



SOUTH BANK

SAN ANTONIO, TX

SHOP cos.

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ABOUT

PROJECT SCOPE

Prime 46,704-square-foot retail and restaurant destination is located along the iconic San Antonio River Walk, the #1 tourist attraction in Texas. Situated in the heart of San Antonio's historic district, this property benefits from unparalleled foot traffic, with the River Walk attracting over 37 million visitors annually and contributing nearly \$14 billion to the local economy.

South Bank is home to a curated mix of eight high-performing concepts, including Hard Rock Café, Paesano's, Howl at the Moon, and County Line, with an average tenant tenure exceeding 20 years. Surrounded by major hotels, the convention center, and cultural landmarks, this property offers retail tenants a unique opportunity to tap into a thriving, high volume market within a highly sought-after, service-oriented retail environment.

TRAFFIC COUNTS

- East Commerce Street: 17,958 VPD 23'
- West Market Street: 15,846 VPD 23'
- Navarro Street: 9,527 VPD 23'

ATTRACTIONS:

- Riverwalk: Adjacent to property
- The Alamo: 4 minute walk
- The Shops at Rivercenter: 4 minute walk
- Convention Center/Hemis Fair: 5 minute walk

DETAILS

- Availability: Suite 214: 2,923 – 4,610 SF + Up to 1,390 SF Patio Space
- Rates: Call for information

Join:



2024 DEMOS

| | 1 Mile | 3 Miles | 5 Miles |
|-----------------------|----------|----------|----------|
| Daytime Population | 92,119 | 229,171 | 428,738 |
| Total Population | 10,703 | 133,376 | 339,215 |
| Avg. Household Income | \$87,567 | \$68,634 | \$73,232 |

