a few days.

"This building was a scourge for the city," added McManus as he announced plans to work with the city to shut the building down for good. He also praised the work of the undercover officers who determined the drug activity at the



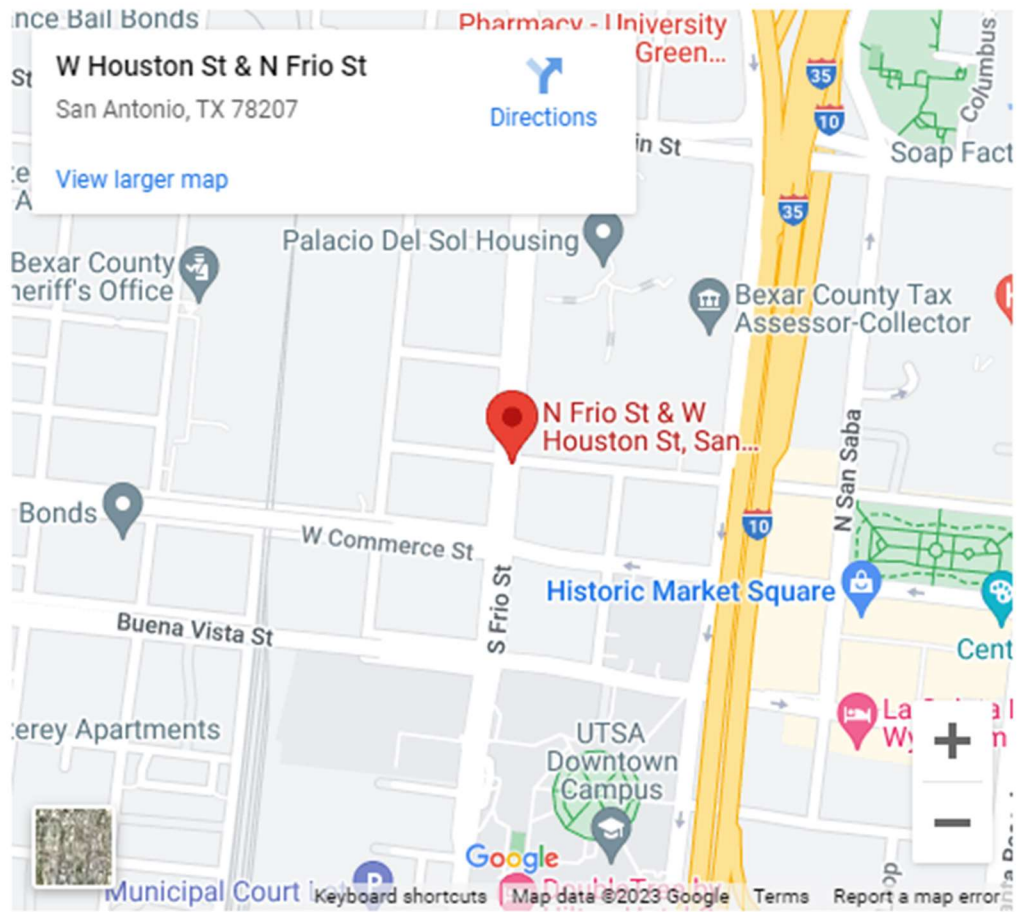
building was more than just individual selling and buying. McManus said some of the drugs that were being sold included cocaine, meth, marijuana and synthetic marijuana.

"I'm glad to finally see the result of this operation," said Councilwoman Shirley Gonzales, who lives only a few blocks away from the building.

She described seeing suspects standing in the windows of the building, signaling to others in the plaza across the street as they would apparently arrange drug deals in broad daylight.









# Six suspected drug dealers arrested in undercover sting targeting troubled street corner

by Robert Price

Wed, September 18th 2019, 11:56 PM CDT



*SAPD arrested six suspected drug dealers Tuesday as part of ongoing efforts to reduce crime in the Cattleman Square area west of downtown.*



**SAN ANTONIO** - Half a dozen suspected drug dealers are off the streets following an undercover sting operation Tuesday, marking the second major operation in the past year targeting dealers near [Cattleman Square](#) just west of downtown.

San Antonio Police and business owners are calling it a crucial step in cleaning up an area they say is plagued by crime.

After a month of surveillance and investigation, police made their move on Tuesday, arresting Alex Francis, 32; Caleb Parkerson, 20; David Torres, 25; Demetrius Thomas, 23; Donald Springs, 31; and Miquella Turner, 21. All were taken into custody near the corner of North Frio and West Houston. All face felony charges of possession with intent to deliver.

People who live and work nearby hope the arrests will send a message to others and help improve the overall quality of life along these streets west of I-35.

Golden Star Café has been serving up Chinese food at the corner of North Frio and West Commerce since the early 1930's.

"We've been here serving generations of San Antonians," said Bo Lim, a co-owner and manager of the family-run restaurant. "1932 is when my grandfather started our business."

But she says the area has [changed over the years](#).

"There are a lot of people that lose their way down here as tourists," said Lim. "They're not used to it and they get really scared."

"You've had prostitution, drug activity, gang activity," said Sgt. Michelle Ramos of the San Antonio Police Department. "It's very concerning for a lot of people. It's been a problem."

And so the police department has been working to change that.

"Looking to see, 'Who were the main players in that area,'" she said. "Setting up surveillance."

In April of 2018, SAPD officers joined forces with the Texas Department of Public Safety to raid the Cattleman's Square Apartments on West Houston, right across the street from Golden Star Café. Agents and officers obtained arrest warrants for more than 30 suspected drug dealers and worked with Code Compliance to get the building boarded up.

"For a couple months, it was pretty clean," said Sgt. Ramos. "We weren't having very many problems like we had experienced before."

Lim noticed a difference at first too. But, she said, "We really would like to keep the positive progress going."

"The activity in the area died down, but then you have other players coming in," said Sgt. Ramos. "And (they're) trying to sell drugs in that corner. It's well known for that activity."

This month, narcotics detectives partnered up with officers from SAPD Central SAFFE ([San Antonio Fear Free Environment](#)) to carry out a new undercover sting operation.

"We did have several detectives, they did go in an undercover capacity, and they did do buys," she said. "We saw a large amount of synthetic marijuana in that area (Tuesday)." They were selling them for \$5 a cigarette. And so, you had individuals who were going around and it looks like they're just smoking a cigarette, but it had synthetic marijuana in it."

"We really appreciate them coming down and addressing the ongoing issues that we've been having in this community," said Lim. "This should be constantly monitored. It's not just a one-time deal."



Sgt. Ramos agreed, saying the area *is* always monitored. "We are out there, we are going to monitor the situation, and our officers, our detectives are aware of what's going on, and they're going to get you."

## Fire breaks out at old Rich Book building in Cattleman Square Historic District

by SBG San Antonio Staff Reports

Wed, February 2nd 2022, 6:47 AM CST









*A fire broke out late Tuesday night in the Cattleman Square Historic District in San Antonio. (SBG San Antonio)*



SAN ANTONIO - A fire broke out late Tuesday night in the Cattleman Square Historic District in San Antonio.

The fire started around 11:30 p.m. at the old Rich Book Building on W. Houston Street and N. Frio Street.

Crews had to break through the second floor to reach the fire, but once they did, they made quick work of it.

Fire officials believe the fire started in a couch on the first floor and spread to the ceiling.

Nobody was injured. Damage estimates are around \$15,000.

The Rich Book building was built in 1923 and was the former location of Cattleman's Square Tavern.

<https://news4sanantonio.com/news/local/fire-breaks-out-at-old-rich-book-building-in-cattleman-square-historic-district>



**Ms. Stephanie Stolte**  
**Project Manager**  
**Master Property Partners, Ltd.**  
**San Antonio Texas**

**Project Name: 900 W. Houston Street-Master Property Partners. Ltd.**

**Scope of Work:**

Preliminary Budget pricing to demo existing interior and reconstruct to bring to current code and functionality. Includes interior, exterior, structural, site-work, flatwork.

Demo	\$	195,000.00
New Walls	\$	143,000.00
VWC	\$	-
T/F/Paint	\$	110,500.00
Ceiling	\$	136,500.00
Electric	\$	552,500.00
HVAC	\$	975,000.00
Plumbing	\$	325,000.00
Concrete	\$	162,500.00
Fire Alarms	\$	110,500.00
Fire Sprinklers	\$	455,000.00
Flooring	\$	145,340.14
Doors/Hardware	\$	110,500.00
Millwork	\$	116,545.00
Elevators	\$	325,000.00
Structural Work/Masonry	\$	240,500.00
Glass/Windows	\$	500,500.00
Site Work/Flatwork	\$	240,500.00
General Conditions	\$	419,165.52
Contractor Fee	\$	421,084.05
Subtotal	\$	5,684,634.72
Tax	\$	468,982.36
Contract Total	\$	6,153,617.08

**Exclusions:** keying of door hardware, Waxing/polishing of new flooring. Any items not listed above.

This proposal shall become effective upon signature by owner (or owner rep). Payment is due 30 days from invoice date.

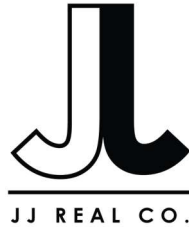
A finance charge of 1.5% per month will be applied to any unpaid balances after 30 days.

Prepared by:	Darren Hawthorne	Accepted:	
Date:	8.17.23	Date:	

900 W Houston, San Antonio, TX

## Pro forma

<b>BUILDING PROGRAM AND RENTS</b>					
Commercial Units	SF	per SF	Units	Total Rent Monthly	Total SF
900 W Houston (1st Floor) retail office	6,000	\$1.50	1	\$9,000	6,000
900 W Houston (2nd Floor) office	8,000	\$1.00	1	\$8,000	8,000
					-
	14,000				
<b>Total Monthly Rent</b>				<b>\$17,000</b>	
<b>Total Building Square Feet</b>					14,000
					Exit Cap Rate
<b>INCOME</b>				Stabilized	9.0%
<i>Gross Potential Income (Total Annual Rents)</i>				\$204,000	\$210,120
Less Vacancy			20%	-\$40,800	-\$42,024
Gross Operating Income				\$163,200	\$168,096
Operating Expenses (NNN)			\$6	-\$84,000	-\$86,520
Expense Reimbursement			80%	\$67,200	\$69,216
Leasing Commissions/ Inducements				-\$73,440	
<b>Net Operating Income (NOI)</b>				<b>\$72,960</b>	<b>\$150,792</b>
					<b>\$1,675,467</b>
<b>COSTS</b>					
<b>Sales Price</b>				\$1	
<b>Building Improvement Cost</b>	SF Building		\$440	\$6,153,617	\$6,153,617
<b>Total Hard Costs</b>				<b>\$6,153,618</b>	\$6,153,618
<b>Soft Costs (Archtiect/ MEP / Permitting)</b>			4%	\$215,377	
<b>Carry Costs (taxes, interest, Insurance, lease up)</b>	18-24 months			\$500,000	
<b>Land Costs</b>				\$1	
<b>Total Project Costs</b>				<b>\$6,868,996</b>	<b>\$6,868,996</b>
<b>Return on Project Cost</b>				1.1%	2.2%
<b>LOAN</b>					
<b>Down Payment</b>			35%	\$2,404,148	\$2,404,148
Loan Amount			65%	\$4,464,847	\$4,464,847
<b>Loan Assumptions</b>					
Monthly Debt Service		Amort		-\$39,456	-\$39,456
Total Annual Debt Service		Years		-\$473,476	-\$473,476
Cash Flow After Debt Service		Interest		<b>-\$400,516</b>	<b>-\$322,684</b>
Debt Service Coverage Ratio (DSCR)		20	0.0875	0.15	0.32
<b>Cash on Cash Return (Return on Down Payment)</b>				<b>-16.7%</b>	<b>-13.4%</b>



August 30th, 2023

JJ Real Co, Inc  
Jeremy Jessop  
210.386.3970  
jj@jjrealco.com

The Office of Historic Preservation & Historic & Design Review Commission  
Development and Business Services Center  
1901 S. Alamo  
San Antonio, TX 78210

To Whom It May Concern,

I am writing on behalf various clients and associates as it pertains to obstacles and barriers to the real estate activation of the Richbook building, 900 W Houston and overall Cattleman's Square Area development.

While there is resurgence of interest in real estate activity, especially within the urban core, challenging elements in engaging investors and tenants is becoming problematic, especially in the current economic climate. As it pertains to this intersection the challenges are primarily of buildings with structural defects, lack of security and homelessness.

