



**LONE
STAR**
District

± 32 ACRES IN SAN ANTONIO



LONE STAR
District



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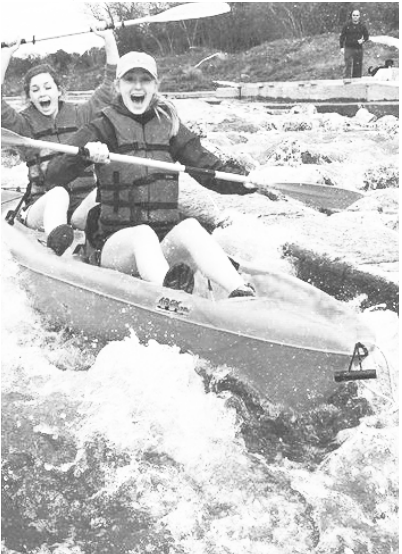
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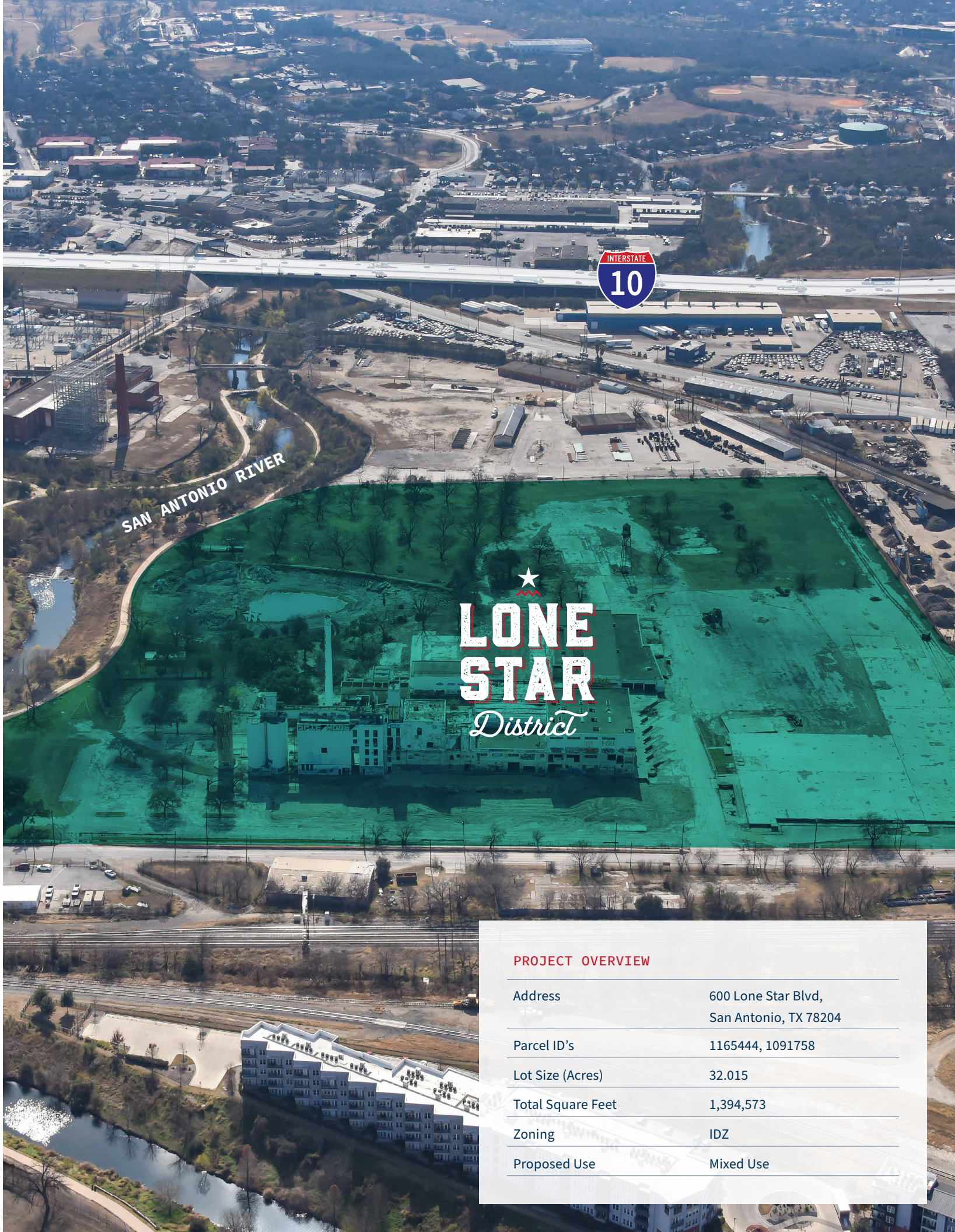
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THE OFFERING

