

PROPERTY PORTFOLIO SALE



IN THE SAN ANTONIO ECONOMIC DEVELOPMENT ZONE

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Overview

Located in the 78207 zip code in the Economic Development Zone

01



This property includes an industrial commercial building, 5 single family residences, and 3 vacant lots.

Two of the 5 homes have been recently updated and are live-in ready and rented the other 3 need updating.



02

03



This deal includes 3 vacant lots two of which are adjacent to the commercial building and can be used for extra parking or storage

The property is located 1.8 miles from the rapidly developing city center and near the proposed baseball stadium.



04

Objectives

01

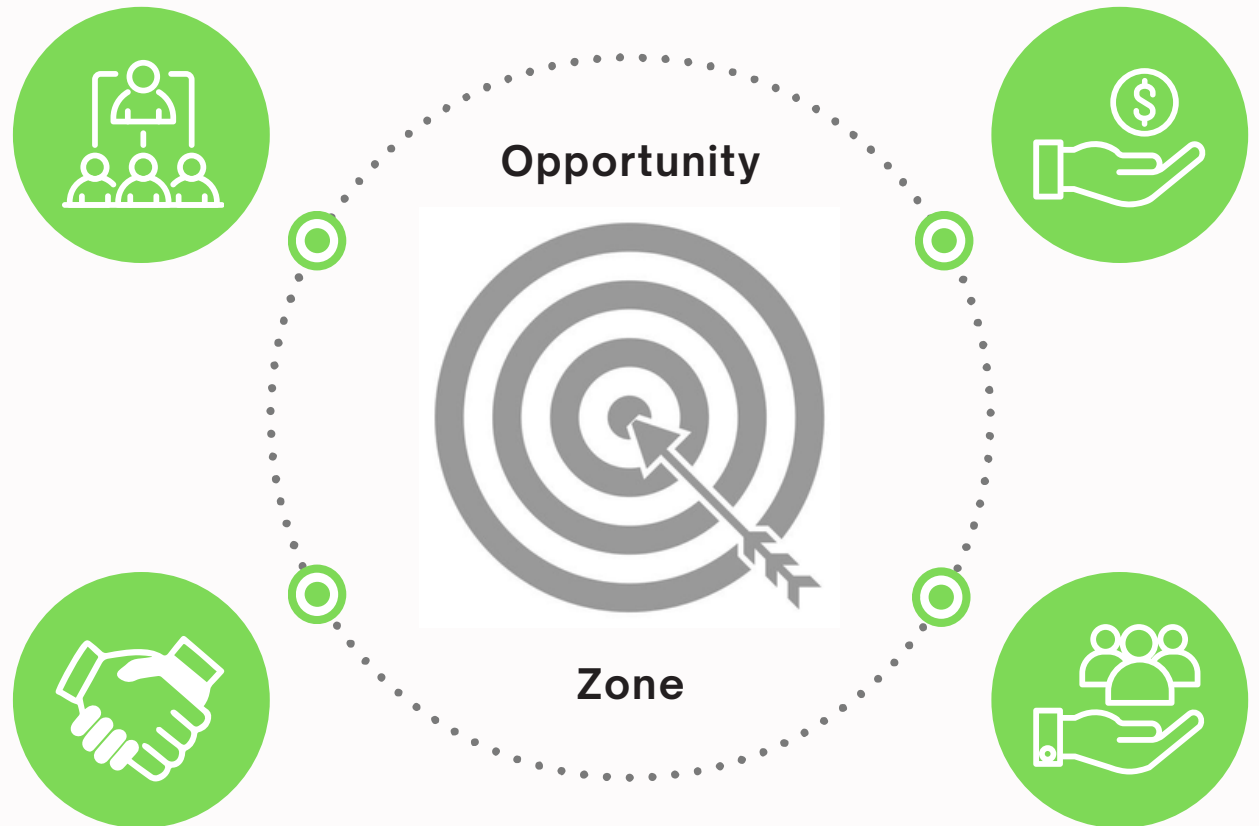
To sell this property as a package to an investor interested in preserving the integrity of the neighborhood and the area in and around the zip code.

02

To implement and take advantage of the benefits afforded by the designation of the zip code as an opportunity zone bestowed by Gov Abbott in 2018

03

To join the City of San Antonio and others to revitalize this area of the city with more affordable and updated homes using some of the advantages provided by the city.