SITE AERIAL



TRADE AERIAL

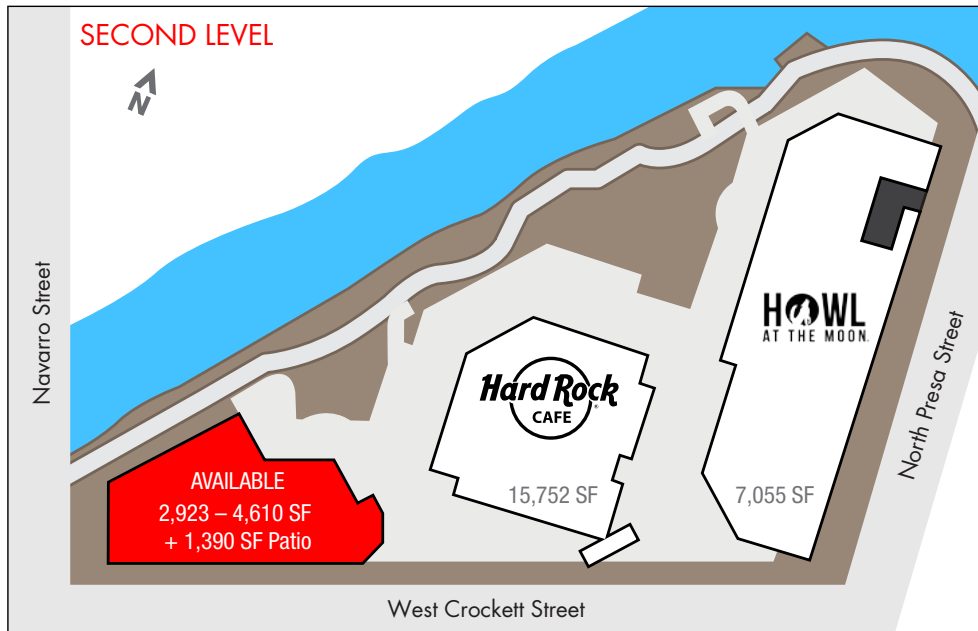
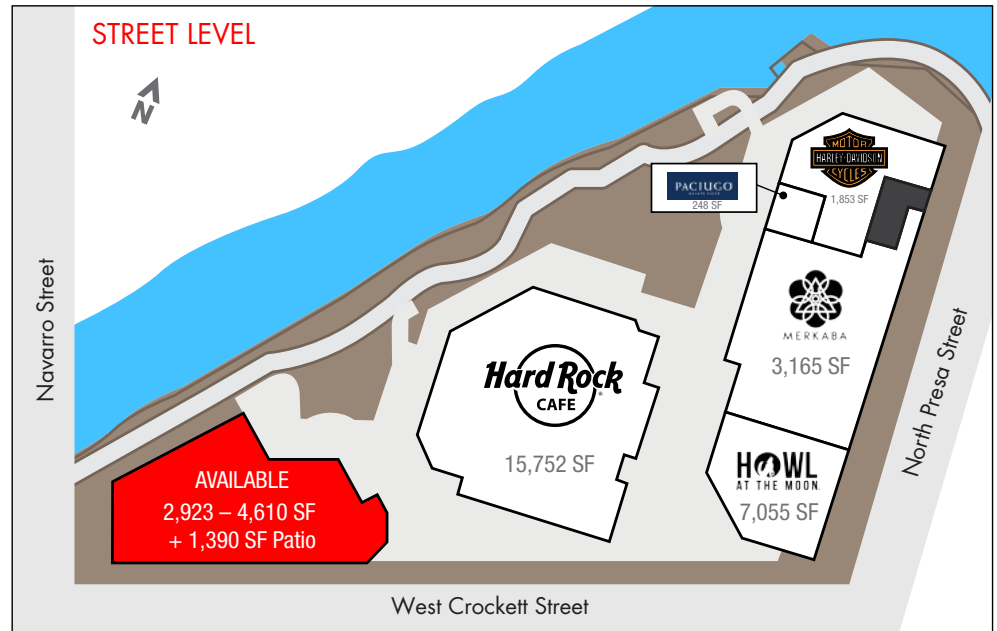
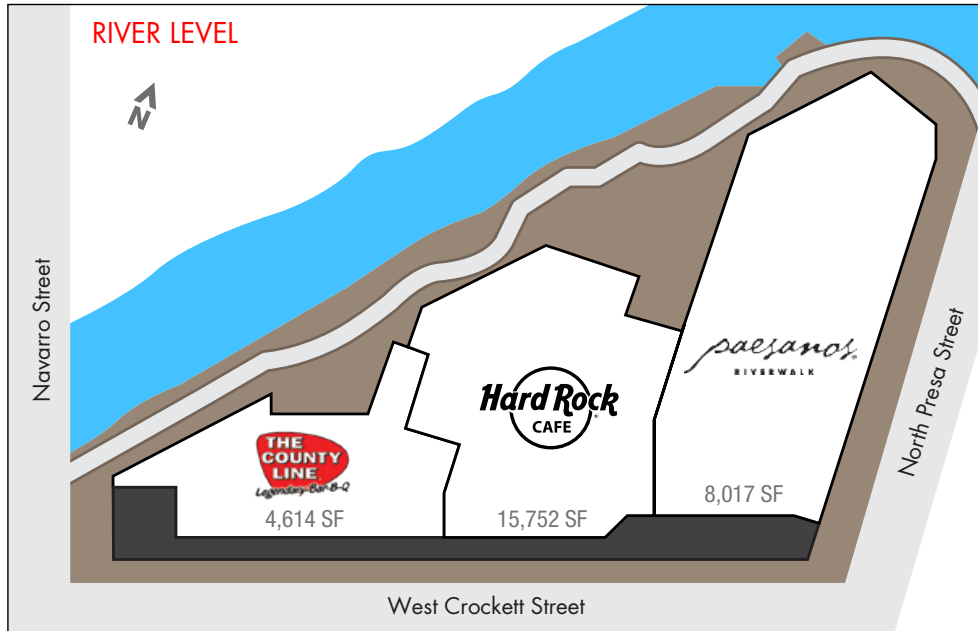
This aerial map of Southtown, Houston, illustrates the proposed site location, marked with a red dot and a red line pointing to a red box labeled "SITE". The map includes major thoroughfares such as Interstate 10, Interstate 35, and Interstate 37, as well as local streets like W. Martin St, W. Commerce St, N. Zaramora St, Guadalupe St, E. Commerce St, and E. Houston St. The map is overlaid with numerous business logos, categorized into several groups:

