



± 32 ACRES IN SAN ANTONIO



**LONE STAR**  
*District*



## CONTENTS



## Summary

---

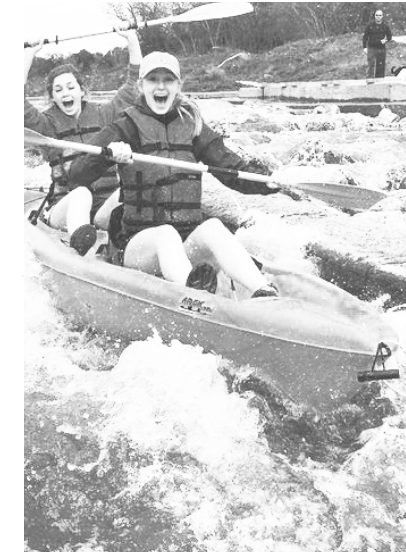
- 4 THE OFFERING
- 6 INVESTMENT HIGHLIGHTS



## History

---

- 8 LONESTAR TIMELINE



## Highlights

---

- 12 PREMIER ACCESS TO SAN ANTONIO
- 14 INGRESS & EGRESS
- 16 UNMATCHED CONNECTIVITY
- 18 SOUTHTOWN ARTS DISTRICT
- 20 ADAPTIVE REUSE DEVELOPMENT
- 24 HIGH DENSITY & GROWTH SUBMARKET



## Location

---

- 26 ECONOMIC OVERVIEW

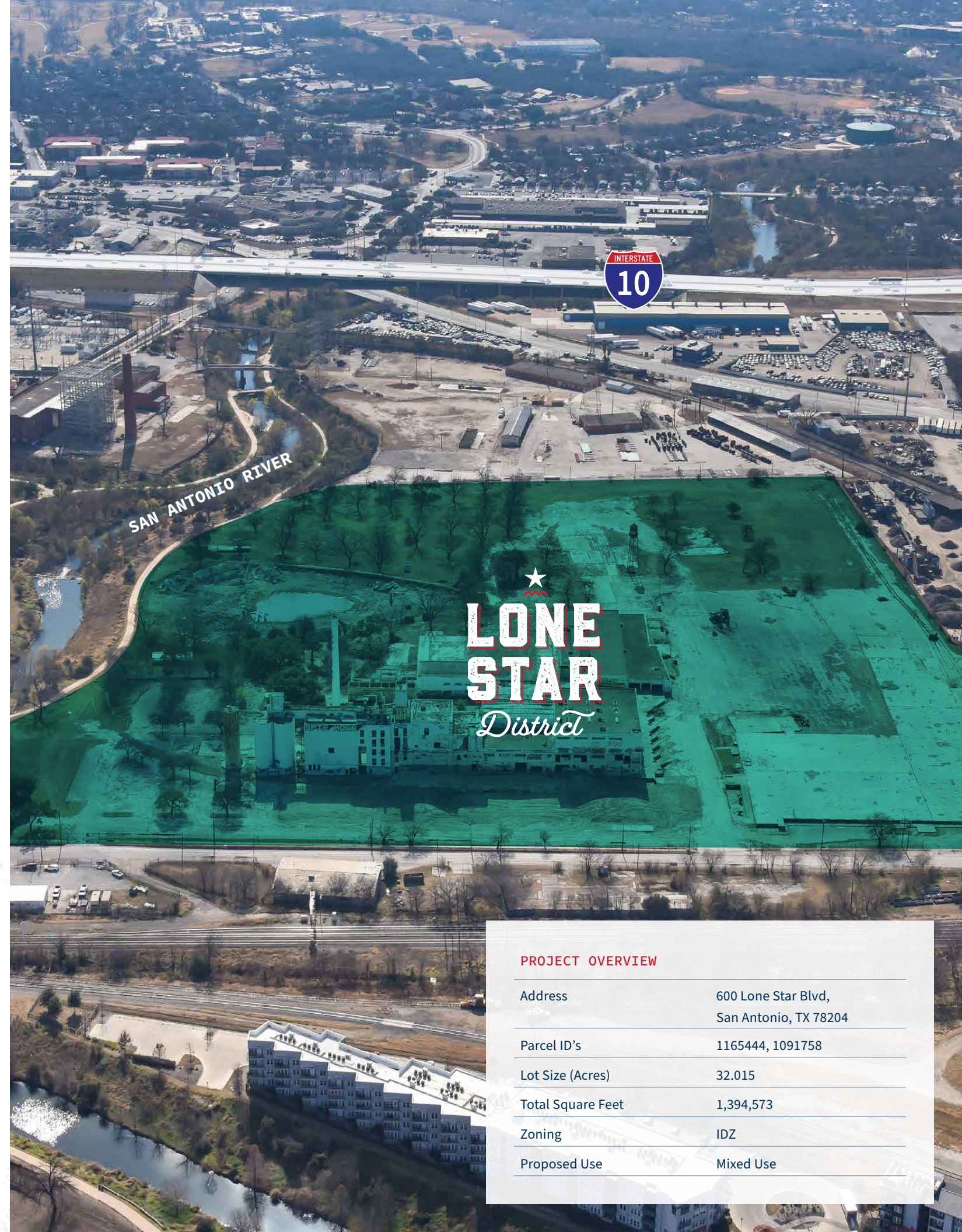






## THE OFFERING

Jones Lang LaSalle (“JLL”), on behalf of the owner, is pleased to present the opportunity to purchase the fee simple interest in Lone Star District (the “Property”), a + 32-acre development and adaptive reuse opportunity of the old Lone Star Brewery. The Property is adjacent to the San Antonio River Walk and within the city’s desirable Southtown neighborhood. Located 1.5 miles from downtown San Antonio with direct access to I-10, I-35 and I-37, Lone Star District is ideal for a variety of asset classes and allows investors the ability to develop San Antonio’s next premier mixed use project.



