



KIPP: 4343 W COMMERCE

OFFERING MEMORANDUM



SAN ANTONIO CBD

W MARTIN STREET

W COMMERCE STREET

NAVARRO PARK

ELMENDORF PARK & PARK TRAILHEAD

ELMENDORF LAKE PARK

OUR LADY OF THE LAKE UNIVERSITY

ELMENDORF LAKE

OLLU SOCCER FIELD

±7.35 AC



Executive Summary

Jones Lang LaSalle ("JLL") has been exclusively retained by KIPP Texas Public Schools to offer potential buyers and investors the opportunity to acquire 4343 W Commerce Street, a ±102,456-square-foot facility situated on ±7.35 acres in San Antonio, Texas. Originally constructed in 1968 as a freestanding commercial retail store, the property was comprehensively renovated in 2014 and most recently served as the inaugural KIPP Un Mundo Primary and KIPP Camino Academy, serving 965 students across grades K-8. Located in a culturally vibrant and rapidly redeveloping area of West San Antonio with excellent access via W Commerce Street, Highway 90, IH-10/IH-35, and SH 151, the property benefits from strong demographic fundamentals including median household income of \$42,569 within a three-mile radius and projected 1.31% annual MSA population growth through 2029. The ±7.35-acre site is a rare infill opportunity with flexible redevelopment potential across multiple asset classes.

While educational use represents the most immediate repositioning strategy, supported by Texas charter school enrollment growth from 273,000 students in 2017 to over 420,000 today and recent House Bill 2 legislation allocating \$199-255 million in dedicated charter facilities funding, the property's size, configuration, and location offer compelling adaptive reuse potential. The ±100,000-square-foot building and expansive acreage accommodate industrial/warehouse operations, flex/office space, self-storage, or mixed-use concepts, providing multiple value-creation pathways for diverse buyer profiles. The facility features comprehensive amenities including 62 rooms, commercial kitchen and cafeteria, gymnasium, computer labs, outdoor athletic fields, and 173 surface parking spaces providing a 3.13:1 parking ratio, infrastructure that translates effectively to alternative commercial uses requiring flexible interior layouts, food service capabilities, assembly space, and substantial parking capacity.





ADDRESS	4343 W Commerce Street San Antonio, Bexar County, Texas 78237
TOTAL SIZE (ACRES)	±7.35 AC
TOTAL SIZE (LAND SF)	±320,166
ZONING	C-2 WQ (West Side Creeks Water Quality Protection Area)
IMPROVEMENTS	1 building (±102,456 SF) Secured Perimeter fencing with access control gates
FLOODPLAIN	2.3 AC of 100 year flood plain on Site with more surrounding the Site (Apache Creek & Elmendorf Lake)



KIPP:
4343 W COMMERCE

Investment Highlights:

SCARCE INFILL OFFERING WITH STRONG VALUE-ADD POTENTIAL
 The ±7.35-acre assemblage represents a rare infill opportunity in a supply-constrained market. Limited comparable sites, combined with flexible zoning and scale, create multiple avenues for value creation and long-term upside.



KIPP: ±7.35 AC
4343 W COMMERCE

STRATEGIC URBAN LOCATION WITH SUPERIOR HIGHWAY ACCESS
 Situated on a substantial ±7.35-acre tract in an established urban San Antonio neighborhood, the property offers excellent connectivity to major highway networks, providing strong intercity and regional access. The site features dual access points from both W Commerce Street and Matyear Street, enhancing visibility and circulation for multiple use types.



GIVEN THE BUILDING'S APPROXIMATELY 100,000-SQUARE-FOOT FOOTPRINT AND EXPANSIVE 7.35-ACRE SITE, THE PROPERTY IS IDEALLY SUITED FOR:

