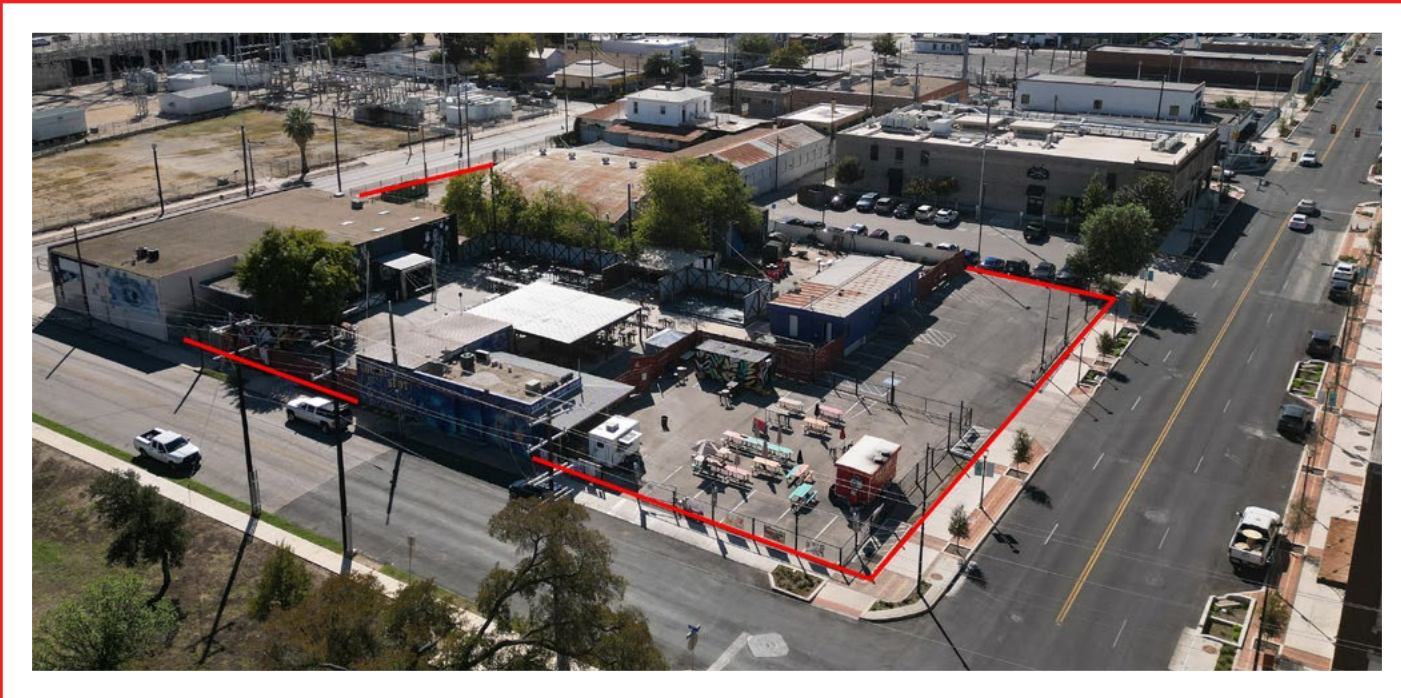


# BROADWAY & ALAMO

## SAN ANTONIO, TX



SHOP <sup>COS.</sup>

# TABLE OF CONTENTS

---

PG. **3** ABOUT

PG. **4** SITE AERIAL

PG. **5** NEIGHBORHOOD VIBE

PG. **6** OVERVIEW AERIAL

PG. **7** TRADE AERIAL

PG. **8** 915 N. ALAMO ST

PG. **10** 927 N. ALAMO ST

PG. **12** 930 BROADWAY

PG. **14** AERIAL

# ABOUT

---

## PROJECT SCOPE

930 Broadway is centrally located in the heart of San Antonio's dynamic River North District, offering unparalleled access to the city's top destinations. The property is adjacent to the River Walk Museum Reach, seamlessly connecting the vibrant Pearl District with downtown San Antonio. It is just minutes away from the Pearl District, the San Antonio Museum of Art, downtown's bustling core, and the iconic River Walk. With convenient access to major highways, including I-37, US 281, and I-35, 930 Broadway provides exceptional connectivity for residents, visitors, and businesses, making it the perfect location in one of the city's most exciting areas.

## DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Total Population	10,699	117,843	332,078
Avg. HH Income	\$102,050	\$78,001	\$76,401
Total Housing Units	6,081	46,573	124,162
Daytime Population	66,502	228,753	432,245

## DETAILS

- Space Details:
  - 915 N Alamo Street: 7,570 SF
  - 927 N Alamo Street: 8,222 SF
  - 930 Broadway: TBD SF
- Additional Square Footage Can Be Added
- For rates, please call broker

## NEARBY



MCFLYS



PULLMAN  
Market



Elsewhere

nola  
BRUNCH & BEIGNETS

Idle  
• BEER •

# SITE AERIAL

---



# NEIGHBORHOOD VIBE

---



## MAKE READY MARKET

Thoughtfully curated Food Hall featuring 7 unique restaurant concepts sharing a courtyard with The Soto.



## ELSEWHERE BEER GARDEN

Popular riverside beer garden in a leafy setting, plus porch swings & classic comfort food.



## NOLA

Classic New Orleans brunch fare & a variety of beignets served in a relaxed cafe with live jaz.



## PULLMAN MARKET

Specialty grocer with quick-service eateries including a whole-animal butcher shop, bakery, and chef supply store.



## HOT JOY

Relocating from Southtown, this restaurant is known for eclectic, colorful decor and creative Asian dishes & cocktails.



## IDLE BEER HALL & BREWERY

The neighborhood's gathering place located in a repurposed historic building sharing a courtyard with The Soto.



## HOPS & HOUNDS

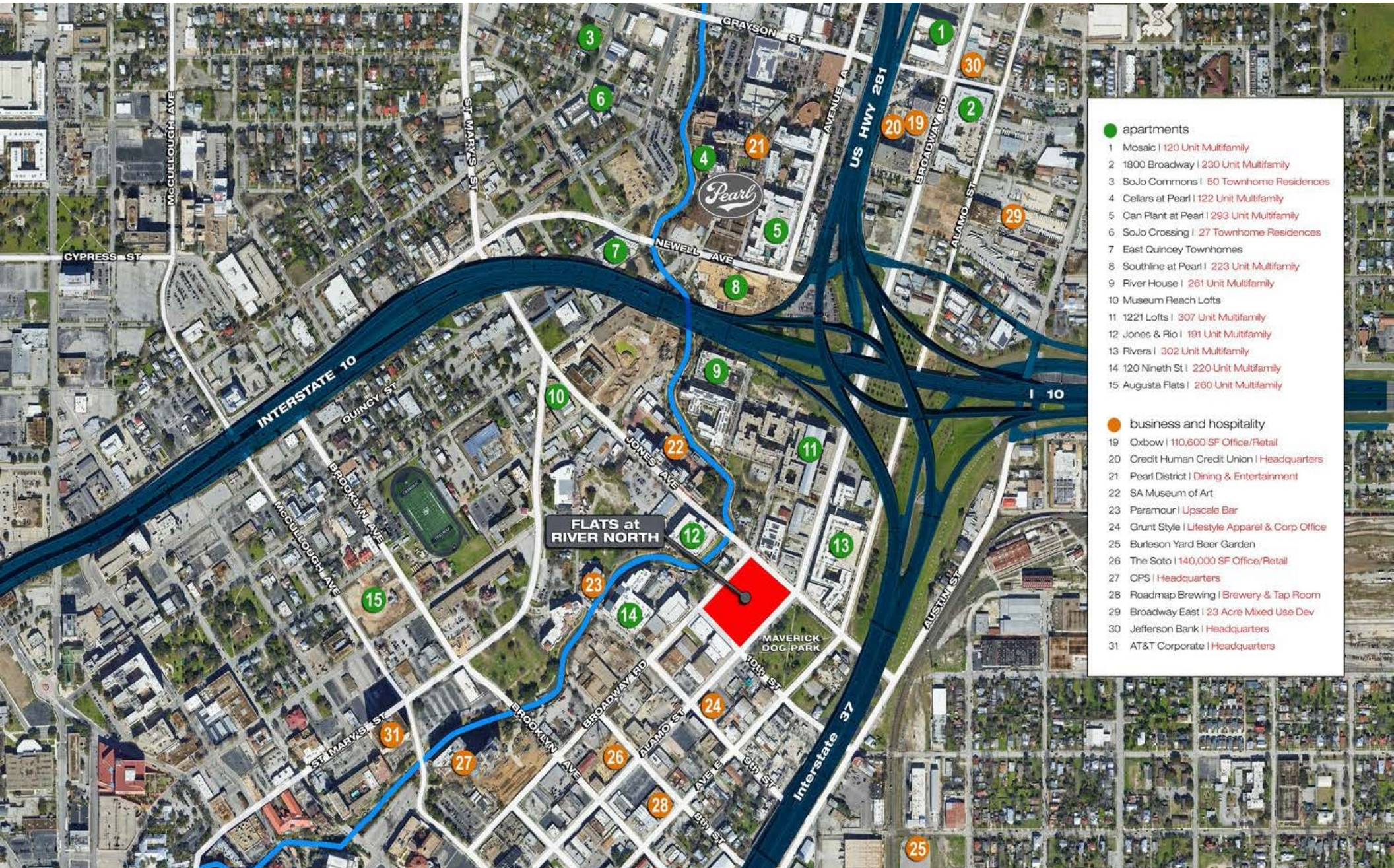
Classic comfort food in a sprawling, informal venture featuring a bar, a dog park & outdoor seating.



