

RETAIL SPACE AVAILABLE

THE FLATS AT RIVER NORTH

1011 BROADWAY ST, SAN ANTONIO, TEXAS

The Broadway corridor has recently completed a multi-million-dollar redevelopment that has significantly improved public, vehicular, and pedestrian access throughout the area. The enhancements include widened sidewalks, new curbs, upgraded lighting, improved drainage, and comprehensive traffic improvements. In addition, new bicycle amenities and designated ride-share and taxi pickup zones have been introduced, creating a more connected, accessible, and vibrant urban environment.



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PROPERTY HIGHLIGHTS

- 1 **Strong real estate fundamentals:** Ground-floor retail space with high visibility, consistent traffic from apartment residents and nearby offices, and modern building systems ideal for retail, restaurant, or service use.
- 2 **Prime location near the Pearl** and minutes from downtown, offers heavy daytime, nighttime, and weekend foot traffic, and exposure to one of the city's most active retail corridors.
- 3 **Positioned within the high-income River North/Museum Reach area**, surrounded by luxury multi-family, boutique hotels, and new mixed-use developments attracting an upscale customer base.

DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	11,448	118,626	329,358
Household Income	\$101,521	\$83,804	\$81,781
Total Households	6,713	48,041	127,112
Median Age	37.8	36.7	37.2

THE FLATS AT RIVER NORTH

“ This retail is located on the corner of Jones and Broadway in the River North District. A young, urban, lively environment.

Bill Coats

JOIN THESE TENANTS



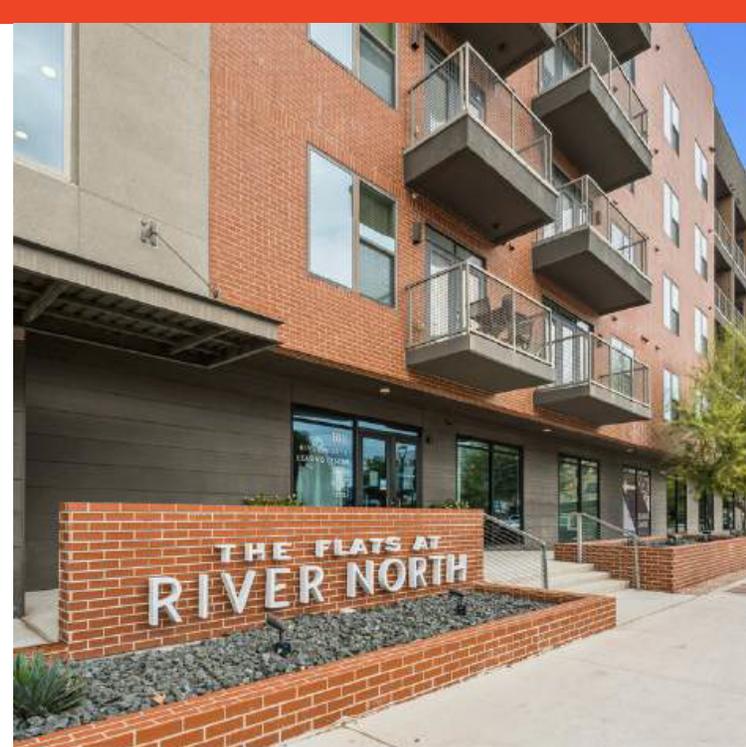
THE FLATS AT
RIVER NORTH

JONES AVE

JONES AVE

BROADWAY

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PROPERTY SUMMARY

Year Built	2020
Available SF:	2,500-5,094 SF
Building Size:	14,752 SF
Rental Rate:	Contact Broker
Zoning:	FBZ T6-1



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TOBIN HILL
NEIGHBORHOOD
(2,283 HOMES)

