



MIXED USE BUILDING FOR SALE

LA LUZ

505 E TRAVIS ST, SAN ANTONIO, TX 78205

Presented By

JEREMY JESSOP

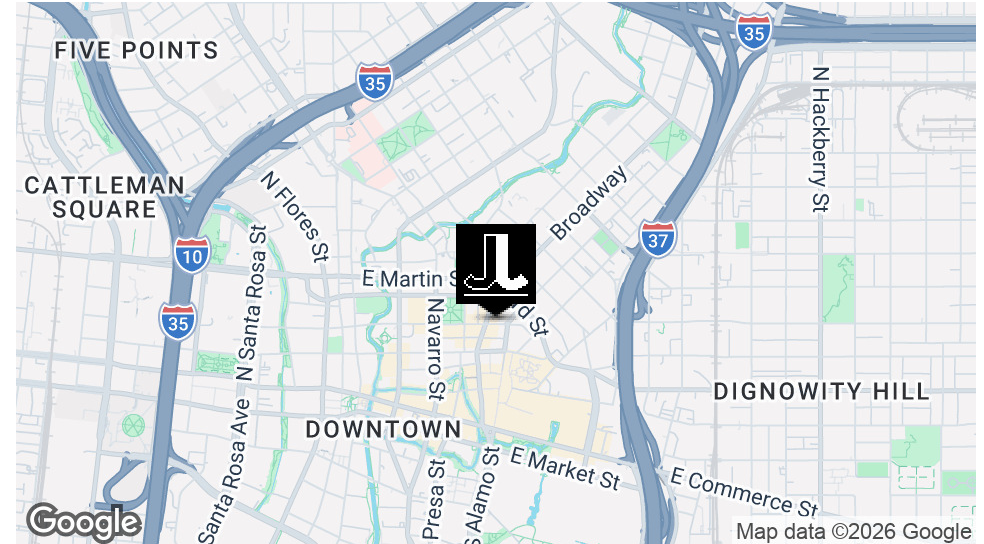
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824 Broadway St. Suite 110, San Antonio, TX 78215



Executive Summary



OFFERING SUMMARY

Sale Price:	Contact Broker
Building Size:	17,929. SF
Lot Size:	0.09 Acres
Number of Rooms:	17
Year Built:	1928
Renovated:	2023
Zoning:	D

PROPERTY OVERVIEW

Originally built in the 1920s as the home of the *San Antonio Light* newspaper, this trophy historic building was thoughtfully redesigned in 2023. Includes 17 units, retail on ground floor and a rooftop bar. Its prime location in the northern portion of the Central Business District 5 minute walk to The Alamo, The River Walk, and multitude of amenities, shopping, restaurants, bars, museums and more make this asset ideal for condo conversion and/or hospitality use.

PROPERTY HIGHLIGHTS

- 11 one bedroom one bath units and 6 2 bedroom two bath units with washer and dryer in each unit.
- Public parking garage next to the building.
- Commercial spaces 100% occupied.



Location



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Exterior Photos



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Common Areas





Interior Pictures: 2/2 Unit





Interior Pictures: 1/1 Unit



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Ground Level Commercial Photos





