



Jones Lang LaSalle Brokerage, Inc.



Available

Existing Warehouse Facility

Great Redevelopment
Opportunity

Located in an Opportunity Zone

SITE 1
5.22± AC & 92,500± SF
land & warehouse

SITE 2
0.44± AC

803 South Medina Street
San Antonio, Texas 78207

For more information, please contact:

Mark Krenger

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Alcide M. Longoria

+1 210 293 6868

alcide.longoria@am.jll.com



Availability

- Site 1: 5.221± acres with 92,500± SF warehouse
- Warehouse contains 23,500± SF of refrigerated storage space
- Site 2: 0.437± acres
- Zoned I-2
- Excellent redevelopment opportunity
- Call broker for pricing

Proposed use

- Multifamily, Commercial, Industrial or Last Mile Distribution Facility

For more information, please contact:






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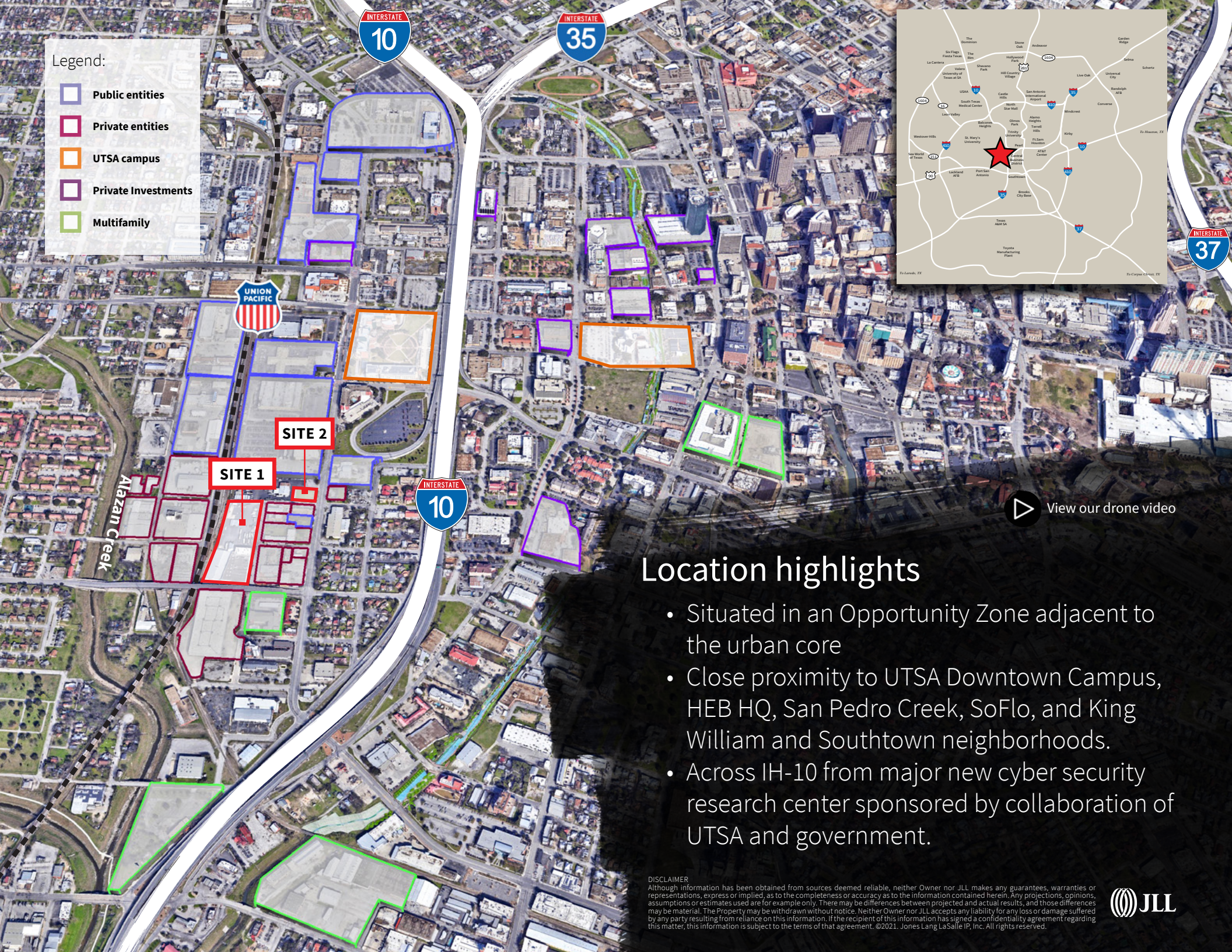
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Legend:

-  Public entities
-  Private entities
-  UTSA campus
-  Private Investments
-  Multifamily



 [View our drone video](#)

Location highlights

- Situated in an Opportunity Zone adjacent to the urban core
- Close proximity to UTSA Downtown Campus, HEB HQ, San Pedro Creek, SoFlo, and King William and Southtown neighborhoods.
- Across IH-10 from major new cyber security research center sponsored by collaboration of UTSA and government.

