

# RIVERVIEW TOWERS

111 SOLEDAD STREET, SAN ANTONIO, TX 78205

SHOP <sup>COS.</sup>



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## Riverview Towers Hotel Floor 1



### PROJECT SCOPE

The AC Marriot and Element Hotels are located directly in the heart of the booming San Antonio Downtown renaissance. Walking distance from the Riverwalk, San Fernando Cathedral, Main Plaza, City Hall, Frost Tower, Market Square, The Majestic Theatre, and many other area attractions, this site touches every facet of downtown convenience.

### DETAILS

- Available Space: 1,231 SF

### TRAFFIC COUNTS

o Soledad St.	1,731 VPD 23'
o N. St. Marys St.	7,112 VPD 23'
o Houston	6,694 VPD 23'

### AREA RETAILERS



### DEMOGRAPHICS

	1 mile	3 mile	5 mile
Est. Population	15,504	142,424	338,823
Avg. HH Income	\$53,510	\$44,614	\$47,457
Total Housing Units	5,525	54,169	125,827
Daytime Population	97,037	231,038	128,618
Median Home Value	\$468,257	\$188,200	\$176,924

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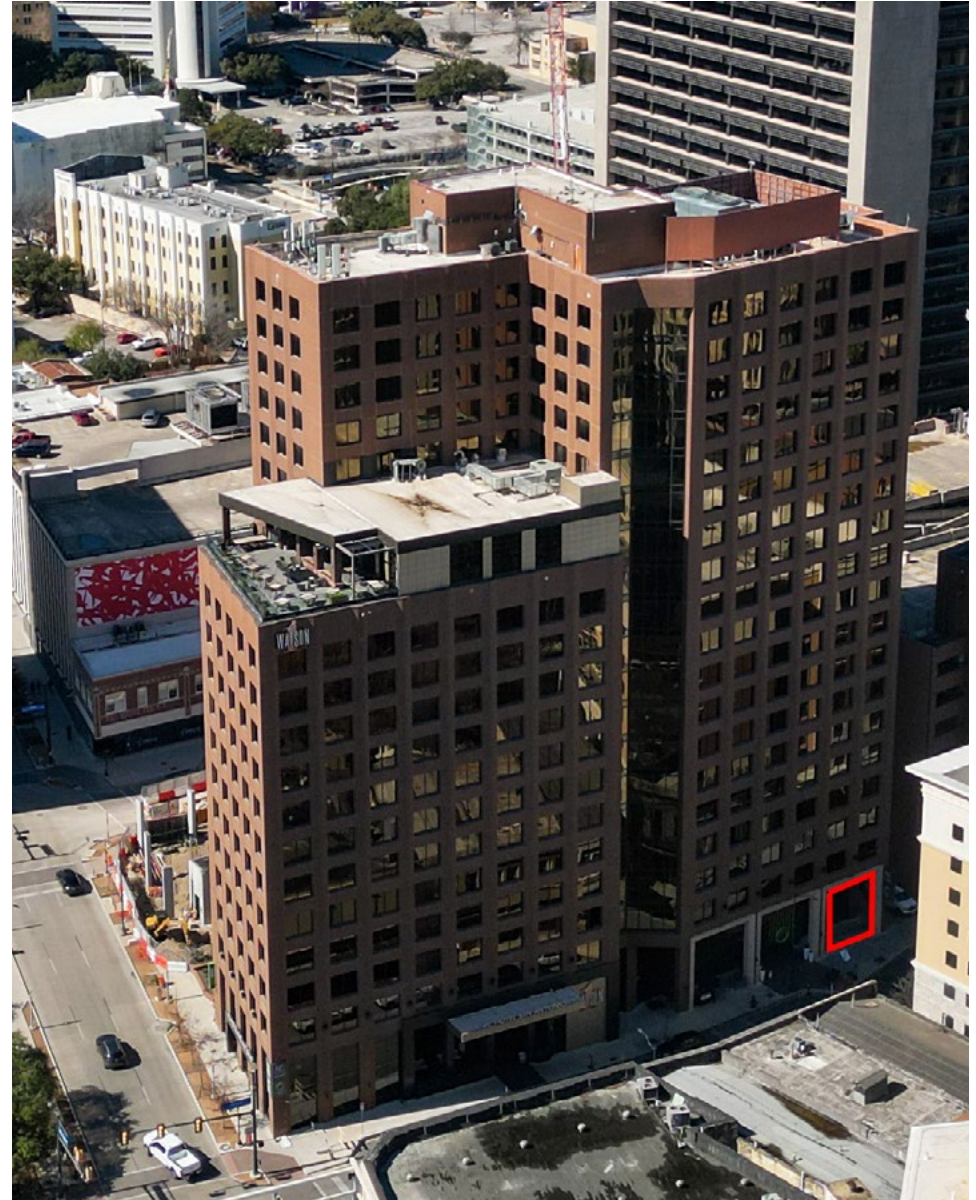
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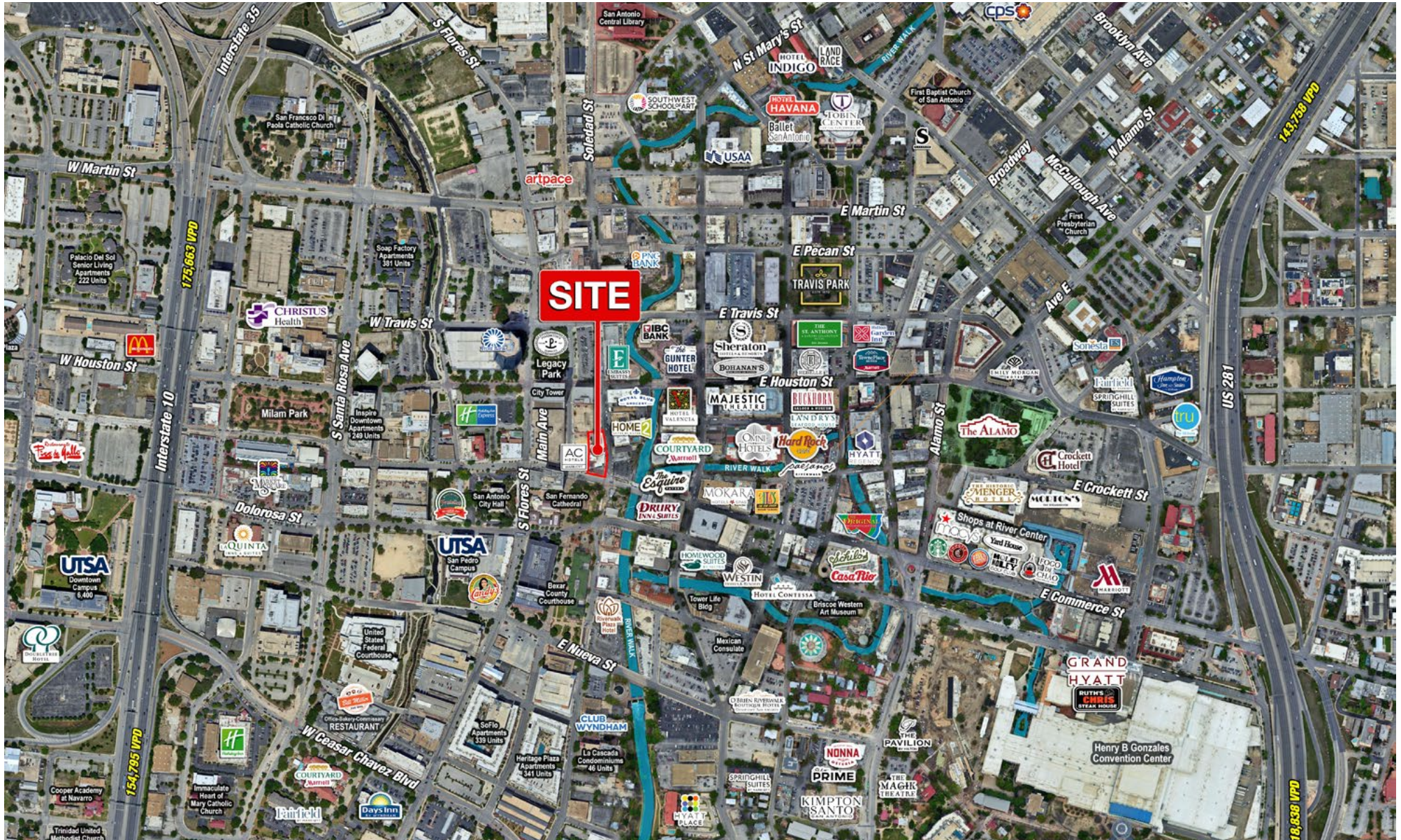
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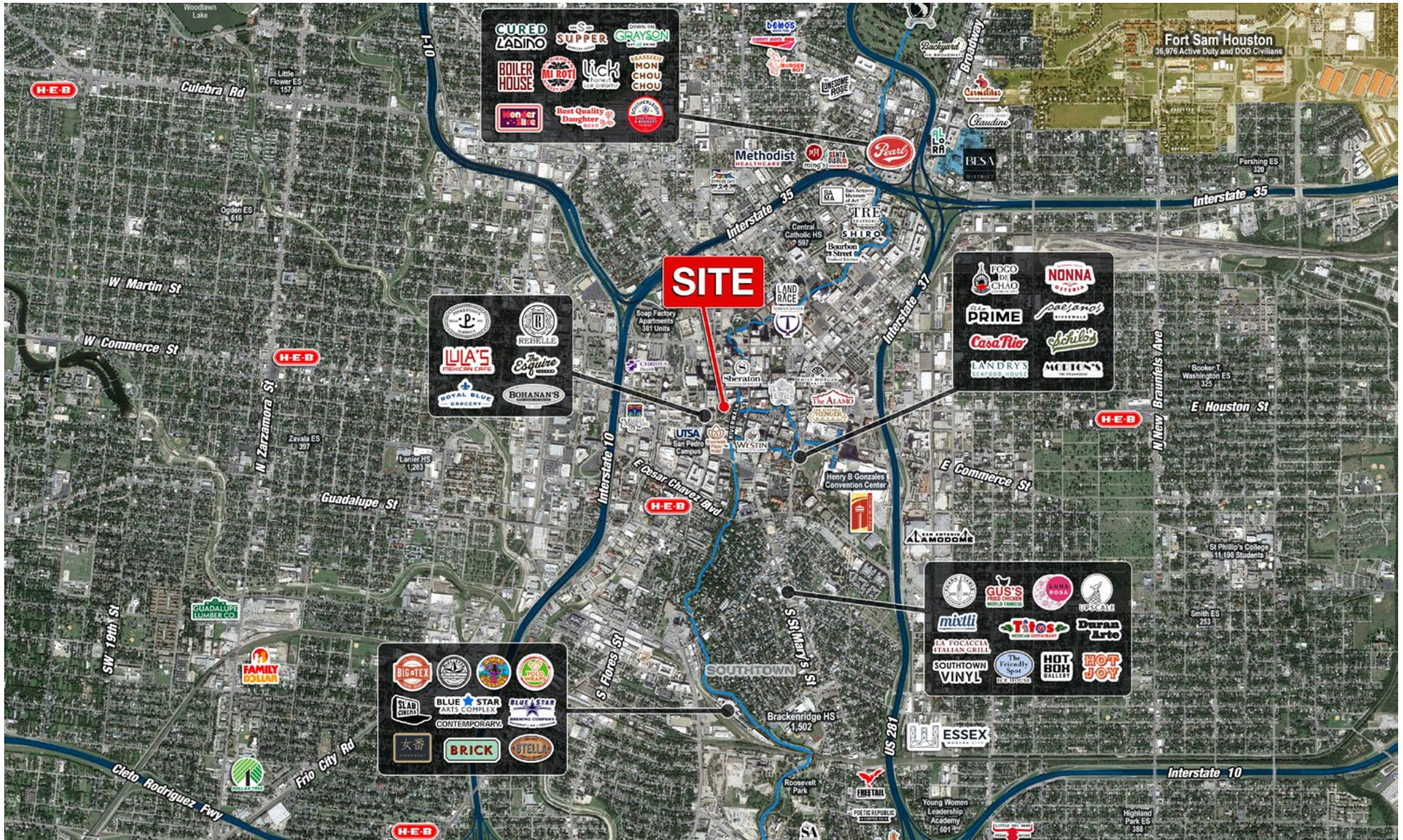
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## NEIGHBORHOOD VIBE