## THE PEARL

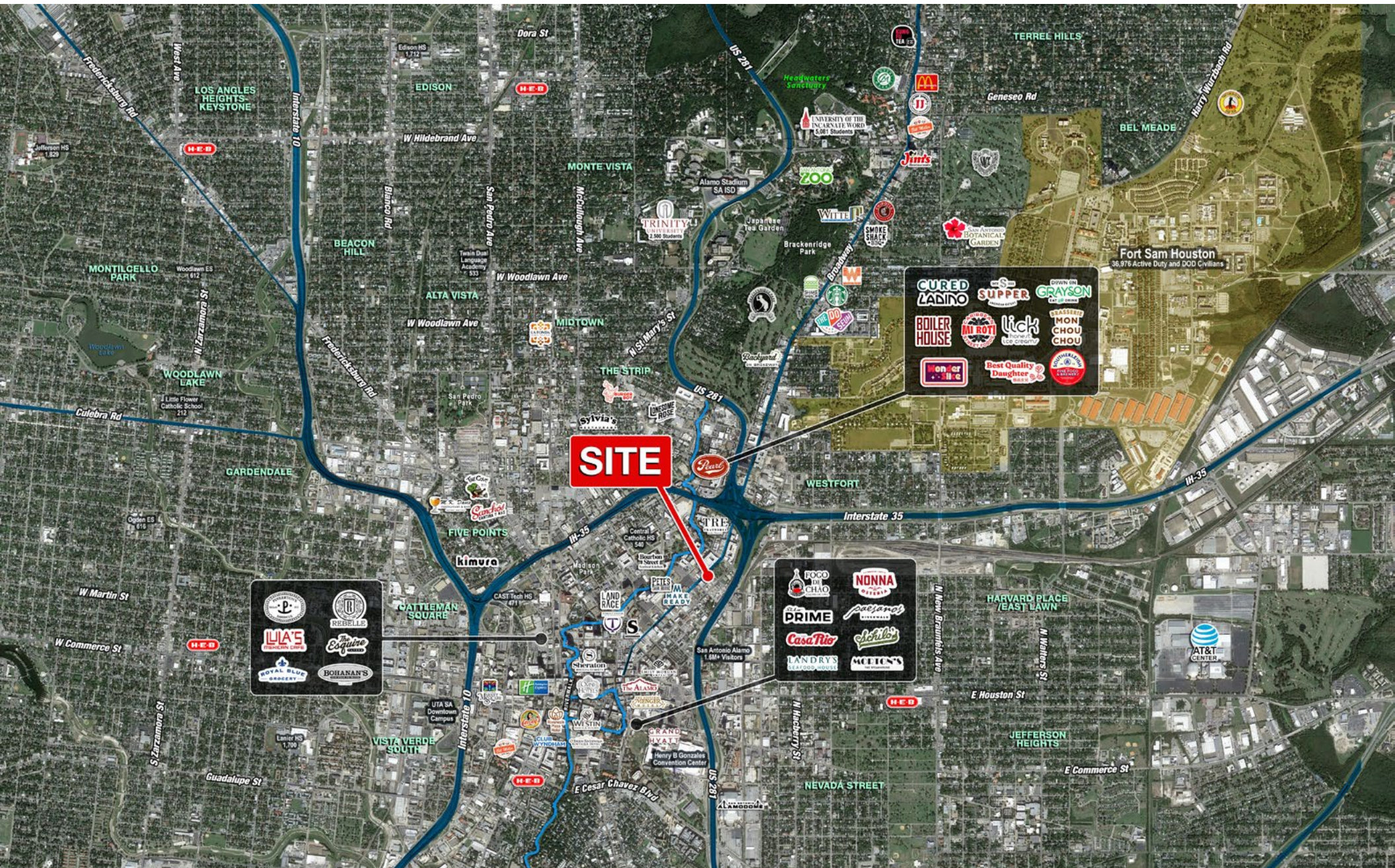
Historic brewery complex now offering dining, shopping, a farmers' market & event space.