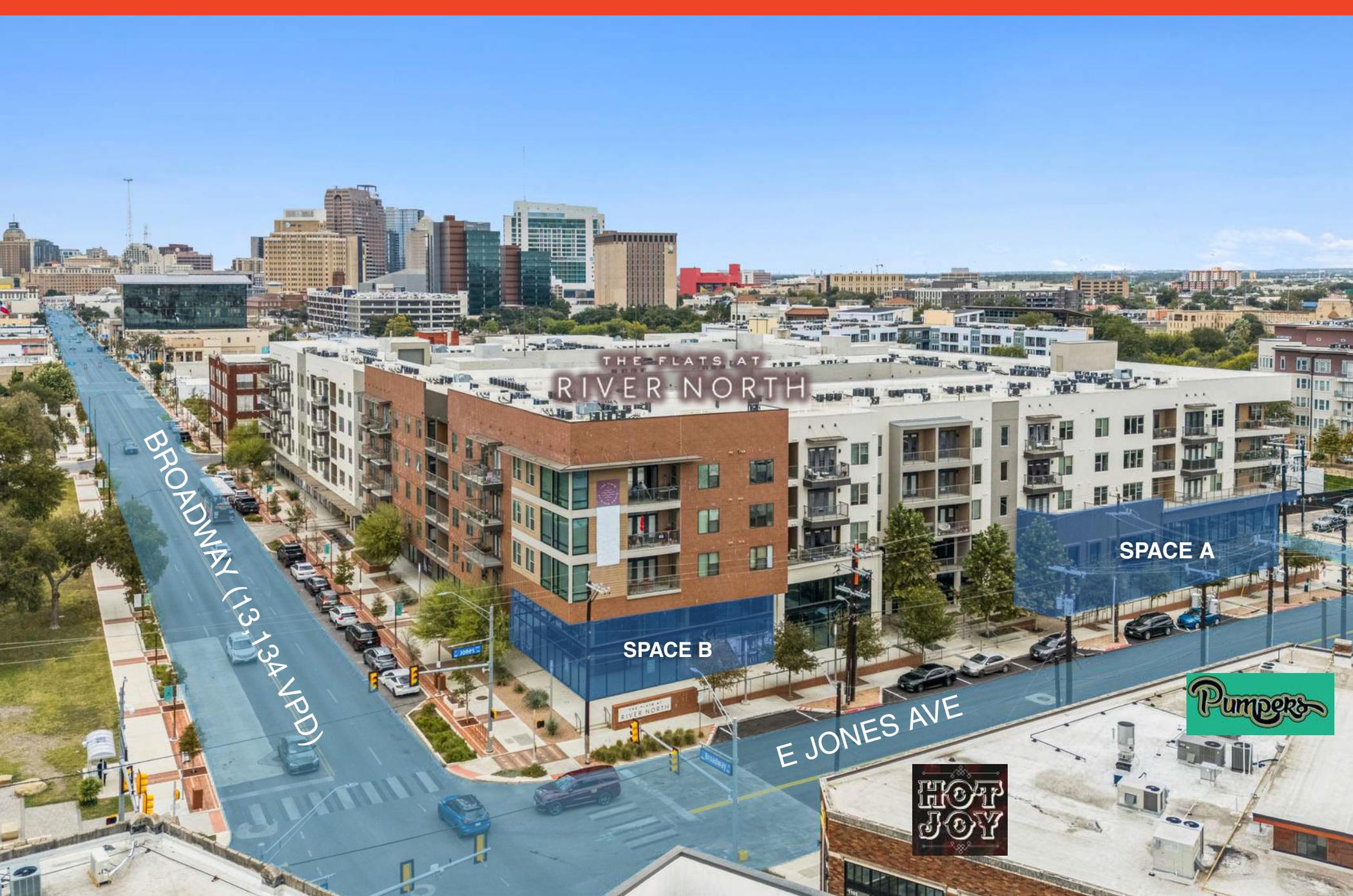
The Pearl



DIGNOWITY HILL
NEIGHBORHOOD
(5,288 HOMES)

Upcoming Development: Project Marvel

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THE FLATS AT
RIVER NORTH

BROADWAY (13,134 VPD)