PROPERTY PROFILES

Commerical Property

906 Ruiz St.

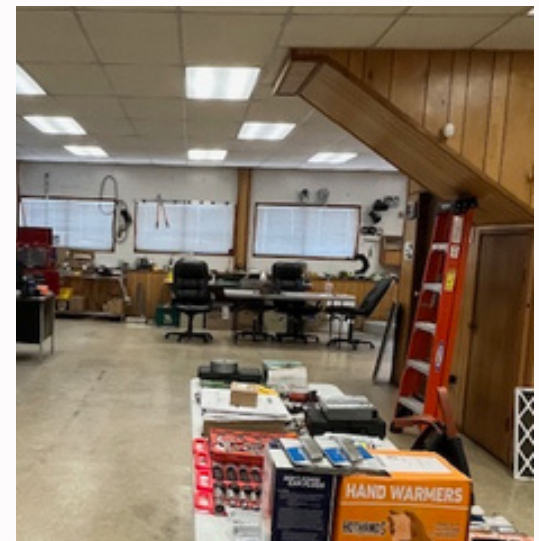
Former wooden stake factory built in 1980 includes warehouse and office space. Parcel includes 11,010 sq ft. building on 15,500 sq ft. lot. Building features 230 volt / 3 phase power outlets, high pressure air lines, overhead air ducts, concrete slab foundation, new metal roof and 3 new A/C units. Zoning: C-2 CD



Warehouse



Front View



Office Space

Single Family Homes



823 N.Trinity St.

Built 1954, 1064 SF / 3BD/1 BA
double lot, new roof, new kitchen and
bath, recently updated and leased



108 San Anita St.

Built 1946, 1110 SF / 3BD/1BA
needs rehabilitation



902 Ruiz St.

Built 1911, 1150 SF / 2BD / 1BA
House recently updated and
leveled, currently leased



904 Ruiz St.

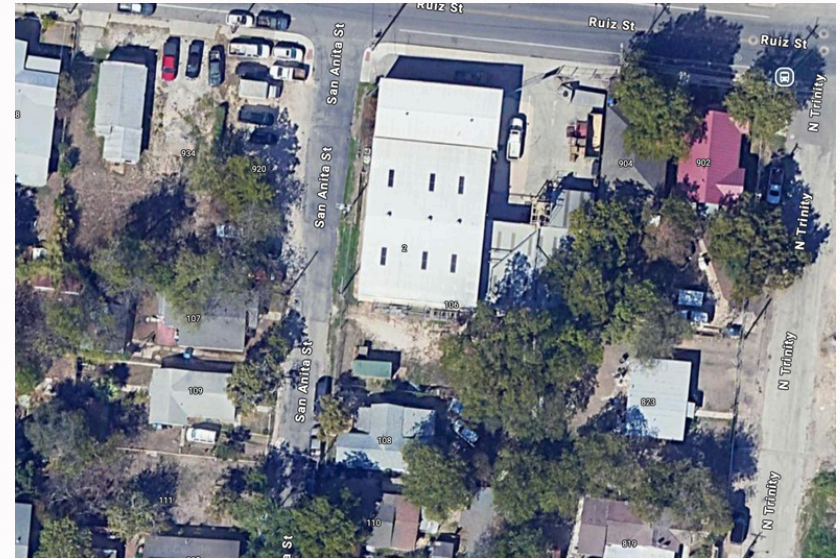
Built 1942, 1078 SF / 2BA / 1BA
new roof, new water heater
needs some rehab



926 Ruiz St.

Built 1948, 735 SF
refurbished roof, gutted to studs
previously used for storage

Vacant Lots



920 Ruiz St.

920 Ruiz St. is a 5,000 SF vacant lot with C-1 zone designation across from the large commercial building and previously used for parking.

924 Ruiz St.

924 Ruiz St. is a 5,000 SF vacant lot with R-4 zone designation adjacent to 920 Ruiz St. lot. Previously had a house that was demolished.

106 San Anita St.

106 San Anita St. is a 4,386 SF vacant lot with R-4 zone designation located behind the commercial building. Previously used for storage.