Rooftop Commercial Photos





Additional Photos



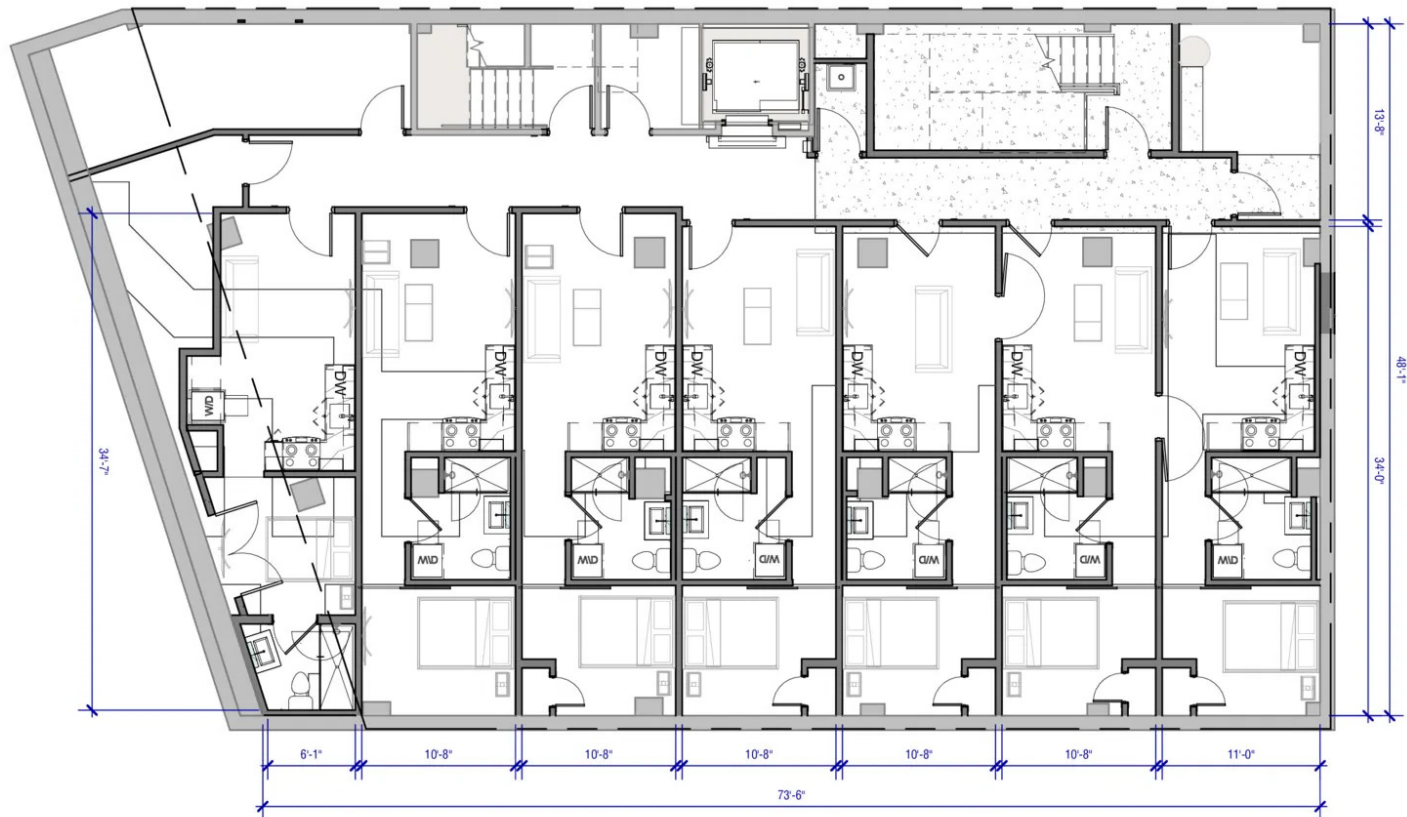