SPACE A

SPACE B

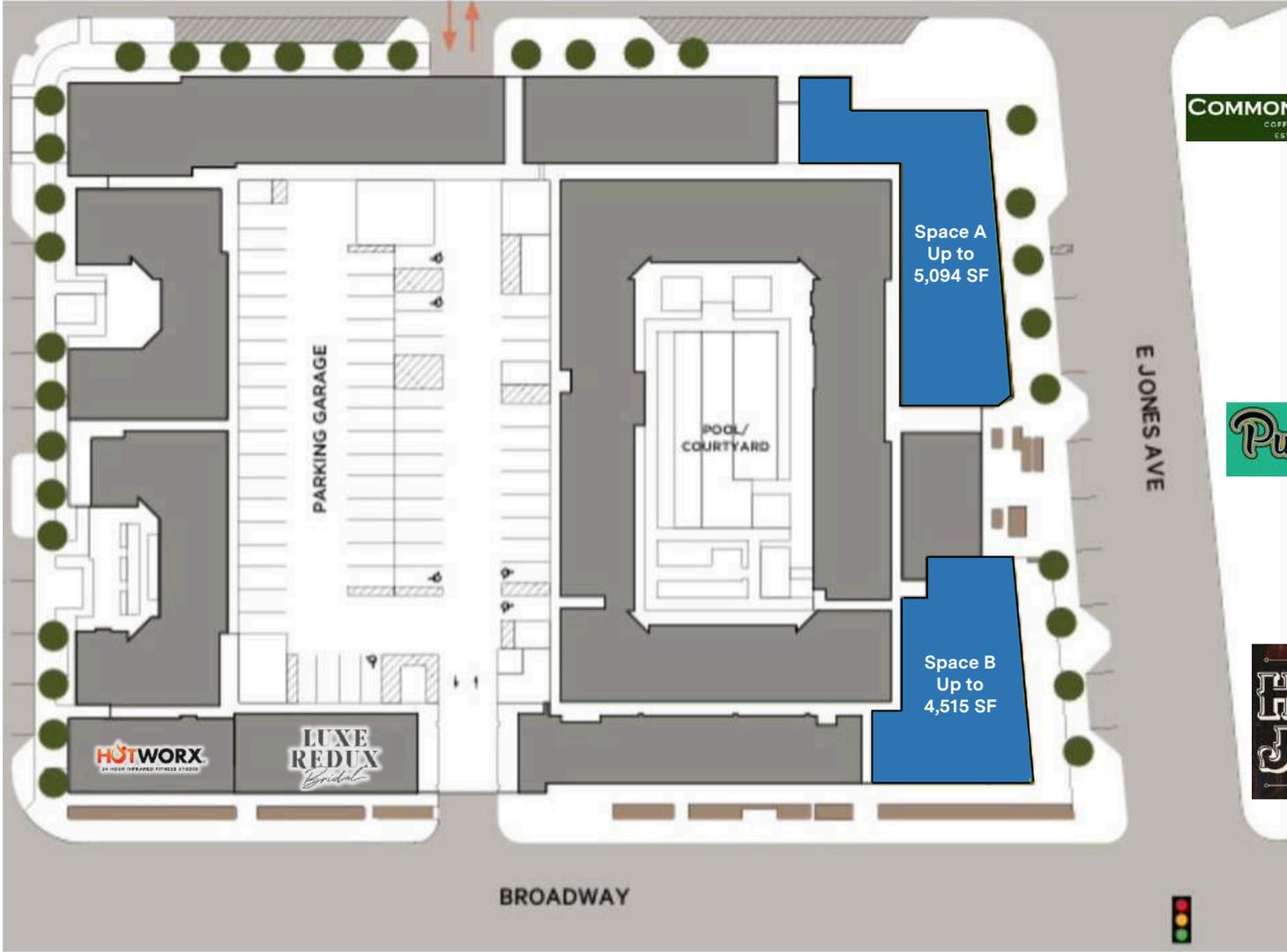
E JONES AVE



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THE FLATS AT RIVER NORTH



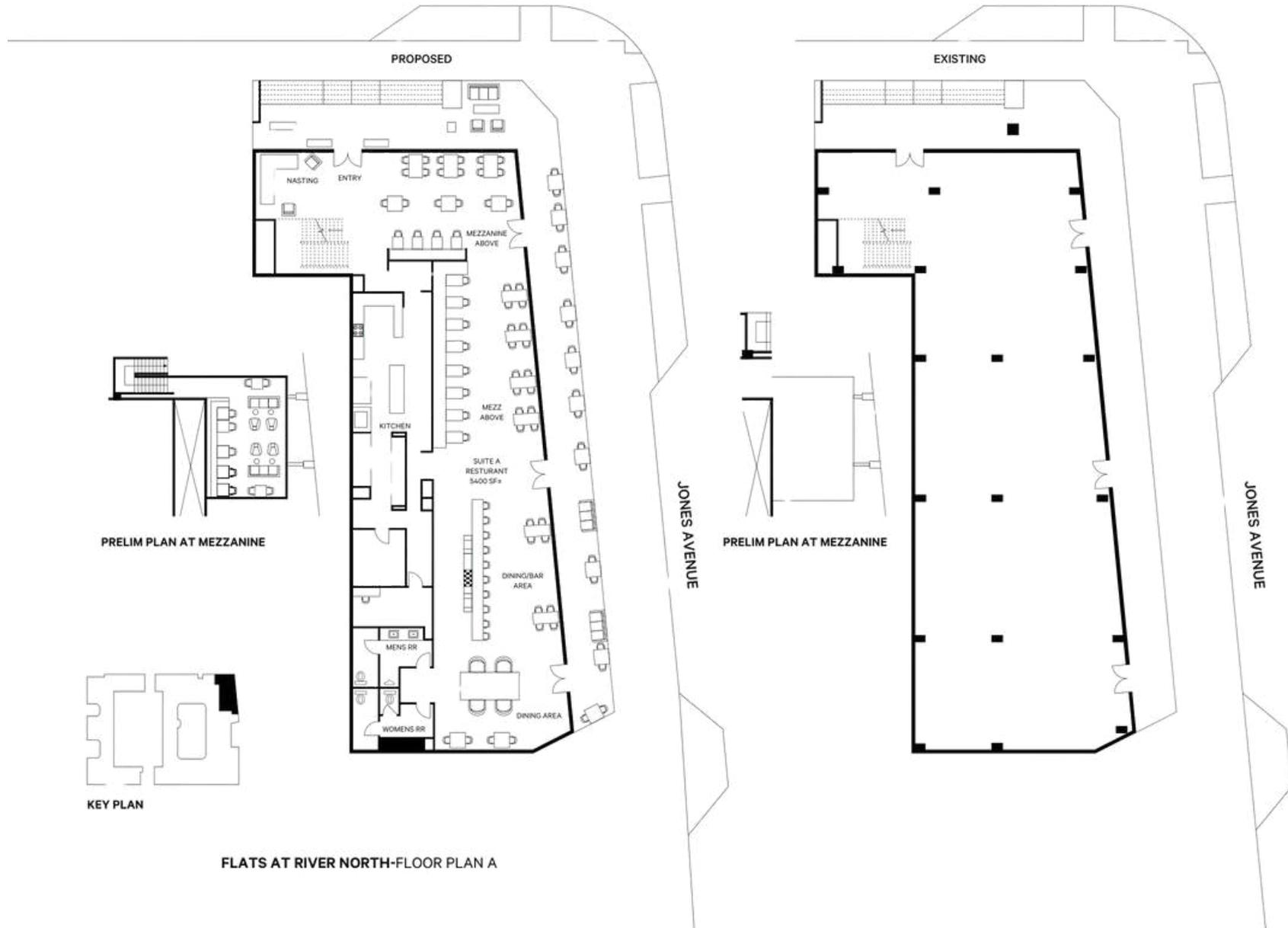