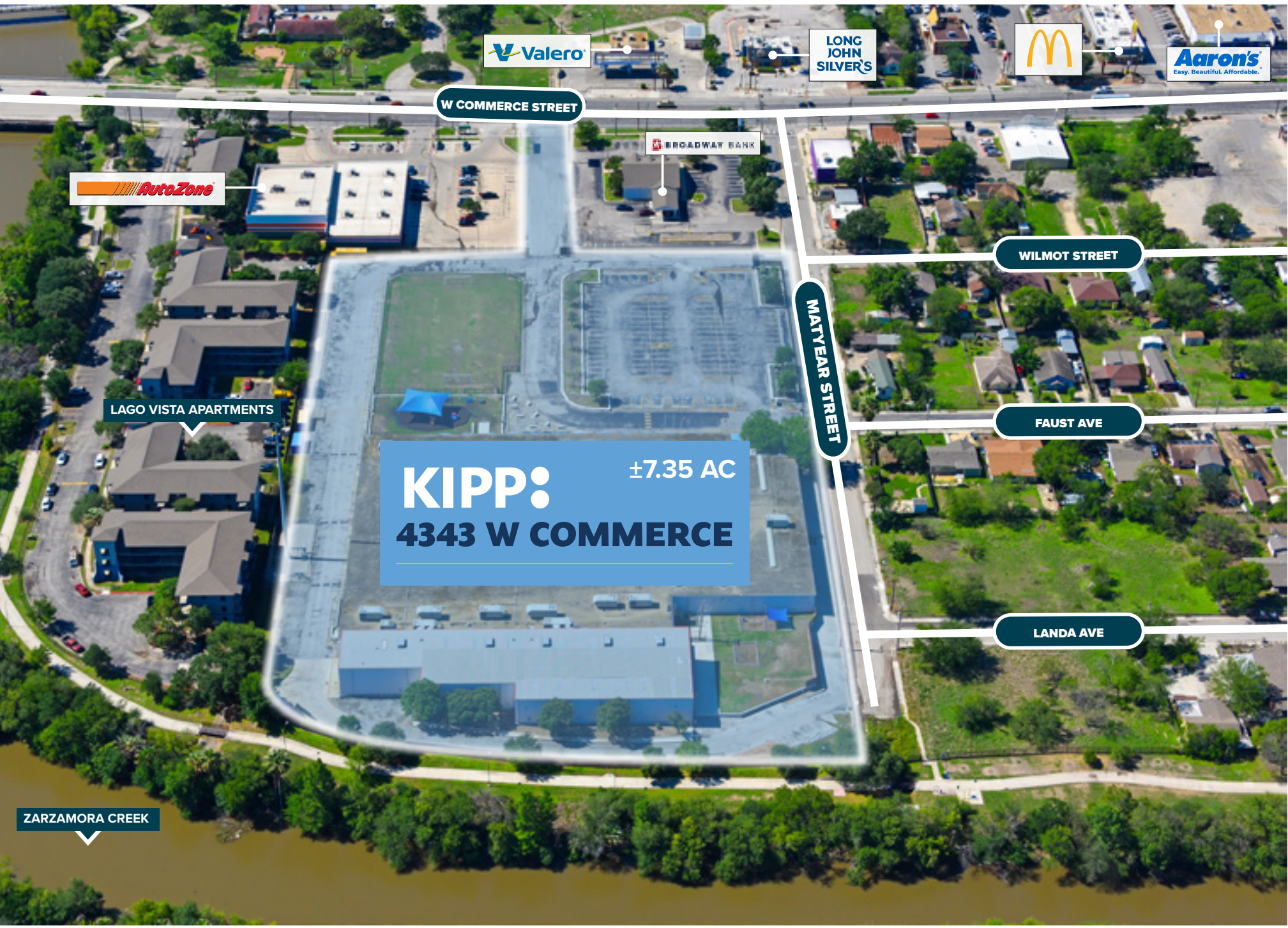
Educational/Institutional Use – K-12 education, post-secondary education, trade and vocational schools, specialized training, or daycare facility could occupy the space with minimal conversion

Industrial/Warehouse – The building size and acreage support light industrial, distribution, or last-mile logistics operations with ample yard space for trailer parking and staging

Flex/Office – The property could be repositioned as creative office space, medical offices, call center operations, or multi-tenant flex serving small-to-midsize businesses

Retail/Service Commercial – The site's dual street frontage, high visibility, and C-2 WQ zoning support neighborhood retail, grocery-anchored development, or service-oriented tenants

Self-Storage or Mixed-Use – The acreage could accommodate climate-controlled storage with ancillary retail or office components



Valero

LONG JOHN SILVER'S



Aaron's
Easy. Beautiful. Affordable.