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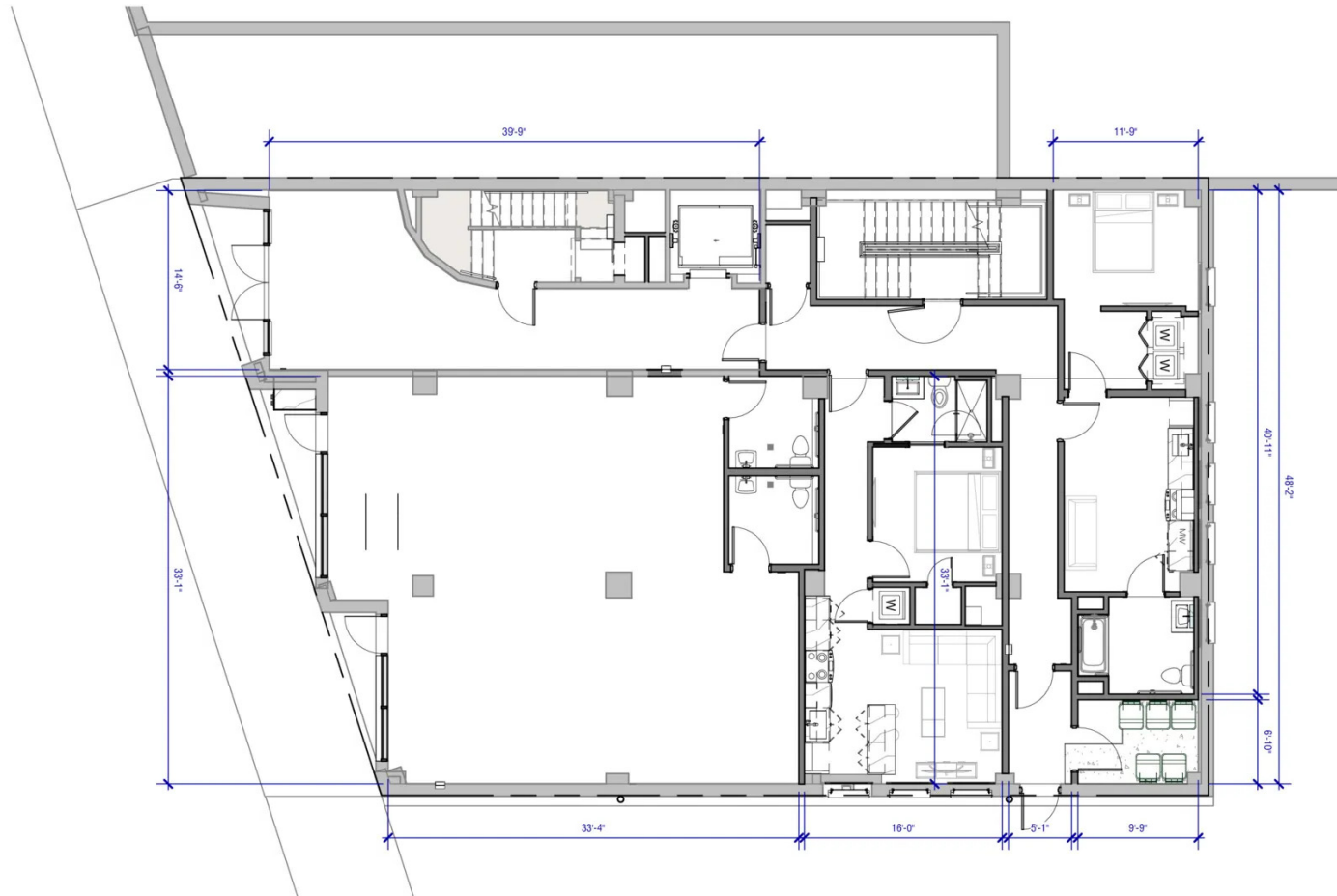
