

IDZ DEVELOPMENT + ADAPTIVE REUSE OPPORTUNITY



2323 BUENA VISTA ST
SAN ANTONIO, TX 78207



PROPERTY DESCRIPTION



Positioned just west of Downtown San Antonio in one of the city's fastest-evolving urban corridors, 2323 Buena Vista presents a rare opportunity to acquire a flexible IDZ-zoned property with multiple value-add and redevelopment strategies. The existing improvements include income-producing short-term rental units currently generating approximately \$1,500 per month per unit on 30-day stays, providing immediate cash flow while future development plans are executed. The primary building offers the opportunity to convert existing space into 4–5 additional large-format residential units, with projected market rents of approximately \$2,000 per month. With zoning supporting a variety of residential and mixed-use configurations, the site offers the potential for up to six total residential units, making it well suited for developers, builders, and investors seeking an urban infill project in a high-growth location. The property's expansive interiors, high ceilings, and abundant natural light also create an ideal canvas for adaptive reuse concepts, including artist lofts, live/work residences, creative studios, boutique residential, or mixed-use development. Adding to its long-term appeal, a planned Advanced Rapid Transit (ART) station nearby will provide direct connectivity to Downtown, major employment centers, and the broader San Antonio transit network, further enhancing accessibility and future demand. Whether repositioning the existing improvements, expanding the residential density, or creating a distinctive live/work community, 2323 Buena Vista offers a compelling combination of existing income, development flexibility, and strategic location in one of San Antonio's emerging investment corridors.



PROPERTY HIGHLIGHTS



- IDZ zoning allowing flexible residential and mixed-use development
- Potential for up to six residential units
- Existing income-producing 30-day rental units averaging approximately \$1,500/month each
- Opportunity to add 4–5 additional residential units with projected rents around \$2,000/month
- Ideal adaptive reuse opportunity for loft-style residences, artist studios, or live/work space
- Located in a rapidly revitalizing area west of Downtown San Antonio
- Near a planned Advanced Rapid Transit line providing convenient access to Downtown and major employment centers
- Strong opportunity for developers, builders, investors, and creative redevelopment projects

