

THE FLATS AT  
RIVER NORTH



RESTAURANT  
& RETAIL OPPORTUNITIES

1011 BROADWAY STREET | SAN ANTONIO, TEXAS





THE FLATS AT  
RIVER NORTH

JONES AVE

PREMIER  
BROADWAY  
CORNER

in the River North District

Located on Broadway Street in the densely populated River North District, The Flats at River North Retail is half a block from the River Walk, adjacent to the Pearl District, just minutes from downtown and surrounded by the affluent residential neighborhoods of Terrell Hills, Olmos Park and Alamo Heights. This sought-after location is ideal for a high-end restaurant concept or retailer.





**± 11,943 SF**  
Restaurant & Retail  
Opportunities

Broadway Corner  
**IMPROVEMENTS**  
Recently Completed

Adjacent to the 19-Acre  
**PEARL DISTRICT**

Highly  
**WALKABLE &  
DENSELY  
POPULATED**  
Location

Coveted  
**JONES &  
BROADWAY**  
Corner

Active  
**DAY-TO-NIGHT**  
Location



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

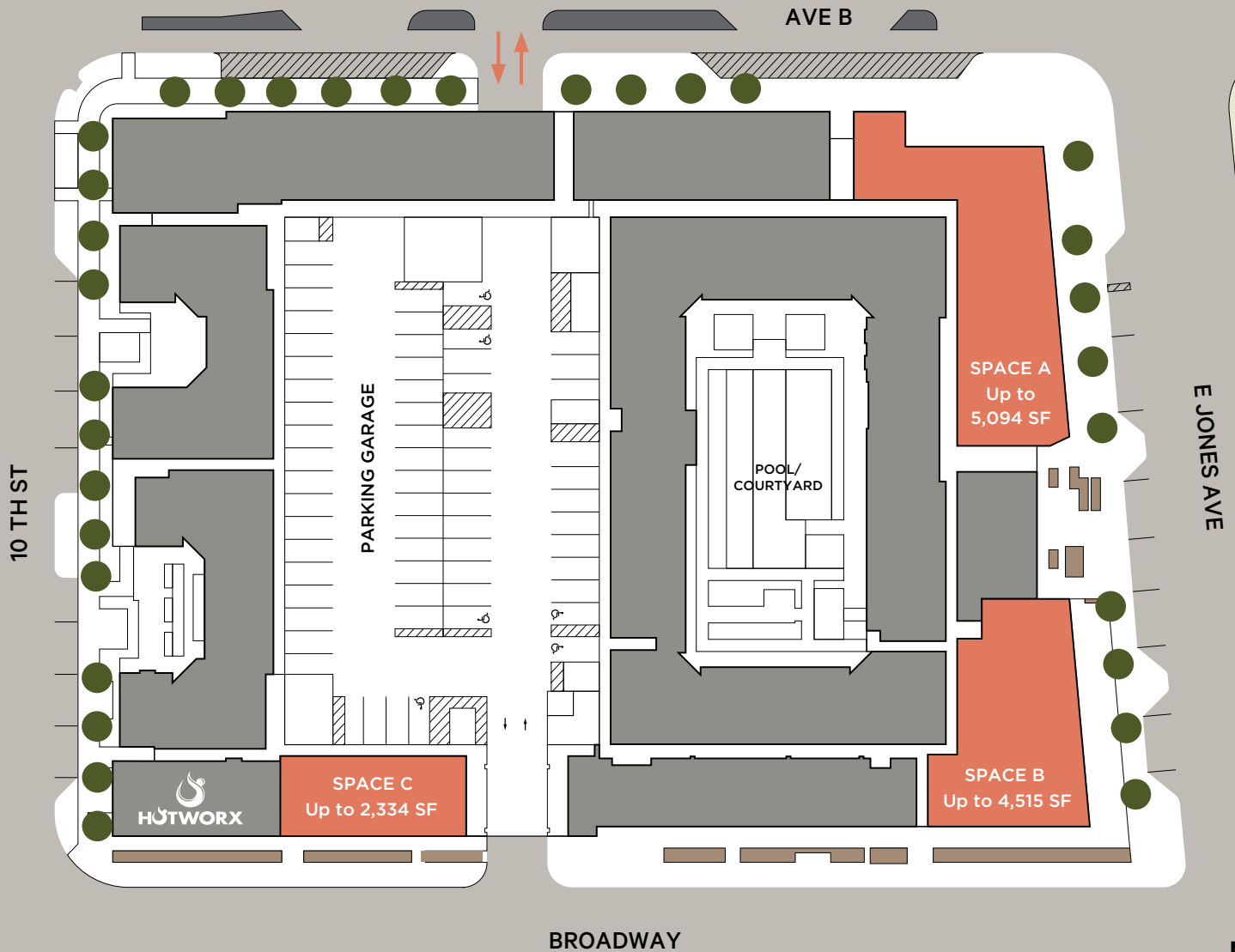


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RIVER NORTH



# RESTAURANT & RETAIL

## Opportunities



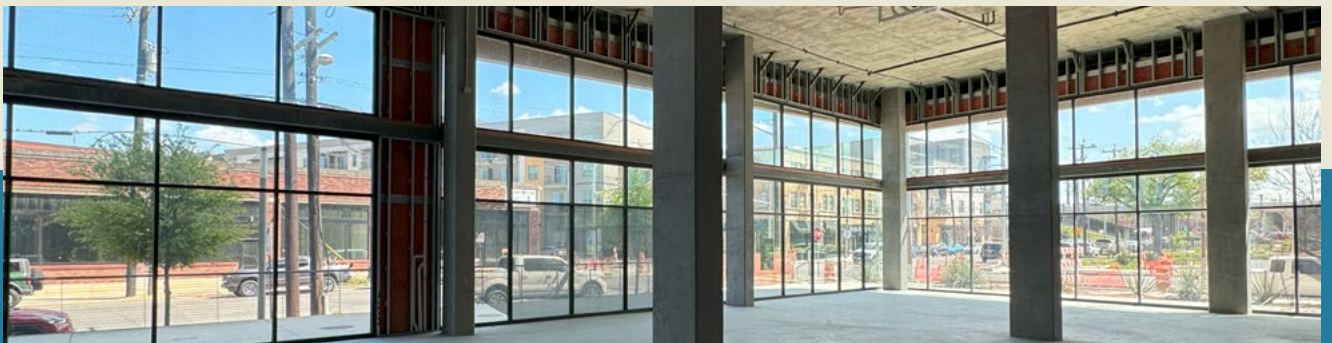
[Click to Download Detailed Space Plan](#)

SPACE A

SPACE B

SPACE C



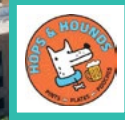




**Monte Vista**  
Household Income  
**\$87,580**

**Jones Ave at  
Museum Reach**  