### PROJECT OVERVIEW

Address	600 Lone Star Blvd, San Antonio, TX 78204
Parcel ID's	1165444, 1091758
Lot Size (Acres)	32.015
Total Square Feet	1,394,573
Zoning	IDZ
Proposed Use	Mixed Use

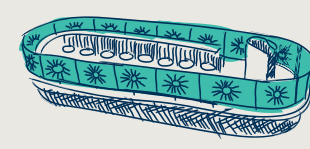




**1** Significant barriers to entry & positioned perfectly for mixed-use



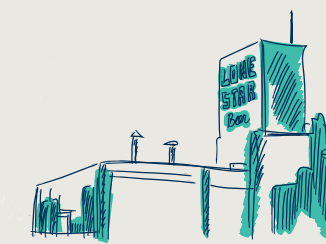
**2** Substantial retail, office, multifamily, and hospitality demand in the area



**3** Immediate frontage on the San Antonio River Walk



**4** Access to and from all parts of the city, with close proximity to I-10, I-35, and I-37



**5** Flexible entitlements allow for future development with increased market demand





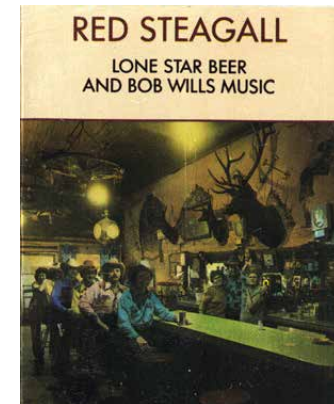
THE TIMELINE

# Honoring the History

The Lone Star Brewery was a one-of-a-kind landmark in San Antonio, serving as a destination for locals for over 60 years. It housed the **former Lone Star Brewery** and the **Buckhorn Saloon and Museums**. Plans for the Lone Star District intend to honor the past while embracing innovation and generating excitement for the next phase of this unique property.



The **Buckhorn Museum** opened its doors.



Lone Star's sales benefited from **Jerry Retzloff**, former marketing and promotions manager for Lone Star Beer, and his close association with **Willie Nelson**, the Austin music scene, and their Giant Armadillo.



1932



1940



1950

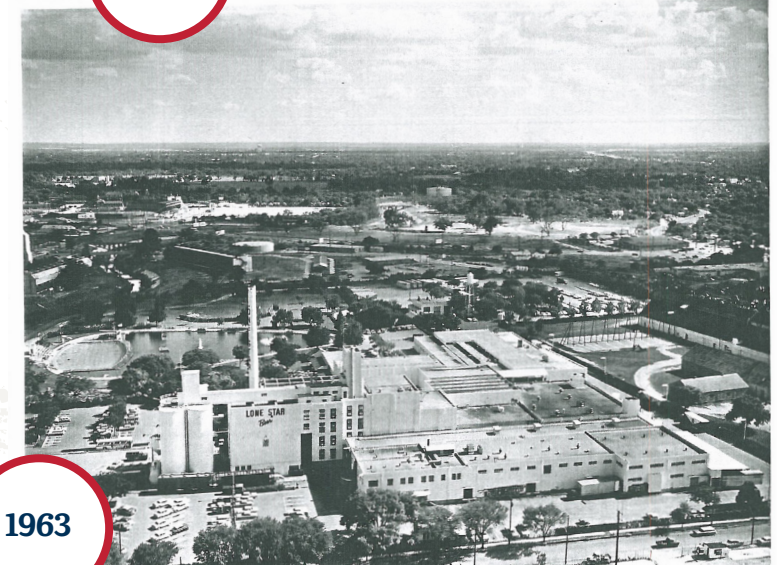
Lone Star grounds become a show place.



1957



1963



Sabinas Brewing Company was constructed.