In the past 18 years, as serving as a broker for the urban core and other adaptive reuse projects both historical and new construction, I have had multiple stories of success re-imagining historic properties with investors and tenants that have a level of vision and place-making abilities. Ultimately, these projects were successful because they tapped into the city's fabric of its neighborhoods, burgeoning districts and its overall attractiveness. When the surrounding neighborhood encourages it, the number of investors and tenants willing to take a chance on a building that needs a lot of work increases. However, when the surrounding neighborhood presents challenges, more than encouragement for property revitalization, the pool of vision-laden candidates dries up. In this particular case, the challenges are restrictive development codes, homelessness and vagrancy.

824 Broadway Suite 110  
San Antonio TX 78215  
210.386.3970



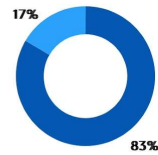
Among other local advertising mediums and your major nationwide platforms like Crexi CoStar and LoopNet the property has been marketed for approximately 3 years through Covid shutdown and the boom thereafter with very little interests without the removal of the Richbook building and the external problems it presents to the area. The listing performance has touched players in all markets local and afar with no one willing to commit to a development with the obstacles in place.

#### Traffic Sources

Detail Page Views

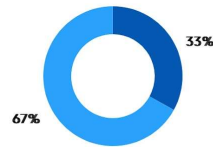
1 Year

New Visitors vs Returning



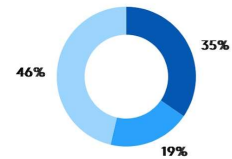
1,037 New  
205 Returning

In Market vs Out of Market



526 In Market  
1,066 Out of Market

Traffic Sources



551 Organic  
303 Paid  
738 Direct, Referral, App

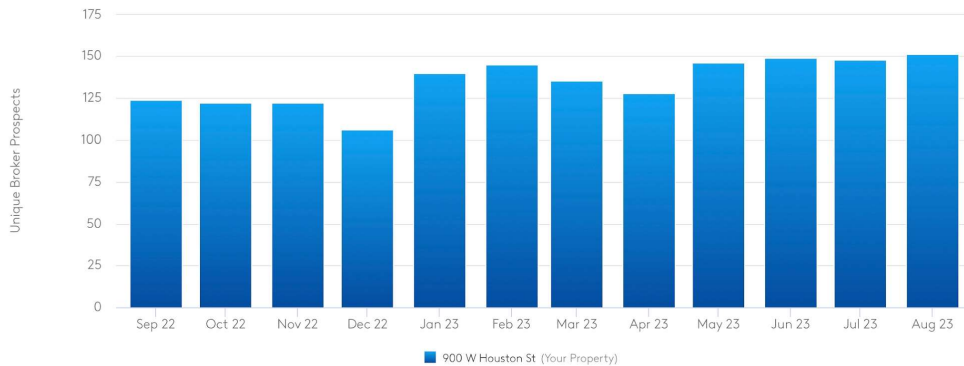
#### Listing Activity Report

Unique Broker Prospects

CoStar and LoopNet

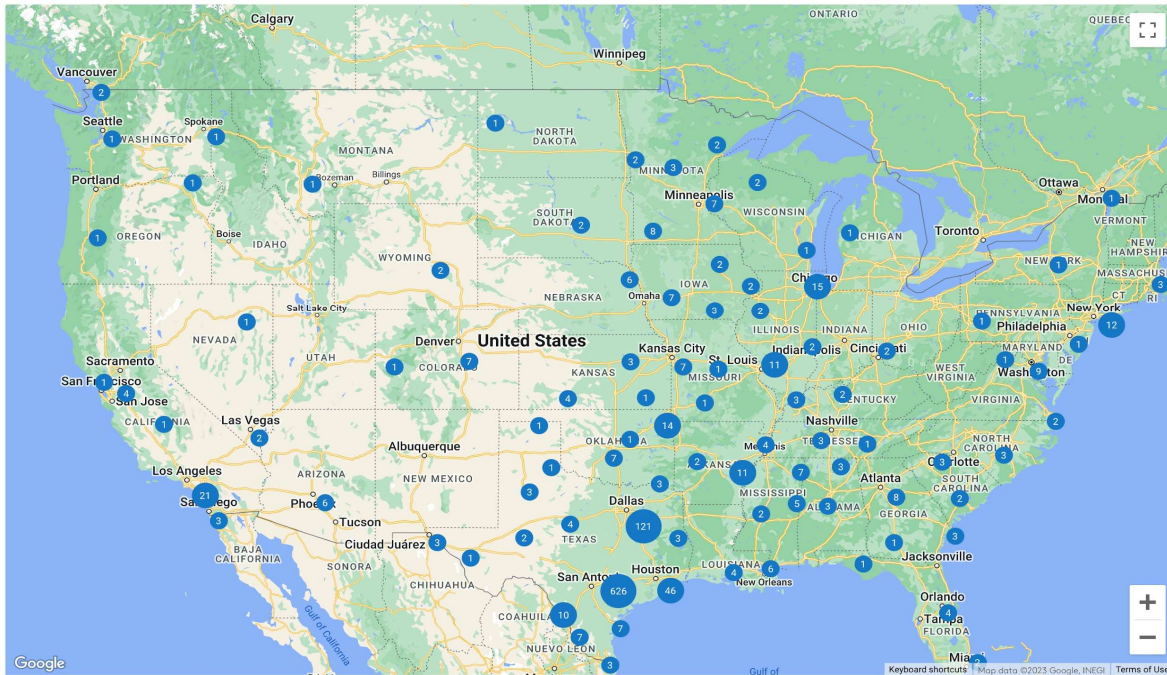
Select a Competitor

1 Year



\*Current month's data is in progress.

824 Broadway Suite 110  
San Antonio TX 78215  
210.386.3970



This intersection, and its neighboring intersections, have at any point dozens of loitering individuals, some presenting health and safety concerns for property owners and tenants. To merely show a space for a client becomes an orchestrated endeavor involving the SAPD, multiple members of my staff and others. Merely gaining access to the sites can be a challenge as camping tents, possessions and often human excrement, occupy parking lots, sidewalks and entrances.

We have had several groups tour the site and did have a potential client for the site that rehabilitates “graduates” of Haven for Hope. Although really liking the location of the property in question, due to the lifestyle ‘temptations’ surrounding the property, the site would prove problematic for its clients, not to mention safety concerns for its employees as well. They passed on leasing the site. Furthermore, other non-profit organizations invested in the area and surrounding projects such as NALCAB have passed on the site due to both safety of employees and the liability of the Richbook building.

I believe that a serious investment of institutional proportions with modern day parking solutions is the only path to improving this intersection and neighborhood. This can be achieved with a development plan that manages access, provides secure parking and encourages further development and commerce. The required investment based on the existing road blocks cannot be realized with the existing configuration of buildings serving as a backstop to homelessness and crime.

