COMMERCIAL
MARKET EXCHANGE

PROPERTY

FOR SALE

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901 N ALAMO, SAN ANTONIO, TX 78215

ACE SPRINGS

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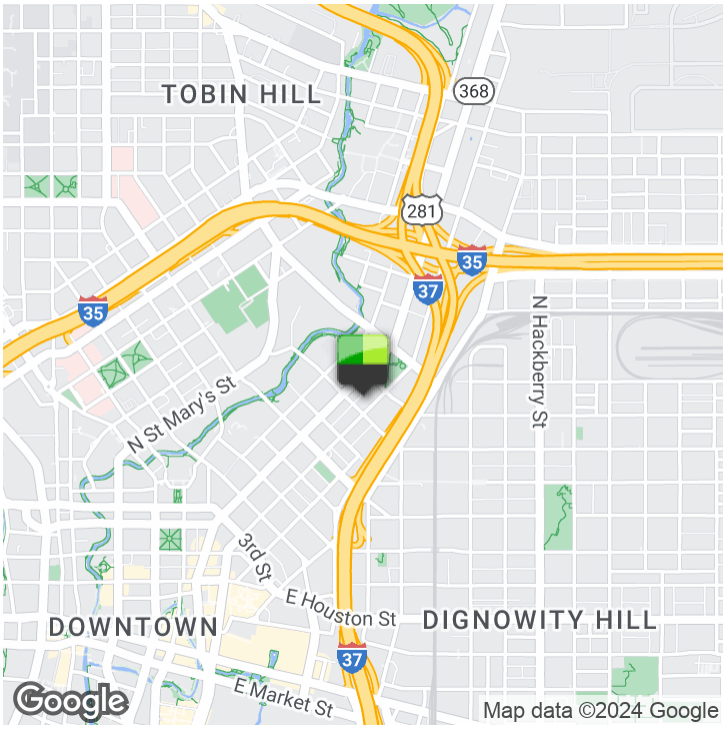
EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	N/A
Building Size:	5,640 SF
Lot Size:	0.464 Acres
Number of Units:	4
Price / SF:	-
Year Built:	1944
Zoning:	FBZT6

PROPERTY OVERVIEW

Eclectic Retail Building For Sale

This property is located on the northwest corner of North Alamo and 9th Street. There is a metal frame warehouse space, a two-story brick building, and a designated historic residential building. A superior location prime for redevelopment; one block away from Broadway, and located less than a mile from Pearl – the historic brewery site which now caters to entertainment. 901 N Alamo can be easily accessed from Broadway Street and US Highway 281/Interstate 37. The increasing surrounding developments and redevelopments of properties like this one within the area boasts a great opportunity to be a part of the area revival. Zoning allows for a wide array of uses (specific buyer uses are to be verified with the city), with current site plans in progress for a bar/dance club/beer garden.

Zoning Description: The FBZ district is considered a special district described as: "Special districts address unique situations. However, unlike overlay districts, special districts replace the standards and requirements of the base districts. In effect, they are a parallel code and an alternative to proceeding under conventional zoning." The form-based development use pattern is based on regional planning principles that incorporate six (6) sectors. These sectors are based on the geographic characteristics (including but not limited to topography and transportation networks) of the planning area.