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Aerials



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Trend of Growth *UTSA's vision for decade of growth in downtown campus*

Students at UTSA may choose to specialize in computer science, computer engineering or information systems. Additional programs are offered in data center design, network and data center management, digital forensics and data analytics.

Three Research Centers:

Center for Infrastructure Assurance and Security (CIAS)

- Developing the world's foremost center for multidisciplinary education and development of operational capabilities in the areas of infrastructure assurance and security.

Institute for Cyber Security (ICS)

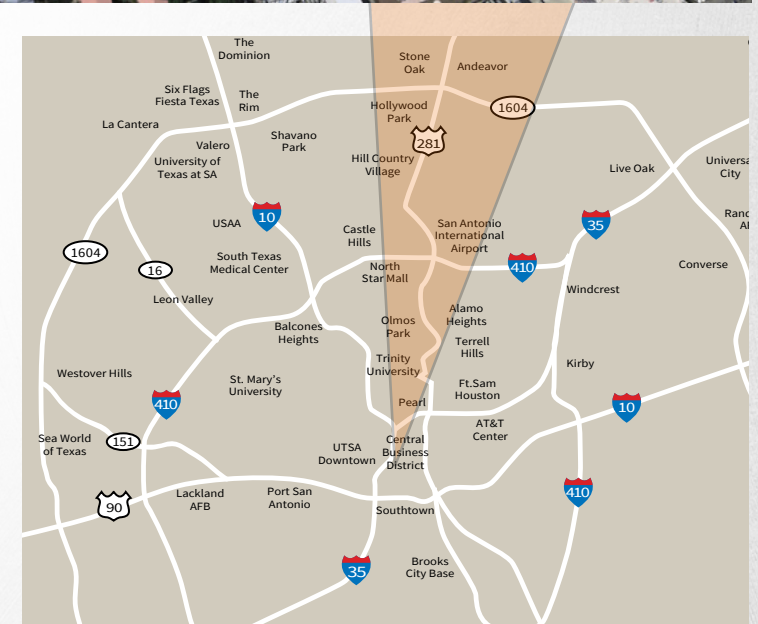
- Conducts basic and applied research in partnership with academia, government and industry. In 2017 ICS established the NSF-supported CREST Center for Security and Privacy Enhanced Cloud Computing (C-SPECC), in partnership with UTSA's Colleges of Sciences, Engineering, Business and Education, UTSA's Open Cloud Institute, and its Cyber Center for Security and Analytics.

Cyber Center for Security and Analytics

- Part UTSA College of Business which conducts research on a wide variety of cyber security and cyber analytics topics. This includes conducting high-impact applied research to better secure people, organizations and their data, improving cyber-related decision making through advanced analytics, and solving real-world problems for a myriad of industry and government partners through a multidisciplinary approach.
- The center also pioneers innovative, world-class educational programs, including UTSA's No. 1 ranked cyber security program, the college's cross-disciplinary data analytics degree and UTSA's innovative bio/cyber program to combat digital and biological pathogenic outbreaks.

National Security Collaboration Center (NSCC)

- UTSA has recently announced the development of the National Security Collaboration Center at their downtown campus where they will partner with universities, government and industry partners to collaborate and provide access to technical expertise.



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Trend of Growth - Recent Developments

Midtown/Downtown San Antonio



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Information About Brokerage Services
Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.



11-2-2015

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Jones Lang LaSalle Brokerage, Inc.	5917225	jan.lighty@am.jll.com	214-438-6100
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Bradley Stone Selner	399206	brad.selner@am.jll.com	214-438-6169
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.		Phone
Mark Krenger	405154	mark.krenger@am.jll.com	210-293-6870
Sales Agent/Associate's Name	License No.	Email	Phone
Buyer/Tenant/Seller/Landlord Initials	Date		



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Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.		Phone
Alcide Longoria	524315	alcide.longoria@am.jll.com	210-293-6868
Sales Agent/Associate's Name	License No.	Email	Phone
Buyer/Tenant/Seller/Landlord Initials	Date		