- Top Left Group:** CURED LADINO, SUPPER, GRAYSON, BOILER HOUSE, MI ROTI, Lick, MON CHOU CHOU, Best Quality Daughter, and others.
- Top Right Group:** FOGO DE CHAO, NONNA, PRIME, CasaRito, LANDRYS, and others.
- Bottom Left Group:** BIG TEX, BLUE STAR ARTS COMPLEX, CONTEMPORARY, and others.
- Bottom Right Group:** GUS'S, TITOS, DARA LITO, SOUTH TOWN VINYL, and others.

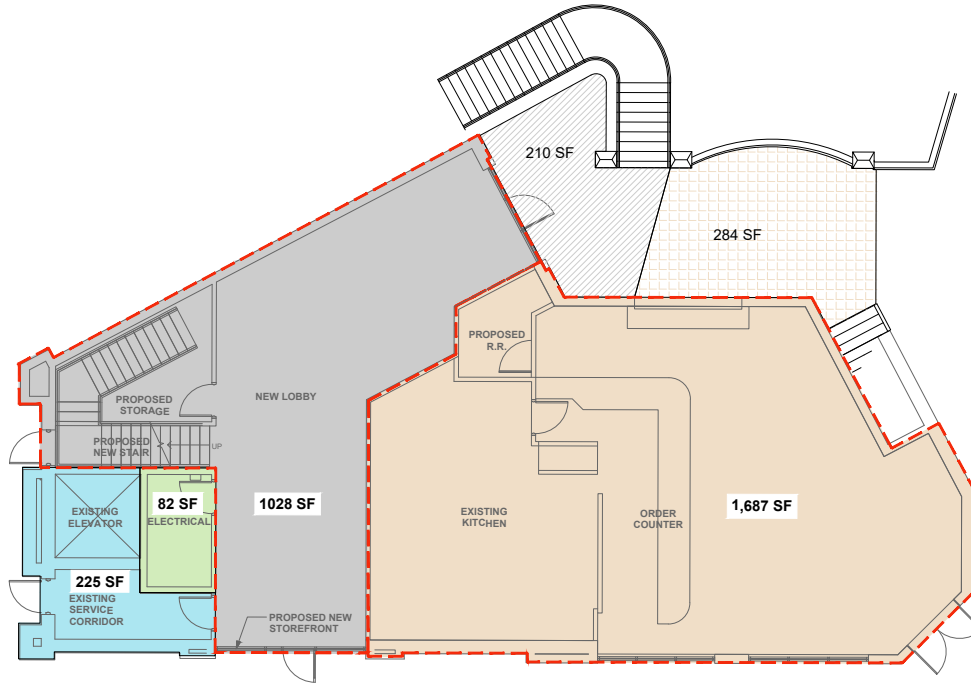
Other notable landmarks and businesses include Fort Sam Houston (36,976 Active Duty and DOD Civilians), The Alamo, and various schools and parks. The map also shows the proximity to the Cleto Rodriguez Fwy and the Frio City Rd.

