

930 BROADWAY



TABLE OF CONTENTS

	PG. 3	ABOUT
PG. 4		OVERVIEW AERIAL
	PG. 5	ZOOM AERIAL
	PG. 6	SITE AERIAL
PG. 7		NEIGHBORHOOD VIBE
PG. 8		930 BROADWAY SURVEY
PG. 9		927 N ALAMO DRAWING
PG. 10		915 N ALAMO DRAWING
	PG. 11	DRONES

ABOUT

PROJECT SCOPE

930 Broadway is centrally located in the heart of San Antonio's dynamic River North District, offering unparalleled access to the city's top destinations. The property is adjacent to the River Walk Museum Reach, seamlessly connecting the vibrant Pearl District with downtown San Antonio. It is just minutes away from the Pearl District, the San Antonio Museum of Art, downtown's bustling core, and the iconic River Walk. With convenient access to major highways, including I-37, US 281, and I-35, 930 Broadway provides exceptional connectivity for residents, visitors, and businesses, making it the perfect location in one of the city's most exciting areas.

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Total Population	10,699	117,843	332,078
Avg. HH Income	\$102,050	\$78,001	\$76,401
Total Housing Units	6,081	46,573	124,162
Daytime Population	66,502	228,753	432,245
Medium Home Value	\$396,134	\$252,554	\$193,355

DETAILS

- Space Details
 - 927 N Alamo Street: 8,222 SF
 - 915 N Alamo Street: 7,570 SF
 - Total Combined: 15,792 SF
 - Additional Square Footage Can Be Added
- For rates, please call broker

