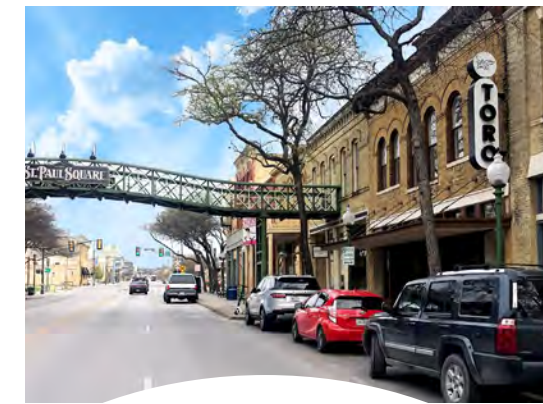


HISTORIC | CONNECTED | WALKABLE

Retail & Office Opportunities Available

CBRE

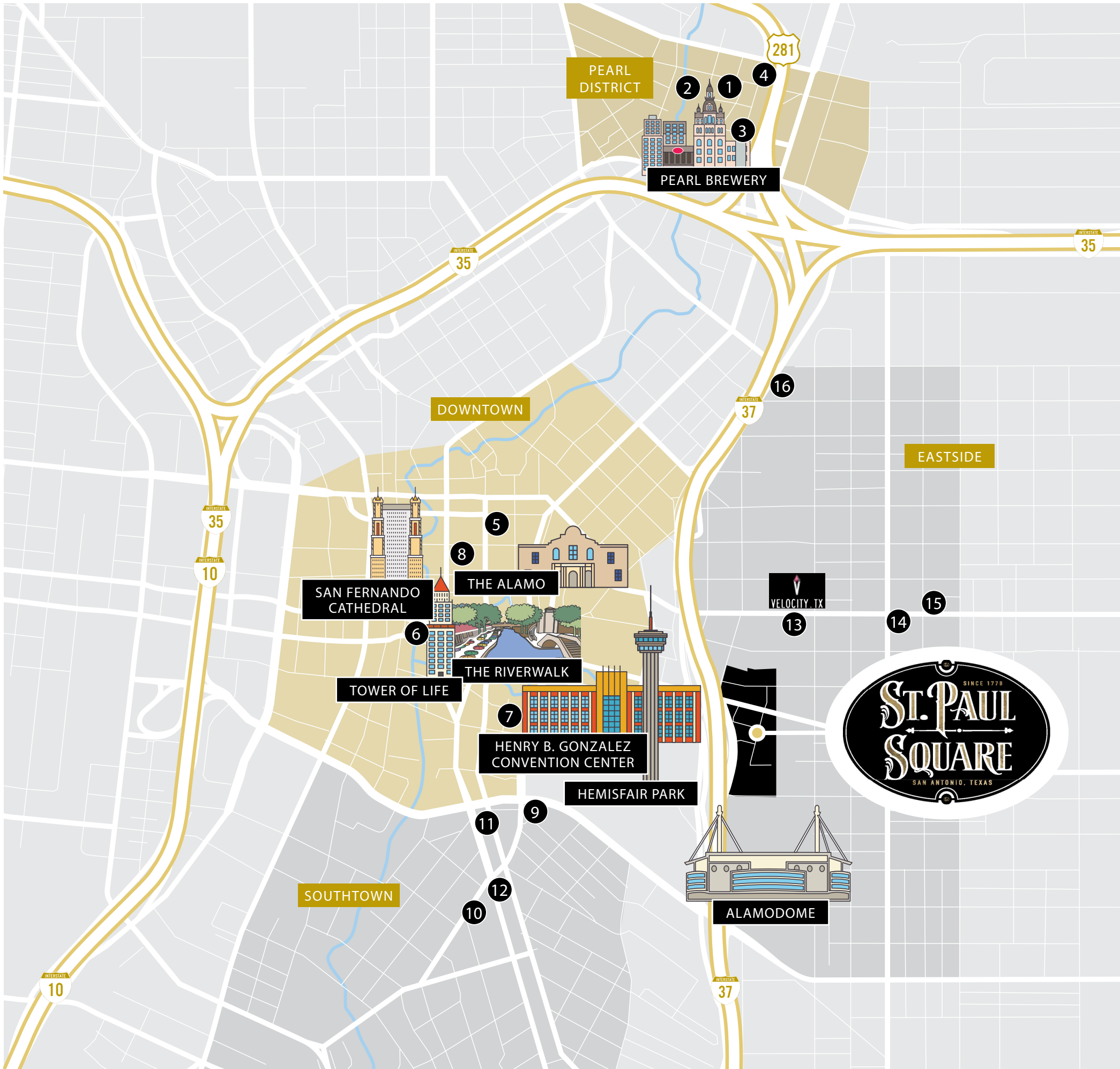
HISTORIC



ST. PAUL SQUARE is a National Historic District of architecturally significant buildings anchored by The Espee, one of the city's largest special event and outdoor concert facilities.

This project is located just one hundred yards north of the Alamodome and a short walk from the Henry B. Gonzalez Convention Center and Hemisfair Park. It is ideally positioned to benefit from the spillover effect of the Henry B. Gonzalez Convention Center expansion and Hemisfair Park Area redevelopment.