SAN ANTONIO INTERNATIONAL AIRPORT

TOWER OF AMERICAS

DOWN TOWN SAN ANTONIO

THE ALAMO

ALAMODOME

UTSA



THE RIVERWALK

GONZALES CONVENTION CENTER



KING WILLIAM

S ST MARY'S ST

RIVER WALK

LONE STAR BLVD

MISSION RD

ROOSEVELT PARK

**LONE STAR**  
*District*

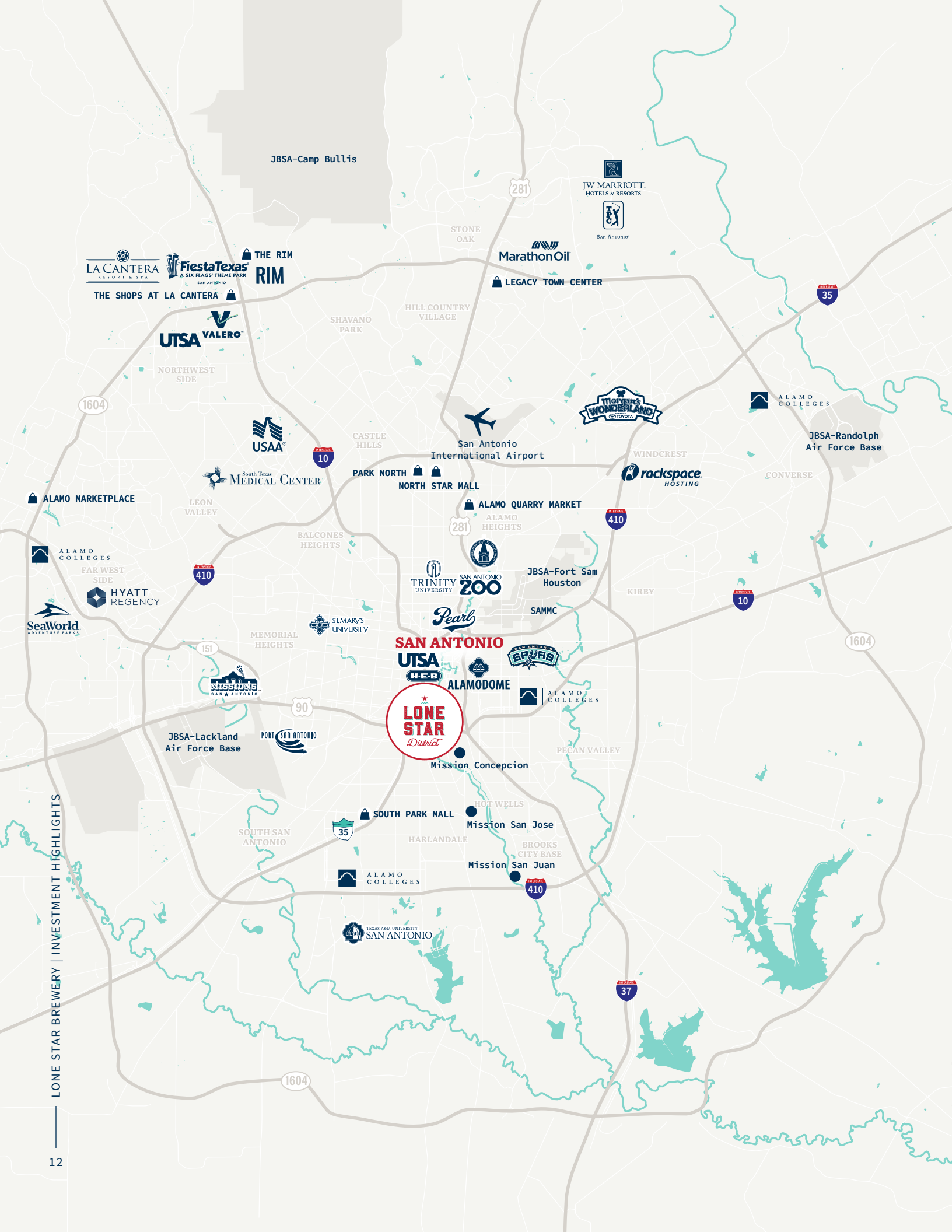
RIVER WALK  
SAN ANTONIO RIVER

PROBANDT ST

STEVES AVE

LONE STAR BREWERY | INVESTMENT HIGHLIGHTS





**PREMIER ACCESS TO**

# San Antonio

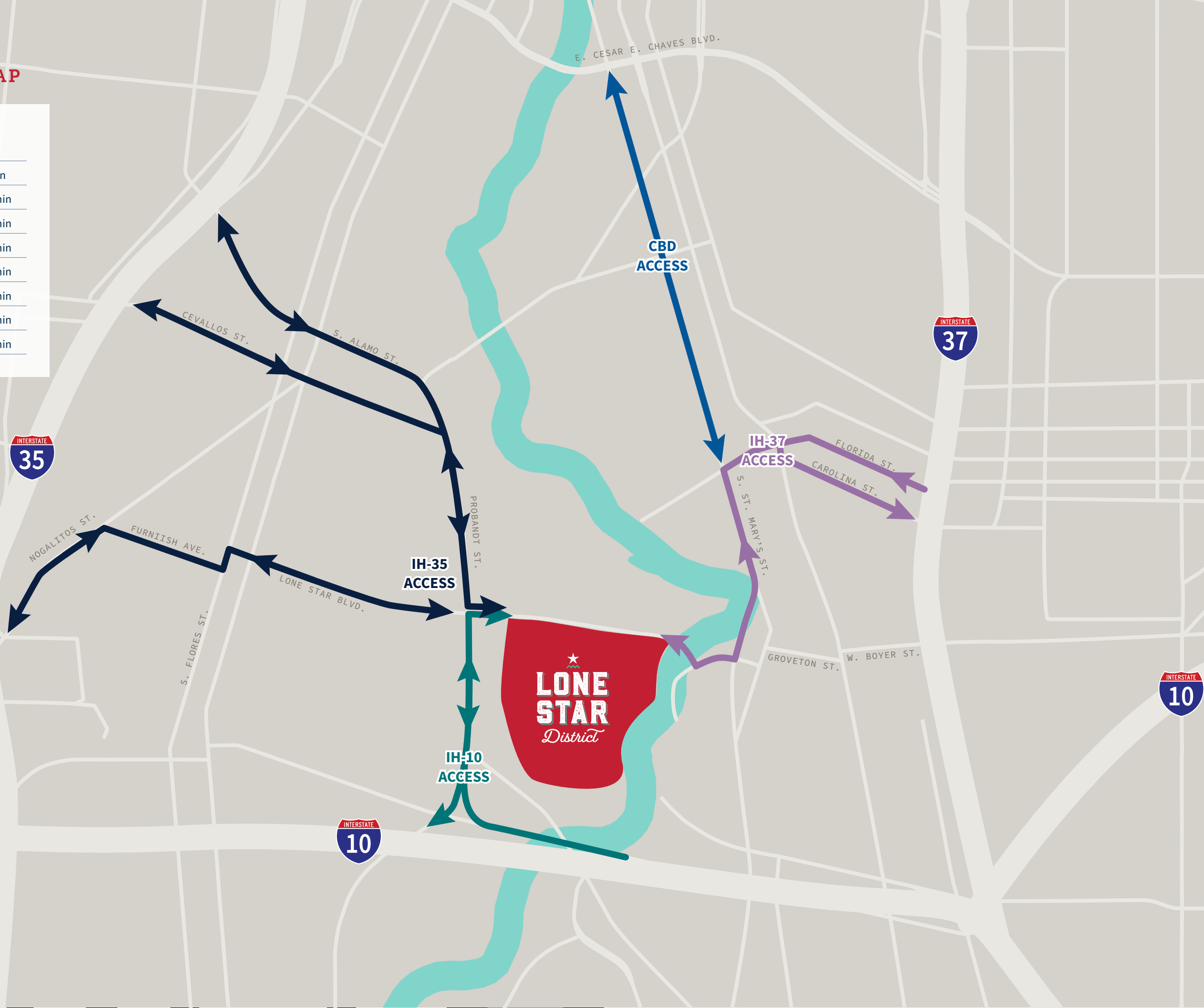
The Lone Star District offers superior connectivity to San Antonio. With a premier infill location less than 1.5 miles south of downtown and quick access to I-10, I-35, and I-37, the property allows for quick commutes to San Antonio's suburban neighborhoods, business districts, and tourist attractions.