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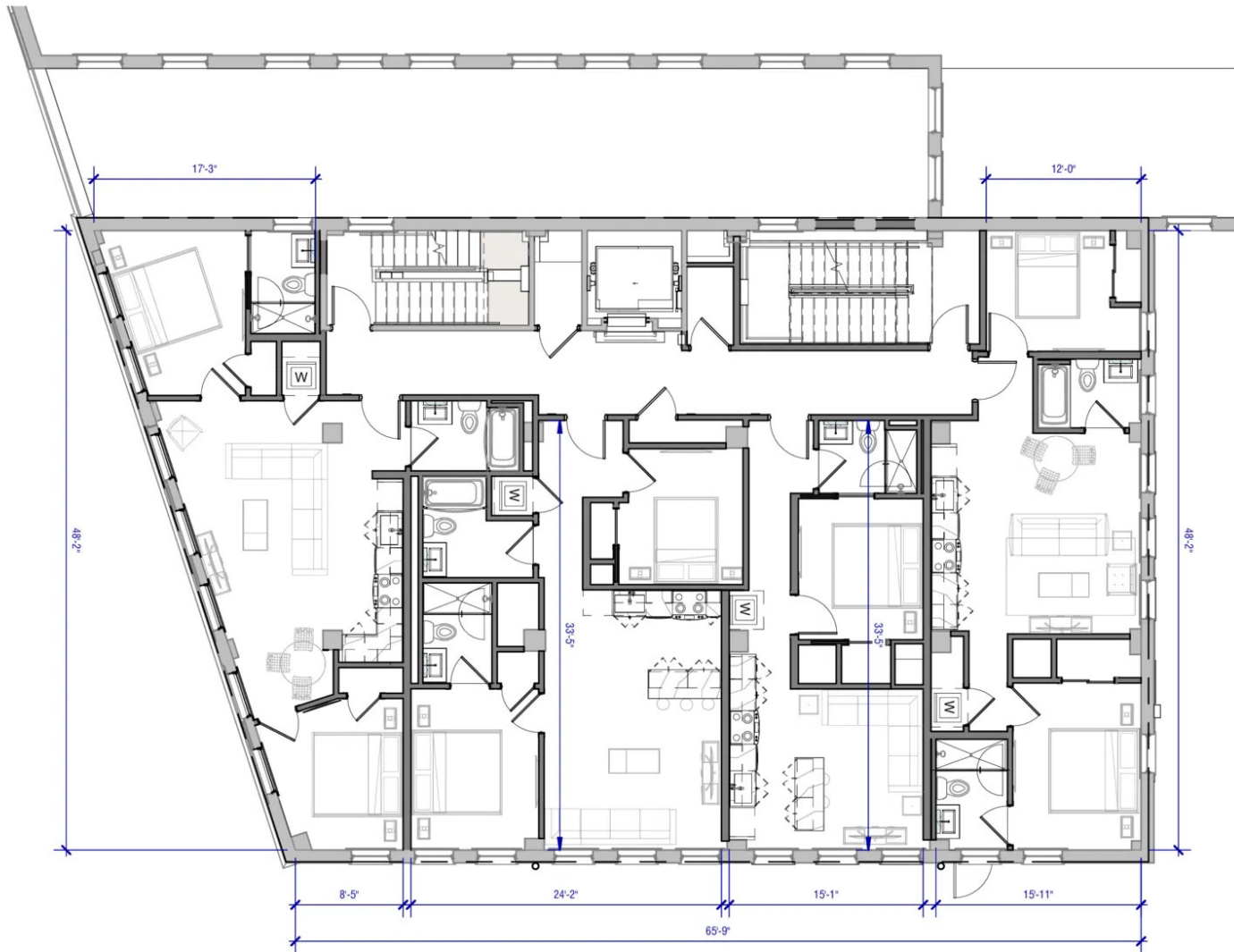
Floor Plan: Basement