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

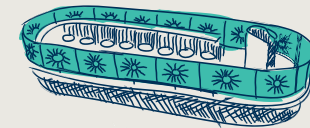
Address	600 Lone Star Blvd, San Antonio, TX 78204
Parcel ID's	1165444, 1091758
Lot Size (Acres)	32.015
Total Square Feet	1,394,573
Zoning	IDZ
Proposed Use	Mixed Use



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



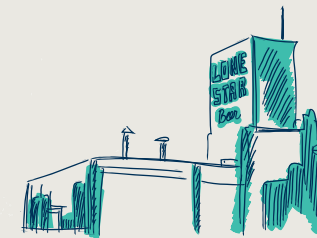
2 Substantial retail, office, multifamily, and hospitality demand in the area



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


**LONE
STAR**
District

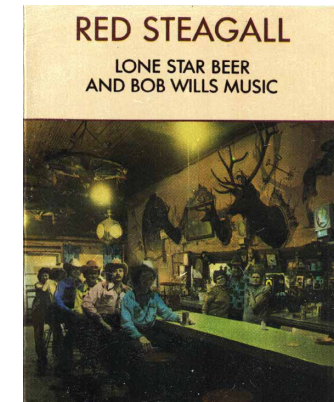
THE TIMELINE

Honoring the History

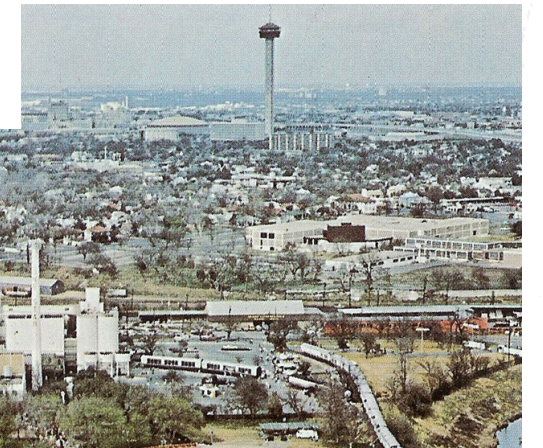
The Lone Star Brewery was a one-of-a-kind landmark in San Antonio, serving as a destination for locals for over 60 years. It housed the **former Lone Star Brewery** and the **Buckhorn Saloon and Museums**. Plans for the Lone Star District intend to honor the past while embracing innovation and generating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



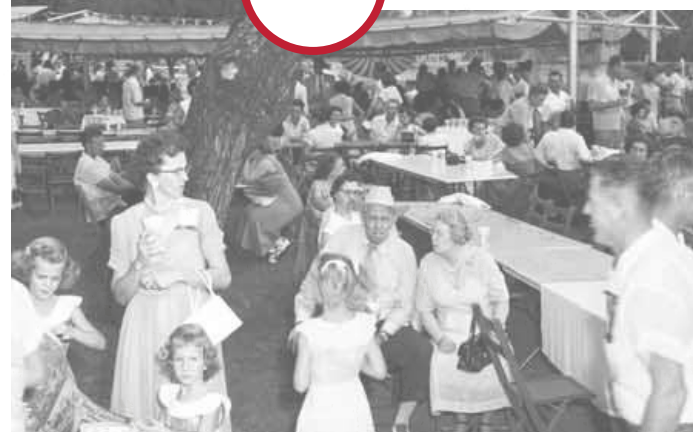
The **Buckhorn Museum** opened its doors.