AVAILABLE SPACE

Suite Number	SF	Condition
Space A	5,094	Shell
Space B	4,515	Shell

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FLOOR PLAN SPACE A

THE FLATS AT RIVER NORTH



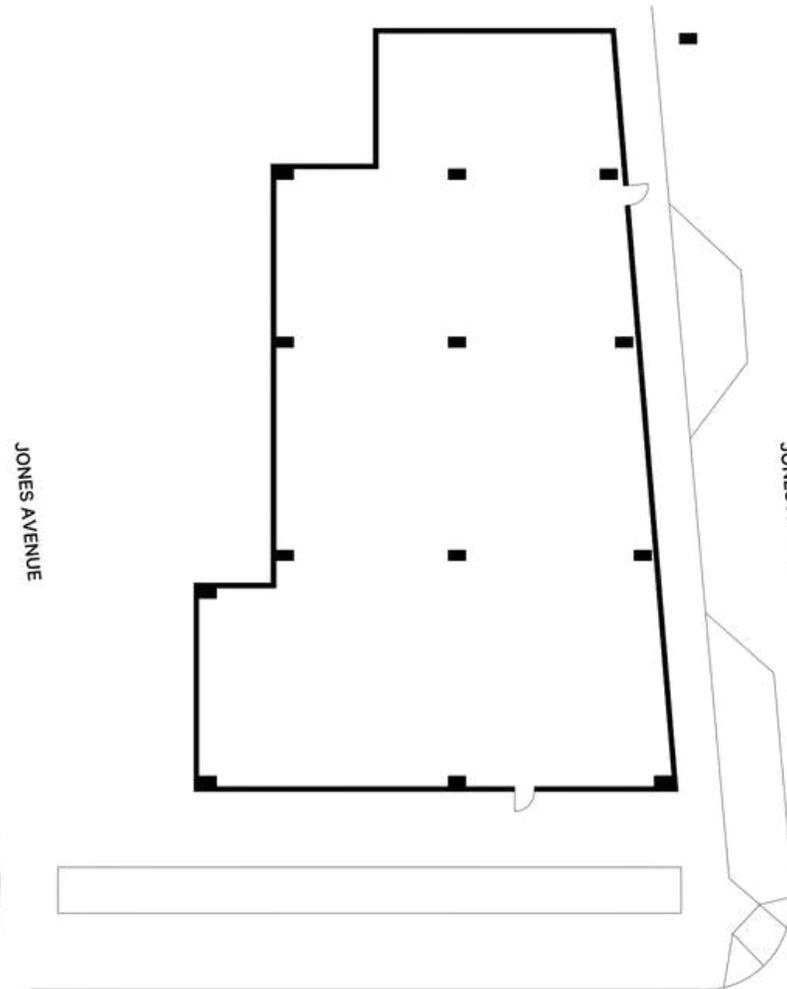
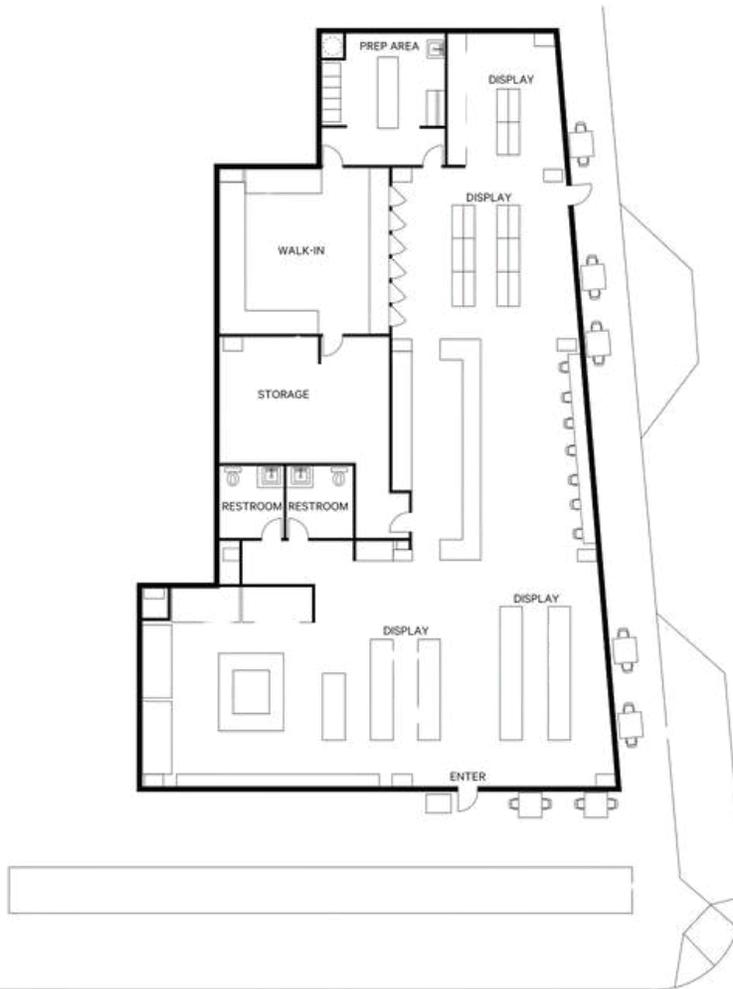
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FLOOR PLAN SPACE B