Floor Plan: 1st. Floor

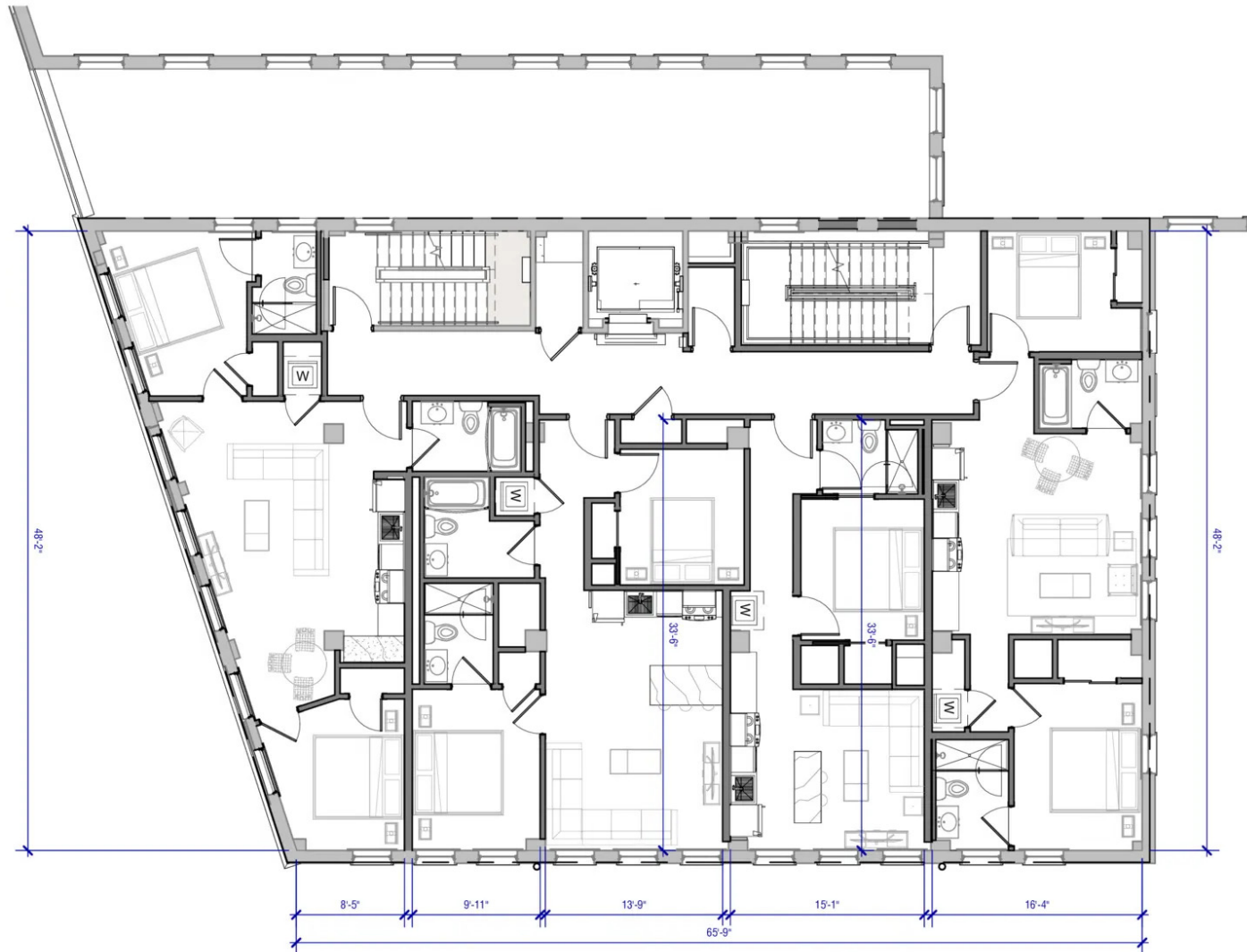


Floor Plan: 2nd Floor

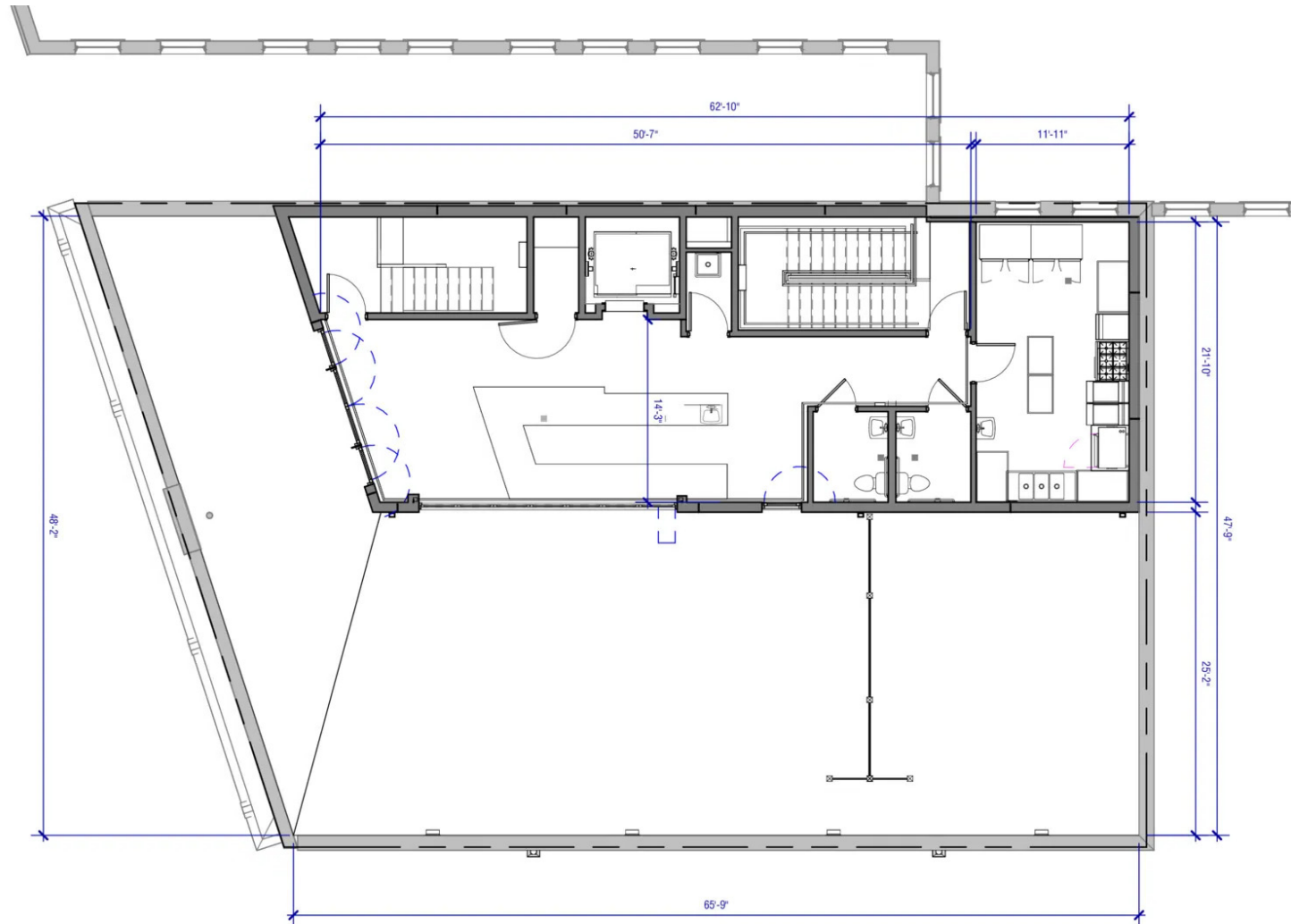




Floor Plan: 3rd Floor



Floor Plan: Rooftop



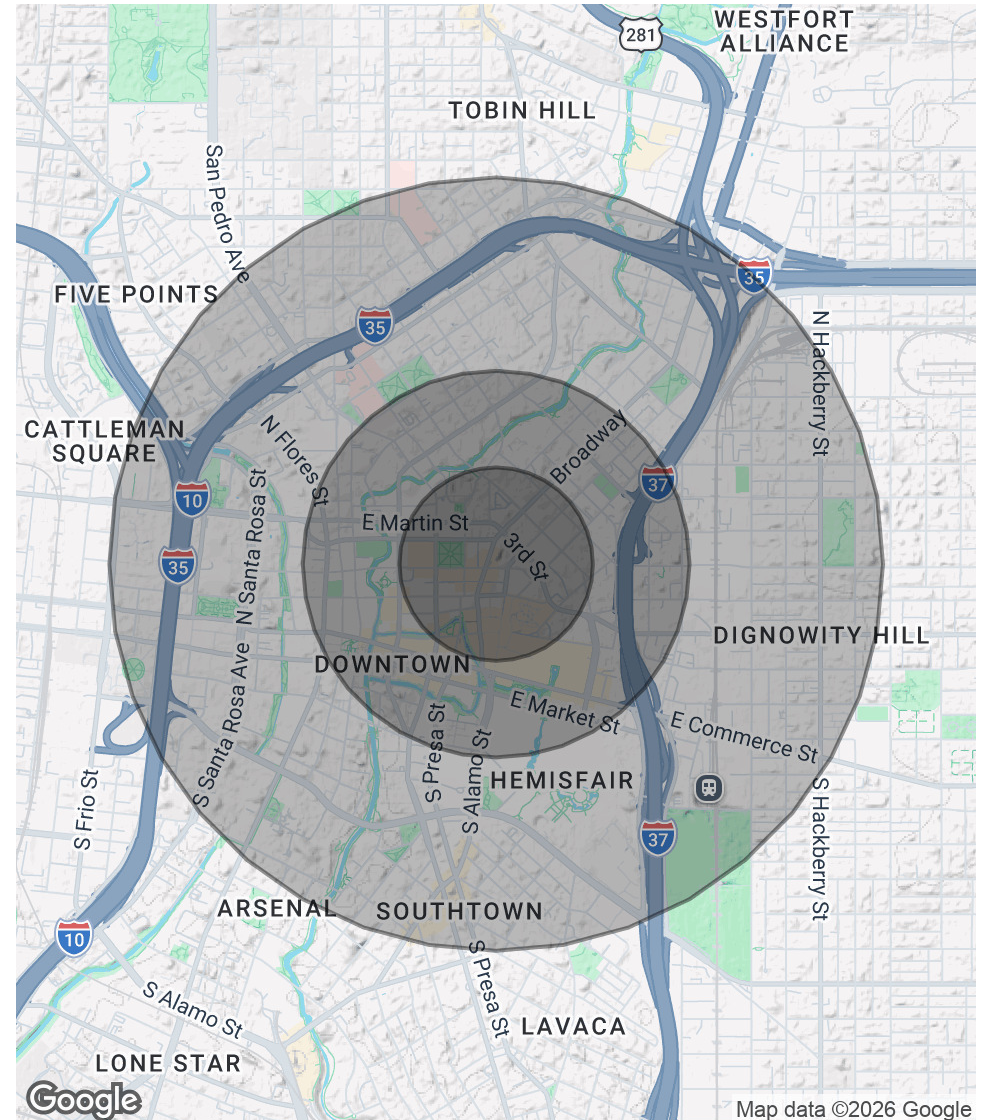


Demographics Map & Report

POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	390	2,046	10,538
Average Age	52.2	48.6	39.5
Average Age (Male)	55.3	51.6	40.3
Average Age (Female)	43.6	37.1	38.1

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	301	1,452	5,831
# of Persons per HH	1.3	1.4	1.8
Average HH Income	\$66,064	\$74,786	\$84,084
Average House Value	\$392,312	\$362,707	\$396,294

2023 American Community Survey (ACS)





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.