Sincerely,

Jeremy B. Jessop



# 900 Richbook BUILDING

CONCEPT DESIGN\_FITTING STUDY  
AUGUST 27 2019

**GOMEZ VAZQUEZ**  
INTERNATIONAL

# INDEX

- SITE

- PROJECT UNDERSTANDING

- CONCEPTUAL FITTING PROPOSAL

- MOODBOARDS

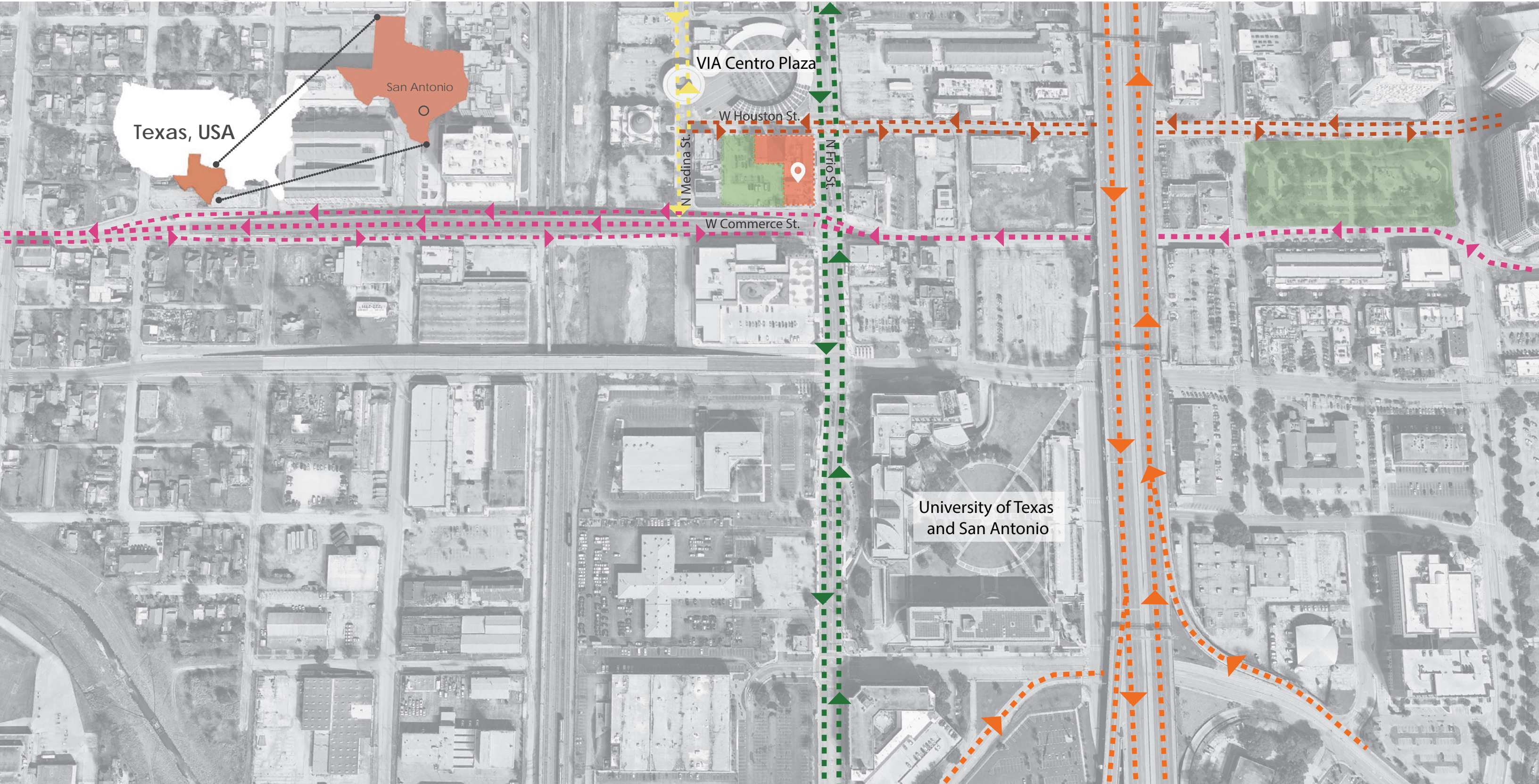
- ILLUSTRATIVE VIEW







# LOCATION AND SITE

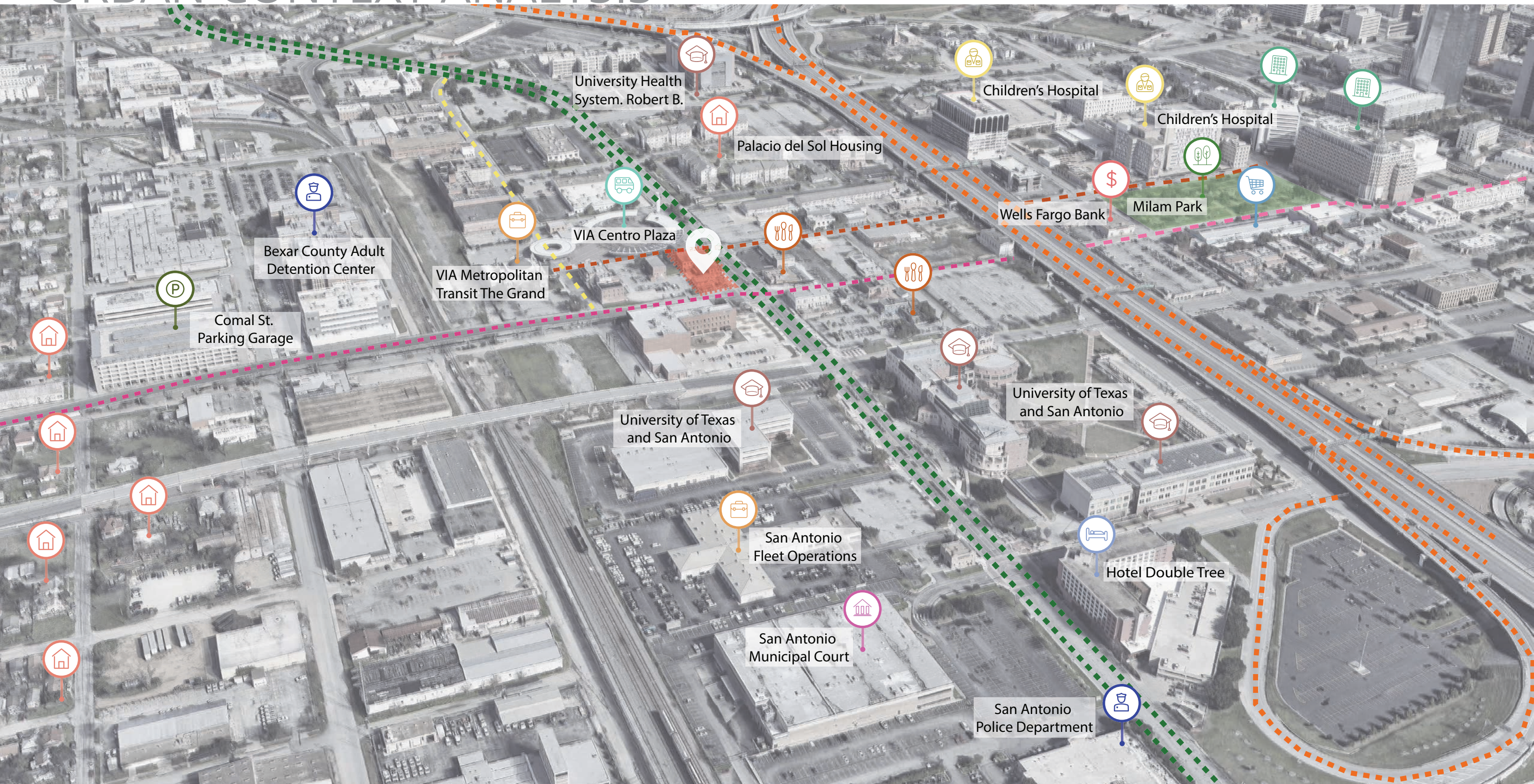


— Frio Street — Medina Street — PanAm Expy — Houston Street — Commerce Street





# URBAN CONTEXT ANALYSIS



Housing



Office



Hotel



University



Mixed use



Police



Bus station



Restaurant



Parking garage



Food market



Park



Health center



Municipal Court



Bank



PanAm Expy



Frio Street



Houston Street



Medina Street

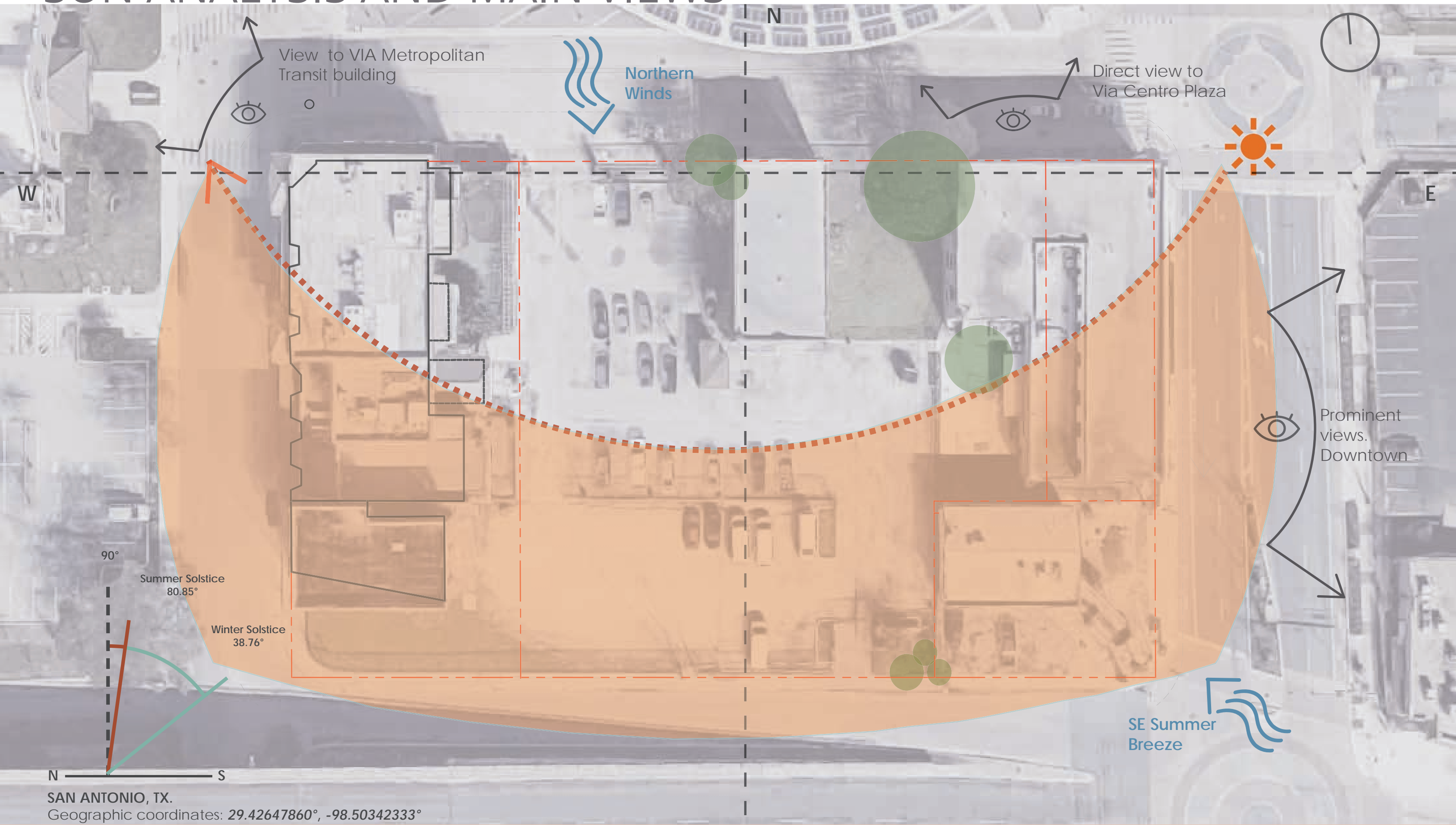


Commerce Street





# SUN ANALYSIS AND MAIN VIEWS







# PROJECT BRIEF

## PROJECT ADDRESS

900 West Houston  
San Antonio, TX 78207  
USA

## PROJECT REQUIERMENTS

Mixed use building  
120 apartments - 900 sqft (average)  
Retail

## Setbacks



## PARKING

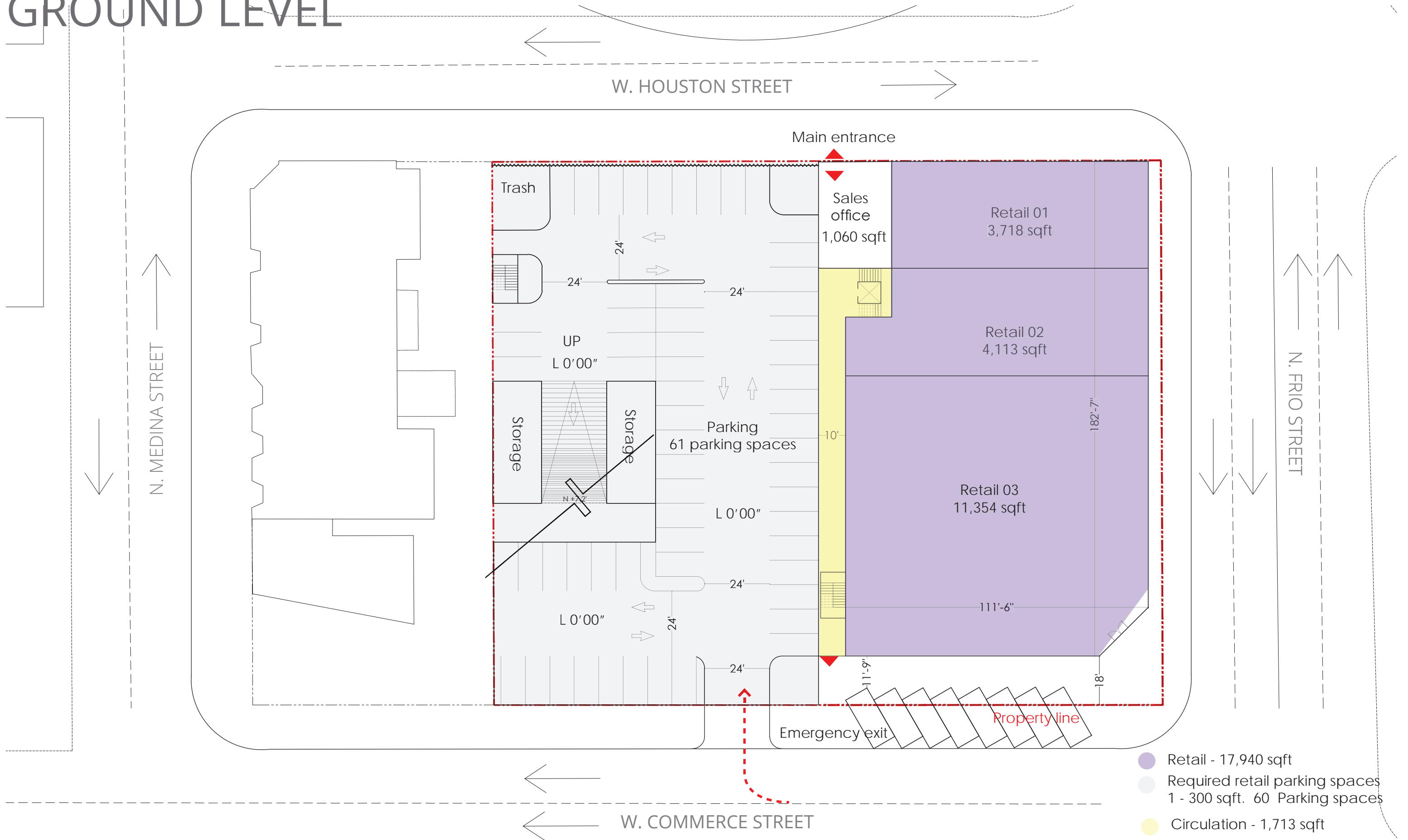
- Cars
- Dwelling 1.5 per unit
  - Retail 1/ 300 sf GFA
  - Stall dimensions 90° - REGULAR 9'X18'