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



1957

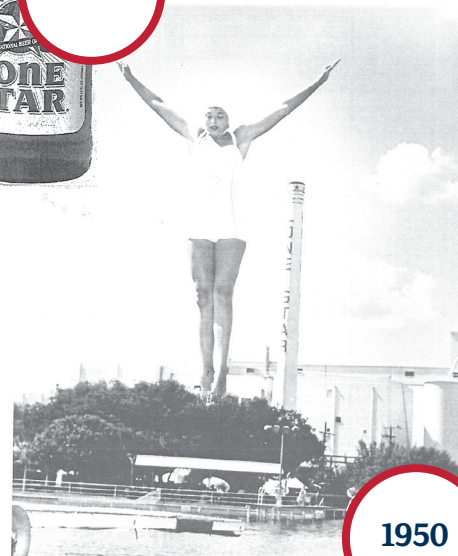


1963

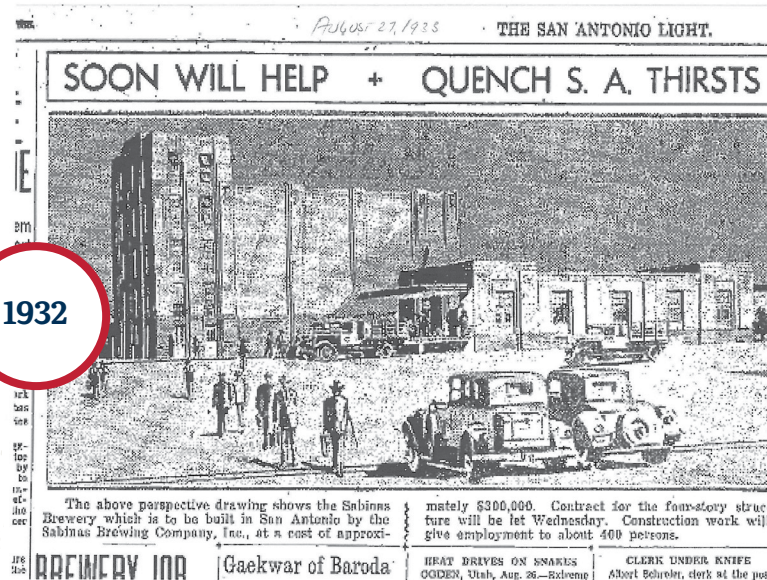


1950

Lone Star grounds become a show place.



1940



1932



Sabinas Brewing Company was constructed.