PG. 5 | SHOPCOMPANIES.COM

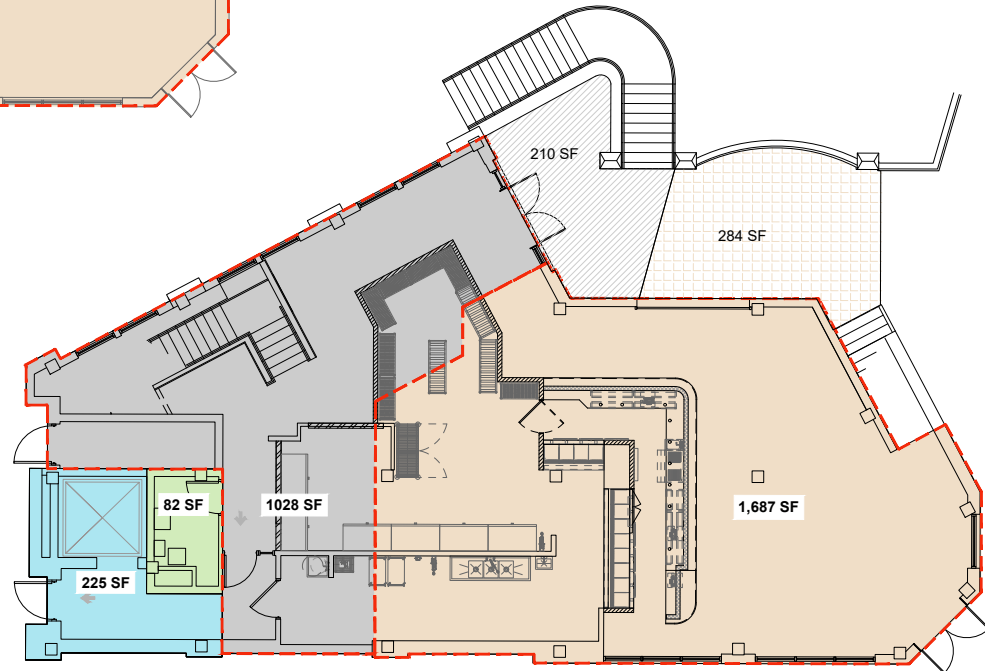
SITE PLAN



SITE PLAN



GROUND FLOOR : PROPOSED FLOOR PLAN



GROUND FLOOR : EXISTING FLOOR PLAN



EXISTING FLOOR PLANS

SCALE: 1/8" = 1' NORTH

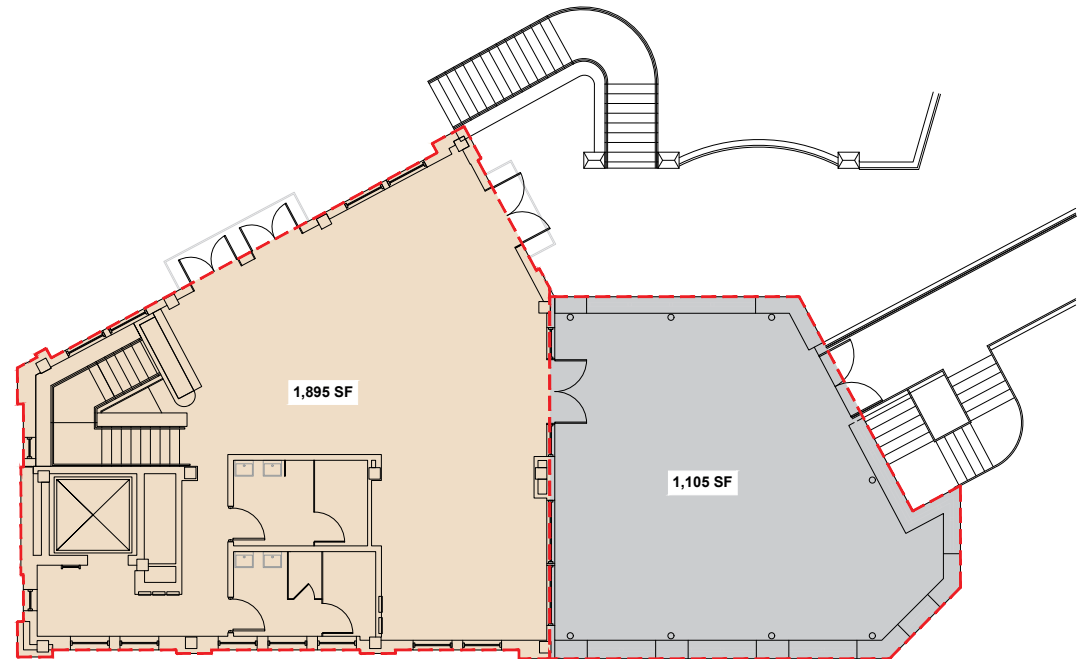
COMMERCIAL DEVELOPMENT

EA 24058

