

THE FLOODGATE

143 COMMERCE ST, SAN ANTONIO, TX 78205

SHOP COS.



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PROJECT SCOPE

The Floodgate offers a rare opportunity to lease highly visible retail space within Downtown San Antonio's newest and most prominent mixed-use developments. The property is uniquely positioned with direct frontage along the San Antonio Riverwalk and additional exposure on Commerce Street, providing access to local residents and visitors. As one of the city's most active pedestrian corridors, the River Walk draws over 14 million visitors annually, delivering consistent, high-volume foot traffic that supports a wide range of retail and food-and-beverage uses.

DETAILS

- River & Street Level Restaurant Space with Grease Traps
- Private Patio's that connect to and overlook the Riverwalk
- Walking distance to Downtown San Antonio's major attractions
- Valet Service Available

TRAFFIC COUNTS

- o E. Commerce St 15,569 VPD/25W
- o N. St. Mary's St. 7,102 VPD/25

AREA RETAILERS



DEMOGRAPHICS

	1 mile	3 mile	5 mile
Est. Population	15,852	139,010	333,911
Avg. HH Income	\$80,248	\$71,495	\$77,328
Total Housing Units	6,226	55,317	128,684
Daytime Population	98,974	234,597	436,542
Median Home Value	\$480,717	\$206,755	\$182,089

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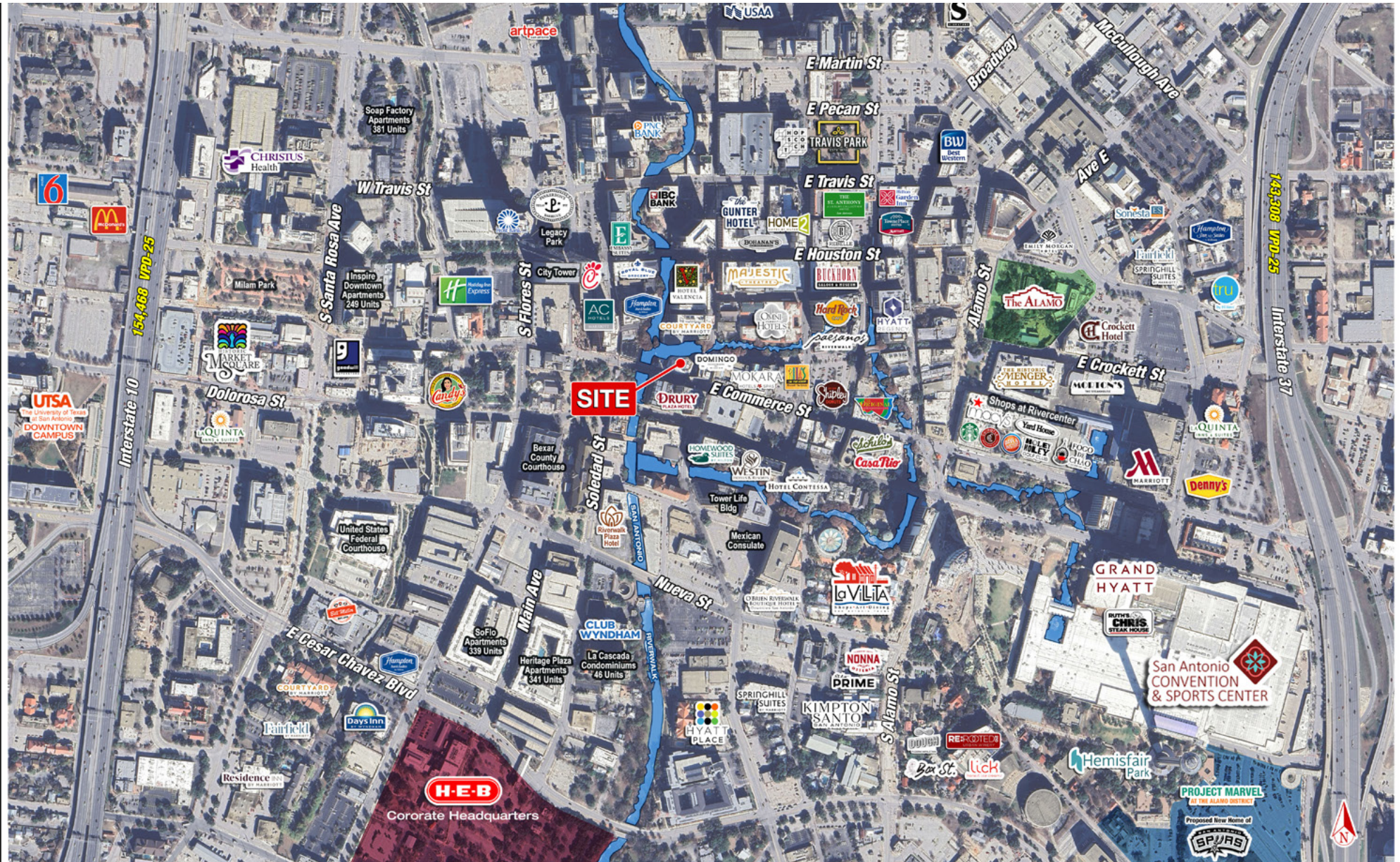
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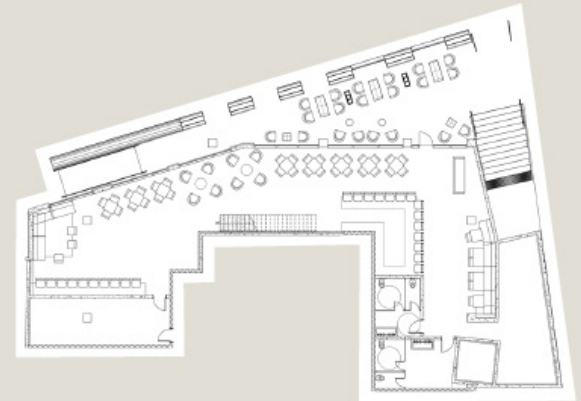
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THE FLOODGATE

RIVERWALK LEVEL
4,928 SF TOTAL



3,689 SF INTERIOR
1,239 SF PATIO

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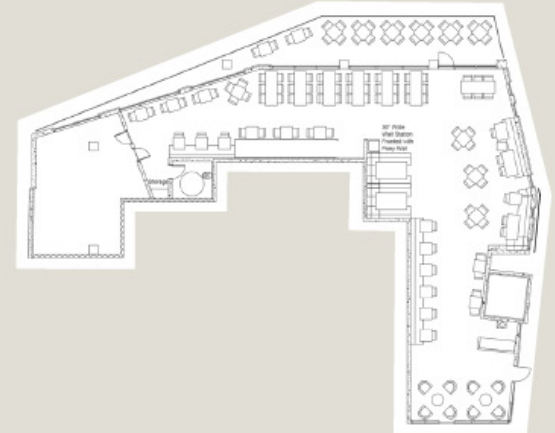
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THE FLOODGATE

COMMERCE ST LEVEL
5,538 SF TOTAL



3,859 SF INTERIOR
1,679 SF PATIO

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RIVERWALK PHOTOS





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

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RAND HOROWITZ

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