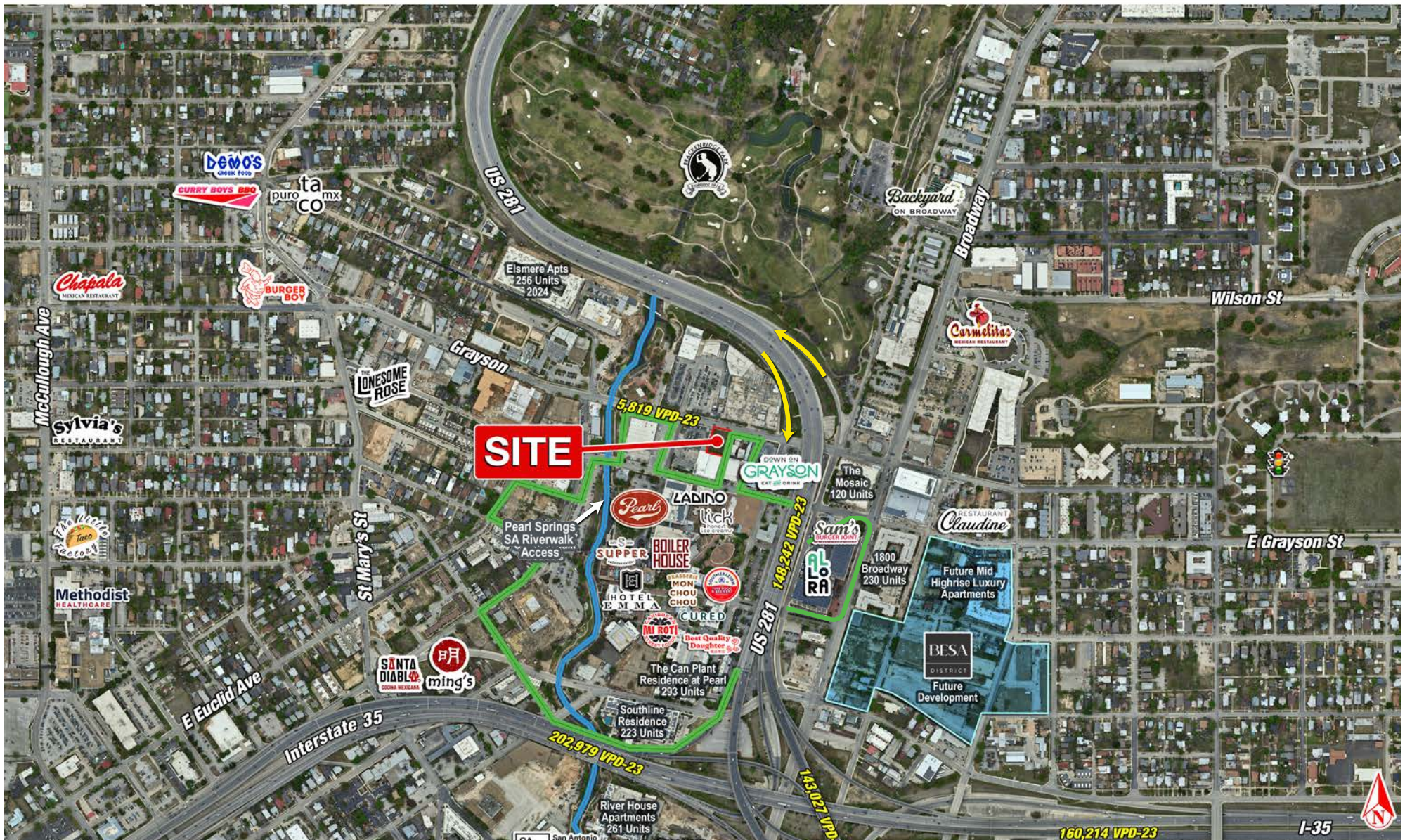


216 E JOSEPHINE

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PROJECT SCOPE

Just off the signalized entrance to the Pearl at Josephine & Hwy 281, this land site provides a rare development opportunity in San Antonio's premier sub-market – The Pearl Brewery. It is supported by Class-A apartment development, access to high incomes, population density, exceptional visibility, ease of access & the highest restaurant sales in the City.