SEP 25 2024 111 W. CROCKETT ST.
SAN ANTONIO, TX

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SITE PLAN



SECOND FLOOR : EXISTING FLOOR PLAN



EXISTING FLOOR PLANS

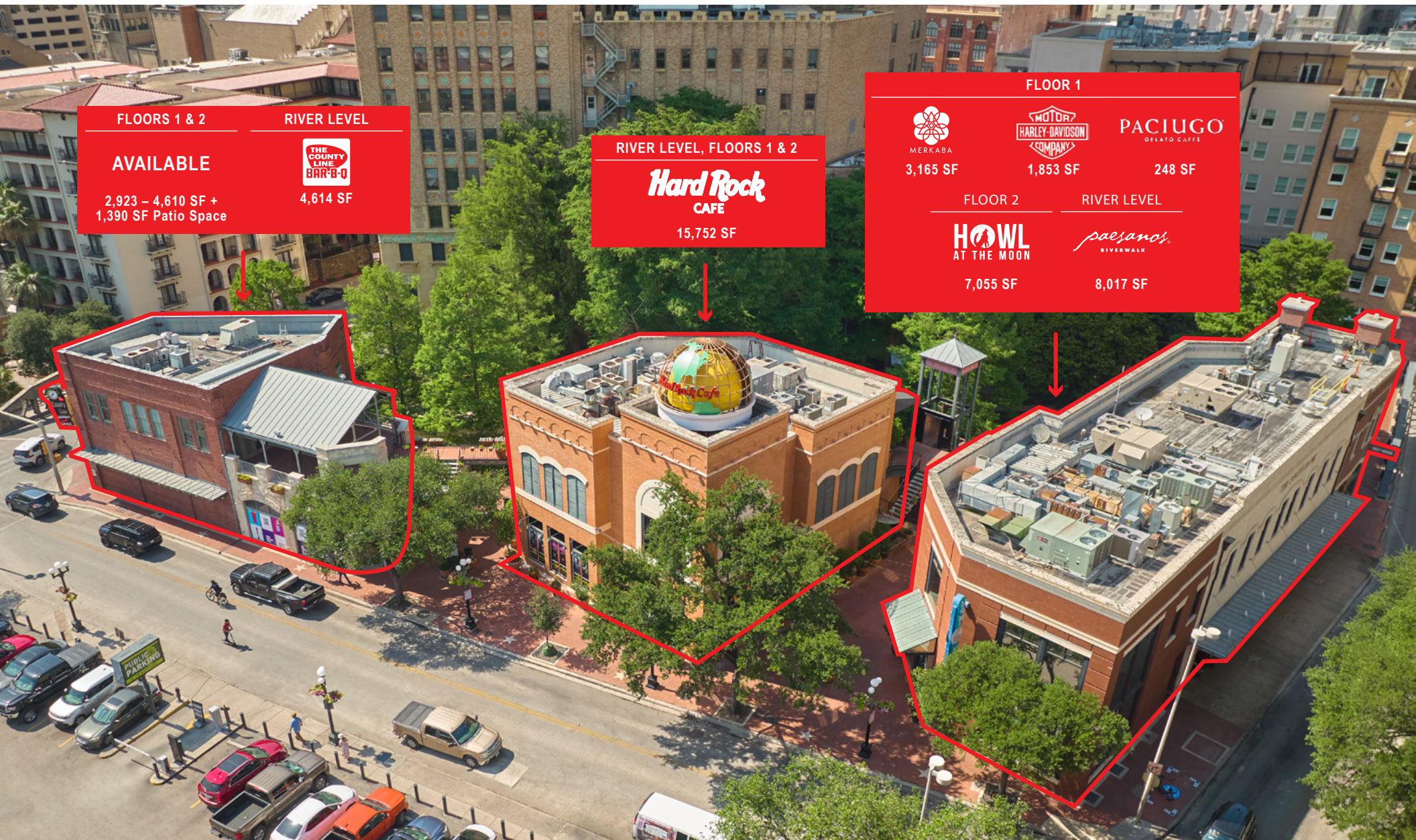
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COMMERCIAL DEVELOPMENT