- Existing buildings
- Buildings to be demolished



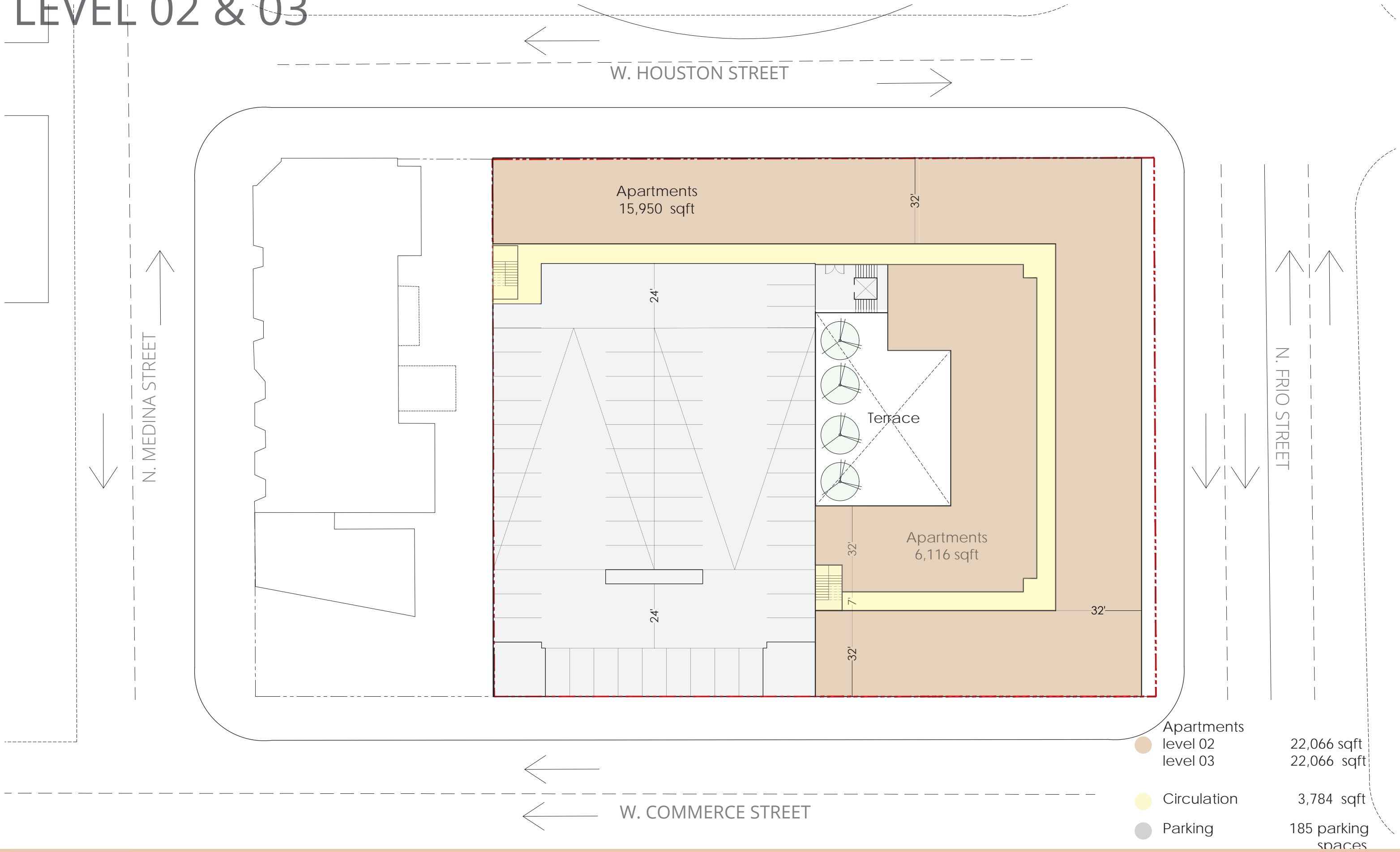


# GROUND LEVEL

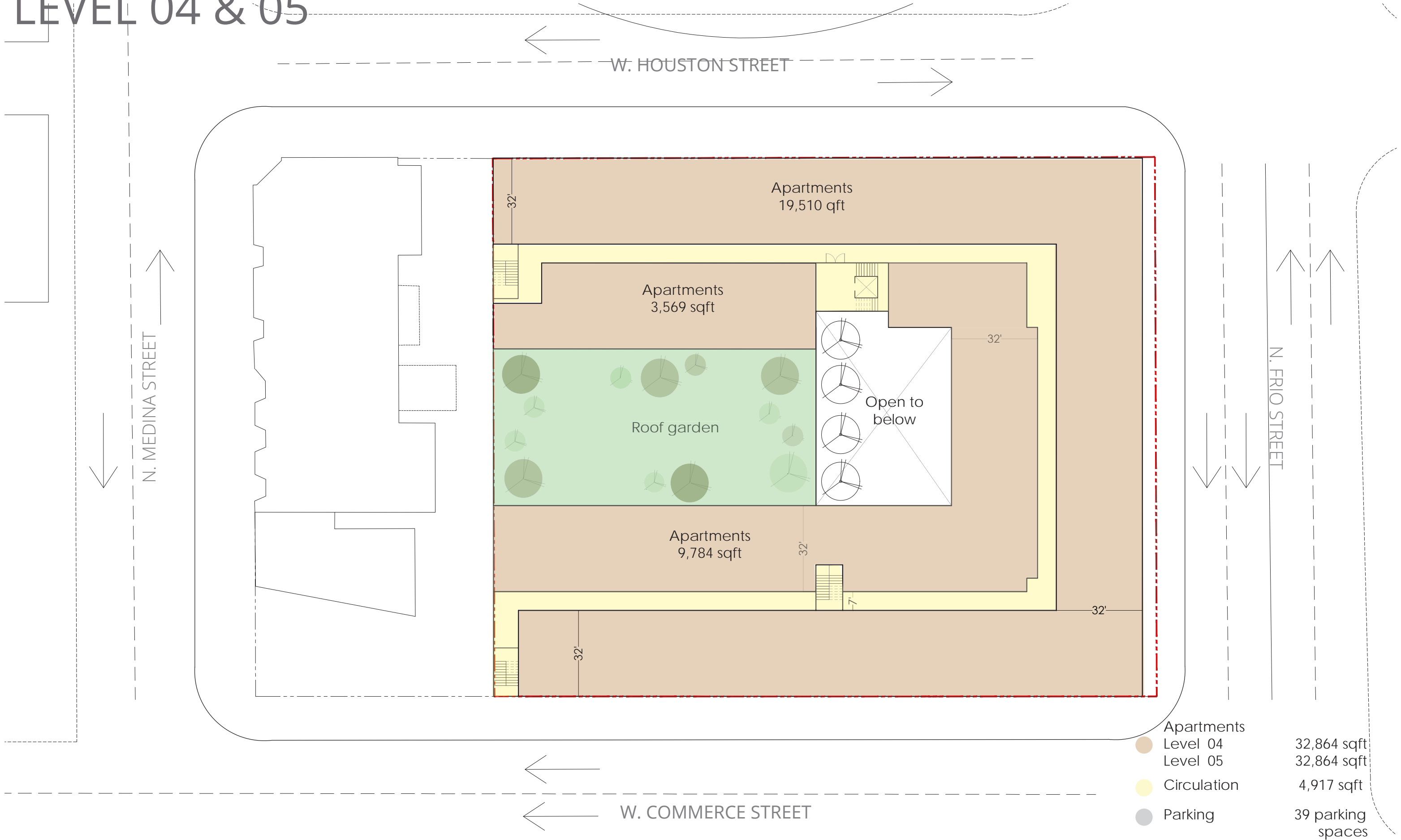


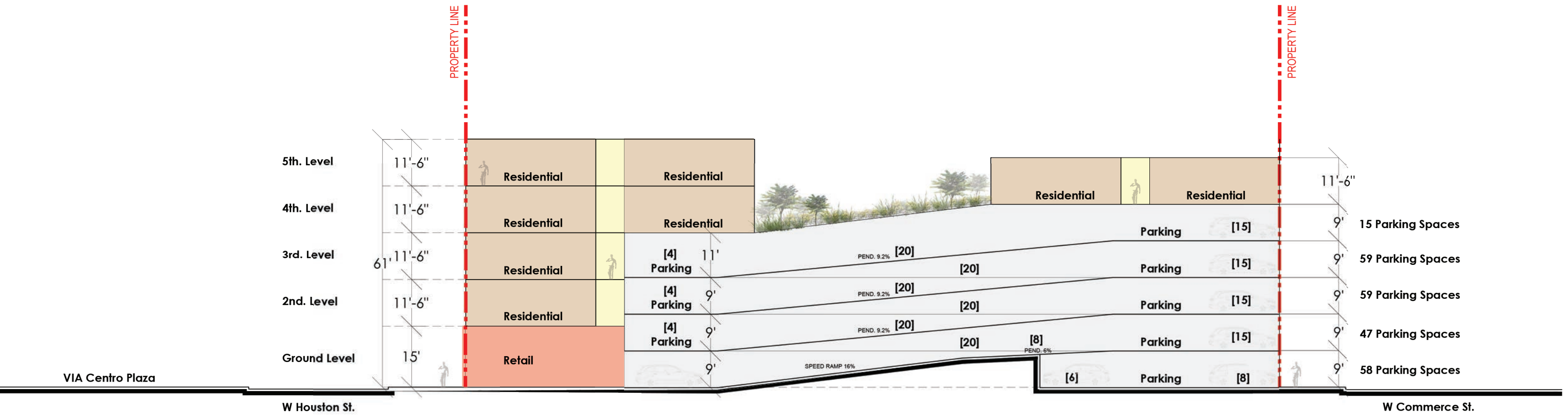


# LEVEL 02 & 03

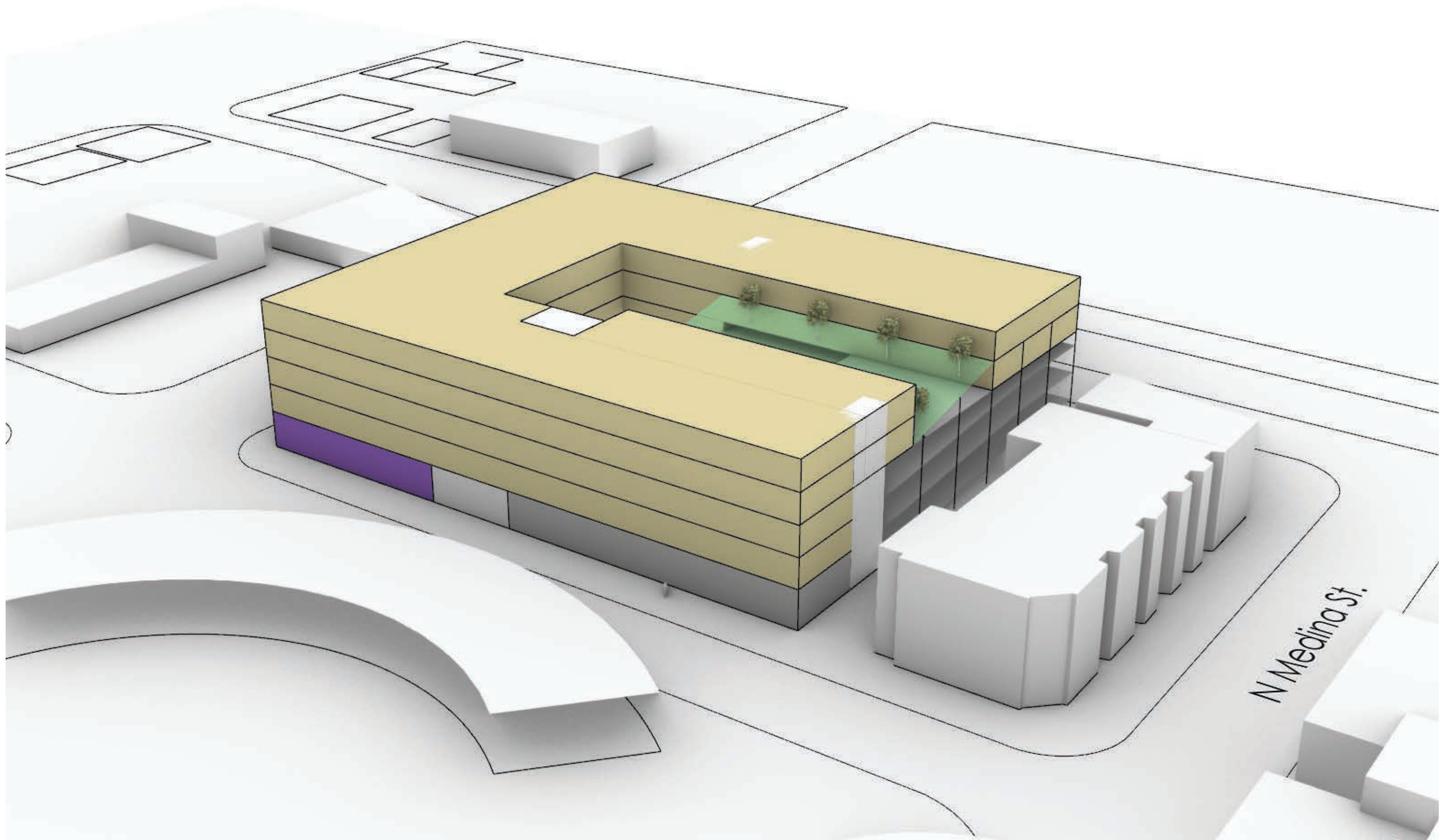


# LEVEL 04 & 05

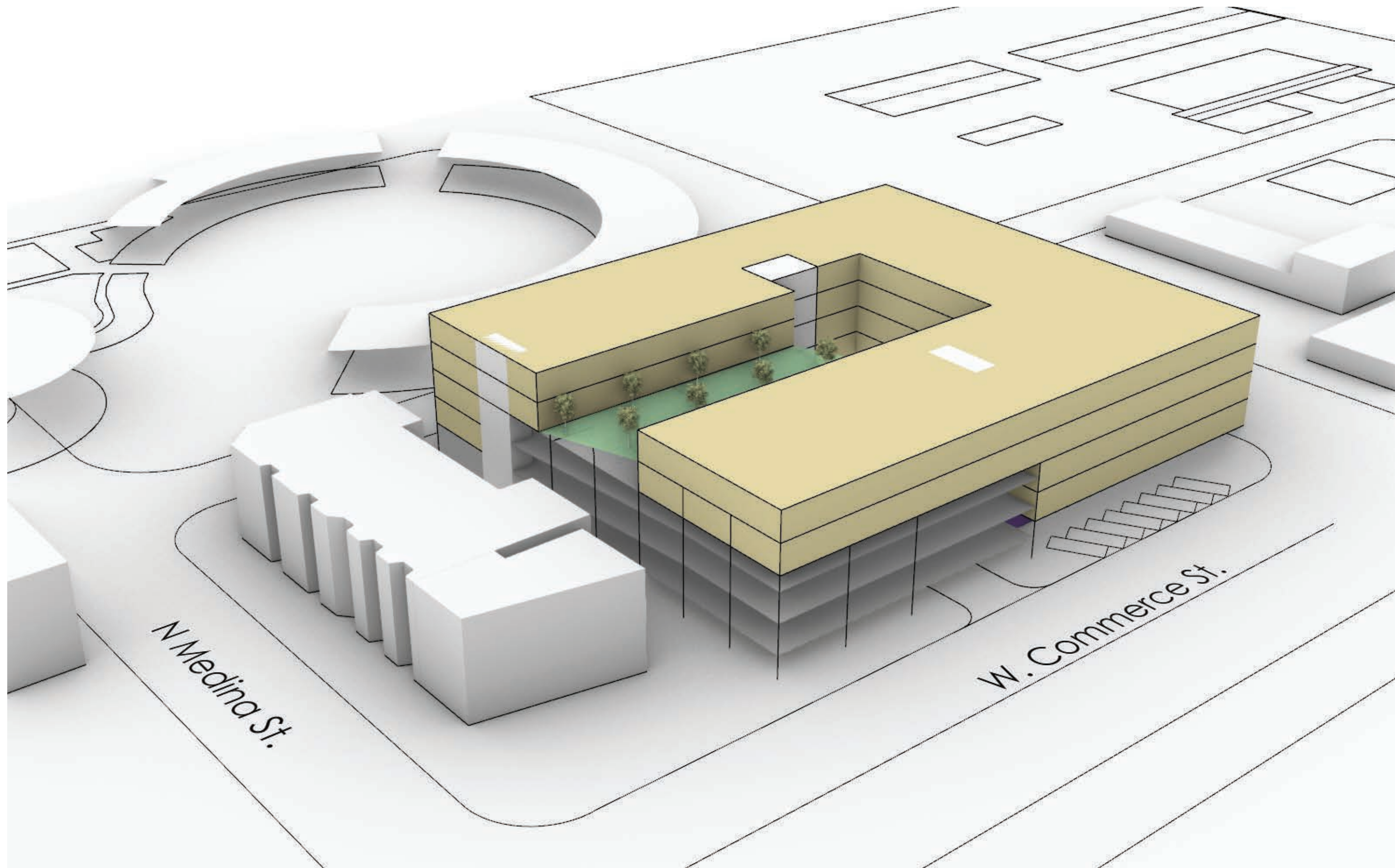




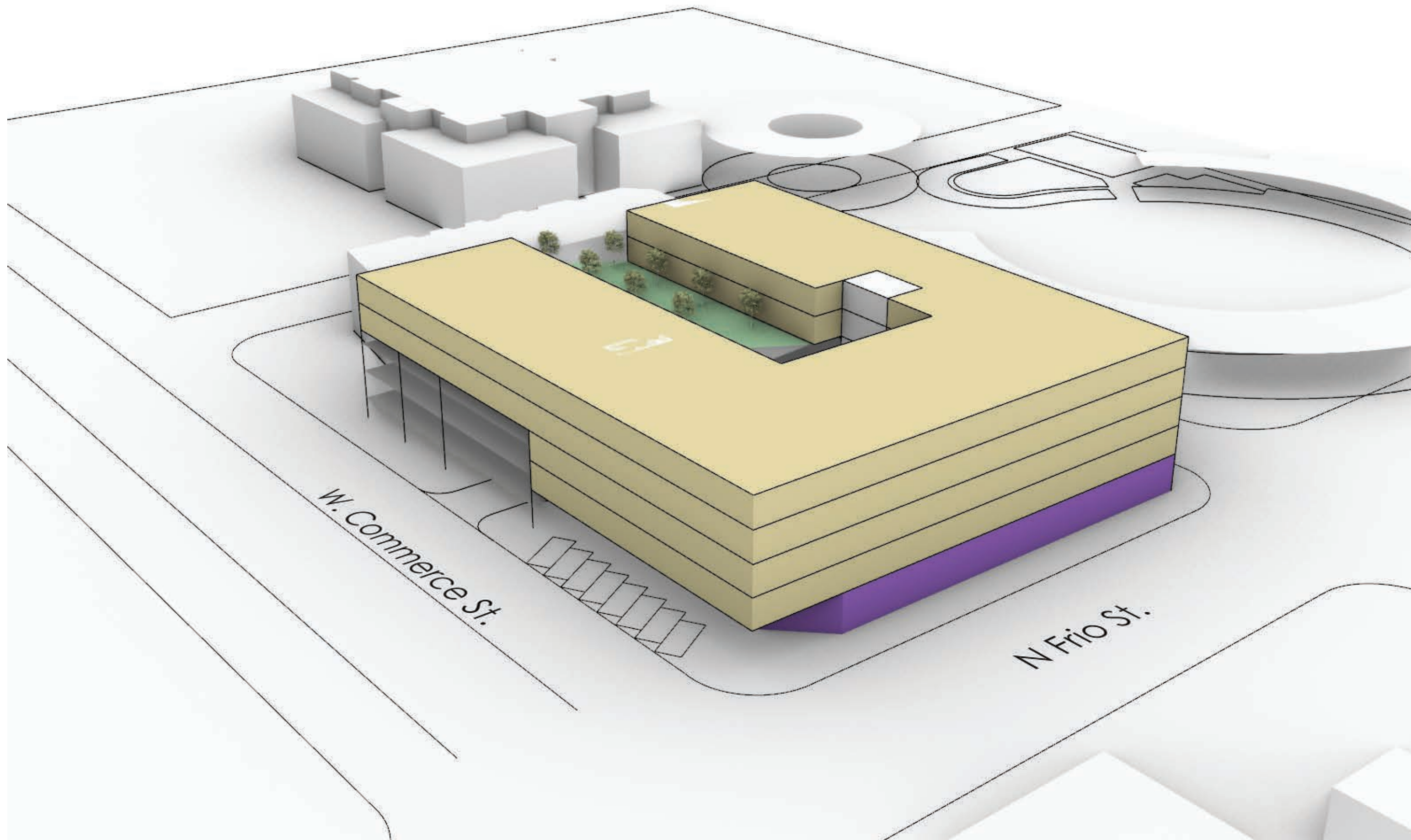