- Prime Redevelopment Opportunity

JENNIFER BERNSTEIN, CCIM// BROKER PARTNER// JENNIFER@CMEATX.COM// 512.798.0185
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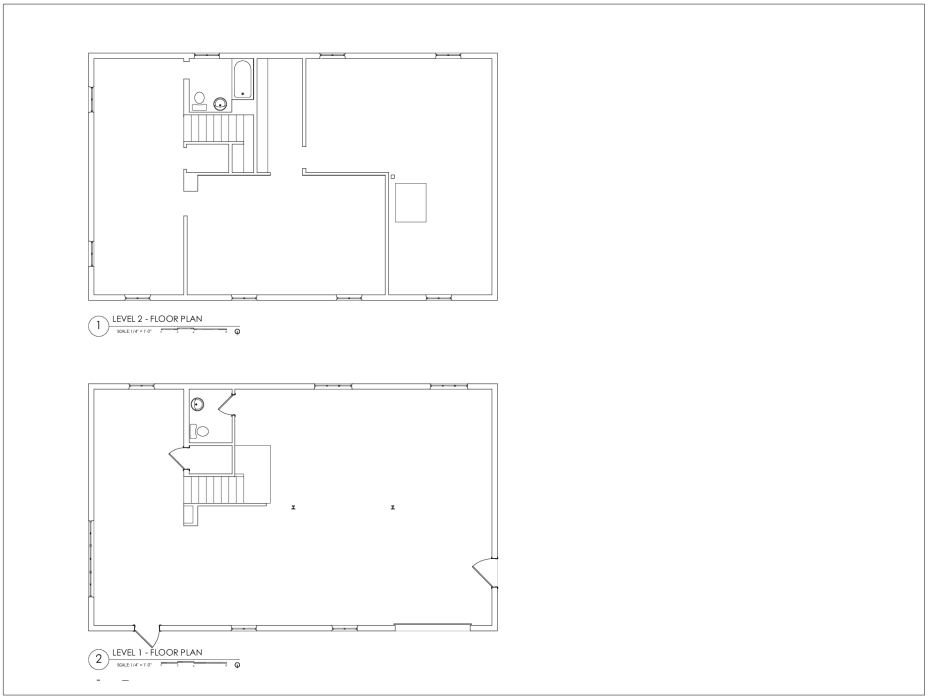
EXISTING TWO-STORY BRICK BUILDING FLOOR PLAN

(Not to Scale)



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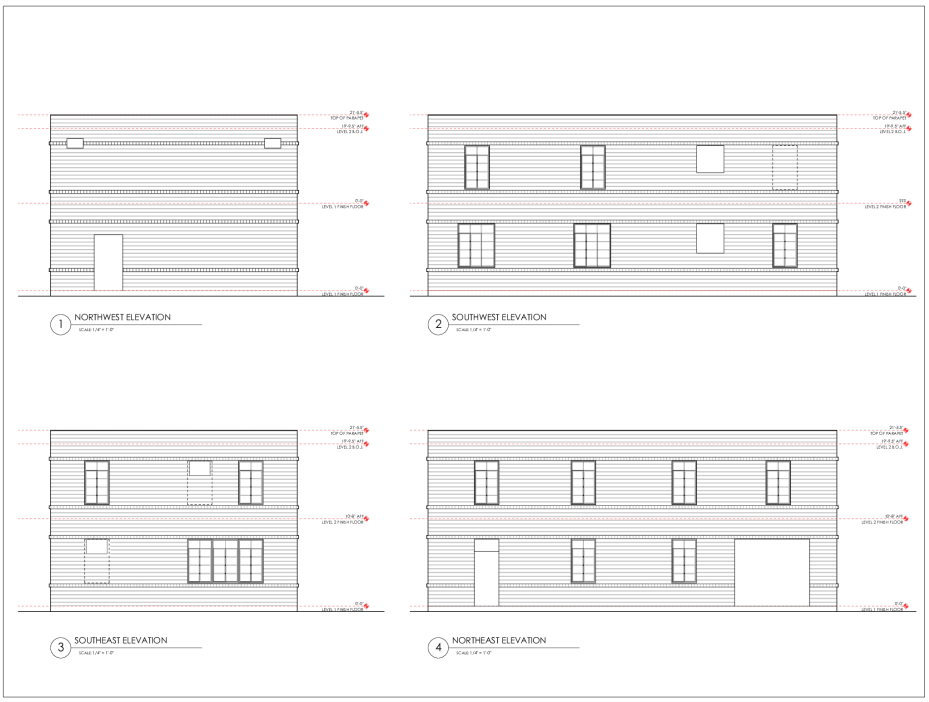