Property Addresses

926 Ruiz St, SA TX 78207 - zoned R-4

924 Ruiz St. SA TX 78207 - zoned R-4

920 Ruiz St. SA TX 78207 - zoned C-1

906 Ruiz St. SA TX 78207 - zoned C-2 CD

904 Ruiz St. SA TX 78207 - zoned R-5

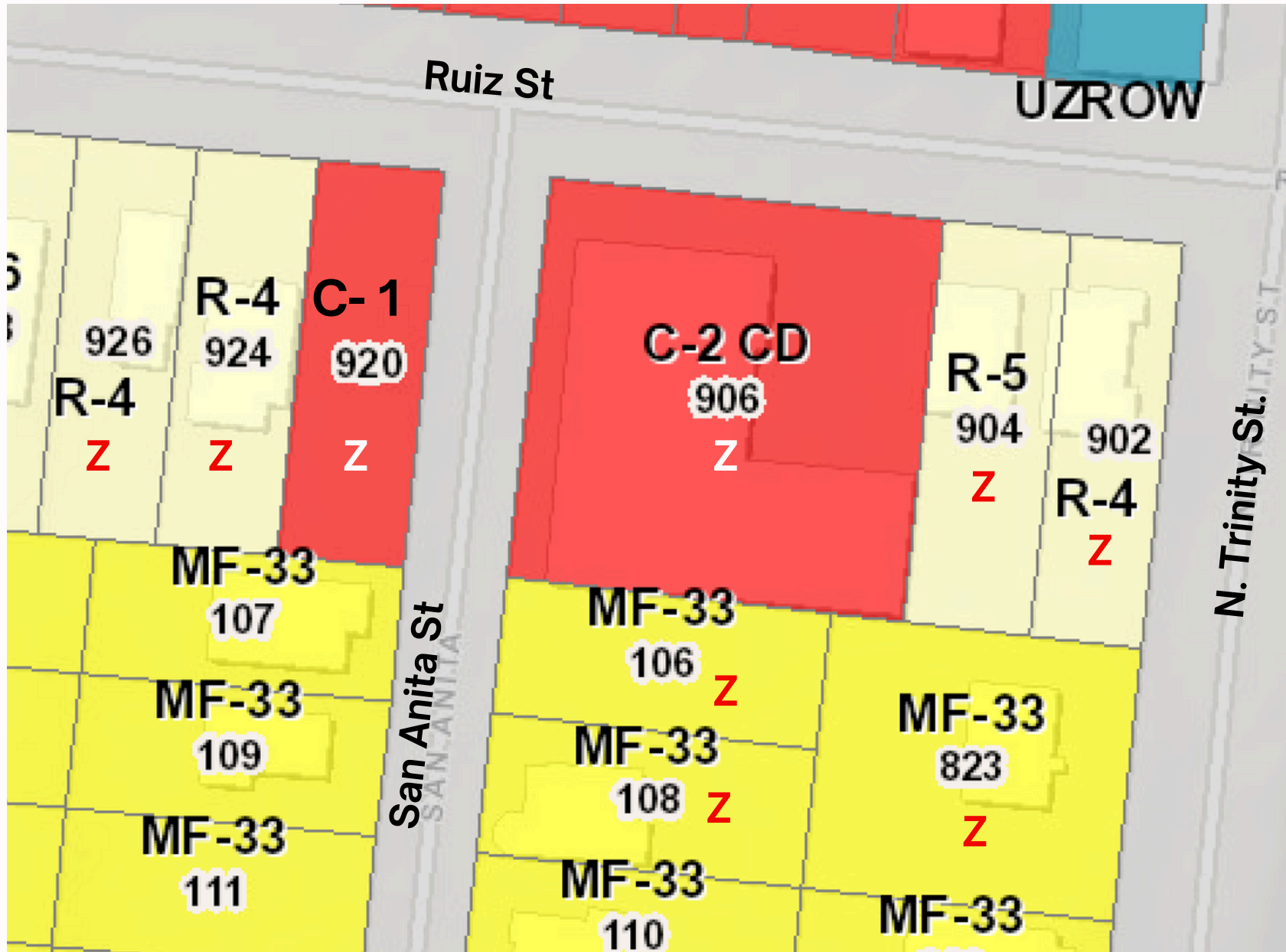
902 Ruiz St. SA TX 78207 - zoned R-4

106 Santa Anita St, SA TX 78207 - zoned MF-33

108 Santa Anita St, SA TX 78207- zoned MF-33

823 N. Trinity St, SA TX 78207 - zoned MF-33

Zone Designations (Z)



Aerial View



Purchase Terms

\$1,950,000
Cash

- OR -

- **15% Down**
- **7% Interest**
- **30 Year AMT**
- **4 Year Balloon**



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Contact us to get more information
on this great opportunity!