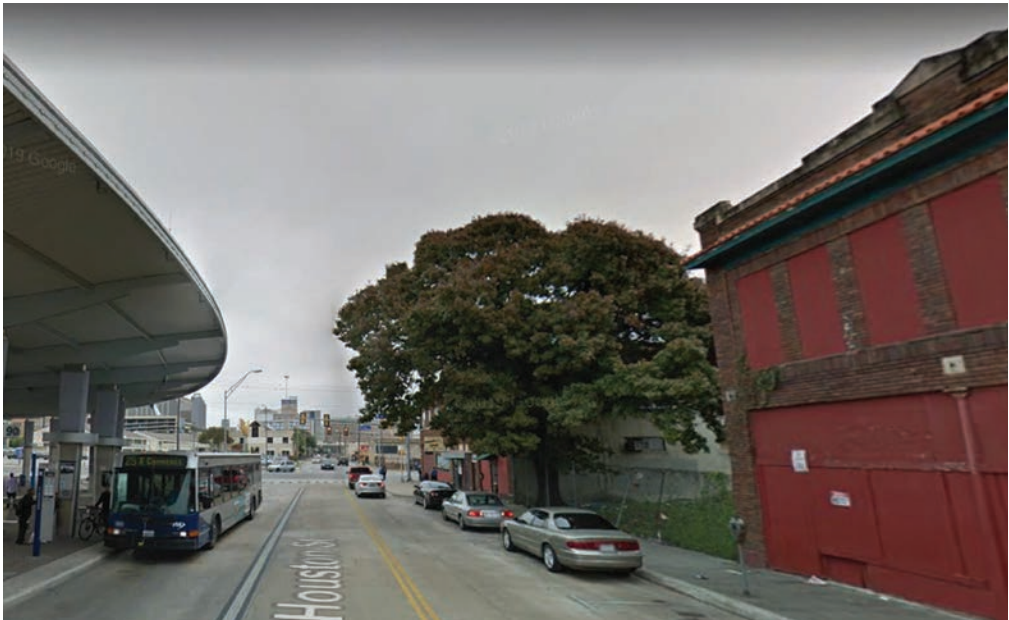
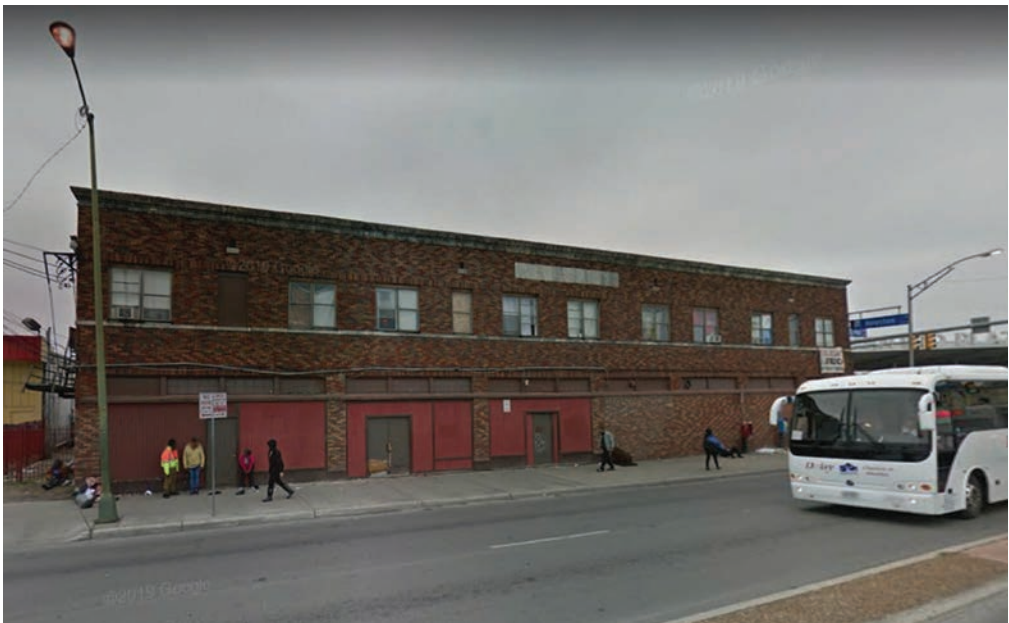
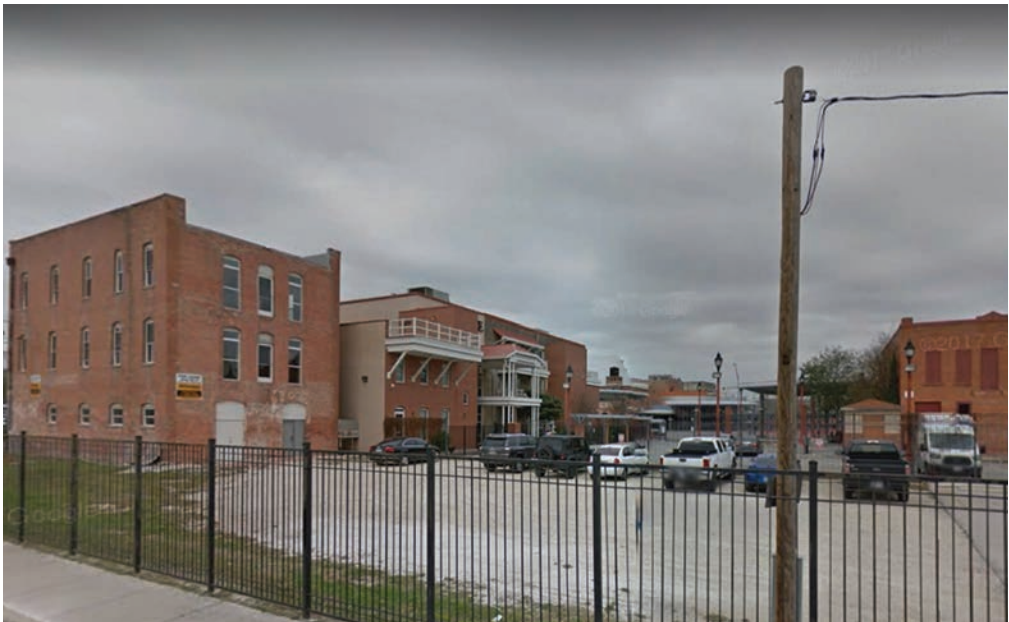
AREA SUMMARY				
	RETAIL (sqft)	APARTMENTS (sqft)	PARKING SPACES	CIRCULATION (sqft)
GROUND LEVEL	19,185	0	69	0
LEVEL 2	0	22,066	67	3,784
LEVEL 3	0	22,066	59	3,784
LEVEL 4	0	32,864	59	3,784
LEVEL 5	0	32,864	15	4,917
TOTAL	19,185	109,860	269	16,269