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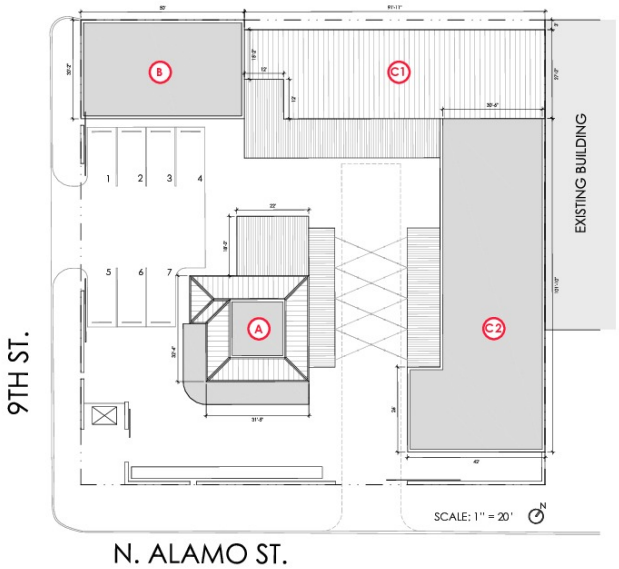
WORKING SITE PLAN FOR BAR/DANCE CLUB/BEER GARDEN CONCEPT

(Not to Scale)



BUILDING INVENTORY

A **2-LEVEL HISTORIC HOUSE**
LEVEL 1: 1,450 SF
LEVEL 2: 1,450 SF
TOTAL: 2,900 SF

B **2-LEVEL HISTORIC INDUSTRIAL BUILDING**
LEVEL 1: 1,370 SF
LEVEL 2: 1,370 SF
TOTAL: 2,740 SF

C1 **1-LEVEL NEW STRUCTURE (HIGH BAY)**
LEVEL 1: 2,350 SF
TOTAL: 2,350 SF

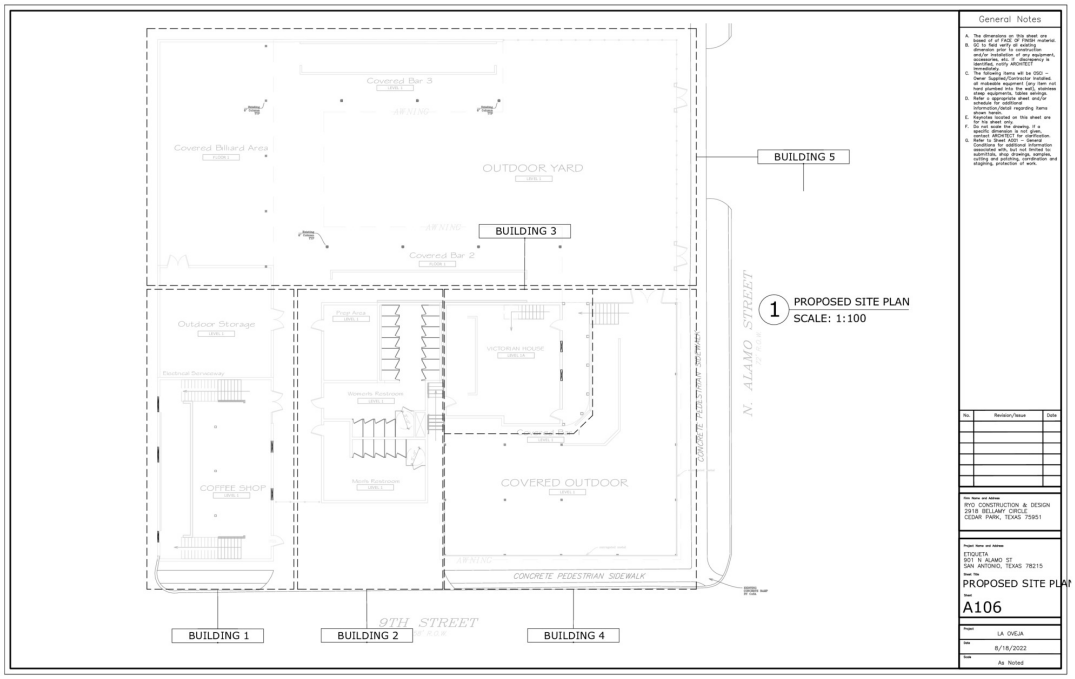
C2 **2-LEVEL NEW STRUCTURE (HIGH BAY)**
LEVEL 1: 3,500 SF
LEVEL 2: 3,500 SF
TOTAL: 7,000 SF