DETAILS

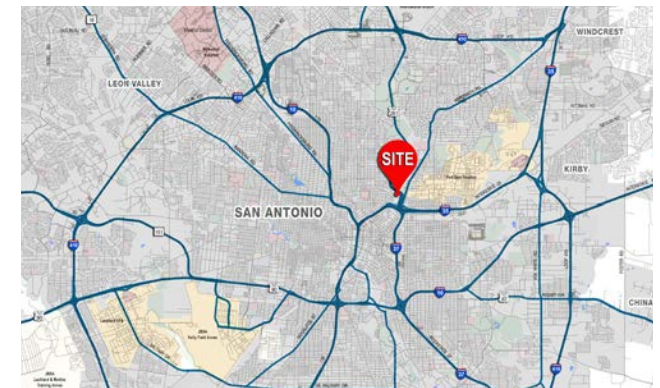
- Property Size: 0.3099 AC
- Zoning: Commercial
- Riverwalk Access
- Highest multi-housing & office rents in the city provide strong retail demands & high-end tenancy
- Ease of access to all parts of the City with Hwy 281 & I-35 proximity
- Please contact Broker for pricing

AREAS OF INTEREST



DEMOGRAPHICS

	1 mile	3 mile	5 mile
Est. Population	10,752	114,622	328,631
Avg. HH Income	\$92,110	\$88,798	\$76,423
Total Housing Units	6,245	45,627	125,011
Daytime Population	23,613	221,892	441,516



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NEIGHBORHOOD VIBE



VELVET TACO

One of a kind taco concept serving premium food in a unique & funky fast-casual setting.



WEST ELM

Fine modern furniture and home decor featuring inspiring designs and colors.



CARRIQUI

Dedicated to showcasing the food and drink of South Texas - from the Rio Grande Valley to the Texas Coast.



DOWN ON GRAYSON

Nestled in Tobin Hill on the outskirts of the acclaimed Pearl Brewery. Offering an approachable with something for everyone.



HOTEL EMMA

An extraordinary 146-room riverfront hotel and the flagship for Pearl's culinary and cultural community.



LONESOME ROSE

An all-day bar and restaurant specializing in Tex-Mex inspired menus.



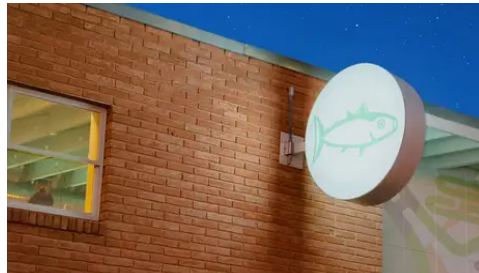
LITTLE DEATH

Little Death is a place to discover cool and interesting wines not on the typical wine list.



DEMO'S

Demo's serves traditional Greek dishes such as souvlaki & pita sandwiches in a laid back setting.



GO FISH

Located on the edge of The Pearl, Go Fish showcases a completely new experience for the SA dining scene.



SINGHS

Laid back restaurant featuring homestyle Vietnamese cooking, a bar & colorful wall art.



FULL GOODS DINER

Full Goods Diner is a classic all-day diner, informed by the rich culinary heritage of San Antonio.



LADINO

Nestled away in The Pearl, Ladino is an upscale Mediterranean restaurant with good food, drinks & elegant ambience.