W COMMERCE STREET

BROADWAY BANK

AutoZone

WILMOT STREET

LAGO VISTA APARTMENTS

MATYEAR STREET

FAUST AVE

KIPP: ±7.35 AC
4343 W COMMERCE

LANDA AVE

ZARZAMORA CREEK

Location Overview

Established West San Antonio Location: Situated at 4343 W Commerce Street, the property occupies a prominent ±7.35-acre site in a culturally vibrant neighborhood with strong access to San Antonio's major employment centers and residential communities.

Proximity to Major Corridors: Convenient access to Highway 90, IH-10/IH-35, Loop 410, and SH 151 provides excellent connectivity to downtown San Antonio (±4 miles), San Antonio International Airport (±12 miles), and regional employment hubs. The Site has direct access via W Commerce Street and Matyear Street, with easy connectivity to major highways supporting strong accessibility for families, staff, and service providers.

Stable Residential Base: Surrounding area features established single-family and multifamily residential development, providing a consistent student population base and supporting demand for educational facilities and community services. The located near established residential neighborhoods, retail services, and community facilities enhances appeal for continued educational use or alternative institutional redevelopment scenarios.

Established Commercial Corridor with Institutional Activity: The West Commerce Street corridor supports diverse commercial and institutional uses, with the property benefiting from strong visibility, accessibility, and proximity to established employment and population centers.

Emerging Redevelopment Corridor with Limited Competition: West San Antonio's ongoing revitalization and the area's projected 1.31% annual population growth through 2029, combined with limited availability of comparable sites, enhance the property's strategic value for redevelopment or repositioning.