# TRADE AERIAL



- apartments
- 1 Mosaic | 120 Unit Multifamily
- 2 1800 Broadway | 230 Unit Multifamily
- 3 SoJo Commons | 50 Townhome Residences
- 4 Cellars at Pearl | 122 Unit Multifamily
- 5 Can Plant at Pearl | 293 Unit Multifamily
- 6 SoJo Crossing | 27 Townhome Residences
- 7 East Quincy Townhomes
- 8 Southline at Pearl | 223 Unit Multifamily
- 9 River House | 261 Unit Multifamily
- 10 Museum Reach Lofts
- 11 1221 Lofts | 307 Unit Multifamily
- 12 Jones & Rio | 191 Unit Multifamily
- 13 Rivera | 302 Unit Multifamily
- 14 120 Ninth St | 220 Unit Multifamily
- 15 Augusta Flats | 260 Unit Multifamily
  
- business and hospitality
- 19 Oxbow | 110,600 SF Office/Retail
- 20 Credit Human Credit Union | Headquarters
- 21 Pearl District | Dining & Entertainment
- 22 SA Museum of Art
- 23 Paramour | Upscale Bar
- 24 Grunt Style | Lifestyle Apparel & Corp Office
- 25 Burleson Yard Beer Garden
- 26 The Soto | 140,000 SF Office/Retail
- 27 CPS | Headquarters
- 28 Roadmap Brewing | Brewery & Tap Room
- 29 Broadway East | 23 Acre Mixed Use Dev
- 30 Jefferson Bank | Headquarters
- 31 AT&T Corporate | Headquarters