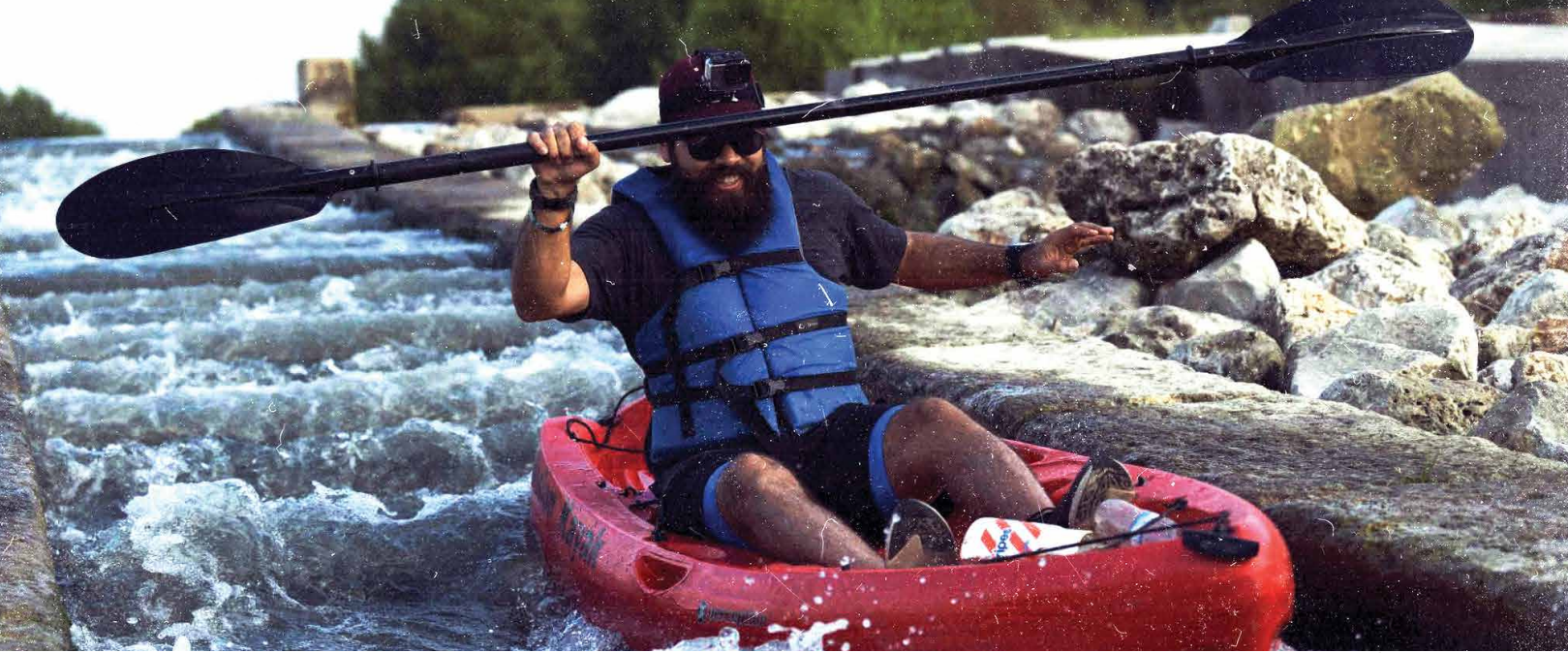
# INGRESS/EGRESS MAP

## Drive Times

Downtown	6 min
The Pearl	10 min
AT&T Center	12 min
Fort Sam Houston	14 min
Alamo Quarry/Alamo Heights	15 min
San Antonio International Airport	16 min
The Rim	24 min
La Cantera/Eilan	26 min







UNMATCHED CONNECTIVITY TO

# The River Trail System

The Lone Star District is located on the San Antonio River Walk, providing direct access to San Antonio's extensive trail system. This frontage allows for a myriad of opportunities for accessibility and community engagement. In addition, river trail access aids in creating a pedestrian friendly experience while celebrating the surrounding environment and character.