\$300M Mixed Use  
Development

**Olmos Park**  
Household Income  
**\$195,517**



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**Alamo Heights**  
Household Income  
**\$194,518**

**Terrell Hills**  
Household Income  
**\$165,228**



**Pearl**

20+ Restaurants Including:



**FULL GOODS**  
DINER

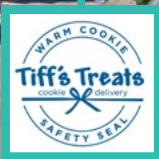
BRASSERIE  
**MON CHOU CHOU**

**Future Broadway East Development (BESA)**  
23 Acre Mixed-Use

nola  
FOOD & BEVERAGES



**WOLF GANG**  
BAKERY & GROOMING

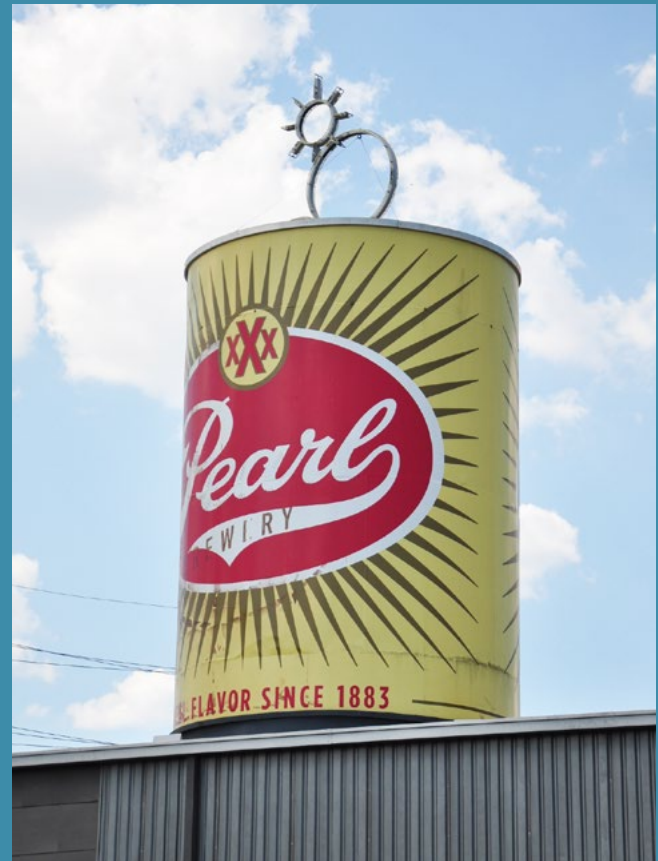


**BROADWAY**

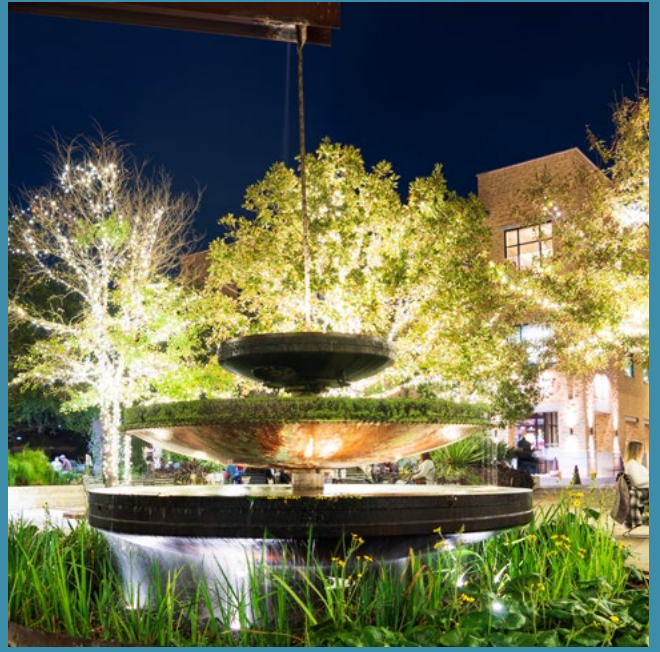


Be a Part of

# THE RIVER NORTH CULTURAL SCENE









# RESTAURANT & RETAIL OPPORTUNITIES

CBRE

## THE FLATS AT RIVER NORTH



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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.

11-2-2015



### 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.

_____ Licensed Broker /Broker Firm Name or Primary Assumed Business Name	_____ License No.	_____ Email	_____ Phone
_____ Designated Broker of Firm	_____ License No.	_____ Email	_____ Phone
_____ Licensed Supervisor of Sales Agent/ Associate	_____ License No.	_____ Email	_____ Phone
_____ Sales Agent/Associate's Name	_____ License No.	_____ Email	_____ Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date

