

# REDEVELOPMENT POTENTIAL

## UNLOCK ADDITIONAL VALUE

2118 WILSON BLVD | SAN ANTONIO, TX 78201 | NORTH CENTRAL

This oversized lot offers significant redevelopment upside in a growing North Central San Antonio location.



### OVERSIZED LOT

The property sits on an expansive lot with approximately 280 feet of depth—much deeper than typical lots in the area.



### MULTIPLE REDEVELOPMENT STRATEGIES

The rear portion of the lot provides an excellent opportunity for additional units, ADUs, or future expansion.



### STRONG RENTAL DEMAND

San Antonio's North Central market continues to experience strong rental demand and population growth.



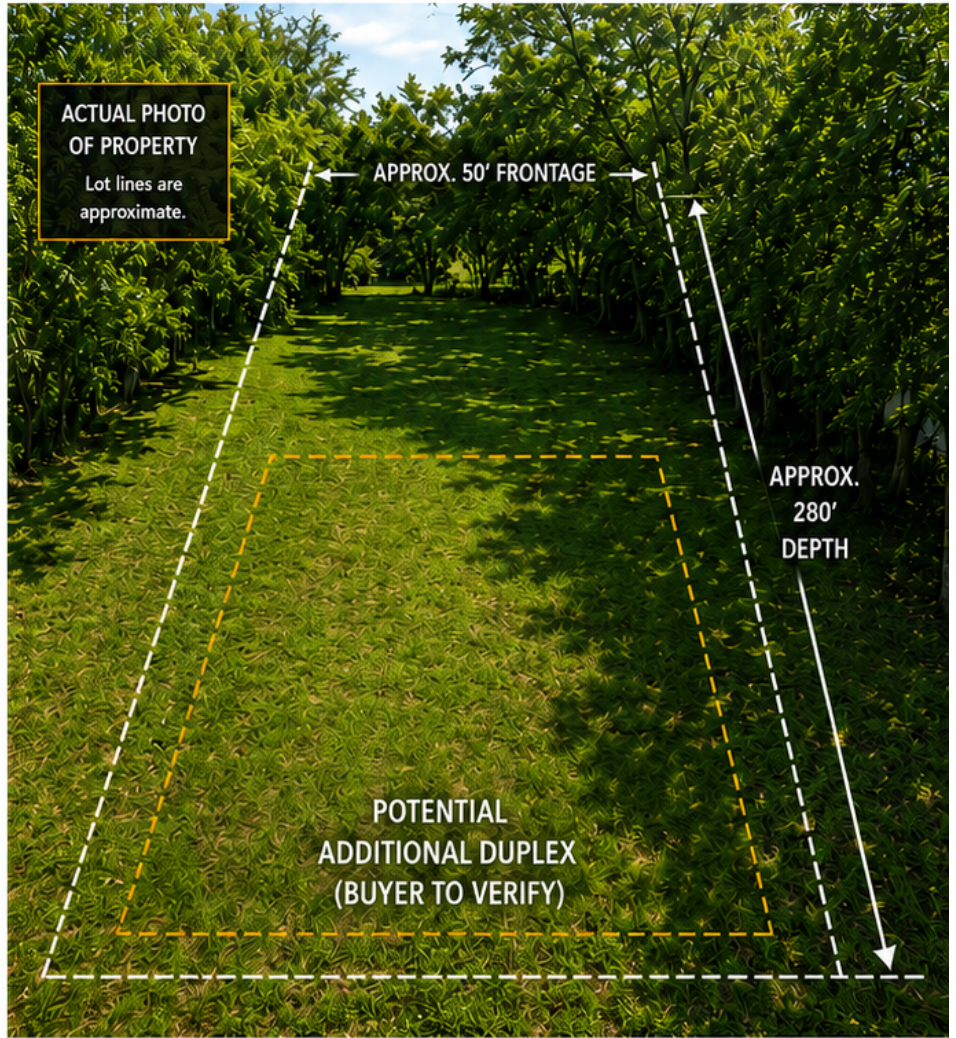
### VALUE-ADD UPSIDE

Redevelopment can significantly increase cash flow and overall property value.



### FLEXIBLE INVESTMENT STRATEGY

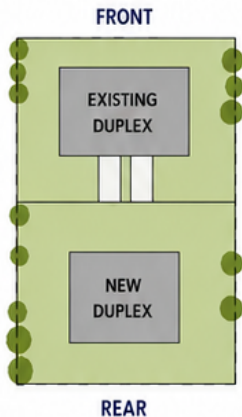
Keep the existing duplex as income producing and redevelop the rear, or convert to townhouse-style units.



### POTENTIAL REDEVELOPMENT OPTIONS (CONCEPTUAL)

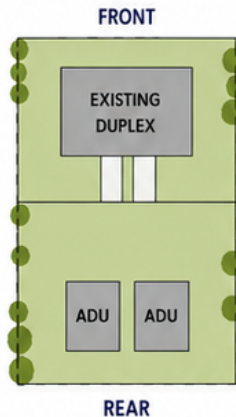
#### OPTION 1: ADDITIONAL DUPLEX

Maintain existing duplex and build an additional duplex at rear.



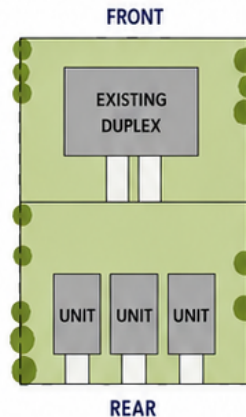
#### OPTION 2: ADD ADU(s)

Maintain existing duplex and add one or more ADU units at rear.



#### OPTION 3: TOWNHOME STYLE UNITS

Redevelop rear portion with multiple townhome-style units.



#### KEY BENEFITS

- ✓ Increased Rental Income
- ✓ Higher Property Value
- ✓ Long-Term Equity Growth
- ✓ Flexible Hold or Sell Strategy
- ✓ Opportunity to Create New Housing in a High-Demand Area



All redevelopment concepts are for illustrative purposes only. Information is subject to change. See broker for details.