SAN ANTONIO
INTERNATIONAL AIRPORT

TOWER OF
AMERICAS

DOWN TOWN
SAN ANTONIO

THE ALAMO

ALAMODOME

THE RIVERWALK

GONZALES
CONVENTION CENTER

UTSA



KING WILLIAM

S ST MARY'S ST

RIVER WALK

LONE STAR BLVD

MISSION RD

ROOSEVELT PARK

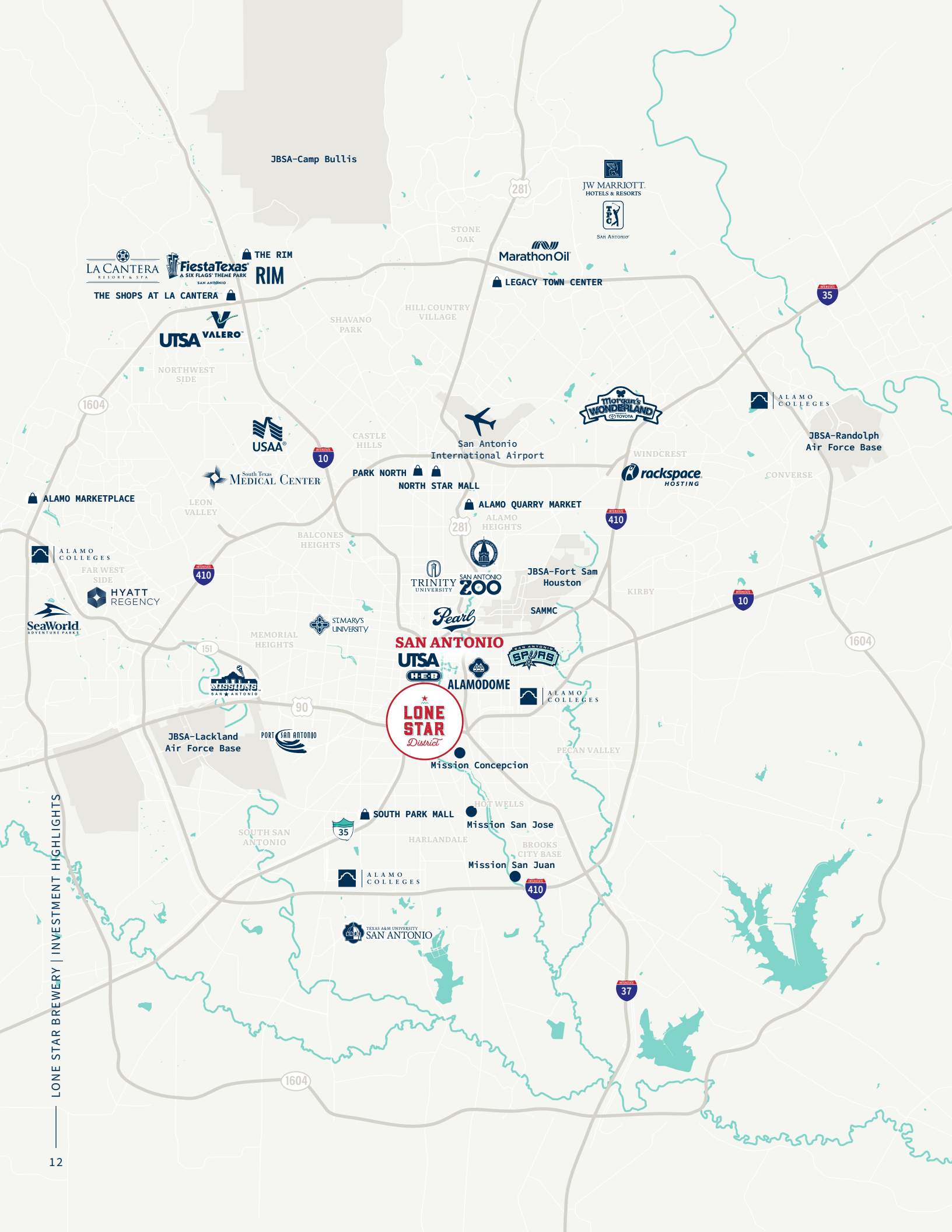
LONE STAR
District

RIVER WALK
SAN ANTONIO RIVER

PROBANDT ST

STEVES AVE

LONE STAR BREWERY | INVESTMENT HIGHLIGHTS



PREMIER ACCESS TO