THE FLATS AT RIVER NORTH

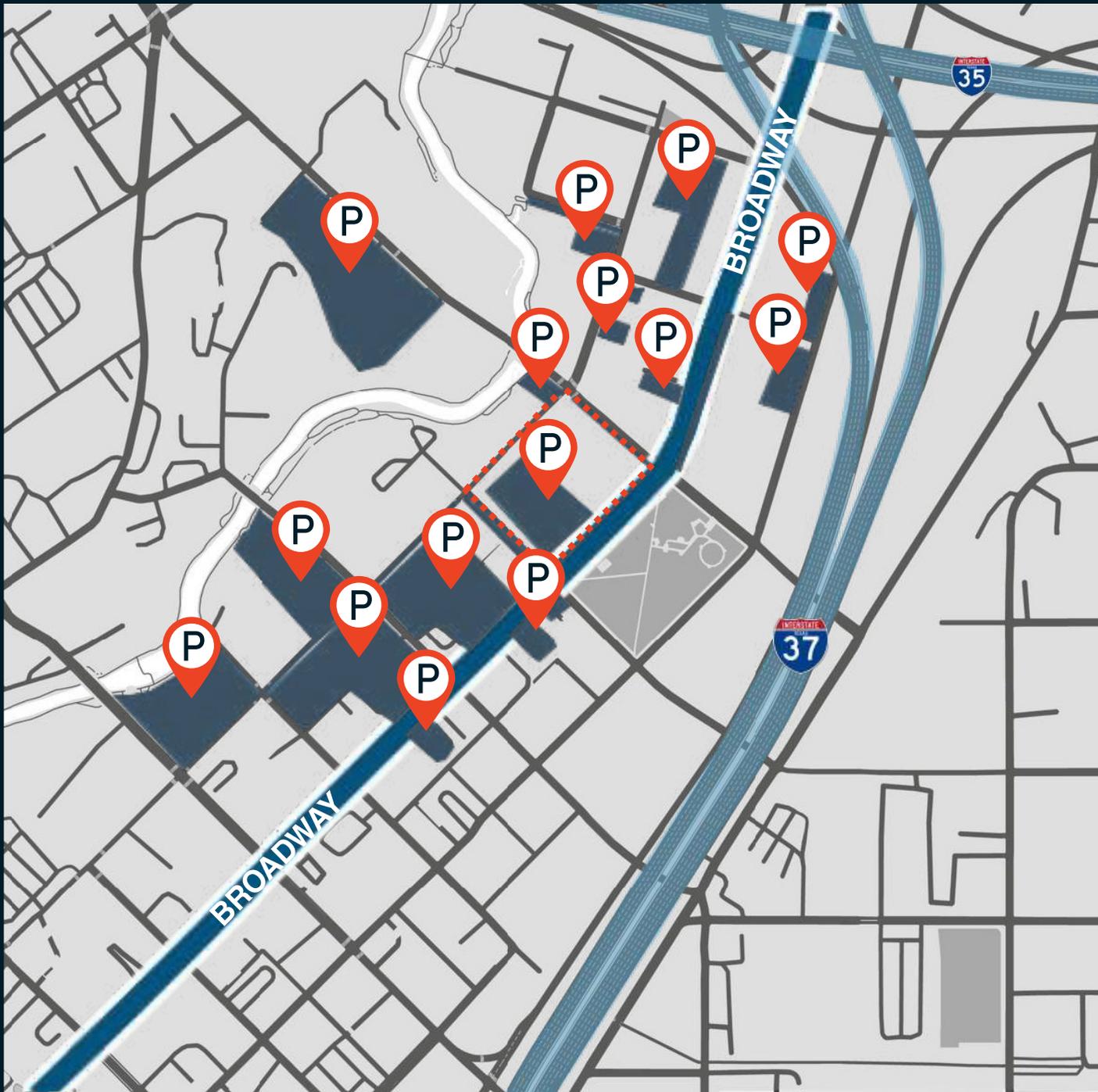
PROPOSED

EXISTING



FLATS AT RIVER NORTH-FLOOR PLAN B

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