NEARBY



MCFLYS



LONE STAR
BREWERY

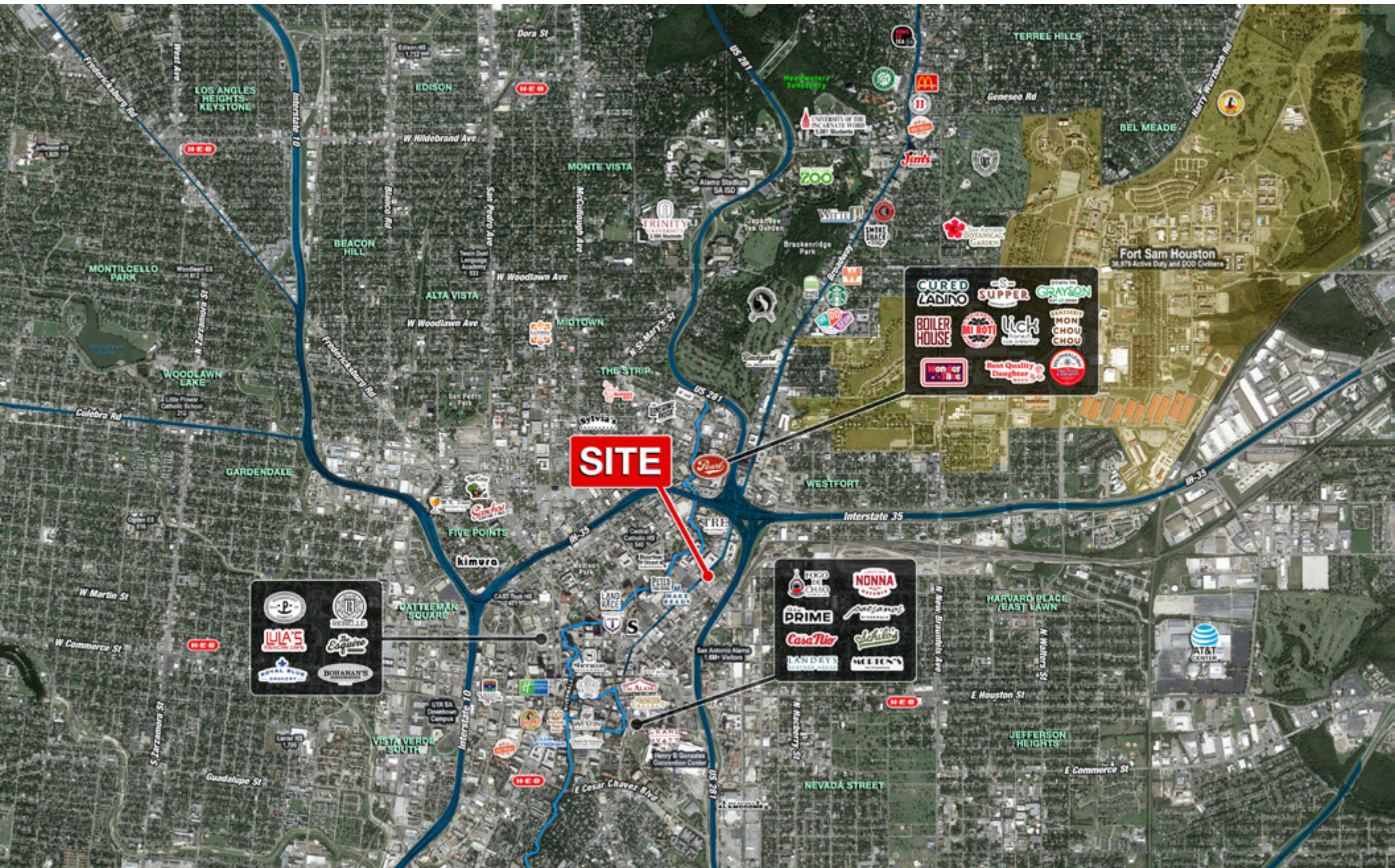


Elsewhere

noLa
BRUNCH & BEIGNETS



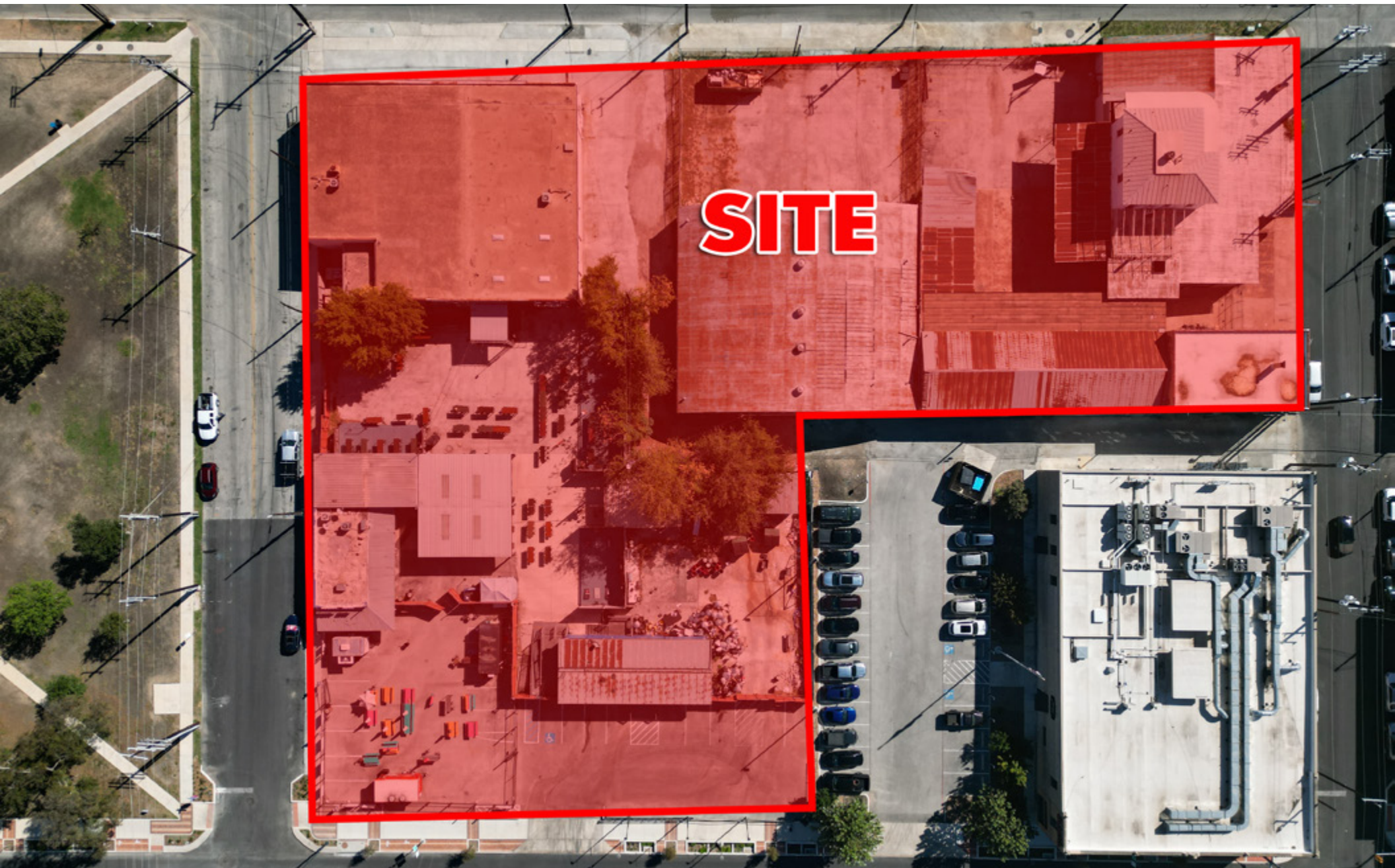
OVERVIEW AERIAL



ZOOM AERIAL



SITE AERIAL



NEIGHBORHOOD VIBE



MAKE READY MARKET

Thoughtfully curated Food Hall featuring 7 unique restaurant concepts sharing a courtyard with The Soto.



ELSEWHERE BEER GARDEN

Popular riverside beer garden in a leafy setting, plus porch swings & classic comfort food.



LONE STAR BREWERY

The former brewery is now the home of the San Antonio Museum of Art. The property was added to the National Register of Historic Places in 1972.



PULLMAN MARKET

Specialty grocer with quick-service eateries including a whole-animal butcher shop, bakery, and chef supply store.



HOT JOY

Relocating from Southtown, this restaurant is known for eclectic, colorful decor and creative Asian dishes & cocktails.



IDLE BEER HALL & BREWERY

The neighborhood's gathering place located in a repurposed historic building sharing a courtyard with The Soto.



HOPS & HOUNDS

Classic comfort food in a sprawling, informal venture featuring a bar, a dog park & outdoor seating.