**15 mi**

OF TRAILS FROM  
BRACKENRIDGE TO  
MISSIONS PARK





NEIGHBORHOOD

# Southtown Arts District

San Antonio's Southtown Arts District is located due south of downtown and is one of the most desirable residential areas in the city with five neighborhoods including: King William, Lavaca, Lone Star, Collins Garden, and Roosevelt.

Southtown is known for its vibrant restaurant and nightlife scene, attracting a diverse population of young professionals and local artists.



Lone Star District's proximity to downtown and direct access to I-10 and I-35 help make it a highly accessible and desirable location. King William alone includes two local and three national historic districts and is known for its architecturally significant homes ranging from \$300K to \$1M+.

Direct Access to



## KING WILLIAM

Originally part of the farmland belonging to the Mission San Antonio de Valero (popularly known as The Alamo); the neighborhood offers an array of entertainment and social scenes for natives and visitors, including **art festivals, the King William Fair, breweries, bed and breakfasts, art galleries, restaurants,** and a thriving commercial corridor.



## MISSIONS

The Missions represent the largest Spanish colonial missions in North America and are the first and only **UNESCO World Heritage Site** in Texas. Each of these five Missions are within six miles of Lone Star District.



## LAVACA

Lavaca is the oldest existing neighborhood in San Antonio and is defined by its small 19th century vernacular houses built primarily by working class families beginning in the early 1870s. The Lavaca neighborhood's **eclectic mix of modern and historic homes,** all within an easy walk of **Hemisfair Park, the San Antonio River,** and Southtown's commercial district sustain its popularity.



## ROOSEVELT PARK

Roosevelt neighborhood is a fast-growing community full of treasures, including the **12.9-acre Roosevelt Park.** In this community, you can grab a bike and head down to the **river trails** or explore local breweries and coffee shops, eateries, artists, and more.



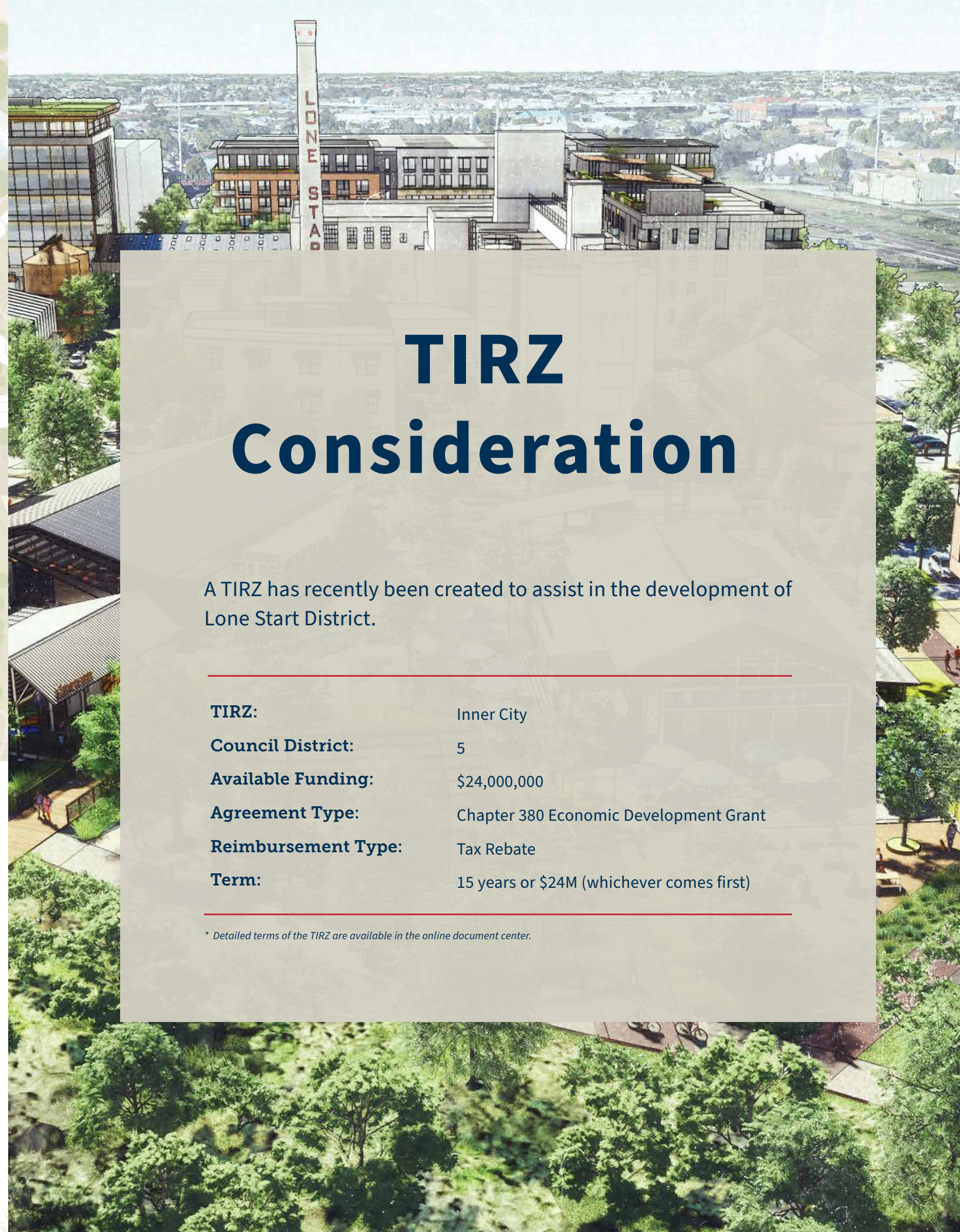
## ADAPTIVE REUSE DEVELOPMENT OPPORTUNITY

The Lone Star District presents the unique opportunity to develop a completely new concept with the potential use of the existing buildings. The Lone Star District can be transformed into a cutting-edge mixed use development, with varying uses and concepts.