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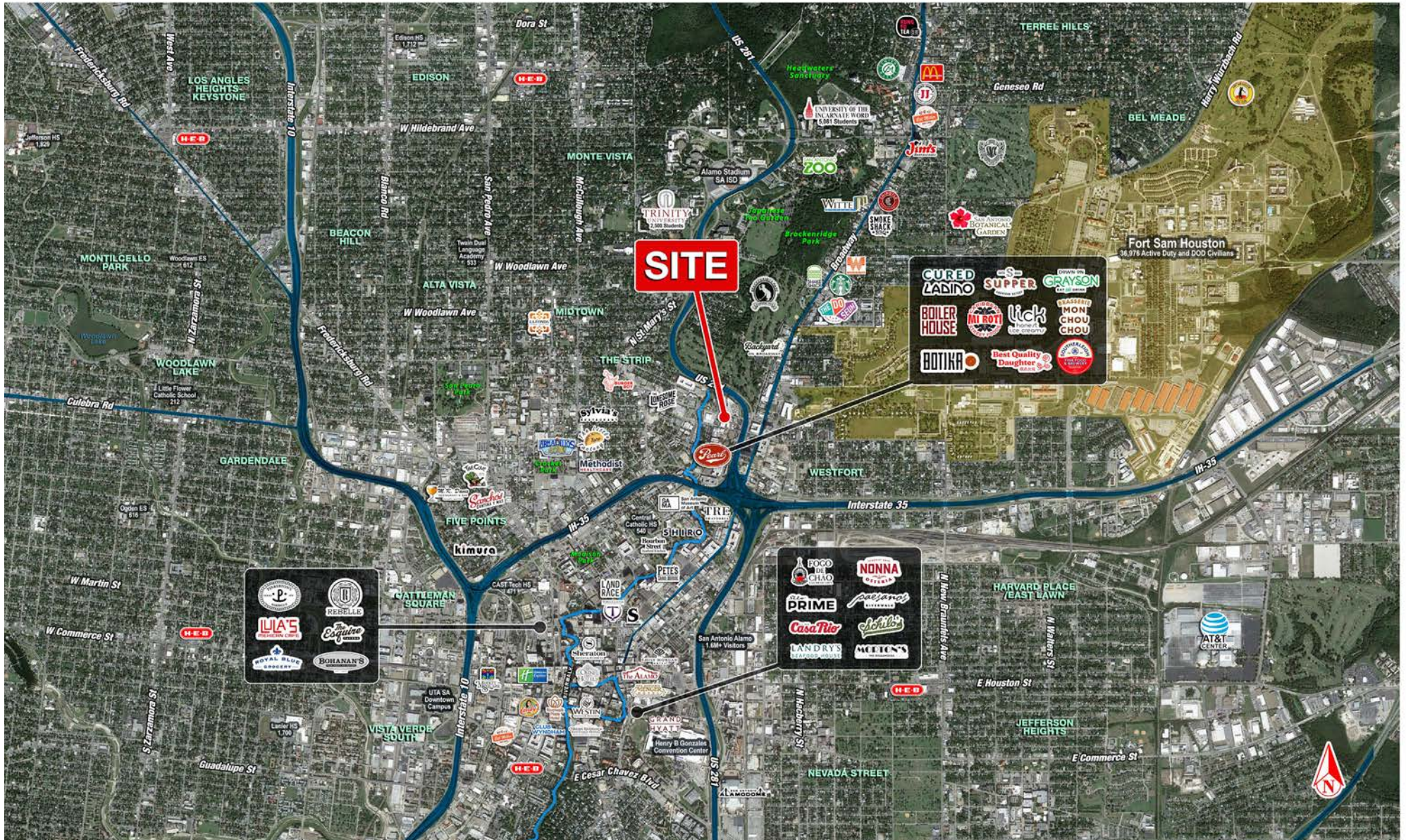
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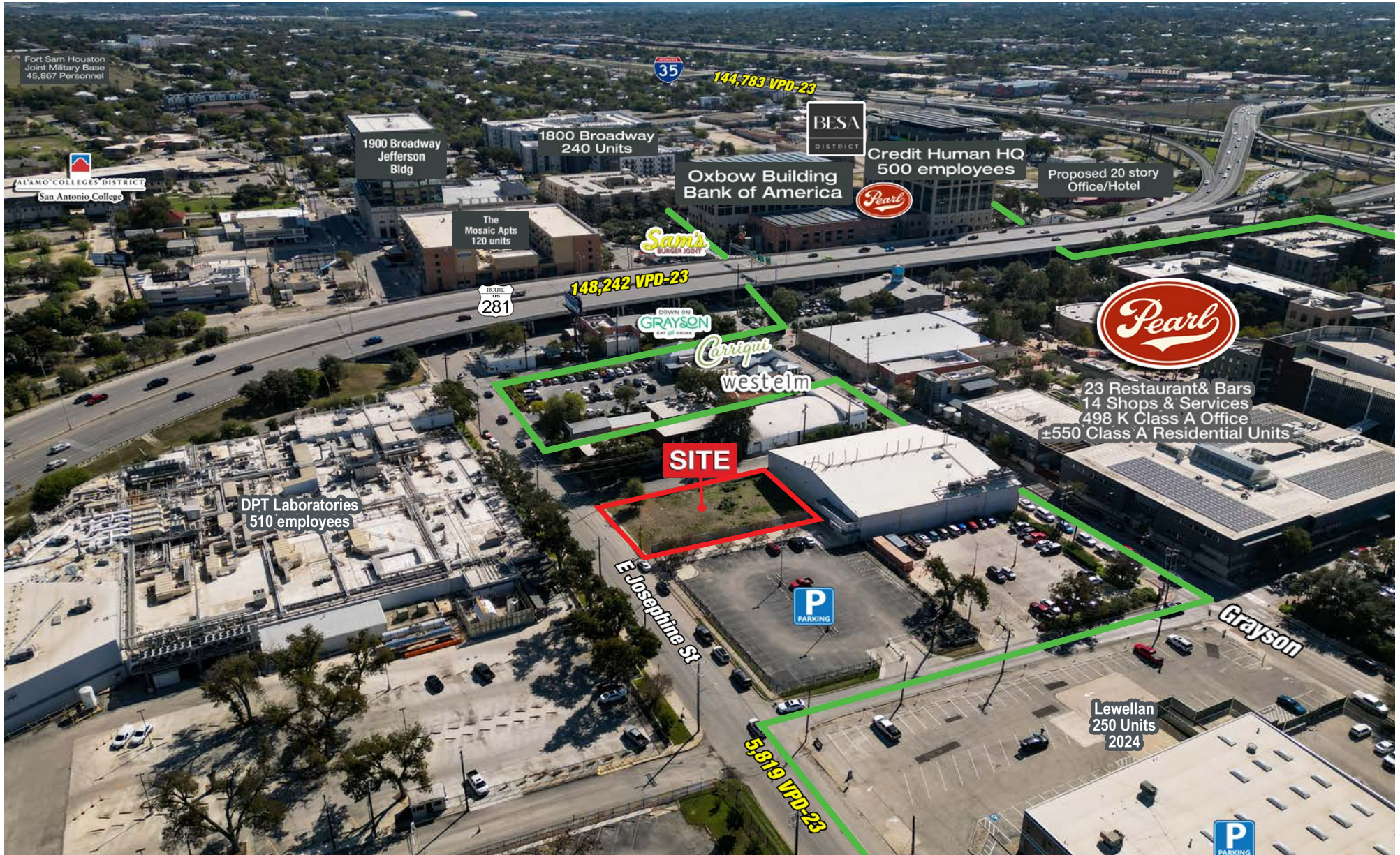