Naon's leading cybersecurity ecosystem by NSA. EY, PwC, Booz Allen Hamilton, Lockheed Marn and The Hut Group are expanding cybersecurity operations in San Antonio. Additionally, UTSA is building a \$90M School of Data Science and Naonal Security Collaboraon 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.

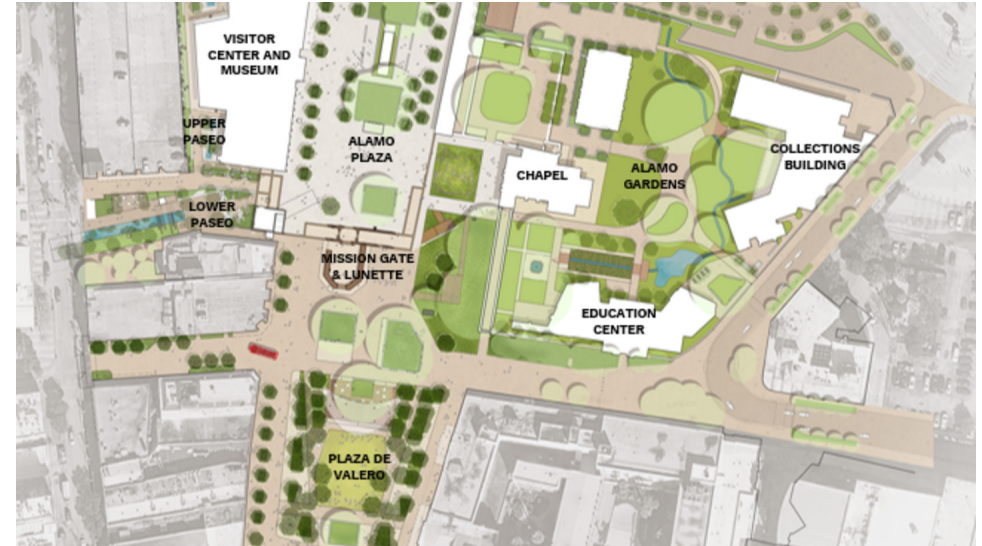
(HPARC) and the Hemisfair Conservancy are working together to redevelop and activate the site of the 1968 World's Fair into a series of three parks in the heart of SanAntonio.

At the Core of San Antonio



THE ALAMO

Designated UNESCO World Heritage Site along with Mission Concepcion, Mission San Jose, Mission San Juan and Mission Espada, The Alamo (Mission Valero) receives up to 2.5 million visitors annually. The Alamo is subject to a 1/2 billion project to recapture the original mission site and battlefield footprint, preserve the 300 year old church and barracks, and 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. The Alamo Plan is expected to grow tourism at the Alamo by 56% with \$12 billion in economic benefits over the first five years, including 8,100 new jobs and \$600 million in tax revenues.



SAN ANTONIO RIVER WALK

The San Antonio River Walk encompasses a 15 mile network of stone path along San Antonio River connecting over 182 boutiques, retail outlets, dining options, world-class art galleries, and museums, hotels established on the River Walk. It is known as one of the most vibrant and unique tourist attractions in the United States and number 1 in Texas hosting over 9 million visitors annually and an annual economic impact of about 3.1 billions annually.