ALL SQUARE FOOTAGES APPROXIMATE

PRELIMINARY SITE PLAN
3/21/2019

CROCKETT WHISKEY- 901 N. ALAMO ST, SAN ANTONIO, TX
TEL 210 332 8193 WWW.AssetsAndArchitects.com ASSETS & ARCHITECTS

(Not to Scale)



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ADDITIONAL PHOTOS

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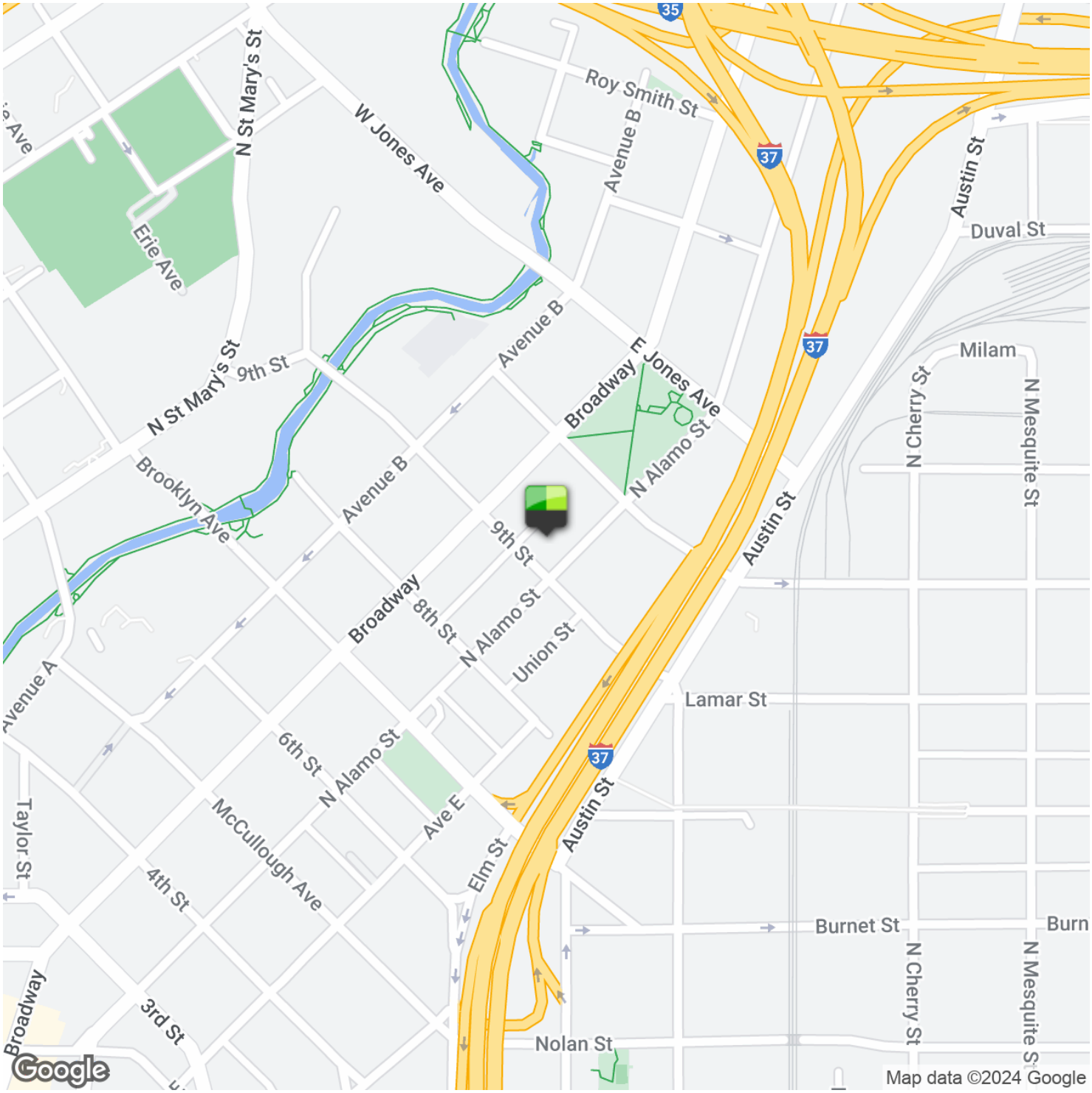
LOCATION MAP