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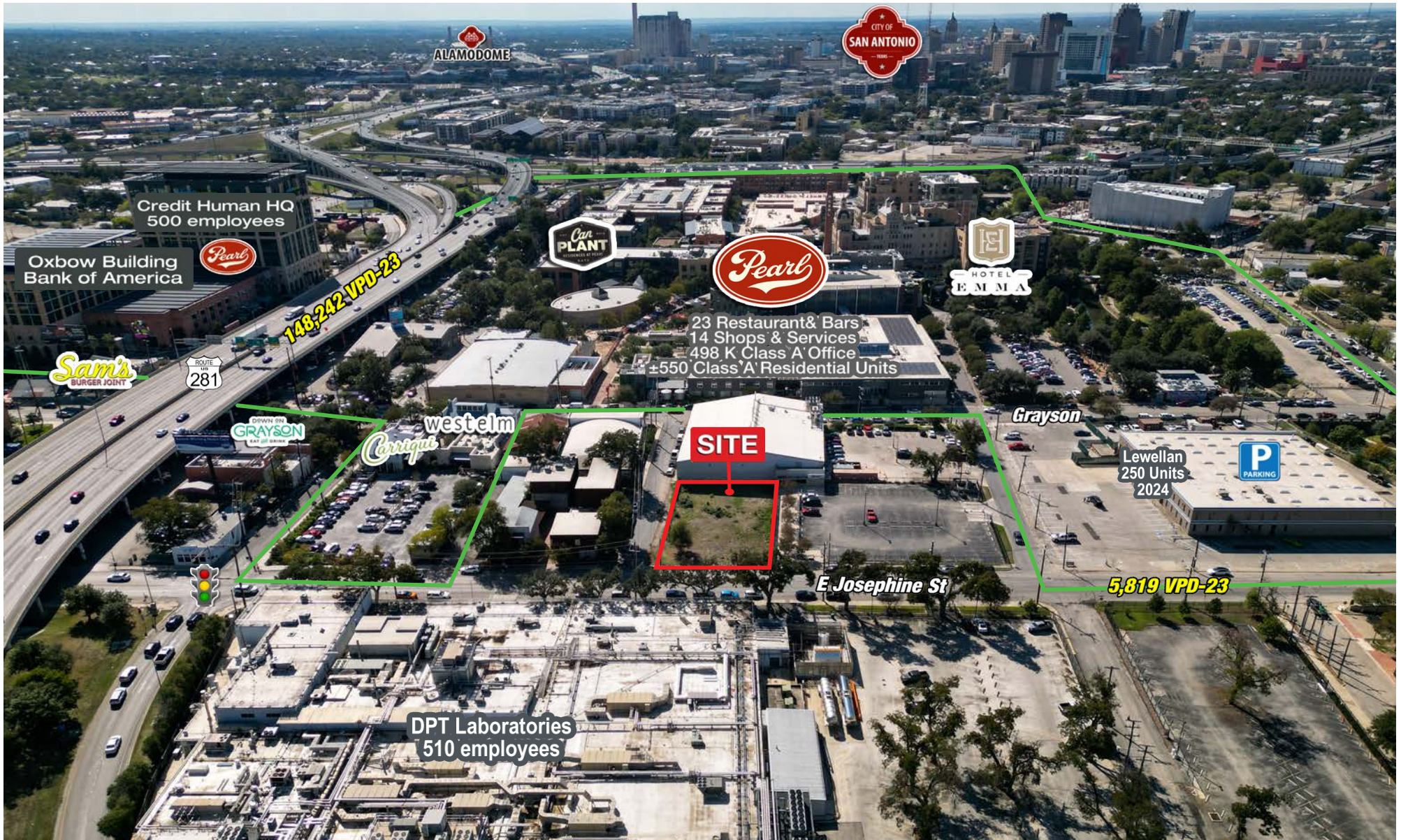
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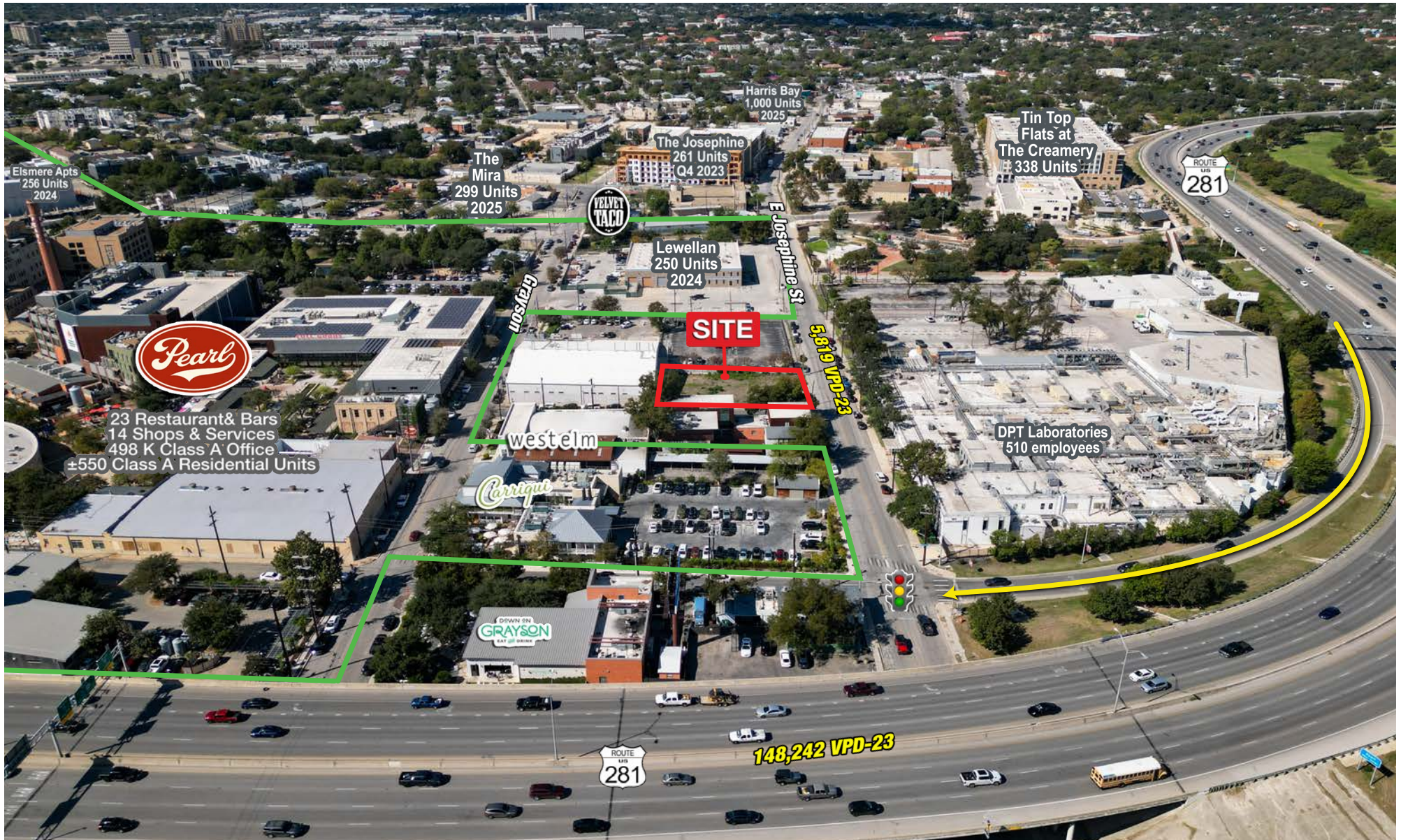
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INFORMATION ABOUT BROKERAGE SERVICES



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

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shop@shopcompanies.com

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214.960.4545

Phone

RAND HOROWITZ

Designated Broker of Firm

513705

License No.

rand@shopcompanies.com

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214.242.5444

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