EA 24058

SEP 13 2024 | 1111 W. CROCKETT ST. SAN ANTONIO, TX
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OBLIQUE VIEW



FLOORS 1 & 2

RIVER LEVEL

AVAILABLE

2,923 – 4,610 SF +
1,390 SF Patio Space



4,614 SF

RIVER LEVEL, FLOORS 1 & 2

Hard Rock
CAFE

15,752 SF

FLOOR 1



3,165 SF



1,853 SF

PACIUGO
GELATO CAFE

248 SF

FLOOR 2

RIVER LEVEL

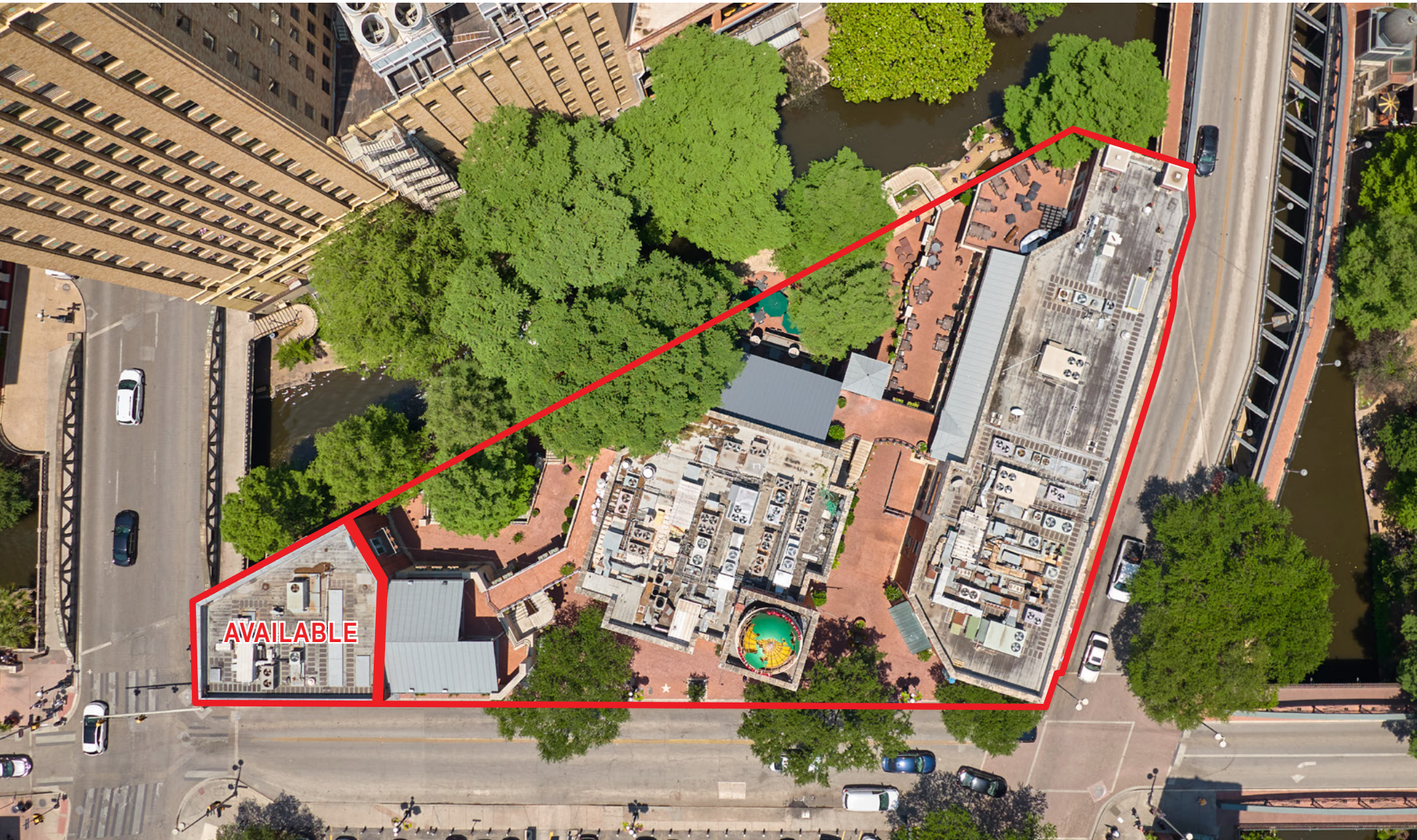
HOWL
AT THE MOON

7,055 SF

paesanos
RIVERWALK

8,017 SF

TOP VIEW



RIVERWALK PHOTOS



SOUTH BANK PHOTOS & RENDERING



SOUTH BANK PHOTOS



AREA VIBE



THE ALAMO

Founded in 1718 as the first mission, the Alamo served as a way station between East Texas and Mexico.



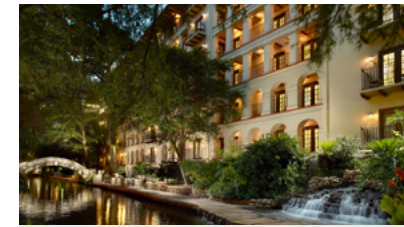
SHOPS AT RIVERCENTER

Rivercenter features more than 100 retailers including 14 restaurants, IMAX, AMC Theaters, and a Marriott hotel.



MAJESTIC THEATER

The Majestic Theatre is San Antonio's oldest and largest atmospheric theatre. The theatre seats 2,264 people.



OMNI LA MANSION DEL RIO

4-star hotel is located in the center of downtown San Antonio right along the River Walk.



PAESANOS