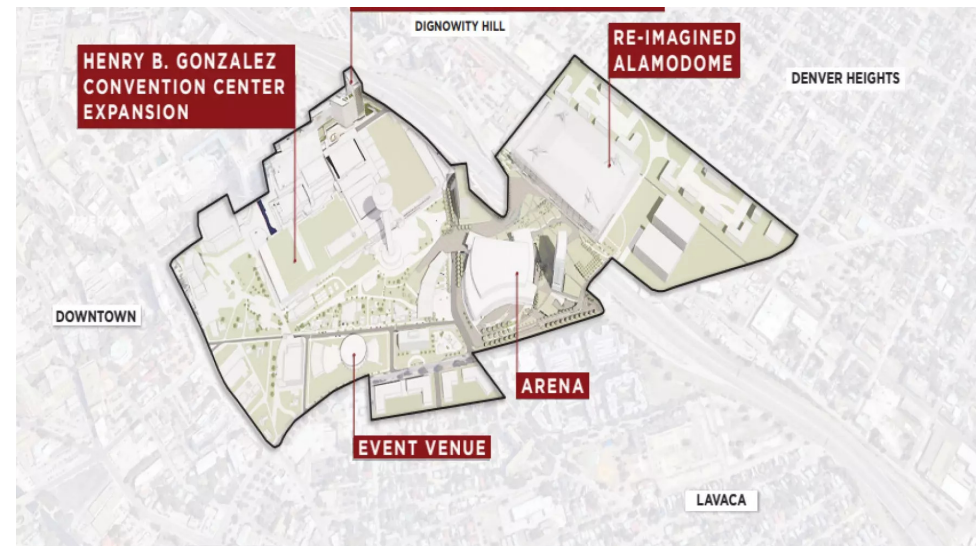
Project Marvel



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.



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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

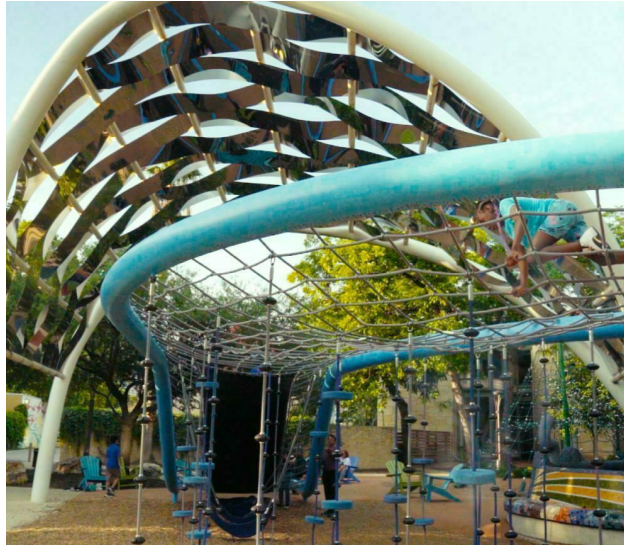
Plans future development on adjacent land like the G.J. Sutton property to bring more corporate, research, and commercial activity including military and medical research into one integrated district.



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.



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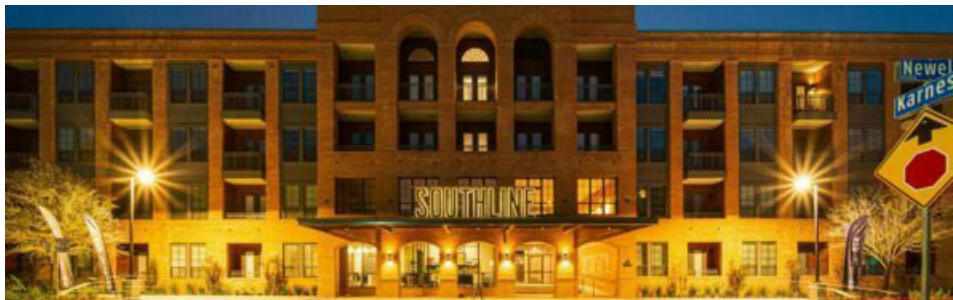
The Pearl

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. Craftmanship 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.

Earners 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.

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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.

Sparsely developed in the early 19th century, the area grew with the arrival of the railroad in 1877 and the streetcar system during the 1890, 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



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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