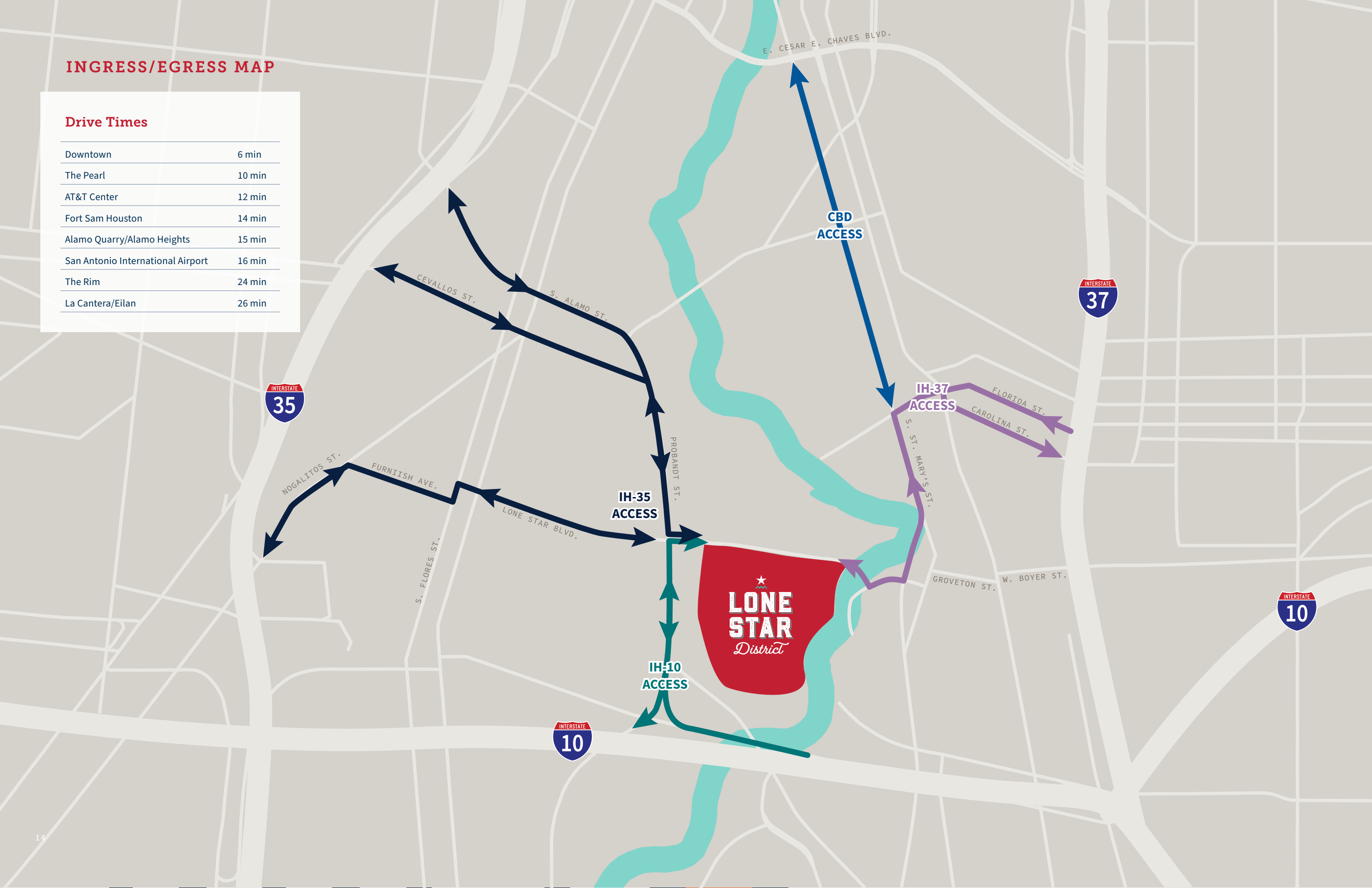
San Antonio

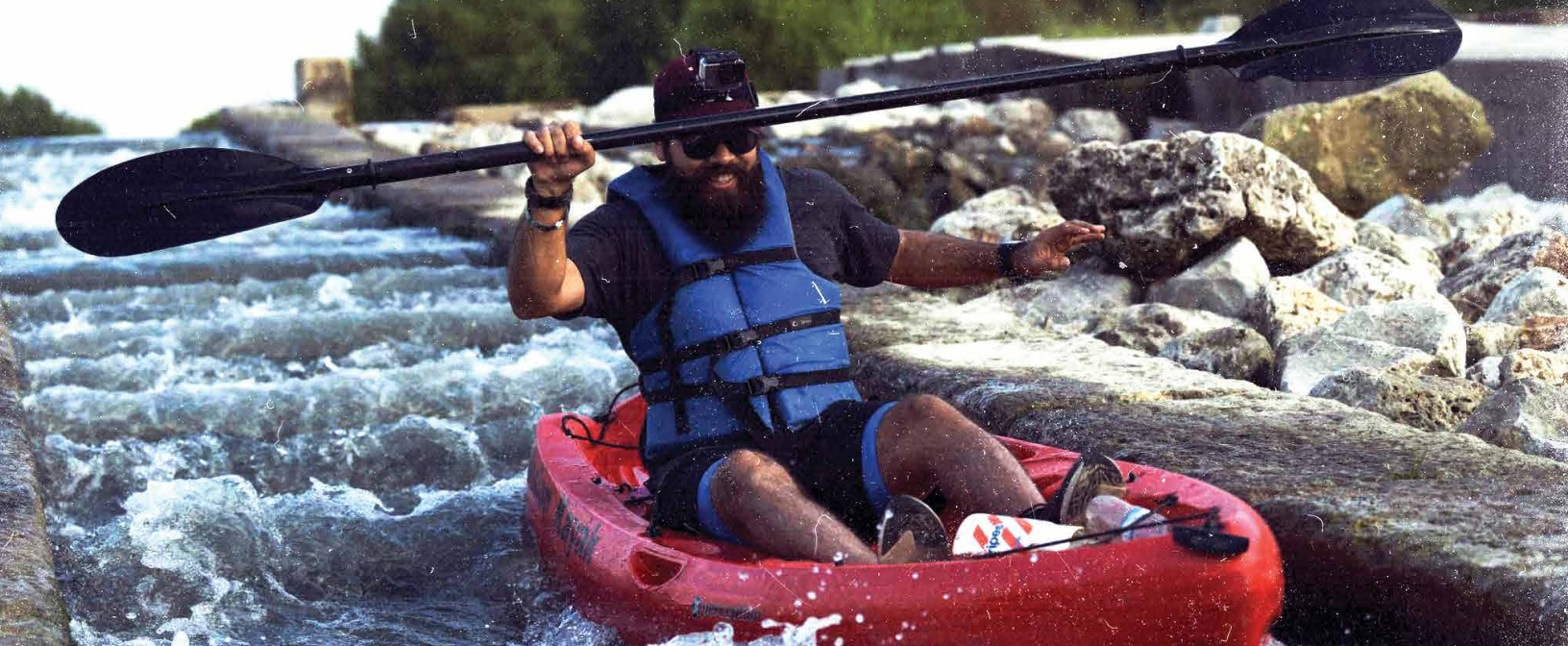
The Lone Star District offers superior connectivity to San Antonio. With a premier infill location less than 1.5 miles south of downtown and quick access to I-10, I-35, and I-37, the property allows for quick commutes to San Antonio's suburban neighborhoods, business districts, and tourist attractions.