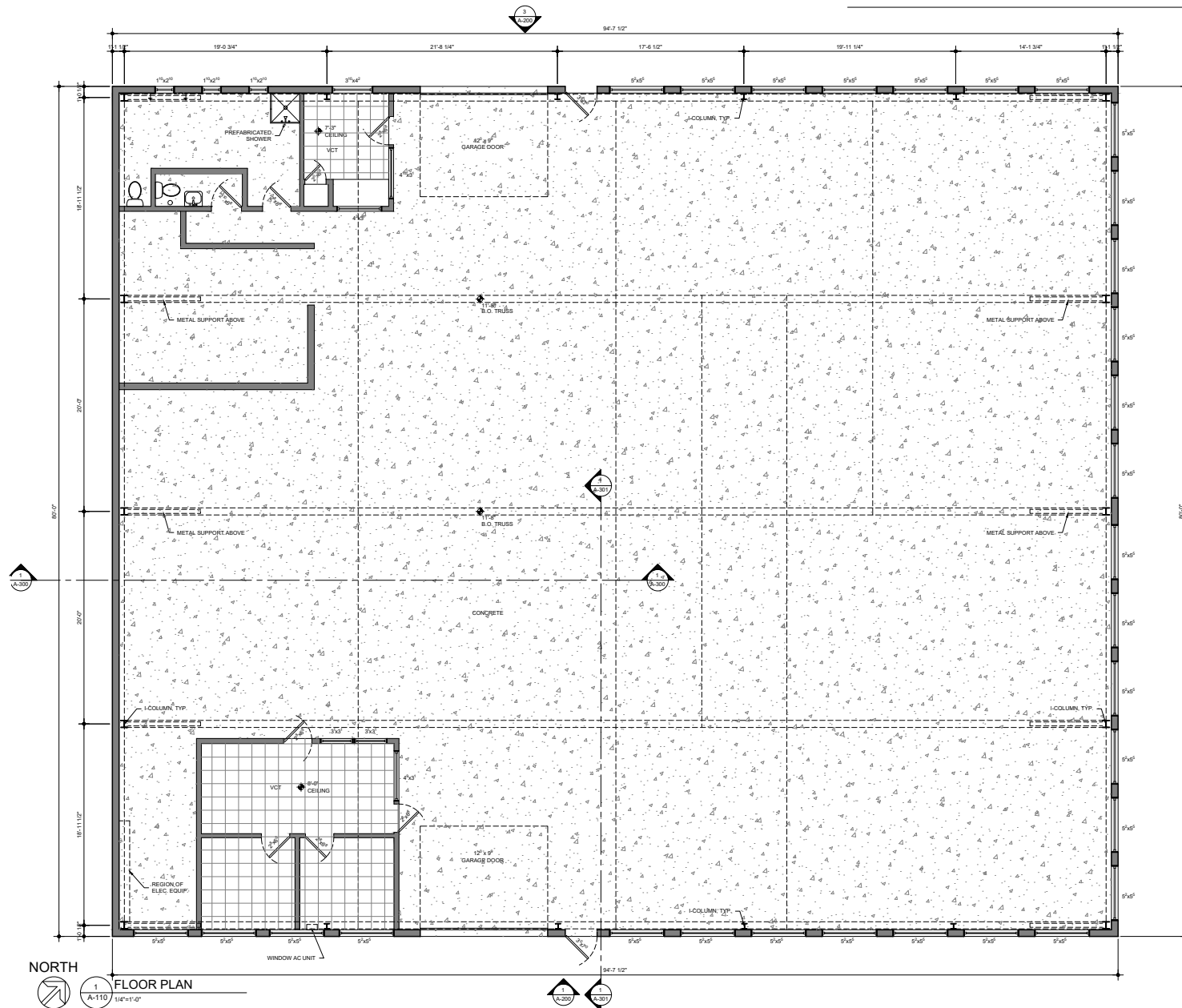
# OVERVIEW AERIAL



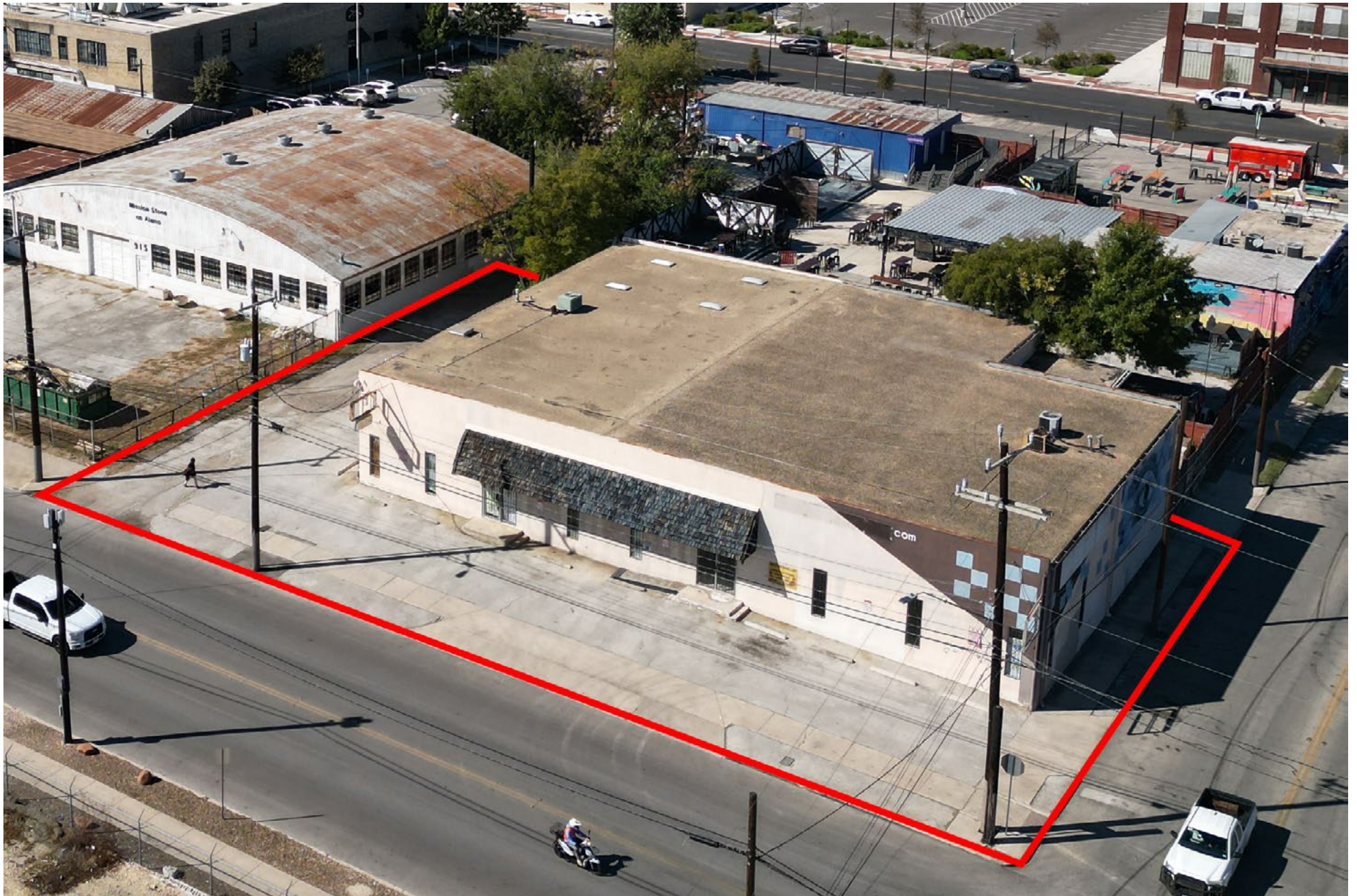
915 N ALAMO ST (7,570SF)



# 915 N ALAMO STREET DRAWING



# 927 N ALAMO ST (8,222SF)





# 930 BROADWAY (SF)





# AERIAL

---



SHOP<sup>CO.</sup>

---

*Whit Jordan*

**711 BROADWAY, SUITE 120**

**SAN ANTONIO, TX 78215**

**WHIT@SHOPCOMPANIES.COM**

**210-985-7321 (DIRECT)**

*Robby Grubbs*

**711 BROADWAY, SUITE 120**

**SAN ANTONIO, TX 78215**

**ROBBY@SHOPCOMPANIES.COM**

**210-985-7646 (DIRECT)**



# 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.

## 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. An owner's agent fees are not set by law and are fully negotiable.

**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. A buyer/tenant's agent fees are not set by law and are fully negotiable.

**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:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - 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.

SHOP COMPANIES

Licensed Broker/Broker Firm Name

9002835

License No.

shop@shopcompanies.com

Email

214.960.4545

Phone

RAND HOROWITZ

Designated Broker of Firm

513705

License No.

rand@shopcompanies.com

Email

214.242.5444

Phone