KIPP:
4343 W COMMERCE





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4343 W COMMERCE

Demographics

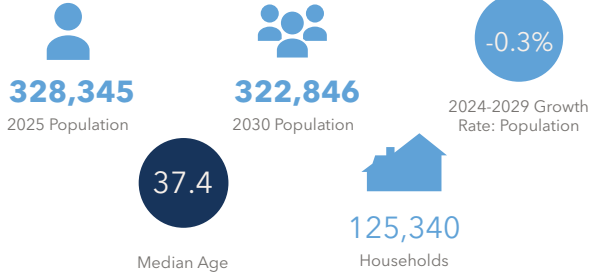


4343 W Commerce St,
San Antonio, Texas,
78237 - 5 miles

Multi-Housing Summary

4343 W Commerce St, San Antonio, Texas, 78237 - 5 miles

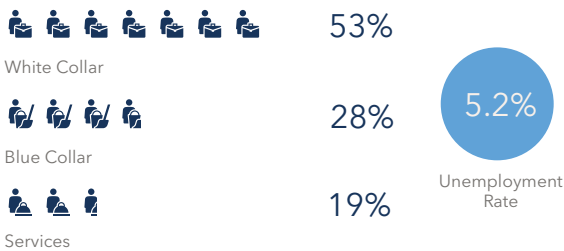
KEY FACTS



INCOME



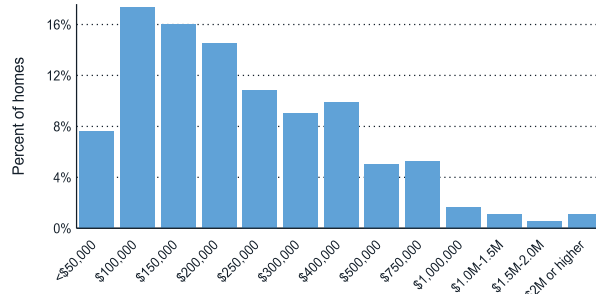
EMPLOYMENT



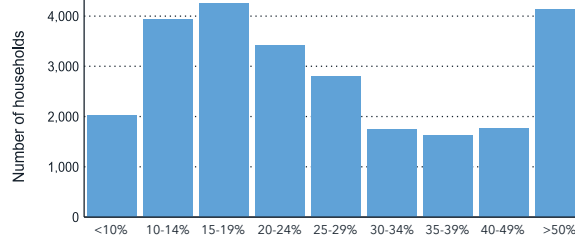
MEDIAN HOME VALUE



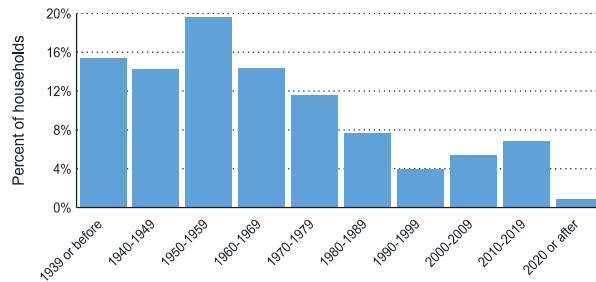
HOME VALUE



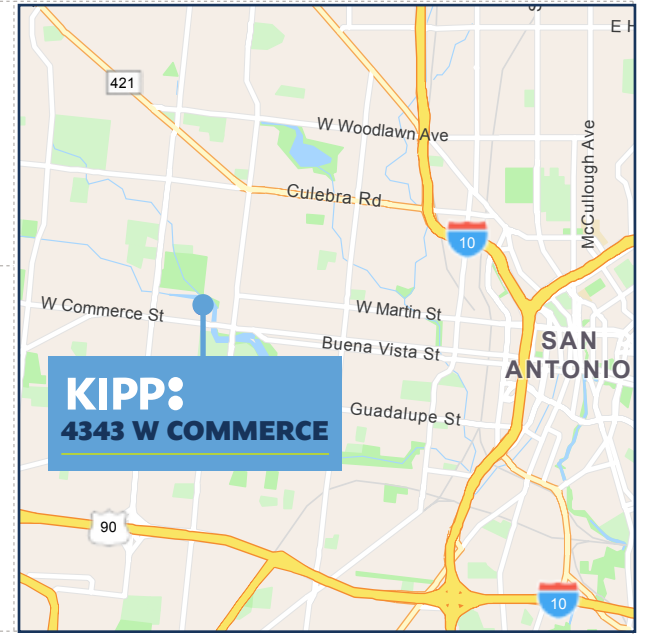
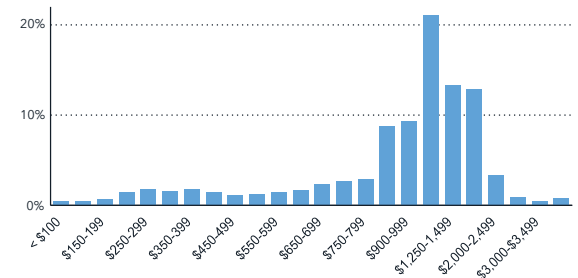
MORTGAGE AS % SALARY



YEAR PROPERTY BUILT



GROSS RENT



TOTAL HOUSING UNITS	140,769
Owner Occupied Housing Units	51%
Renter Occupied Housing Units	49%
Vacant Housing Units	11%

Source: This infographic contains data provided by Esri, Esri, ACS. The vintage of the data is 2025, 2030, 2019-2023. © 2026 Esri

Flourishing San Antonio Economy

A national leader in economic growth and stability, San Antonio continues to gain momentum. Young professionals and businesses continue to flock to the metro for its relative affordability and high quality of life. San Antonio boasts a diverse economy, rich quality of life, robust cybersecurity ecosystem, and stable military and healthcare employment base. In addition to the city's robust celebrated cultural history, San Antonio offers a premier culinary and arts scene, numerous entertainment destinations, accessible outdoor lifestyle amenities, and trending urban hubs including The Pearl, Southtown, River North, and Hemisfair.