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.

15mi

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

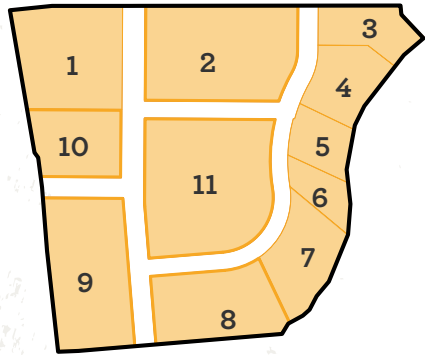
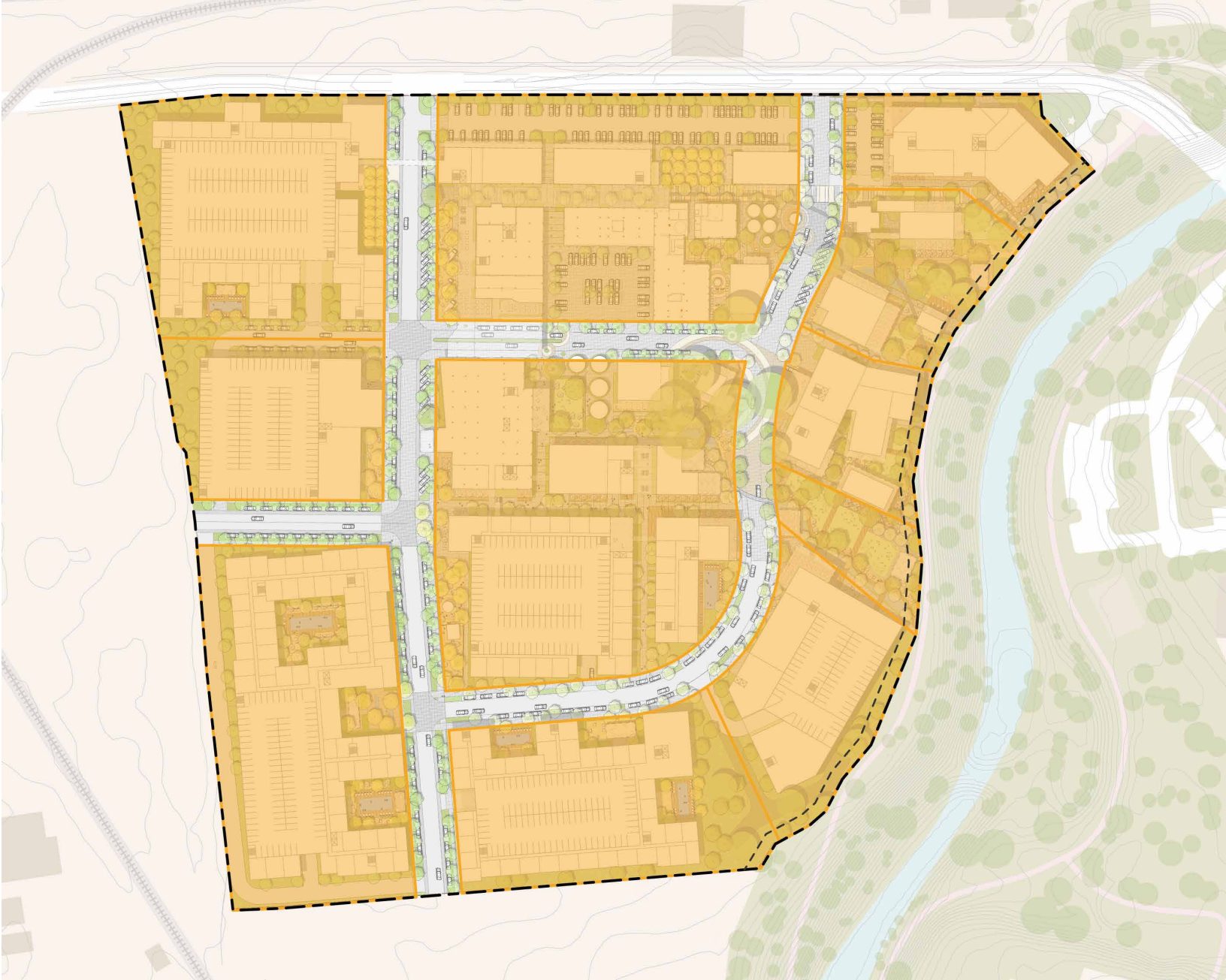
Roosevelt neighborhood is a fast-growing community full of treasures, including the **12.9-acre Roosevelt Park.** In this community, you can grab a bike and head down to the **river trails** or explore local breweries and coffee shops, eateries, artists, and more.

