

SCHAUM BUILDING

229 E. HOUSTON ST, SAN ANTONIO, TX 78205

SHOP ^{COS.}



Whit Jordan / WHIT@SHOPCOMPANIES.COM / 210-985-7321

The information contained herein was obtained from sources deemed reliable; however, no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease; or withdrawal without notice.

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PROJECT SCOPE

High profile retail space on E. Houston St. in the middle of the highest restaurant sales in San Antonio. Directly across from the Majestic Theater in Downtown San Antonio, TX. Downtown San Antonio has over 34 million visitors each year with over \$19 Billion in impact to San Antonio Tourism and Hospitality Industry.

DETAILS

- 5,417 SF
- NNN \$13.25
- Call Broker for Pricing

TRAFFIC COUNTS

- o E. Houston St. 5,284 VPD
- o Navarro St. 7,516 VPD

AREA HIGH PROFILE RESTAURANTS



CHAMA
GAÚCHA



BOHANAN'S
PRIME STEAKS AND SEAFOOD



DEMOGRAPHICS

	1 mile	3 mile	5 mile
Est. Population	12,952	229,971	427,485
Avg. HH Income	\$89,114	\$69,146	\$73,536
Total Housing Units	6,417	52,861	125,849
Daytime Population	94,151	229,971	427,485
Medium Home Value	\$450,373	\$194,977	\$179,816