A one-of-a-kind  
opportunity unique  
to San Antonio







# TIRZ Consideration

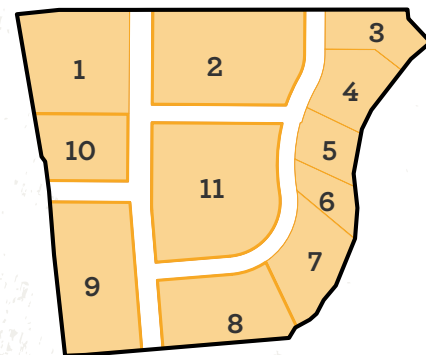
A TIRZ has recently been created to assist in the development of Lone Start District.

---

<b>TIRZ:</b>	Inner City
<b>Council District:</b>	5
<b>Available Funding:</b>	\$24,000,000
<b>Agreement Type:</b>	Chapter 380 Economic Development Grant
<b>Reimbursement Type:</b>	Tax Rebate
<b>Term:</b>	15 years or \$24M (whichever comes first)

---

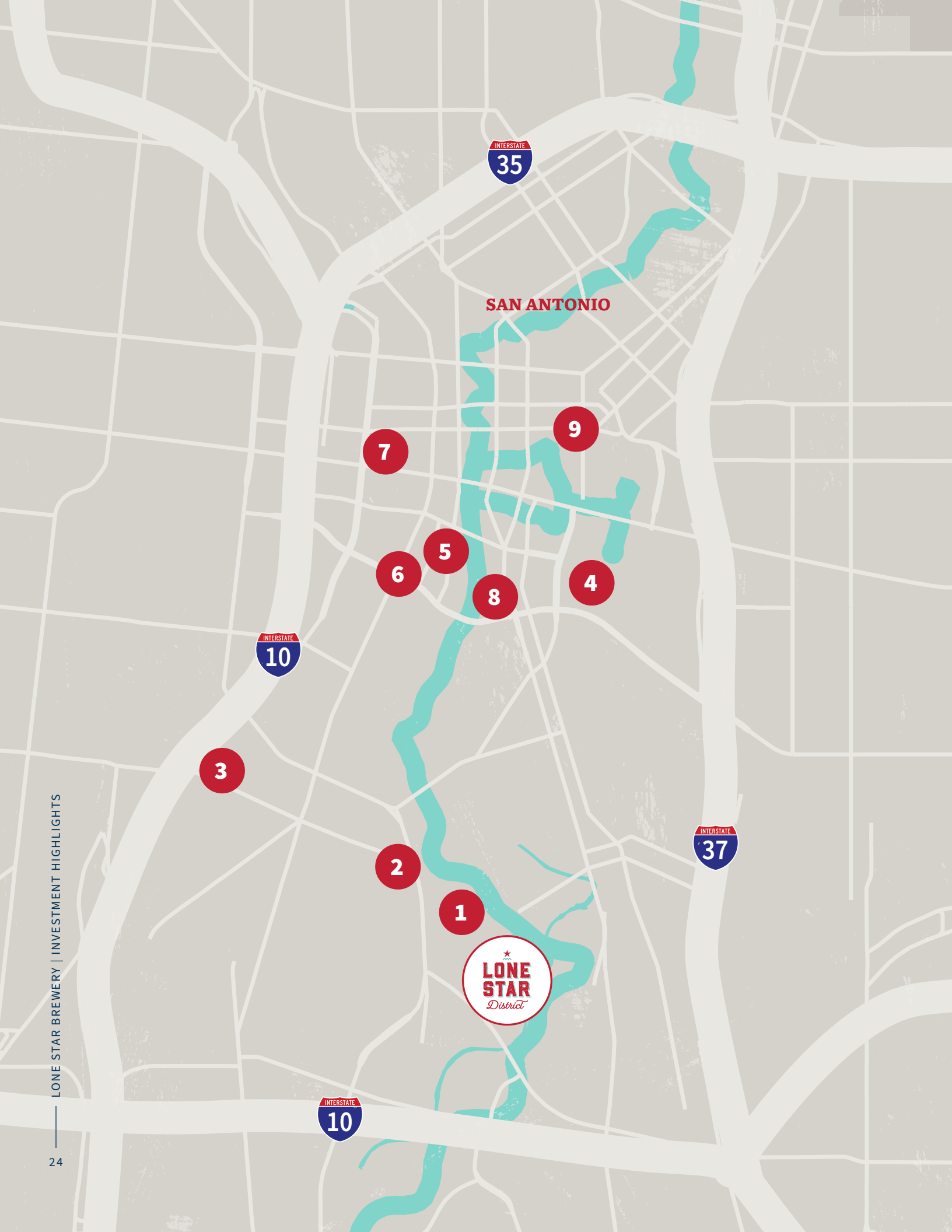
\* Detailed terms of the TIRZ are available in the online document center.



