

713 S ST. MARY'S

713 S ST MARY'S SAN ANTONIO, TX 78205

SHOP COS.



John Geibel/ JGEIBEL@SHOPCOMPANIES.COM / 210-985-7157

Phillip Halliday/ PHILLIP@SHOPCOMPANIES.COM / 210-985-7672

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PROJECT SCOPE

This retail opportunity on S St. Mary's offers walkable access to a best-in-class urban environment. From the historic neighborhoods of Southtown & King Williams, to Hemisfair Park & Downtown San Antonio, The King William Center allows operators immediate access to a vibrant collective of coffee houses, restaurants & bars, art galleries, & the most pristine section of the San Antonio River Trail & Parks System.

DETAILS

- Availability: 1,372 SF
- Building Size: 9,952
- Contact Broker for pricing

TRAFFIC COUNTS

- S. St. Marys St. 7,668 VPD 23'
- E. Cesar E Chavez Blvd. 17,316 VPD 23'

AREA RESTAURANTS



DEMOGRAPHICS

	1 mile	3 mile	5 mile
Est. Population	14,657	141,473	338,602
Avg. HH Income	\$91,622	\$65,544	\$70,173
Total Housing Unit	6,765	53,949	125,244
Daytime Population	80,881	152,431	238,453
Medium Home Value	\$434,307	\$170,331	\$169,362

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NEIGHBORHOOD VIBE



BAR LORETTA

A restaurant, bar, and market in the heart of King William in San Antonio, serving modern Texas-inspired cuisine with proper cocktails.



BLISS

Inspired New American fare, charcuterie, wine & beer in a stylishly restored former filling station.



DOS CAROLINAS

Shop specializing in Latin-style custom men's shirts created from linen & cotton.



HALCYON

Hip hangout featuring a range of coffee drinks, elevated cafe fare & creative cocktails.



LITTLE EM'S OYSTER BAR

In the sea of Southtown eateries, Little Em's Oyster Bar is a treasure as unexpected as, well, finding a pearl in an oyster.



MAVERICK

Handsome, brick-clad brasserie with Edison bulbs featuring French-inspired fare plus a leafy patio.



MIXTLI

Progressive MEXICAN Culinaria. Mixtli is the combination of old prehispanic techniques with modern, avant grade cuisine.



MUD STUDIO

Ceramics studio that offers classes, open studio hours, memberships and specialty workshops.



ROSARIO'S

Consistently named one of the "Best Mexican Restaurants" in San Antonio by food critics and loyal fans.



STATION CAFE

Down to earth eatery & taproom with outdoor seating serving sandwiches & pizza by the slice.



SOUTHTOWN VINYL

Specializing in Records, Turntables, Needles and more.



THE FRIENDLY SPOT

Kid-friendly ice house with 250-plus brews, Mexican & American fare in a relaxed setting.

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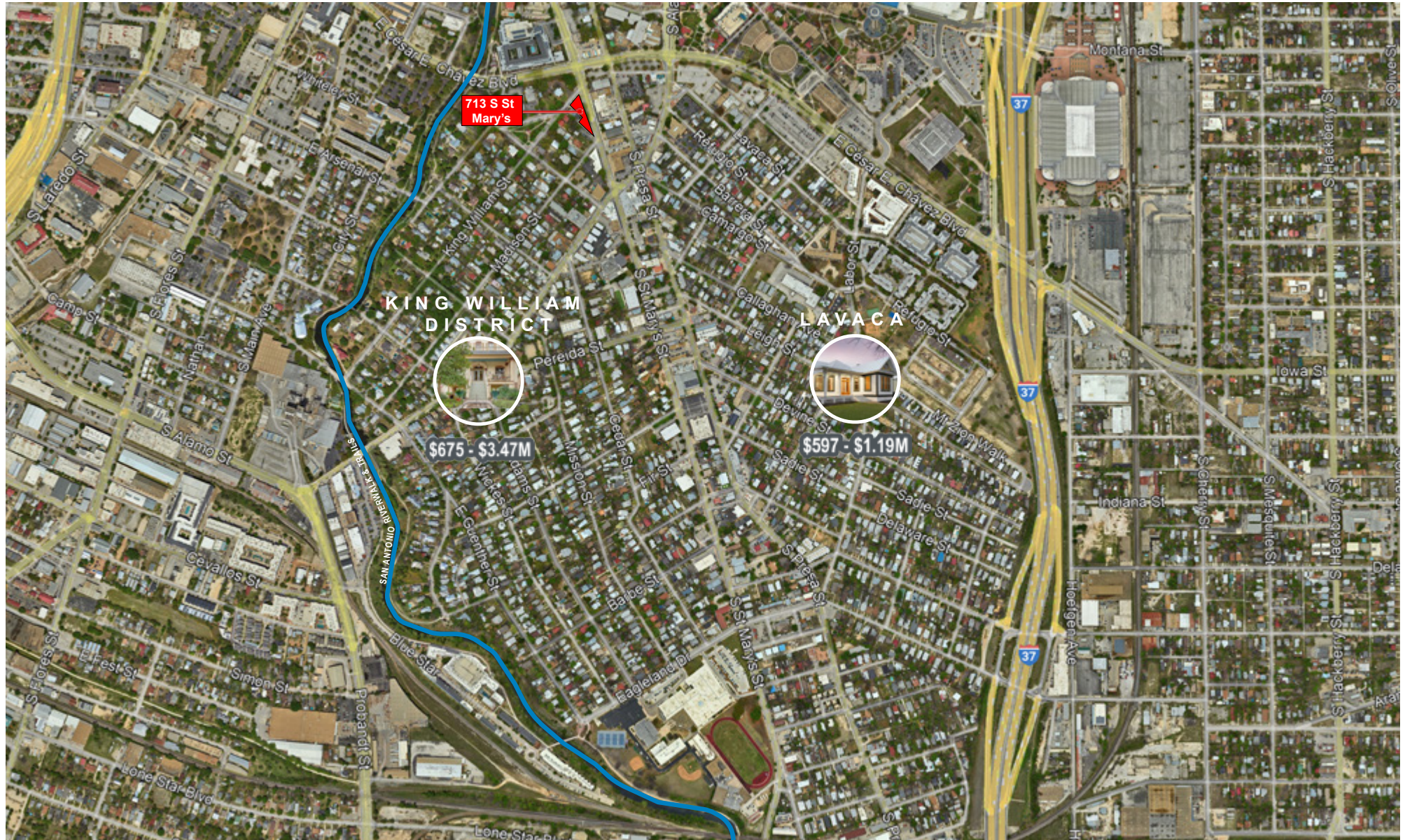


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NEIGHBORHOOD HOMEVALUES



KING WILLIAM DISTRICT
\$949,000



KING WILLIAM DISTRICT
\$1,200,000



KING WILLIAM DISTRICT
\$1,400,000



KING WILLIAM DISTRICT
\$2,185,000



LAVACA
\$1,150,000



LAVACA
\$900,000



LAVACA
\$899,000



LAVACA
\$895,000

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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.

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:
 - 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.

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Email

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Phone

RAND HOROWITZ

Designated Broker of Firm

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