PARKING LOT MAP

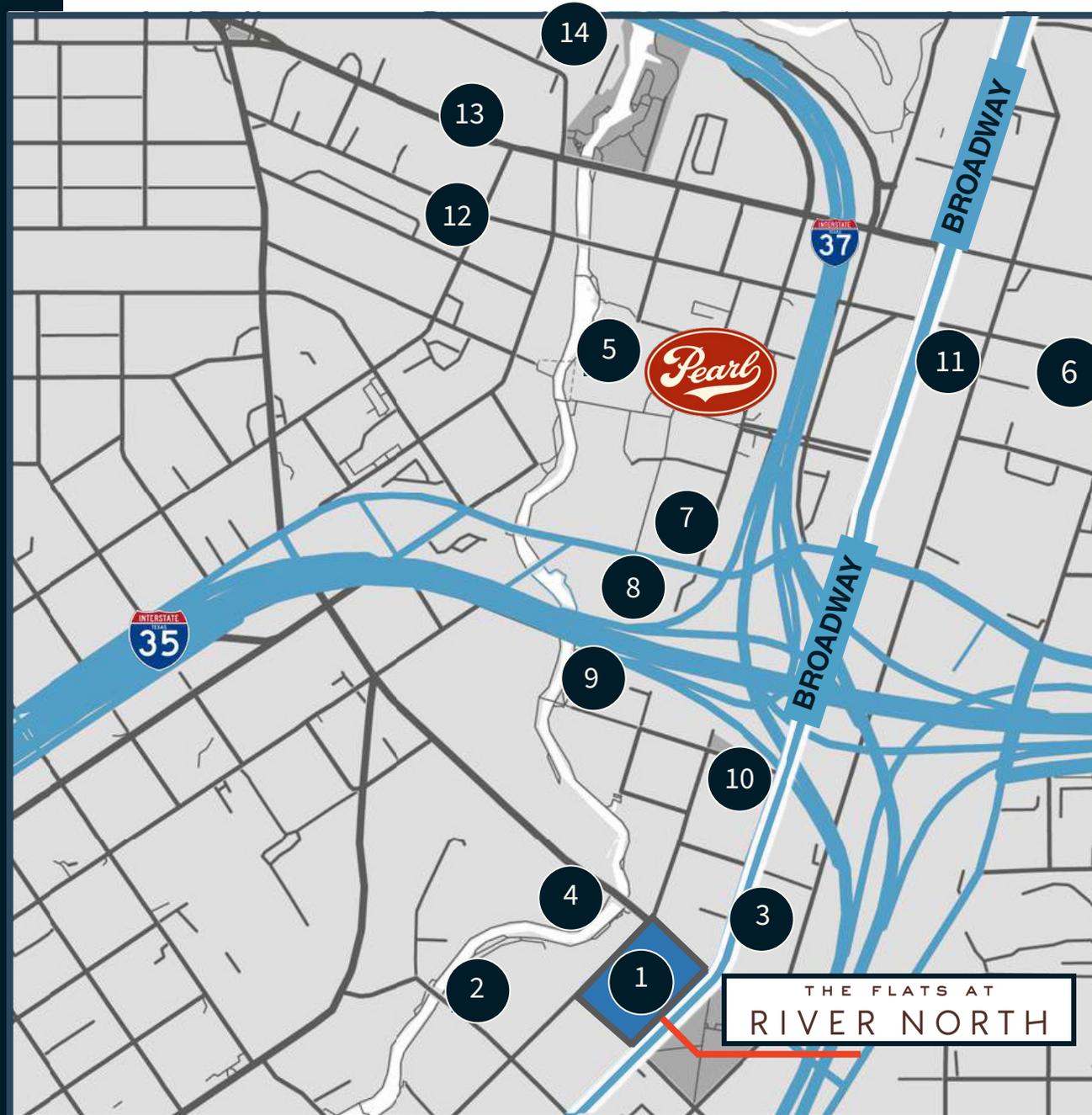
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THE FLATS AT RIVER NORTH