APARTMENTS : 109,860 sqft / 900 sqft = 122 APARTMENTS

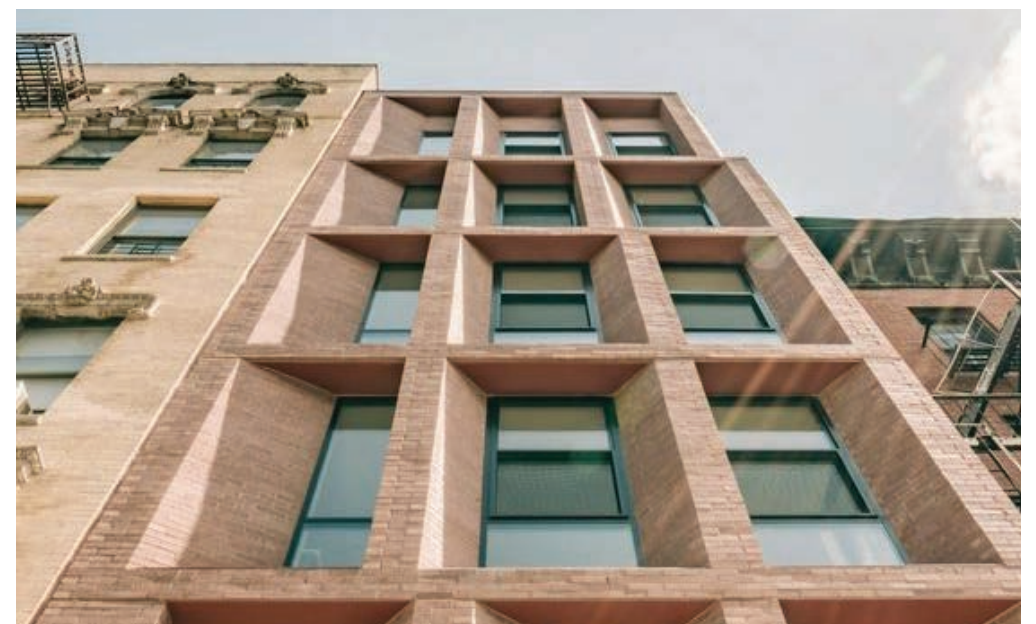
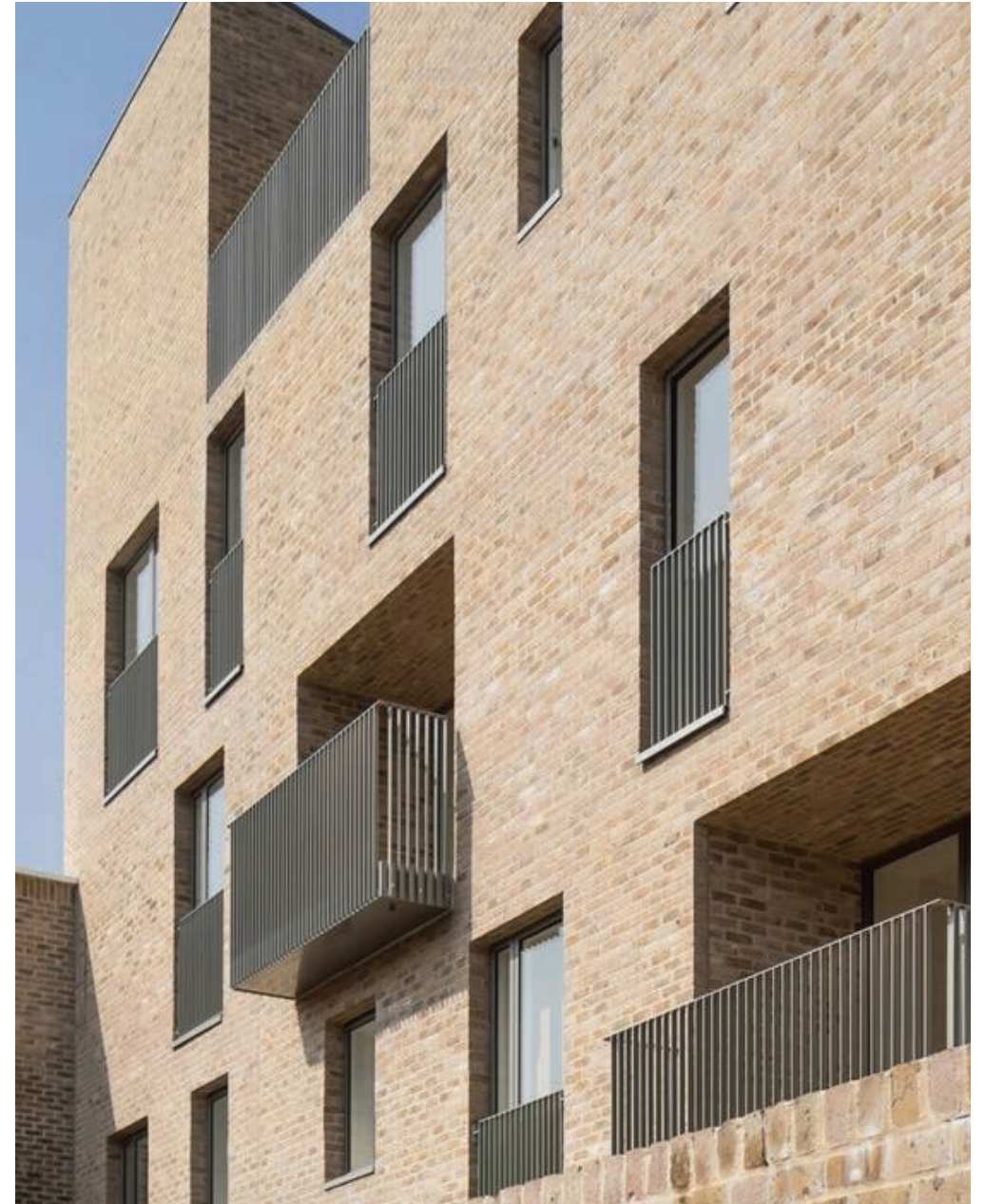
PARKING ESTIMATED IN PROJECT: 269 PARKING SPACES

















Existing building



Proposal








# *Historic Cattleman Square*

Move-In Ready Office Space & Redevelopment Opportunities





The Property is comprised of multiple parcels totaling 1.302 Acres in the Cattleman Square Historic District of downtown San Antonio. The Property is prime for redevelopment activity given its location just one block from the downtown campus of The University of Texas at San Antonio and across the street from VIA Metropolitan Transit's headquarters building and flagship Centro Plaza transit hub. Cattleman Square is in the midst of a revitalization, with the area included in the recently-designated Zona Cultural district and the subject of reinvestment by entities both public and private. The Property is primed for future development due to historic high demand for downtown housing, retail and office space and the lack of supply to fill those needs.

**Lot Size: Multiple parcels totaling 1.302 Acres**





# Availabilities

## HEIMANN BUILDING

*118 N Medina*

19,329 RSF

Available Space:

- 1st Floor: 2,614 RSF - office/retail
- 1st Floor: 1,271 RSF - office
- 2nd Floor: 1,577 RSF - office
- 3rd Floor: 6,006 RSF (Full Floor) - office

## 908 W HOUSTON STREET

5,052 RSF

- office/retail for lease

## RICH BOOK BUILDING SITE

*900 W Houston St*

14,306 to 80,000 RSF

- for lease
- redevelopment opportunity





# Heimann Building



The Heimann Building was once home to a hotel that was the first with both a telephone system and air conditioning, according to the National Trust for Historic Preservation. The three-story brick building was constructed in 1909 by noted San Antonio architect Atlee B. Ayres. With restored New Orleans-style balconies and Spanish red tile roof, the refurbished Heimann building has become a prominent landmark for the Cattleman Square Historic District and the building is now listed in the National Register of Historic Places.

The Heimann Building has abundant balcony and gated outdoor spaces available. Gated, surface parking surrounding Building is available at a ratio of 2.00 / 1,000 RSF