### PINKERTON'S BBQ

One of Texas' best BBQ joints that's been recognized in Texas Monthly's Top 50 BBQ joints list for 2017-2024



### LEGACY PARK

Located in the heart of downtown, the park offers rotating special events and art installations.



### LA PANADERIA

La Panaderia features fresh sandwiches, bread, desserts, pastries, cakes and coffee.



### SAN FERNANDO CATHEDRAL

San Fernando Cathedral was founded in 1731 and is the oldest functioning religious community in the state.



### BOHANA'S

Chic eatery serving American fare in an old world setting with a cocktail lounge, patio and live jazz.



### UTSA SCHOOL OF DATA SCIENCE

UTSA offers data intensive degree programs and research across many disciplines.



### ROYAL BLUE GROCERY

Called a bodega by some, a corner store by others, Royal Blue is a modern urban grocery store offering cafe and lunch.



### ALAMEDA THEATER

The Alameda Theater, next to the San Pedro Creek, has been undergoing restoration and is slated to reopen in 2026.



### CITY TOWER

SAT City Headquarters has more than 1,000 employees in 350k sf of office.



### MAIN PLAZA

A civic center surrounding the Cathedral, Main Plaza is a vibrant and historical communal space.



### INTERCONTINENTAL

This new hotel is 21 stories with 390 rooms, 20 suites, 18k sf of meeting space and 4 restaurants and bars.



### RANGE

A Tuscan-Italian Steakhouse offering a menu that blends family favorites with Italian inspirations.

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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. 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

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