- 1 The Flats at River North (283 Units)
- 2 120 9th St (220 Units)
- 3 Rivera (302 Units)
- 4 Jones and Rio Apartments (283 Units)
- 5 1221 Broadway St (311 Units)
- 6 Encore Grayson (386 Units)
- 7 Can Plant Residences at Pearl (293 Units)
- 8 Southline (244 Units)
- 9 Rivers House Apartments (261 Units)
- 10 1800 Broadway (230 Units)
- 11 Cellars at Pearl (122 Units)
- 12 Elmira at Myrtle (299 Units)
- 13 The Josephine (261 Units)
- 14 Tin Top at the Creamery (283 Units)



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RIVER NORTH: EXPLORE THE CULTURAL SCENE



Major Redevelopment Complete: Multi million-dollar improvements have transformed the Broadway Corridor into a more accessible and connected destination.



Enhanced Mobility: Widened sidewalks, new curbs, and upgraded drainage and lighting improve both safety and walkability.



MODERN TRANSIT ACCESS: ADDED BICYCLE AMENITIES AND DESIGNATED RIDE-SHARE/TAXI ZONES STREAMLINE TRANSPORTATION OPTIONS.



Prime Urban Growth Zone: Infrastructure upgrades position the corridor for strong commercial and residential expansion.



DOWNTOWN

Transformative Redevelopment: The Broadway Corridor’s multimillion-dollar overhaul has created a more accessible, modern, and connected urban environment.

Enhanced Streetscape: Widened sidewalks, improved lighting, and upgraded drainage promote walkability and safety.

Transit-Friendly Design: New bike amenities and designated rideshare zones make commuting effortless.

High-Growth Location: Infrastructure upgrades strengthen the area’s appeal for future commercial and residential expansion.

Iconic Landmarks: Surrounded by San Antonio’s most recognizable attractions, including The Alamo, River Walk, the Alamodome, and Tower of the Americas.

Vibrant Culture & Tourism: Steps from Market Square, La Villita, and the Briscoe Western Art Museum which attracts visitors year-round.

Historic & Artistic Core: Home to architectural gems like the San Fernando Cathedral and live entertainment at the Majestic and Aztec Theatres.

Future-Focused Development: Anchored by Project Marvel, a multi-billion-dollar downtown revitalization shaping San Antonio’s next era of growth. Read more here: [Upcoming Development: Project Marvel](#)



For More Information, Please Contact



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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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Buyer/Tenant/Seller/Landlord Initials

Date