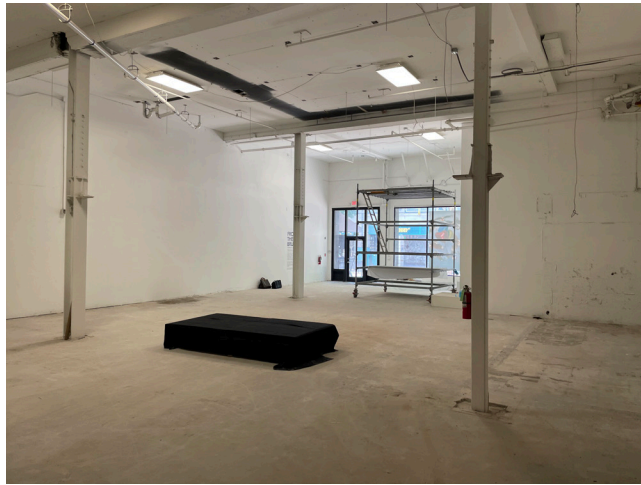
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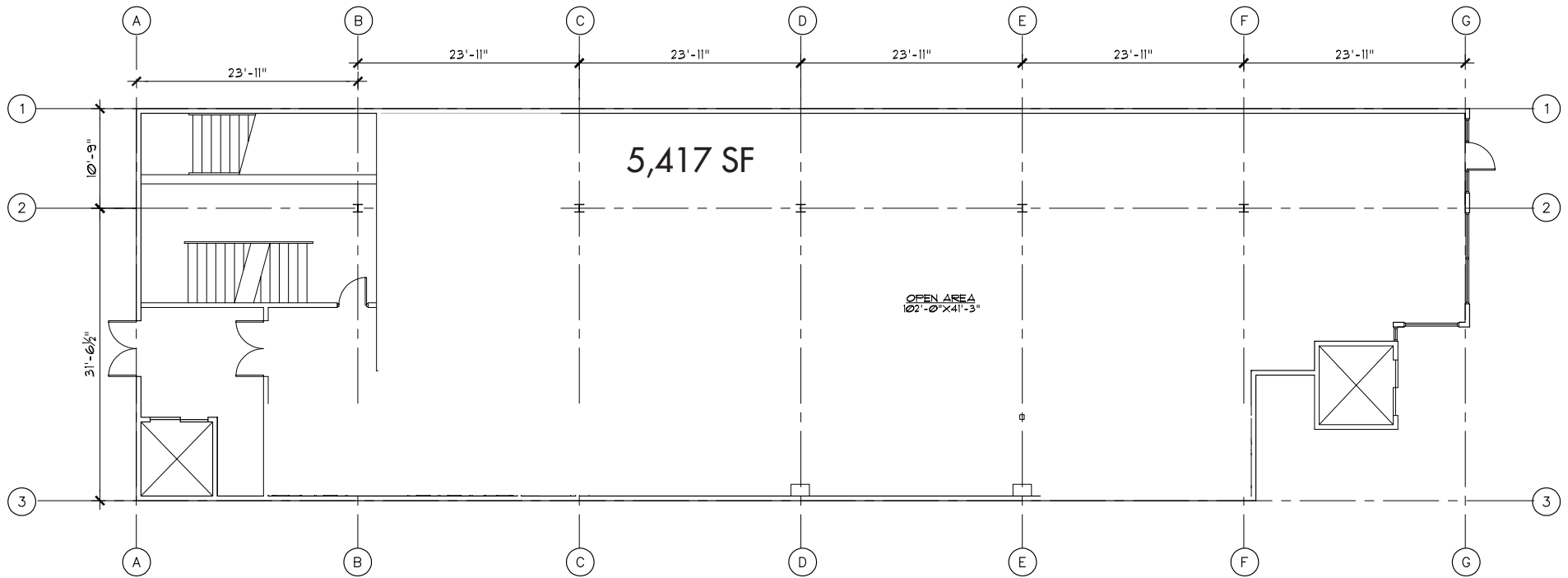
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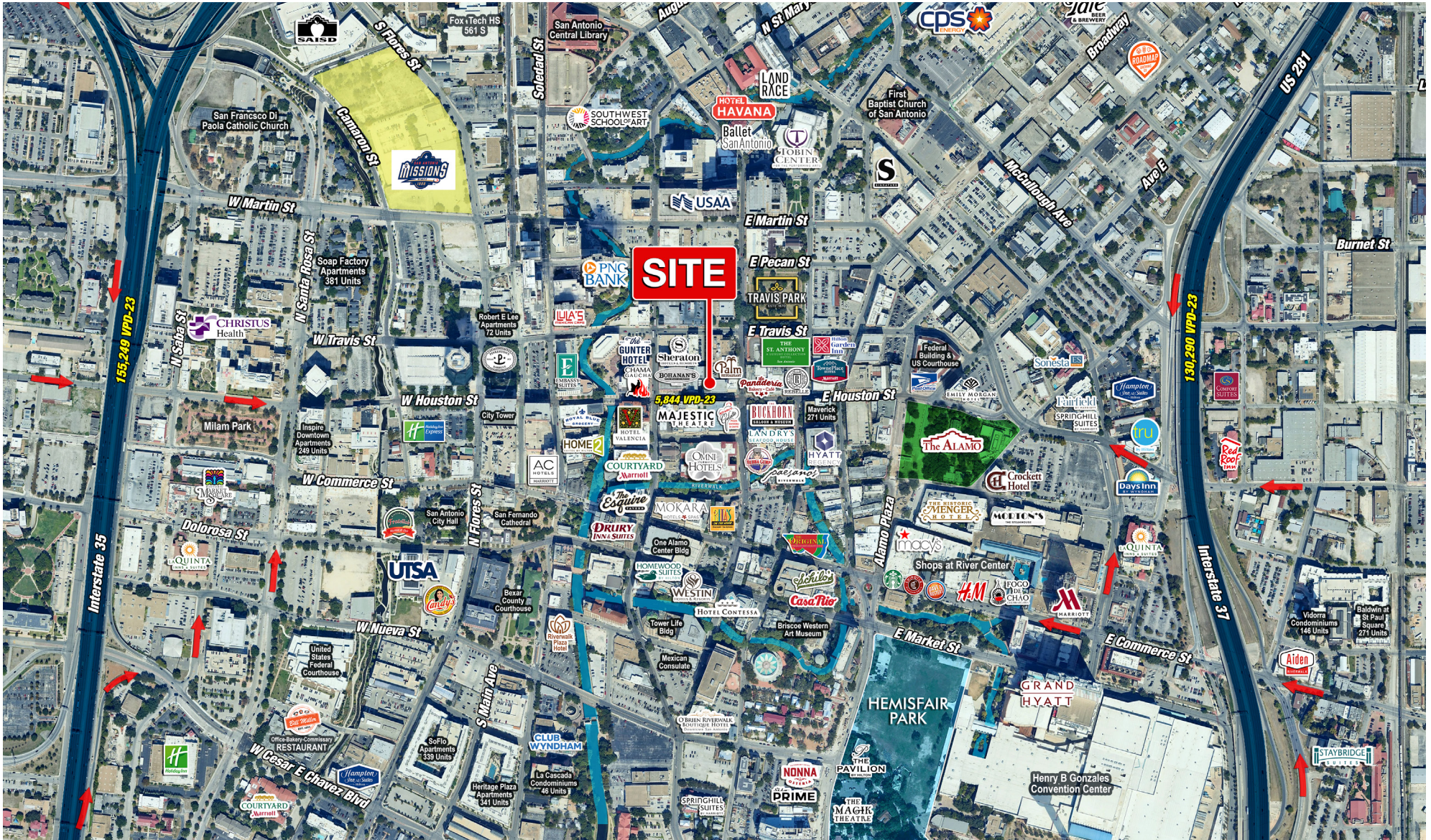
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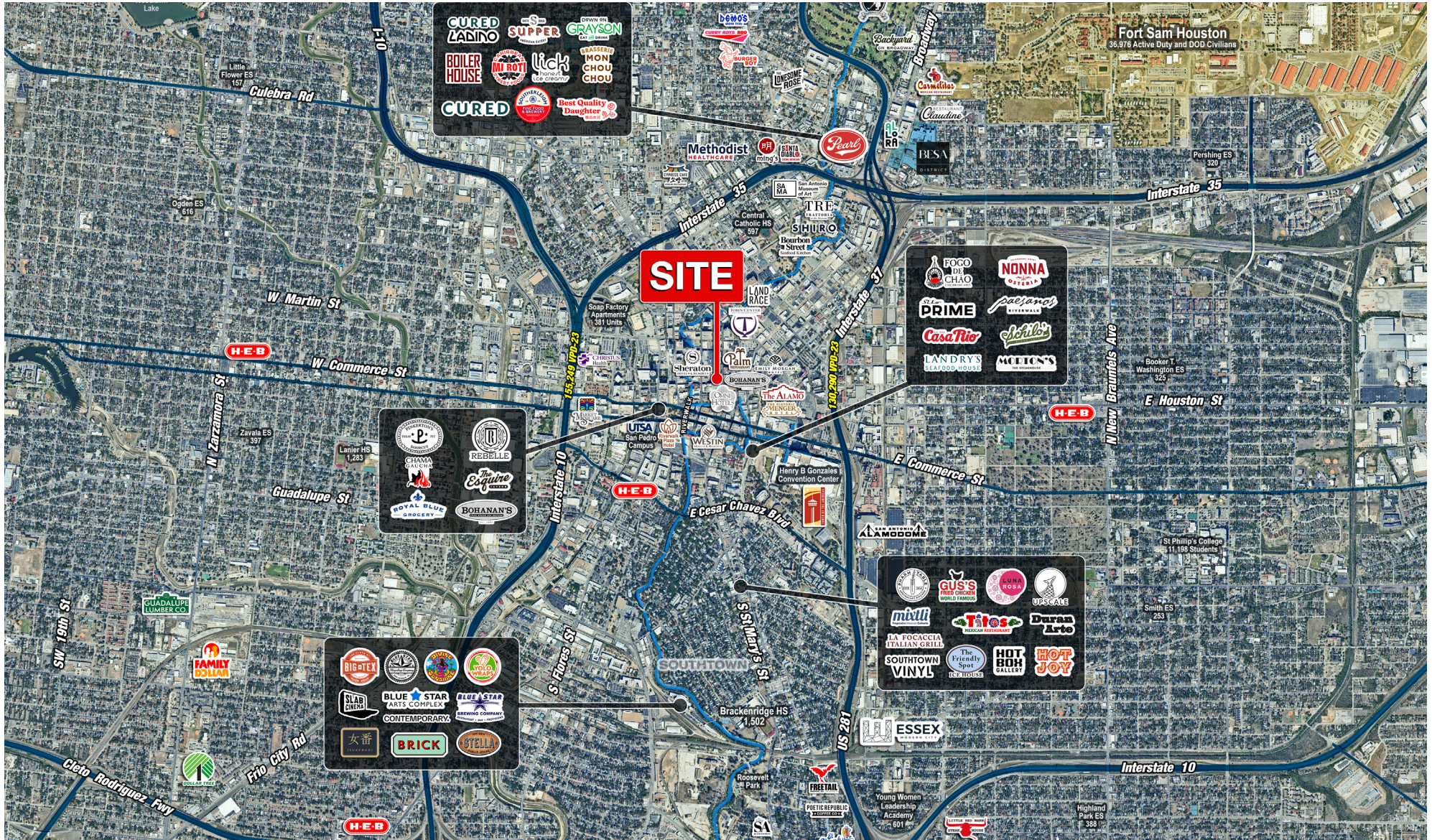
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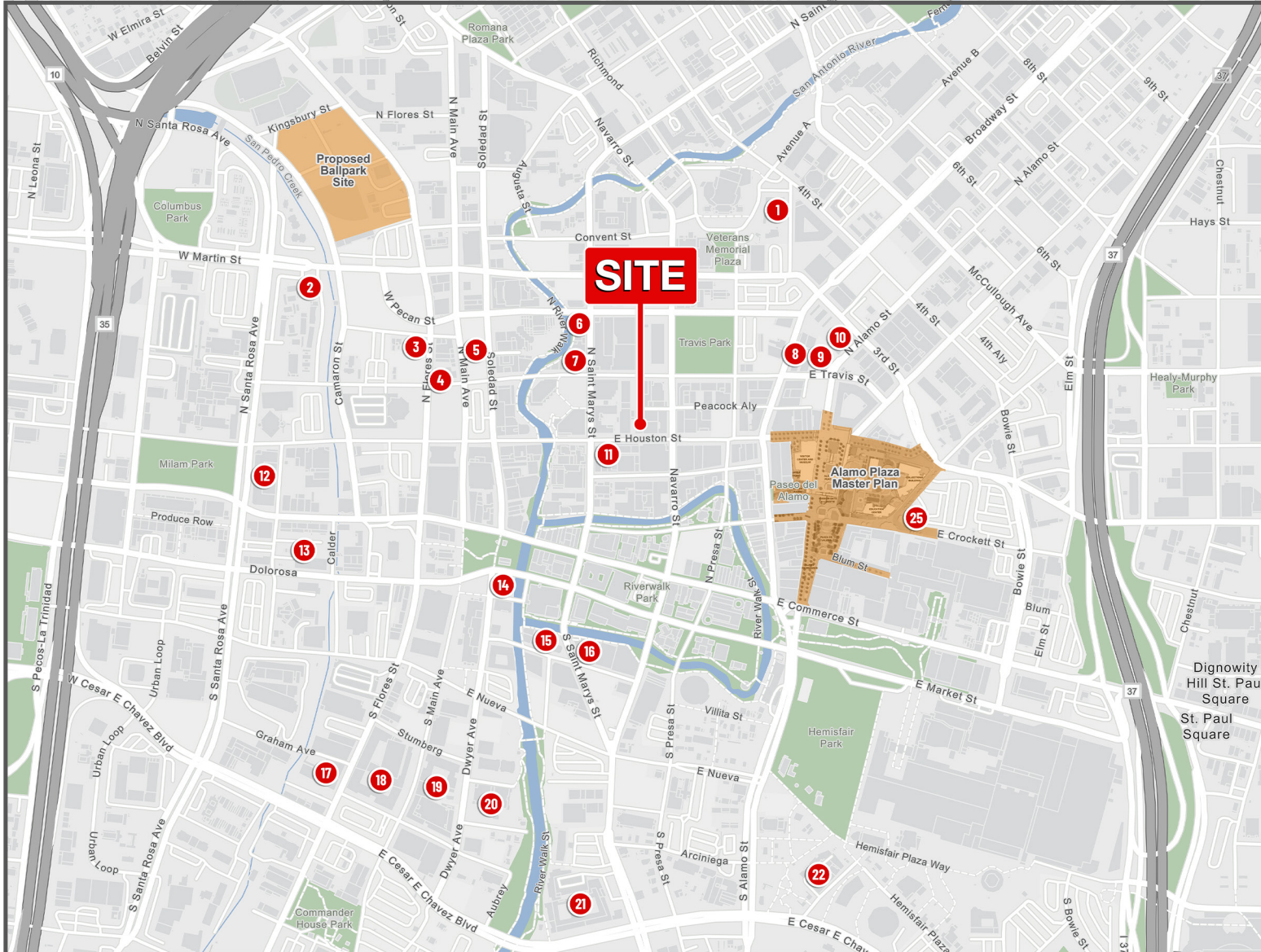
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MULTIFAMILY

1. Toltec- 14 Units
2. Soap Factory- 381 Units
3. Villa Hermosa- 66 Units
4. Robert E. Lee Apartments- 72 Units
5. 300 Main- 354 Class AA Units
6. The Exchange Building- 45 Units
7. The Travis Building- 63 Units
8. Calcasieu- 64 Units
9. The Atlee- 144 Units
10. Marie McGuire- 63 Units
11. Towers at The Majestic- 98 Units
12. Inspire Downtown- 249 Units
13. The Continental- 255 Units
14. Main Plaza- 48 Units
15. Granada Senior Living- 256 Units
16. Tower Life- 244 Units
17. Milmo Lofts- 13 Units
18. SoFlo- 339 Units
19. Heritage Plaza- 341 Units
20. La Casada Condos- 46 Units
21. Agave- 349 Units
22. The '68- 151 Units



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

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RAND HOROWITZ

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