### PARCEL DATA

P1 = 139,291 FT <sup>2</sup> (3.20 ACRES)	P7 = 79,429 FT <sup>2</sup> (1.82 ACRES)
P2 = 186,409 FT <sup>2</sup> (4.28 ACRES)	P8 = 115,051 FT <sup>2</sup> (2.64 ACRES)
P3 = 55,280 FT <sup>2</sup> (1.27 ACRES)	P9 = 158,727 FT <sup>2</sup> (3.64 ACRES)
P4 = 62,043 FT <sup>2</sup> (1.42 ACRES)	P10 = 78,525 FT <sup>2</sup> (1.80 ACRES)
P5 = 48,754 FT <sup>2</sup> (1.1 ACRES)	P11 = 218,120 FT <sup>2</sup> (5 ACRES)
P6 = 27,740 FT <sup>2</sup> (0.63 ACRES)	





LOCATED IN A

# High Density & Growth Submarket

The South Downtown trade area is one of the hottest multifamily markets in San Antonio. Occupancy over the past 12 months increased 15.4%, while rental rates have increased 18.5%. The high growth in rent and low vacancy demonstrate the resiliency of the submarket and the strong fundamentals of the area.

Building	Year Constructed	Effective Rents PSF	Occ.
1. The Flats at Big Tex	2016	\$2.31	91%
2. Southtown Flats	2016	\$1.98	97%
3. Acero	2020	\$1.76	95%
4. The '68	2019	\$2.46	91%
5. Heritage Plaza	2020	\$2.17	99%
6. Encore SoFlo	2019	\$2.03	92%
7. Inspire Downtown	Renov 2021	\$1.97	92%
8. Agave	2015	\$2.14	93%
9. Maverick	Renov 2017	\$2.41	98%

\* Rent and Occupancy information from ApartmentData.com



FLOURISHING

# San Antonio Economy

While it has consistently led the nation in economic growth and stability, the Alamo City is undergoing an urban revival that has picked up significant pace in recent years. San Antonio is experiencing rapid urbanization as young professionals and businesses are taking notice of the abundant opportunities it has to offer. Among Texas' big four metro areas, San Antonio stands out for its diversified economy, attractive quality of life, a growing technology ecosystem, and favorable cost of living.

---

**"If there's a city of opportunity in Texas, it's San Antonio. There aren't many times in a generation when you can actually build a city. It's becoming one of the country's really great cities right now. Something is happening. It's definitely happening."**

**Graham Weston**  
**Founder and Former CEO of Rackspace**

---



NO. 1 AMERICA'S NEXT BOOM  
TOWN  
FORBES

TECH HOTSPOT  
INC.

NATION'S 2ND HIGHEST  
GROWTH OF MILLENNIALS  
BROOKINGS

TOP 5 FOR  
ECONOMIC PERFORMANCE  
BROOKINGS

TOP 10 MUST-VISIT  
DESTINATIONS  
FORBES

TOP 25 MARKET FOR  
REAL ESTATE INVESTMENT  
2020

ULI'S EMERGING TRENDS IN REAL ESTATE®



## RICH HISTORY & URBAN RENAISSANCE

- Traditionally known for its rich multi-cultural history, the Riverwalk, the Alamo and family tourist destinations
- Celebrated for its emerging culinary and arts scene, entertainment destinations, outdoor activities, and newly revitalized areas such as The Pearl and Southtown
- Explosive urban growth: recently announced \$450 million Alamo Plaza redevelopment and \$90 million UTSA downtown tech and security focused expansion

## STRONG MILITARY PRESENCE

- Known as “Military City” due to its long history of multiple military and defense installations
- Home to one of the greatest concentrations of active and retired military populations in the nation: 283,000+ military and military service employees in the MSA
- Four major military bases comprise Joint Base San Antonio (JBSA): Randolph Air Force Base, Fort Sam Houston, Lackland Air Force Base and Camp Bullis

## INTERNATIONAL TRADE CENTER

- Ideally positioned along the NAFTA corridor, handling 50%+ of Mexico-U.S. trade flow
- Logistical functionality bolstered by 1,900-acre multimodal Port San Antonio hub
- Large multinational corporate presence including Boeing, Lockheed Martin and Xerox

## IT & CYBERSECURITY HUB

- Recognized by the NSA as one of the nation’s leading cities for cybersecurity activity
- Global employers including EY, PwC, Booz Allen Hamilton, Lockheed Martin and The Hut Group are expanding cybersecurity operations in San Antonio

“Clearly, San Antonio offers businesses a very high quality lifestyle, low cost of living, abundance of higher education institutions, and availability of skilled labor. The decision to retain our headquarters in San Antonio was influenced by these factors, as well as the future potential for growth and continued prosperity.”

**Jim Laffoon**  
SSFCU President and CEO

**37 MILLION**

ANNUAL VISITORS

**\$15 BILLION**

ANNUAL ECONOMIC IMPACT FROM VISITOR SPENDING.