PHOTOS



PHOTOS



PHOTOS



PHOTOS



PHOTOS



RENT ROLL

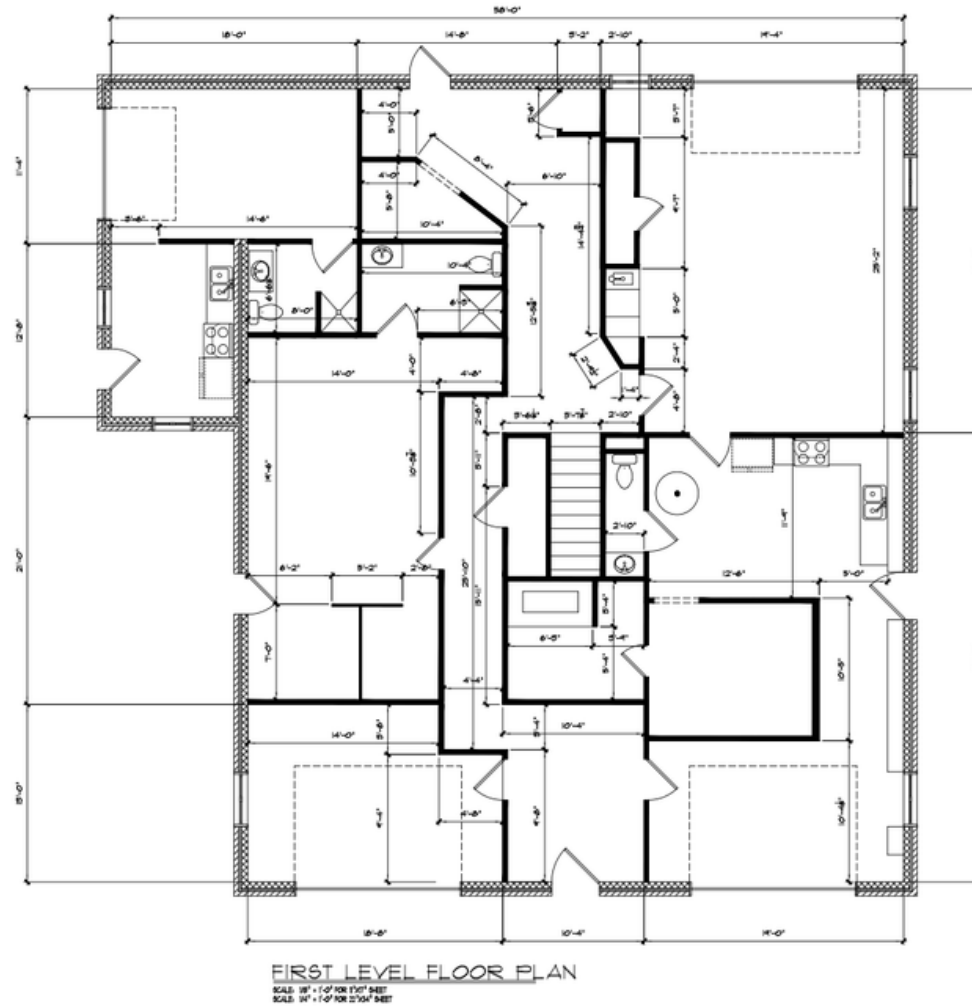


Rent Roll Form

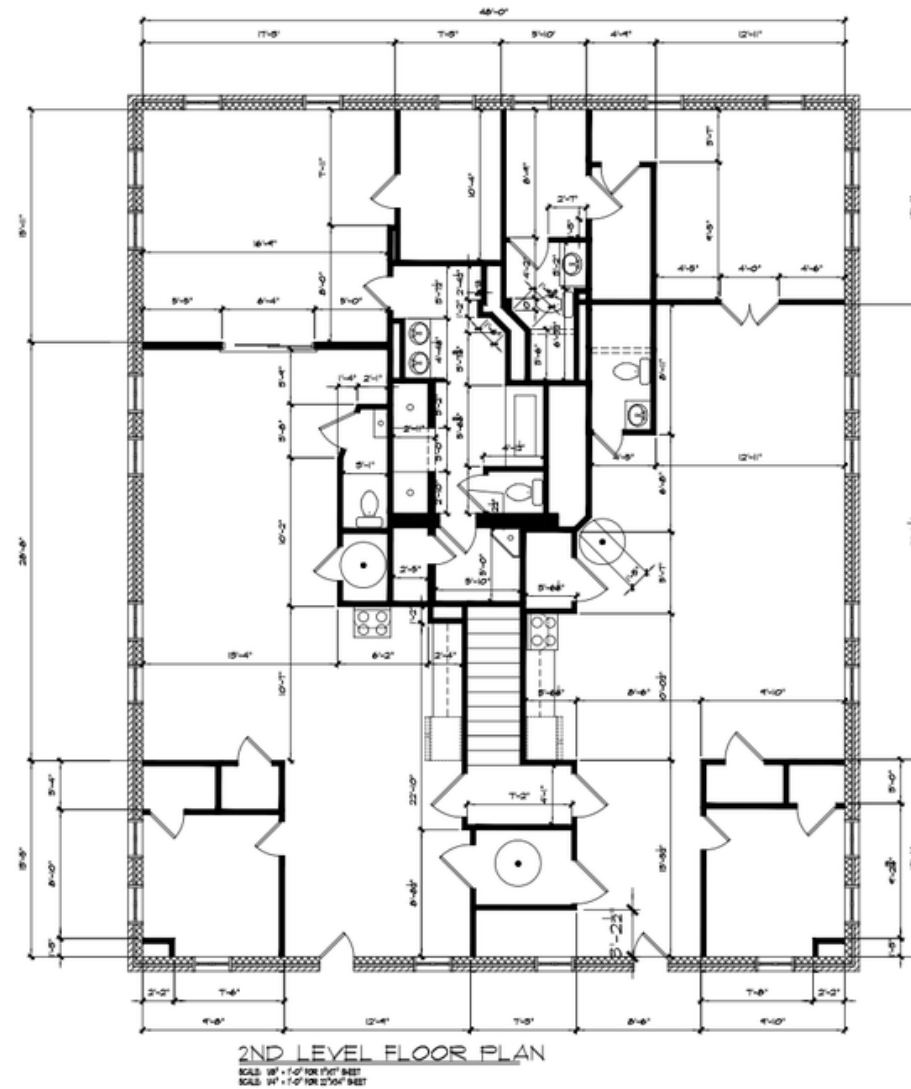
	Tenant Name	Suite/ Unit No.	Square Feet	Lease Start Date	Lease End Date	Base Rent	Expense Arrangements
1.	AirBnb	1	2/1			\$1500	All Bills Paid
2.	AirBnb	2	1/1			\$2000	All Bills Paid
3.	Long Term	3	1/1			\$2000	All Bills Paid
4.	Long Term	4	(Eff)			\$2000	All Bills Paid
5.	Long Term	5	1/1			\$2000	All Bills Paid
6.	Potential Unit	6	2/1			\$1500	All Bills Paid
7.							
8.							
9.	Total Rent					\$11000	
10.	Monthly Expense (Tax, Insurance, Utilities)		Tax = \$1165/month (without exemptions)	Ins = (\$290/month)	Utilities = \$850 average		Net = \$9153 11.5% Cap Rate Pro Forma