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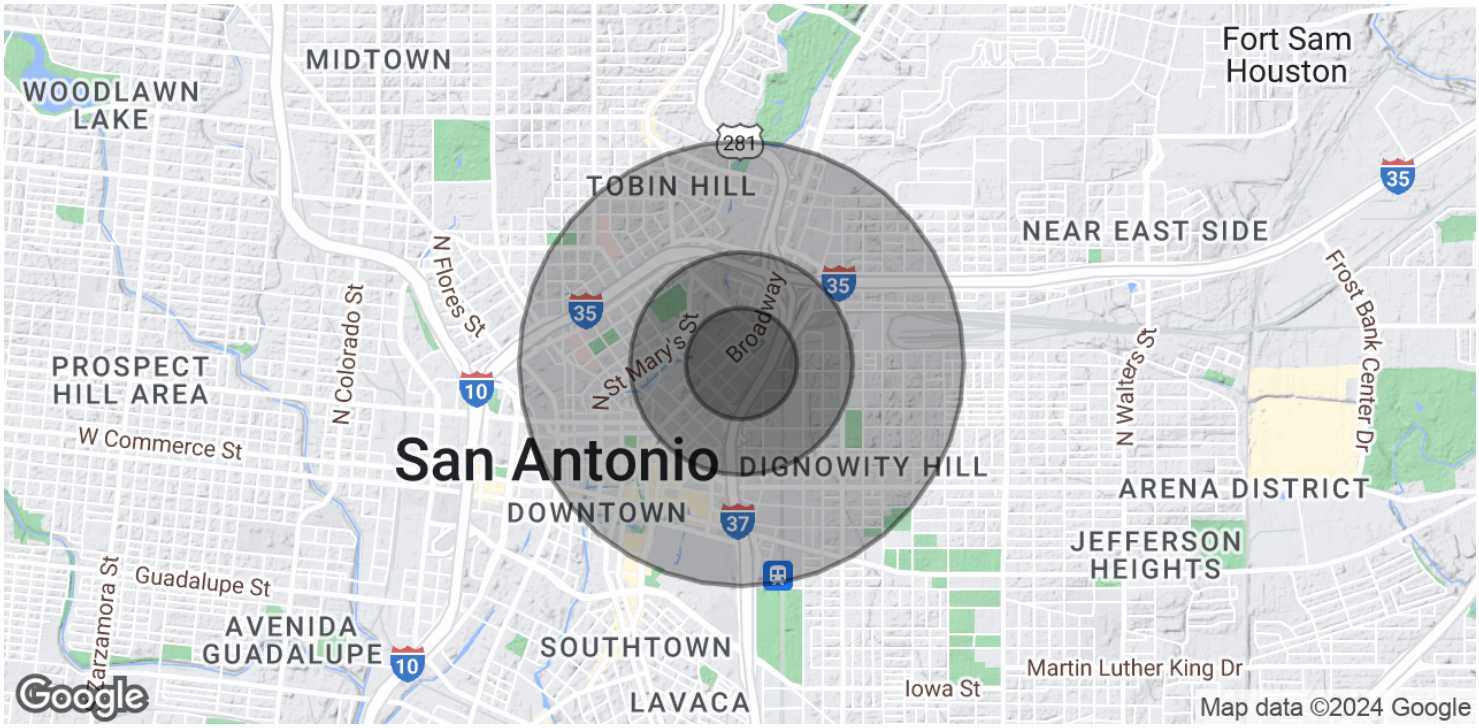
DEMOGRAPHICS MAP & REPORT



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	636	2,471	10,455
Average Age	33.3	35.7	36.5
Average Age (Male)	36.9	37.8	37.6
Average Age (Female)	31.7	34.9	35.4

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	391	1,452	6,185
# of Persons per HH	1.6	1.7	1.7
Average HH Income	$97,856	$89,129	$66,786
Average House Value	$356,888	$357,732	$293,546

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

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