

THE SHOPS AT LA VACA

418 FLORIDA, SAN ANTONIO, TX 78210

SHOP ^{COS.}



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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

The Shops at Lavaca is a boutique neighborhood retail development at 418 E Florida in the Lavaca/Southtown corridor, one of San Antonio's most rapidly evolving urban submarkets. It's designed to deliver a curated mix of food & beverage and service-oriented retail in a highly walkable, infill setting minutes from Downtown, River Walk, and key cultural anchors. Positioned with direct access to I-37 and surrounded by dense residential growth, the project will serve both neighborhood demand and broader urban core traffic, creating a vibrant, community-driven retail environment.

DETAILS

- +/- 1,400 - 5,419 SF Available
- New Construction Retail & Restaurant With Patio
- Est. NNN: \$12.00/PSF

TRAFFIC COUNTS

- o I-37 122,885 VPD'26
- o Florida St 5,494 VPD'26

AREA RETAILERS



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DEMOGRAPHICS

	1 mile	3 mile	5 mile
Est. Population	11,905	134,443	322,073
Avg. HH Income	\$80,007	\$66,710	\$71,088
Total Housing Units	5,019	52,665	122,020
Daytime Population	16,310	224,726	428,139
Median Home Value	\$313,492	\$173,462	\$168,403

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NEIGHBORHOOD VIBE



BAR LORETTA

A restaurant, bar, and market in the heart of King William serving modern Texas-inspired cuisine.



BLISS RESTAURANT

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



BLUE START ARTS COMPLEX

A Southtown destination purposefully curated with places for you to live, eat, & create.



DEAN'S STEAK & SEAFOOD

Adapted into a historic 19th-century schoolhouse, this classic steakhouse and bar offers an elevated menu.



SPORTS & ENTERTAINMENT DISTRICT

The District will complete the redevelopment of Hemisfair to serve as the gathering space for the San Antonio community.



LECHE DE TIGRE

An authentic Peruvian cebicheria and pisco bar in Southtown.



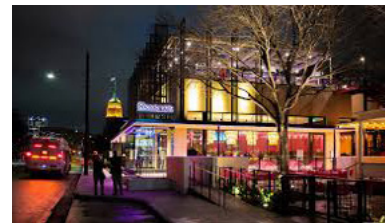
LITTLE EM'S OYSTER BAR

Offers a newly expanded menu that includes seafood options, vegetarian dishes and a luxe filet mignon.



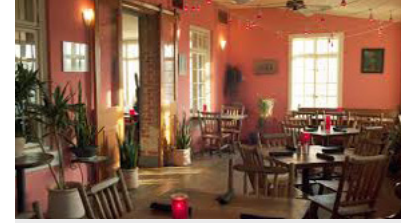
MIXTLI

Innovative modern restaurant presenting changing regional Mexican tasting menus with drink pairings.



ROSARIOS

A lively local chain serving classic & creative Mexican dishes with rooftop views.



LIBERTY BAR

Family owned eatery and bar located in the historic King William District that serves authentic regional cuisine.

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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. 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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