**10.3 MILLION**

ANNUAL AIRLINE PASSENGERS





**NOTABLE EMPLOYERS**

**JOINT BASE SAN ANTONIO**

80,165 JOBS

**SOUTH TEXAS MEDICAL CENTER**

50,000+ JOBS



20,000 JOBS



18,305 JOBS

**J.P.Morgan**

5,000 JOBS



2,800 JOBS



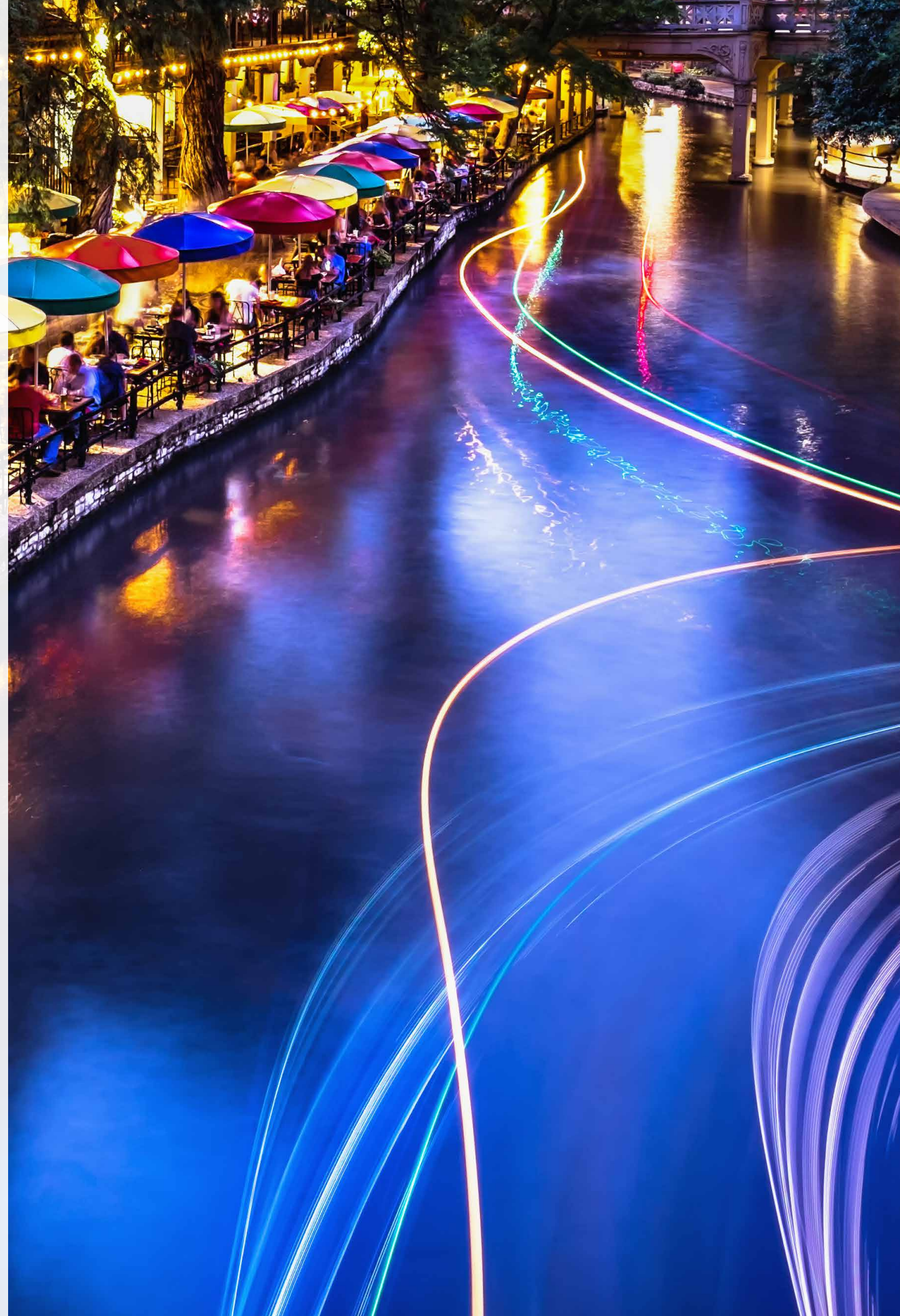
3,300 JOBS



1,653 JOBS

**hulu**

500 JOBS



**EMPLOYMENT TRENDS**

- Healthy job market is credited to diverse industries, including established financial services, rapidly growing life sciences, new energy, and a booming IT and cybersecurity presence
- Young educated workforce, low business costs, and city-backed financial incentives continue to attract startups and corporate relocations
- Top market for job seekers with steady employment growth and low unemployment levels

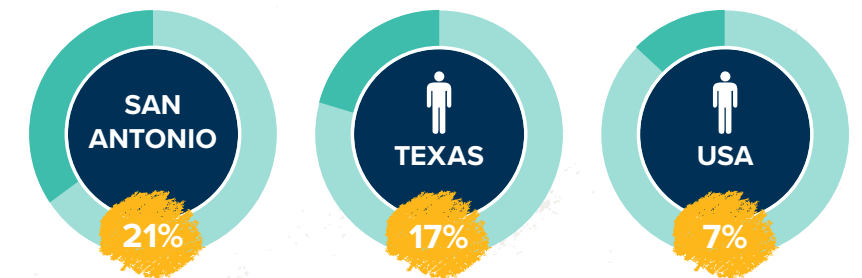
**EMPLOYMENT GROWTH**

Job Gains since Dec 2020	43,800
Annual Increase of Jobs	4.2%
<b>San Antonio Unemployment Rate</b>	<b>3.7%</b>
Texas	4.3%
U.S.	4.2%

**POPULATION TRENDS**

- Second fastest growing city in the U.S., with over 107,000 new residents in the past 10 years.
- Second most populous city in Texas and 7th in the nation, with 2.5+ million MSA residents.
- One of the Nation's fastest growing millennial populations.

**POPULATION GROWTH (2010-2020)**





# Contacts

## **DAVIS ADAMS**

Managing Director  
(713) 852 3558  
davis.adams@am.jll.com

## **CHUCK KING**

Managing Director  
(313) 515 8074  
chuck.king@am.jll.com

## **GARRETT GILLELAND**

Managing Director  
(512) 532 1968  
garrett.gilleland@am.jll.com

## **BAILEY BLACK**

Analyst  
(713) 852 3436  
bailey.black@am.jll.com