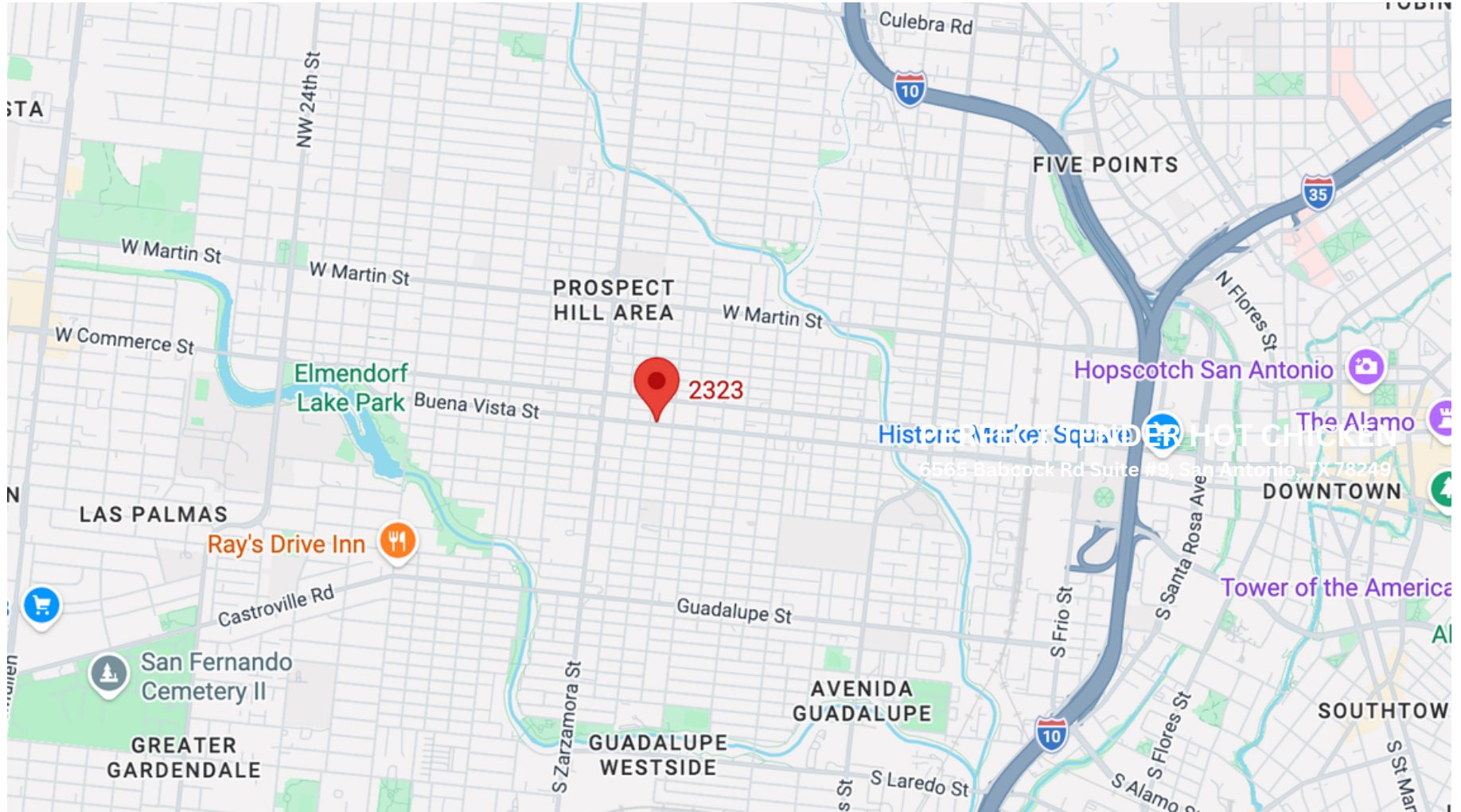
FIRST LEVEL FLOOR PLAN



SECOND LEVEL FLOOR PLAN



MAPS



SAN ANTONIO METROPOLITAN AREA



SAN ANTONIO STATISTICS

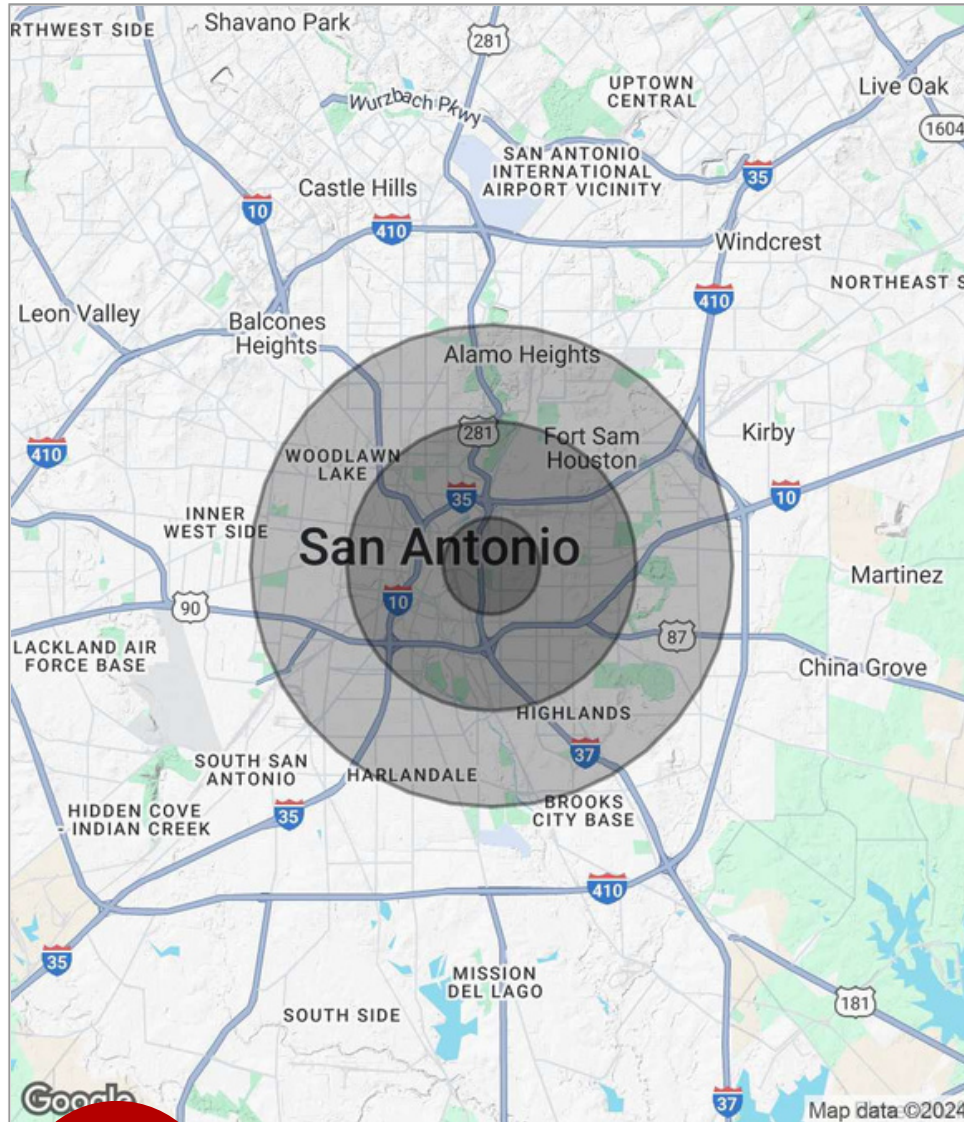
- Seventh largest city in the U.S.
- Second most populated city in Texas.
- 2022: 3rd Fastest Growing City in the U.S.
- Host to more than 39 million visitors a year.
- Vibrant downtown area rich in culture and history.
- Host to eight universities, including Division I schools, the University of Texas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



DEMOGRAPHICS MAP



POPULATION	1 MILE	3 MILES	5 MILES
Total population	12,099	122,815	338,668
Median age	36.2	33.7	33.6
Median age (Male)	34.9	32.3	31.9
Median age (Female)	39.0	36.2	35.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	4,515	41,500	113,682
# of persons per HH	2.7	3.0	3.0
Average HH income	\$38,714	\$40,478	\$47,362
Average house value	\$65,568	\$98,743	\$106,343

* Demographic data derived from 2020 ACS - US Census

BROKERS INFO



TIMOTHY WARLOW JR.

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PROFESSIONAL BACKGROUND

Timothy Warlow Jr. is a versatile real estate professional with deep ties to the Hill Country, strong experience in both residential and commercial markets, and a reputation for client-focused service. Whether you're a first-time homebuyer or an investor, he offers valuable local insight, responsive communication, and a forward-looking vision.