NO.1

AMERICA'S NEXT BOOM TOWN

Forbes

TOP 5

FOR ECONOMIC PERFORMANCE

Brookings

2ND

HIGHEST GROWTH OF MILLENNIALS

Brookings

13TH

LARGEST MH INVESTMENT MARKET

CoStar

8TH

MARKET TO WATCH

2024 ULI Emerging Trends Report

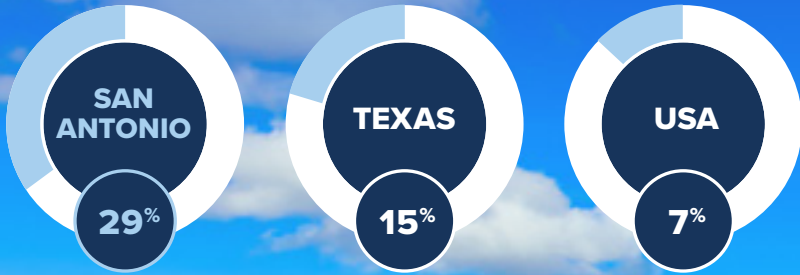




LARGEST SA EMPLOYERS

- 1 **JOINT BASE SAN ANTONIO**
- 2 **H-E-B**
- 3 **USAA**
- 4 **CYBERSECURITY**
- 5 **RACKSPACE**
- 6 **WHATABURGER**
- 7 **RUSH ENTERPRISES**
- 8 **JP MORGAN CHASE**
- 9 **FROST BANK**
- 10 **TASKUS**
- 11 **BILL MILLER BAR-B-Q**
- 12 **TOYOTA MOTOR MANUFACTURING**
- 13 **SOUTHWEST RESEARCH INSTITUTE**
- 14 **SWBC**
- 15 **IHEARTMEDIA**
- 16 **ACCENTURE**

Population Growth 2012-2022



NOTABLE EMPLOYERS

**JOINT BASE
SAN ANTONIO**

82,639 JOBS

South Texas
**MEDICAL
CENTER**

50,000+ JOBS



20,000 JOBS



19,000 JOBS



18,000+ JOBS

**CYBERSECURITY
SAN ANTONIO**

16,500 JOBS



5,000 JOBS



6,500 JOBS



1,653 JOBS



2,800 JOBS





POPULATION TRENDS

- ▶ Fastest growing city in the country (numerically) with nearly 14,000 new residents from 2020-2021
- ▶ 2.6+ million MSA residents: second most populous city in Texas, 7th largest in the U.S.
- ▶ One of the Nation's fastest growing Millennial populations in the U.S.

EMPLOYMENT TRENDS

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

30

**YEARS OF
ECONOMIC
HISTORY**

25

**YEARS OF
POSITIVE JOB
GROWTH**

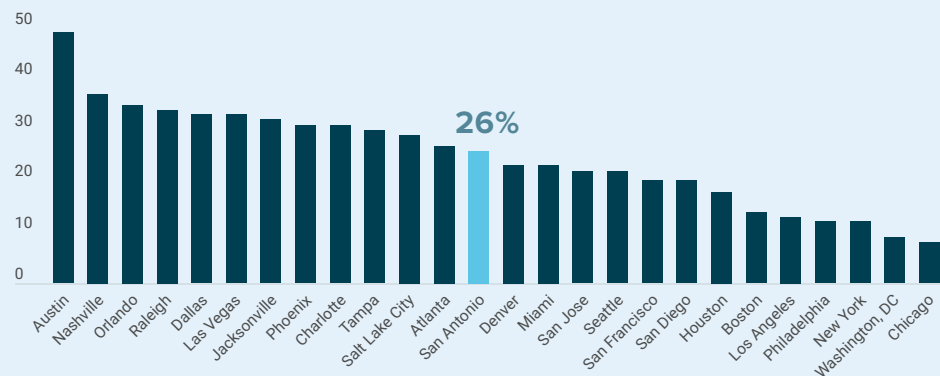
5

**YEARS OF
NEGATIVE JOB
GROWTH**

1.3X

**HIGHER RATE OF
GROWTH THAN THE
NATIONAL AVERAGE**

10-YEAR EMPLOYMENT GROWTH



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

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 & 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

SAN ANTONIO IS HOME TO

16,500+

**CYBER SECURITY
& DOD CYBER
WARRIORS**

NSA TEXAS

**4,000+ DAILY
EMPLOYEES**

U.S. AIRFORCE

**CYBER COMMAND
(24th & 25th AIRFORCE)**

6 TOTAL

**NSA CENTERS
OF EXCELLENCE**



2ND FASTEST GROWING CITY IN THE COUNTRY (numerically)

Increase of 14,000 new residents from 2020-2021



130 PEOPLE MOVING TO SAN ANTONIO PER DAY

Population of 1.6M expected to double by 2040



MILLENNIAL POPULATION AMONG FASTEST-GROWING IN THE NATION



COMPETITIVE COST OF LIVING, 8% LESS THAN U.S. AVERAGE



INTERNATIONALLY RECOGNIZED AS A LEADING PROVIDER OF CYBERSECURITY



LARGEST ACTIVE & RETIRED MILITARY POPULATIONS IN THE U.S.

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