Paesanos Restaurant breaks the boundaries of traditional Italian cuisine to explore modern Mediterranean specialties.



HOWL AT THE MOON

Part concert. Part piano bar. Howl at the Moon's high-energy, live music show is centered around dance.



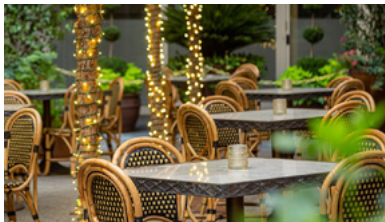
THE COUNTY LINE

A great place to enjoy legendary Texas BBQ and an margarita on a river side patio and open-air bar.



BOUDRO'S TEXAS BISTRO

A San Antonio treasure since 1986, featuring Texas food alongside the River Walk.



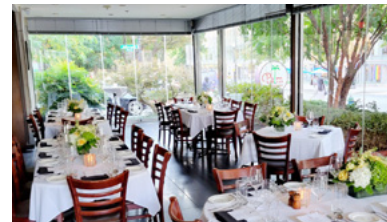
BOHANAN'S

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



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.



THE PALM

a culinary oasis located in the heart of the city. Just steps away from the historic Alamo and the iconic River Walk.



LA PANADERIA

La Panadería features fresh sandwiches, bread, desserts, pastries, cakes & coffee all in an open bakery.

SHOP^{COS.}

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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.

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