# Heimann Building

1st floor - 2,614 RSF



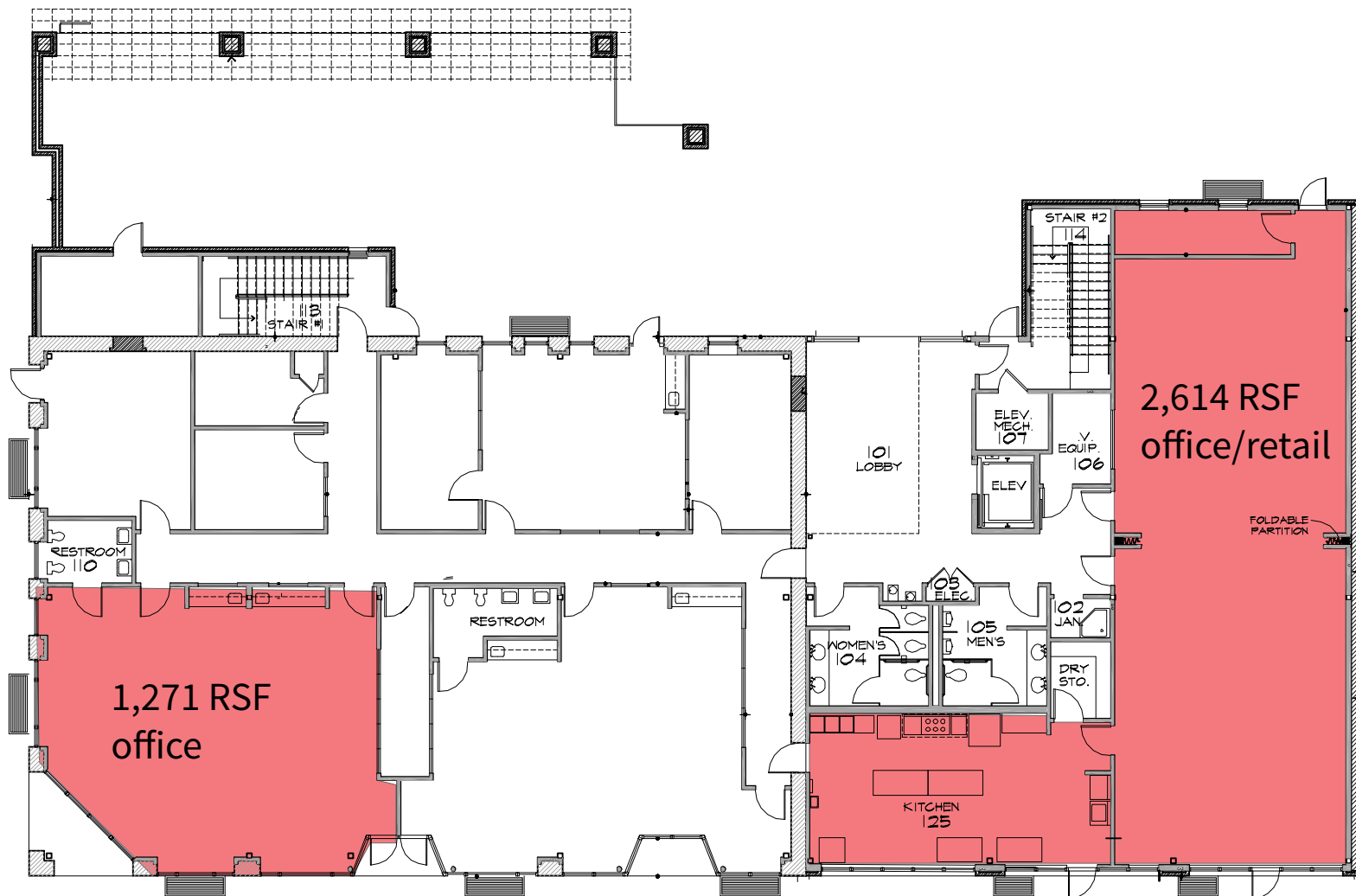


# Heimann Building



1st floor - 3,885 RSF

- Office/ retail space
- Existing commercial grade kitchen and equipment



# *Heimann Building*

2nd floor - 1,577 RSF

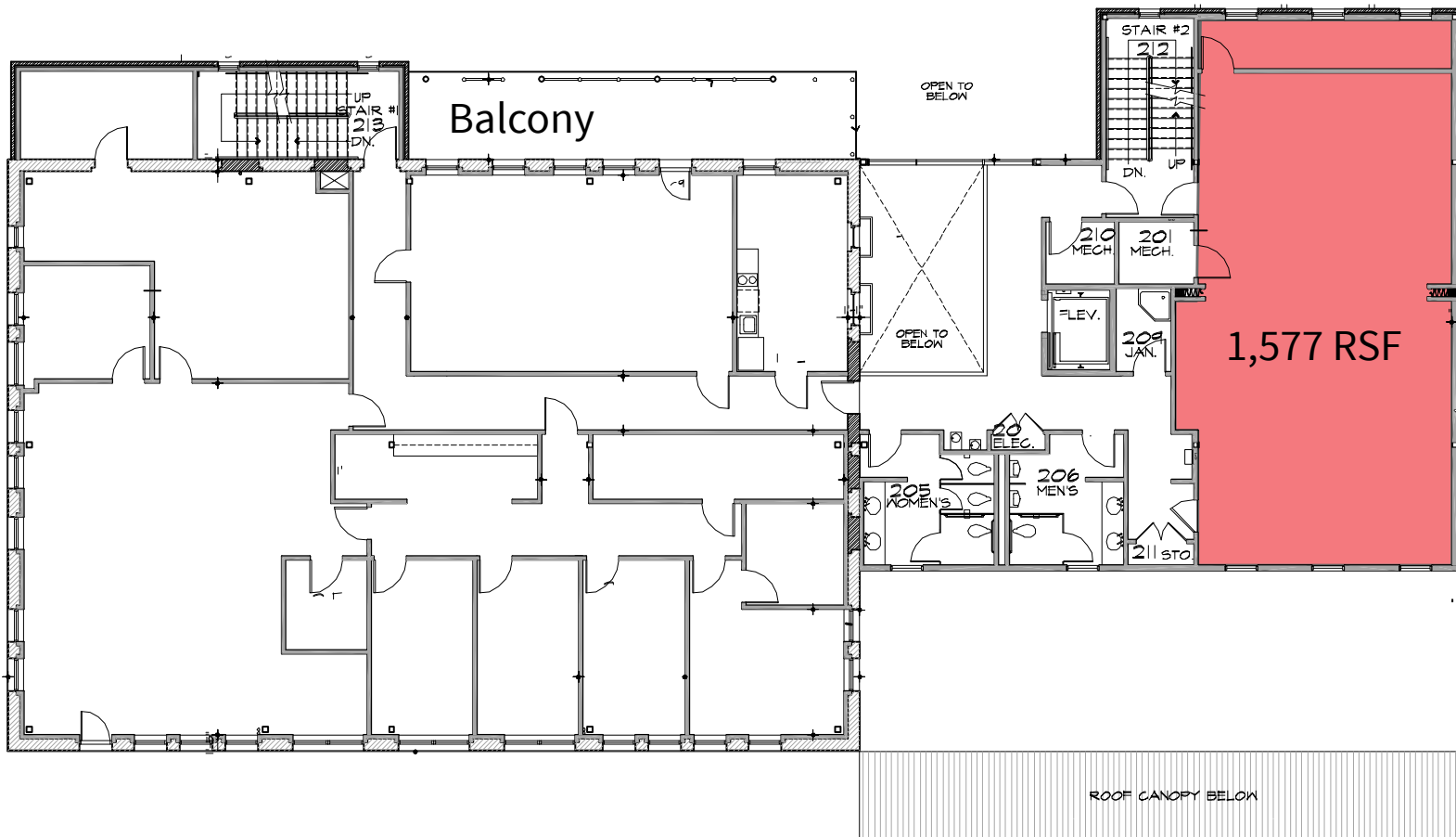




# Heimann Building

2nd floor - 1,577 RSF

- Office space for lease
- Training rooms fully-equipped with furniture, a projector, screen and partitioned wall





# *Heimann Building*

3rd floor - up to 6,006 RSF

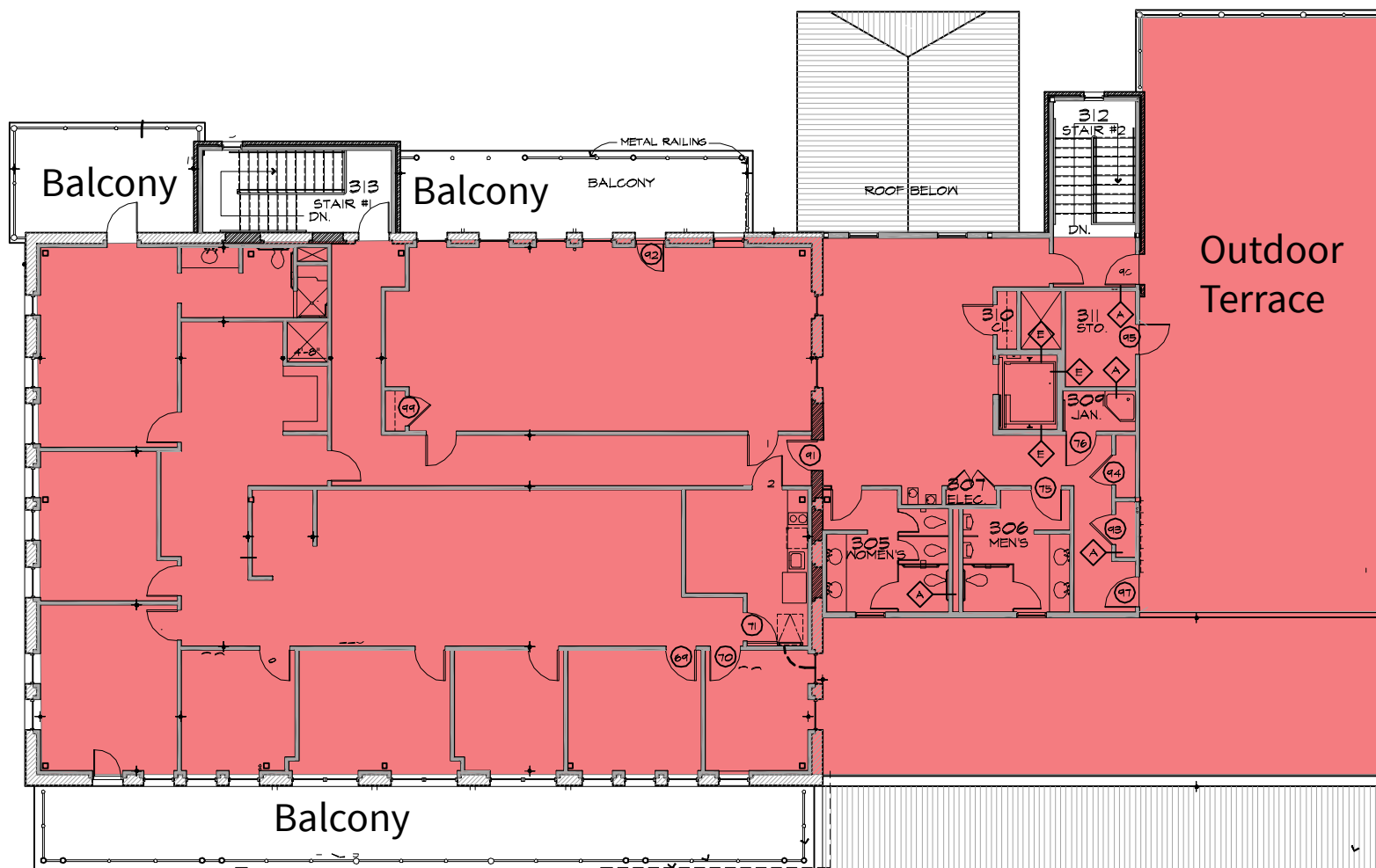


# Heimann Building




3rd floor - up to 6,006 RSF

- Full floor availability with lobby area, large conference room and private terrace access





A wide-angle photograph of a rooftop terrace. On the left, a red brick wall with a doorway and two small lantern-style lights is visible. The terrace floor is paved with reddish-brown tiles. A metal railing with a wire mesh runs across the middle ground. In the background, a dense urban skyline of San Antonio is visible under a bright blue sky with large, white, fluffy clouds. A construction crane is visible among the buildings.

The Heimann Building's third floor has 3,000 SF of outdoor terrace space with spectacular views of downtown San Antonio.