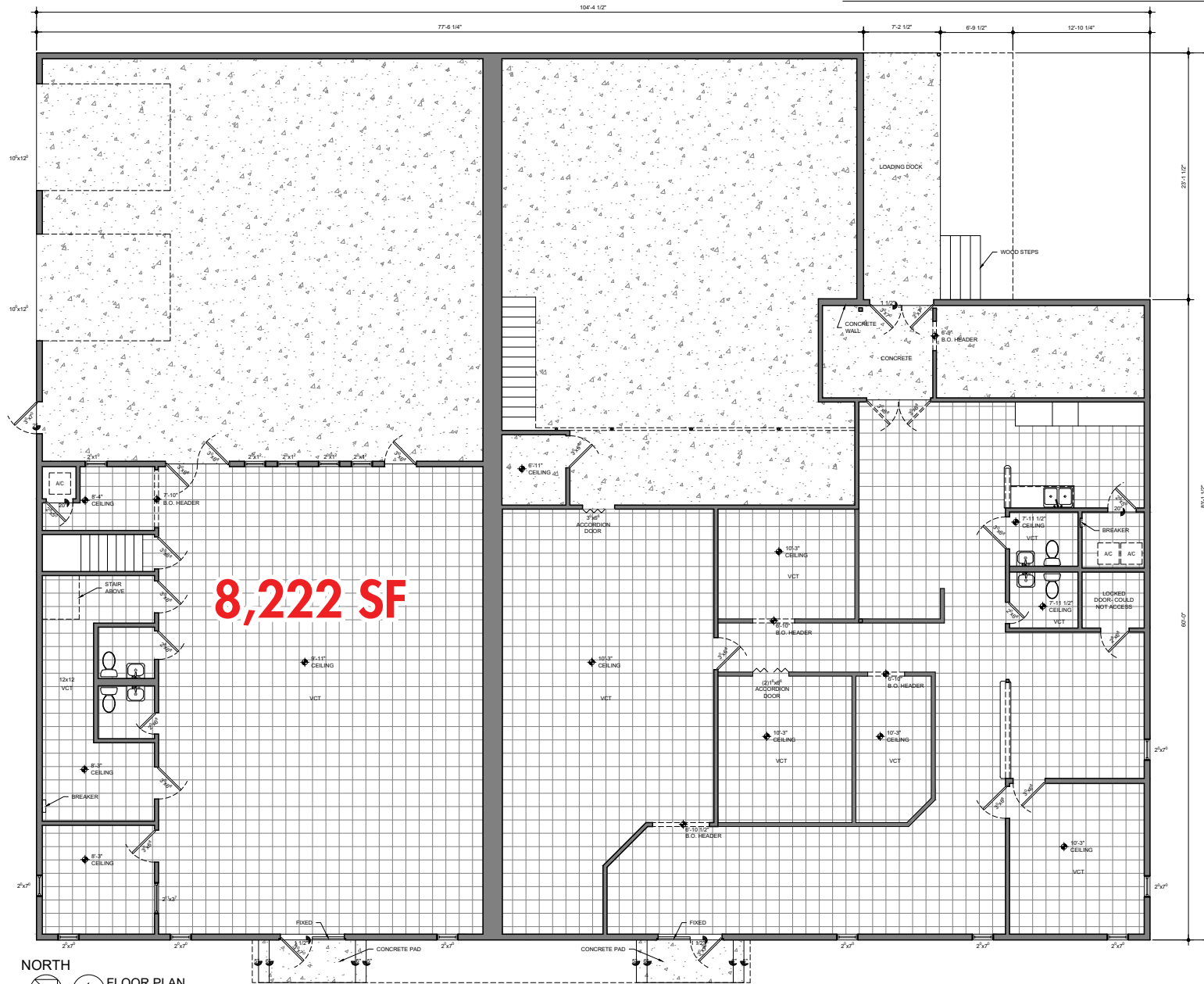


THE PEARL

Historic brewery complex now offering dining, shopping, a farmers' market & event space.

927 N ALAMO STREET DRAWING

JOB 23.80A



8,222 SF

NORTH
 1 FLOOR PLAN
 A-110
 1/4"=1'-0"

SQUARE FOOTAGE	
CONDITIONED	6,453 SF
UNCONDITIONED GARAGE	1,692 SF
LOADING DOCK	167 SF
TOTAL SQUARE FOOTAGE	8,222 SF



JODY BAKER 210.709.4105
 jba@alamobuilt.com AlamoAsBuilds.com

927 N ALAMO ST
 SAN ANTONIO, TX
 AS-BUILT FLOOR PLAN
 DATE: 05.18.2023

Sheet Number
AS-BUILTS A-110

927 N ALAMO ST - AS-BUILT DRAWINGS

DRONES



DRONES



DRONES



SHOP^{CO.}

Whit Jordan

**711 BROADWAY, SUITE 120
SAN ANTONIO, TX 78215
WHIT@SHOPCOMPANIES.COM
210-985-7321 (DIRECT)**

Robby Grubbs

**711 BROADWAY, SUITE 120
SAN ANTONIO, TX 78215
ROBBY@SHOPCOMPANIES.COM
210-985-7646 (DIRECT)**



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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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

License No.

shop@shopcompanies.com

Email

214.960.4545

Phone

RAND HOROWITZ

Designated Broker of Firm

513705

License No.

rand@shopcompanies.com

Email

214.242.5444

Phone