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





PARCEL DATA

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

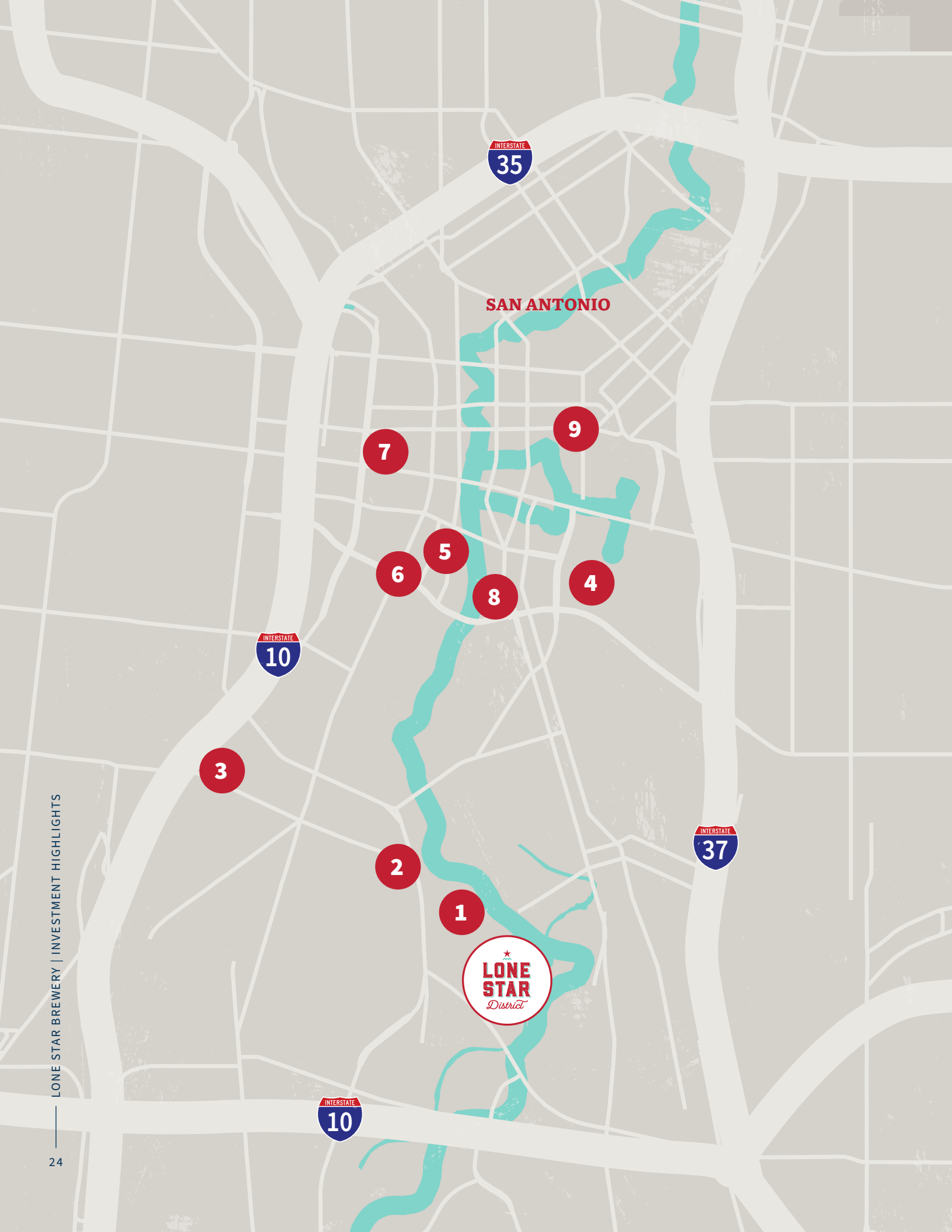


TIRZ Consideration

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

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

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



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

H-E-B
20,000 JOBS

USAA®
18,305 JOBS