# Redevelopment opportunities

908 W HOUSTON STREET  
5,052 RSF

RICH BOOK BUILDING SITE  
*900 W Houston St*  
14,306 to 80,000 RSF





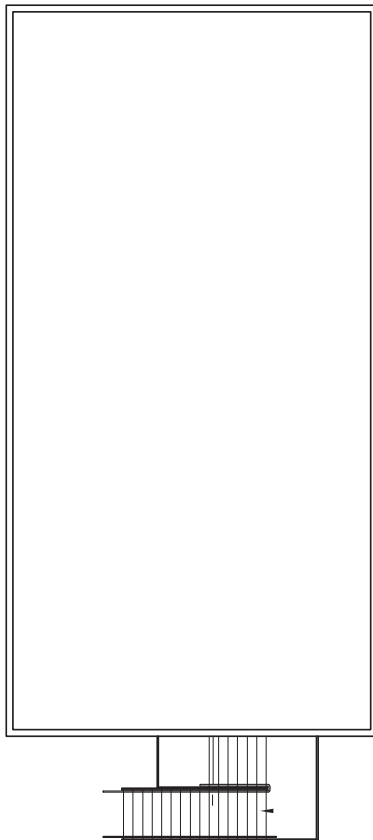
# 908 West Houston

1st floor - 2,526 RSF

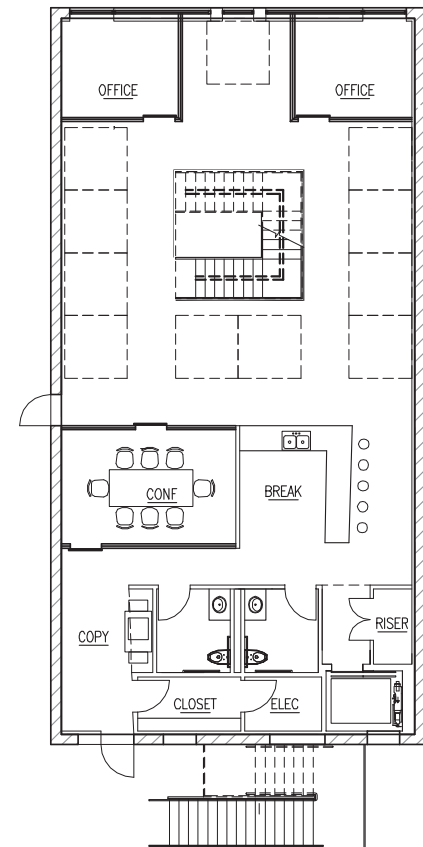
- Office/ retail space



As built plan



Sample Test Fit



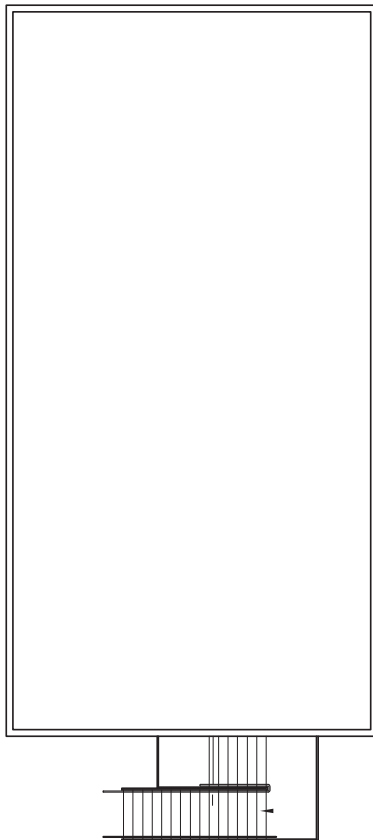
# 908 West Houston

2nd floor - 2,526 RSF

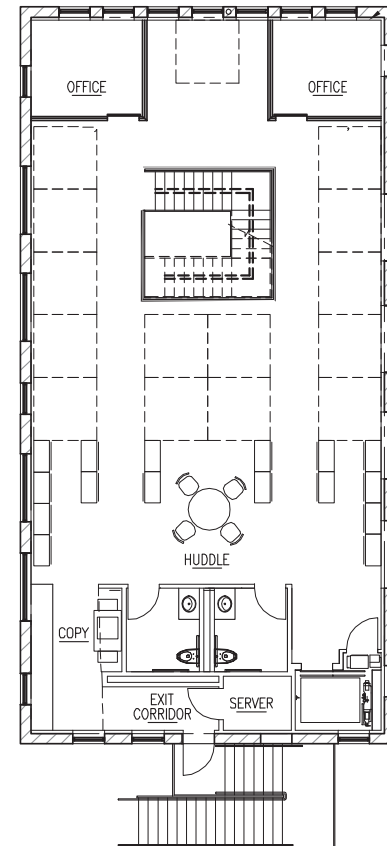
- Office/ retail space



As built plan



Sample Test Fit





## CATTLEMAN SQUARE HISTORIC DISTRICT

Cattleman Square, named for its proximity to the Union Stockyards, is one of the oldest neighborhoods in San Antonio. 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.

Both the VIA Metropolitan Transit Headquarters campus and the newly-opened, \$35 million Centro Plaza transit hub are located across the street from the property. In addition, the property is one block from UTSA's downtown campus, where over 6,000 students currently attend classes and an expansion of the downtown campus and student housing is currently being planned with UTSA's leadership.

## ZONA CULTURAL

The property is located within the Zona Cultural, the state's newest metro cultural district. The Zona Cultural is comprised of 44 contiguous blocks of historic structures and places, including the site on which the city of San Antonio was founded in 1718. Zona Cultural is one of just three officially designated cultural districts in San Antonio. With the new designation, a revitalization and reinvestment program is underway to allocate funds to the Zona Cultural's continued growth and development.

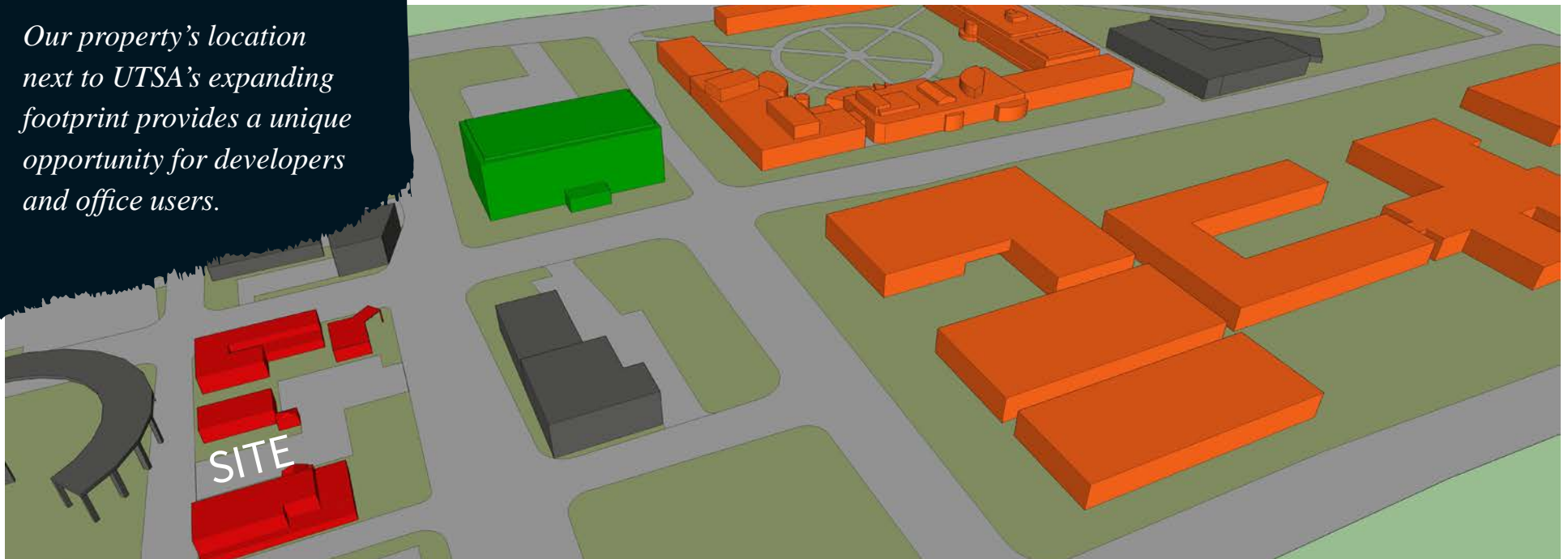


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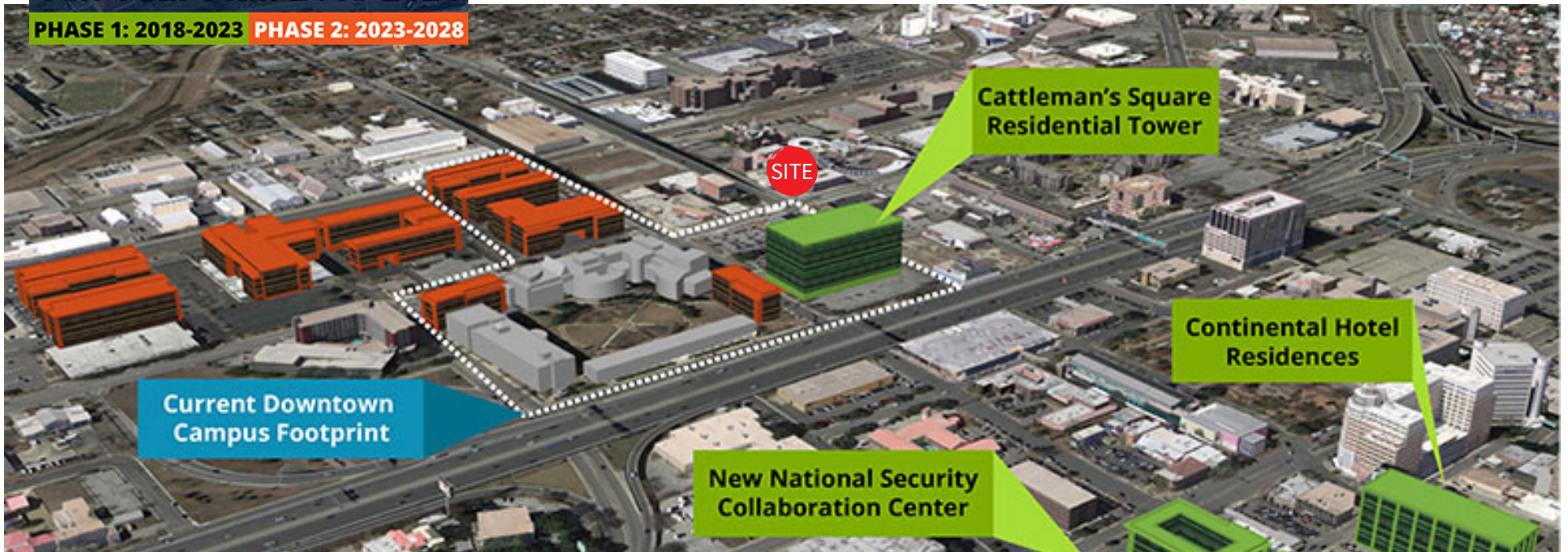


*Our property's location next to UTSA's expanding footprint provides a unique opportunity for developers and office users.*

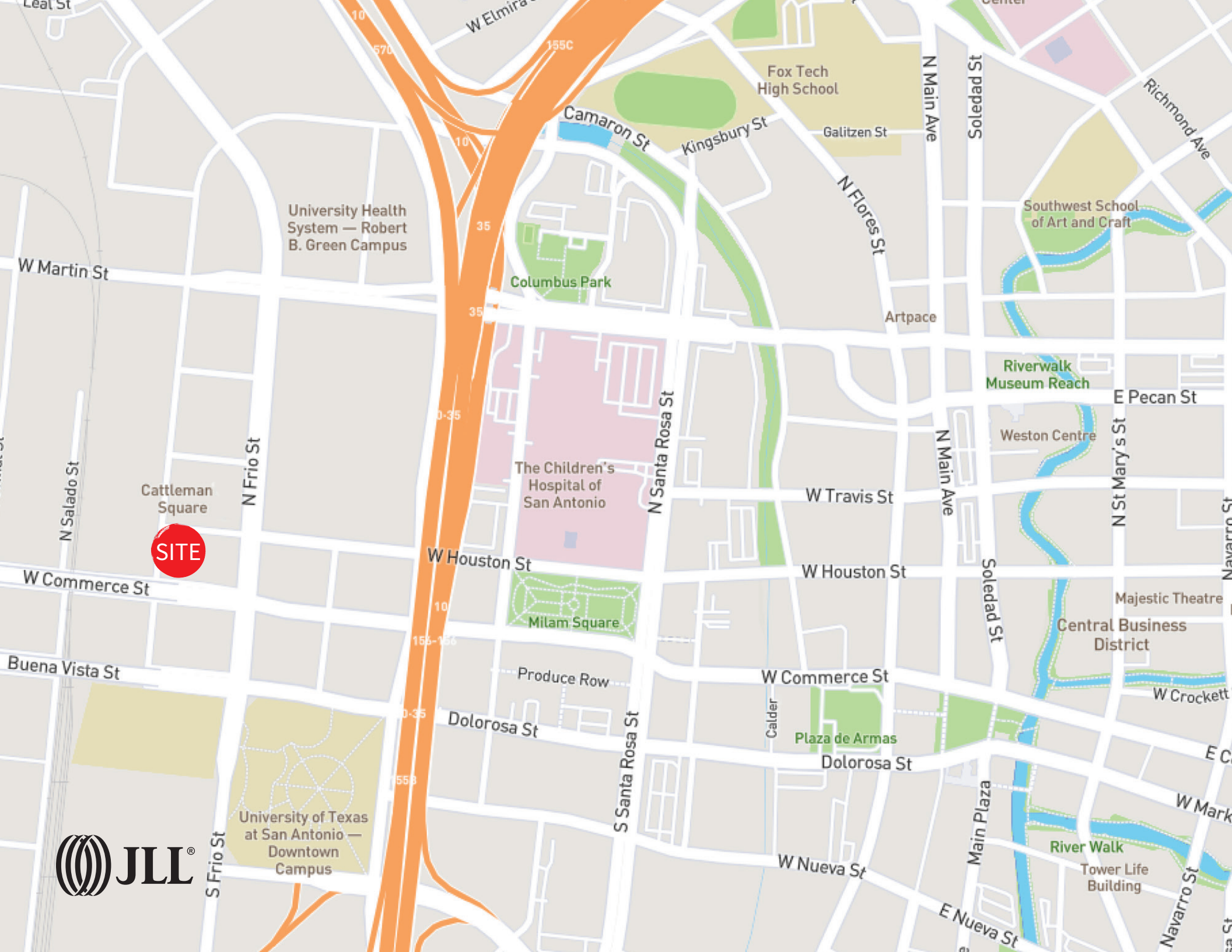


## Ten Year Plan 2018-2028

PHASE 1: 2018-2023 PHASE 2: 2023-2028







SITE