J.P.Morgan
5,000 JOBS

BOEING
2,800 JOBS

rackspace
technology
3,300 JOBS

Valero®
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

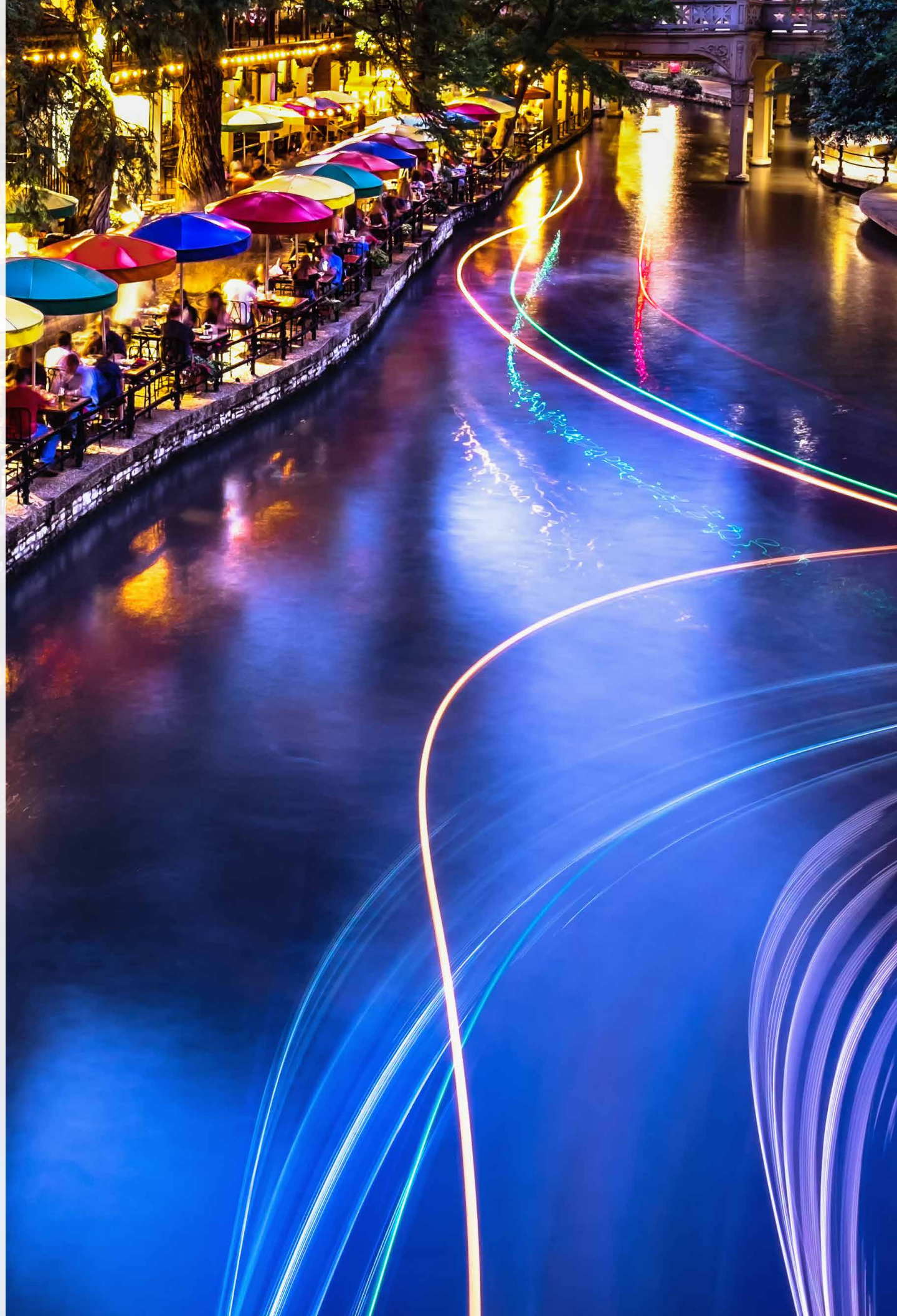
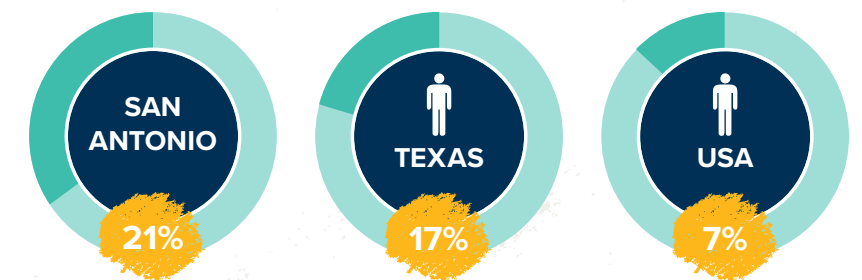
EMPLOYMENT GROWTH

Job Gains since Dec 2020	43,800
Annual Increase of Jobs	4.2%
San Antonio Unemployment Rate	3.7%
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)



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