- | | |
|---------------------|-----------------------|
| PEARL: | SOUTHTOWN: |
| 1 Hotel Emma | 9 Batallion |
| 2 Supper | 10 Hot Joy |
| 3 High Street | 11 Maverick |
| 4 Down on Grayson | 12 Brown Coffee |
| DOWNTOWN: | EASTSIDE: |
| 5 St. Anthony Hotel | 13 Estate Coffee |
| 6 Esquire | 14 The Magpie |
| 7 Nonna Osteria | 15 Dignowity Meats |
| 8 Bohanans | 16 Burleson Beer yard |



WALKABLE



PROPERTY DETAILS

139,607 SF Mixed Use District

St. Paul Square Eats & Drinks



- Stylus

Coming Soon

SAINT PAUL SQUARE

SAN ANTONIO, TX

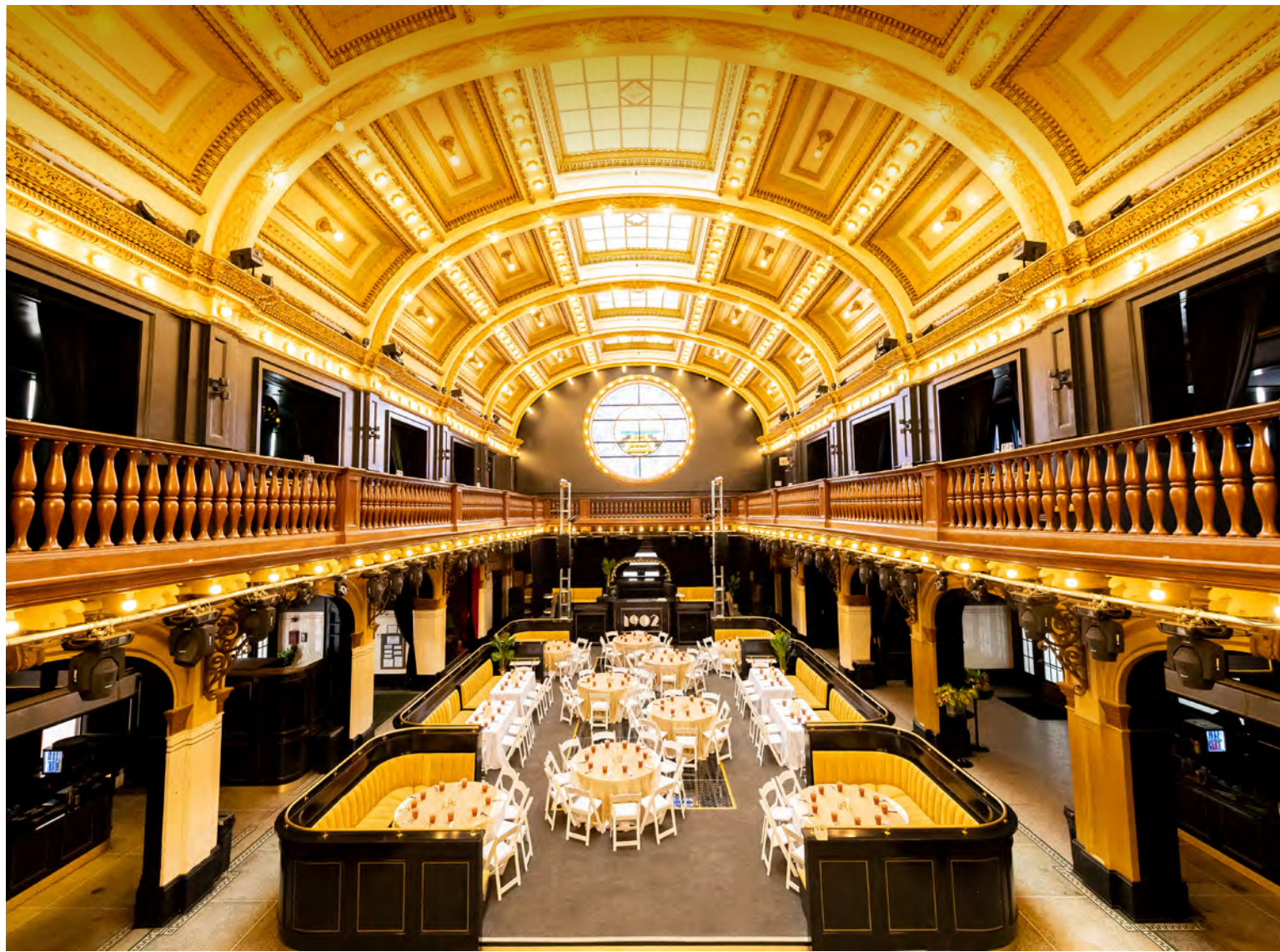
ID	ADDRESS
1	126 Gonzalez St
2	122 Heiman St
3	106 Heiman
4	123 Heiman St
5	119 Heiman
6	1164-1170 E. Commerce
7	1160 E. Commerce
8	1156 E. Commerce
9	1142 E. Commerce

ID	ADDRESS
10	1167 E. Commerce Street
11	230 Center Street
12	1138 E. Commerce

 SUBJECT PROPERTIES

 AREA PARKING





ST. PAUL SQUARE IS A NATIONAL REGISTER HISTORIC DISTRICT

includes the Southern Pacific Depot ("The Espee").

Located on land once farmed by the Mission San Antonio de Valero (the Alamo) in the 18th century, the district was connected to San Antonio by a Spanish road laid out in 1805, now called E COMMERCE ST Street.

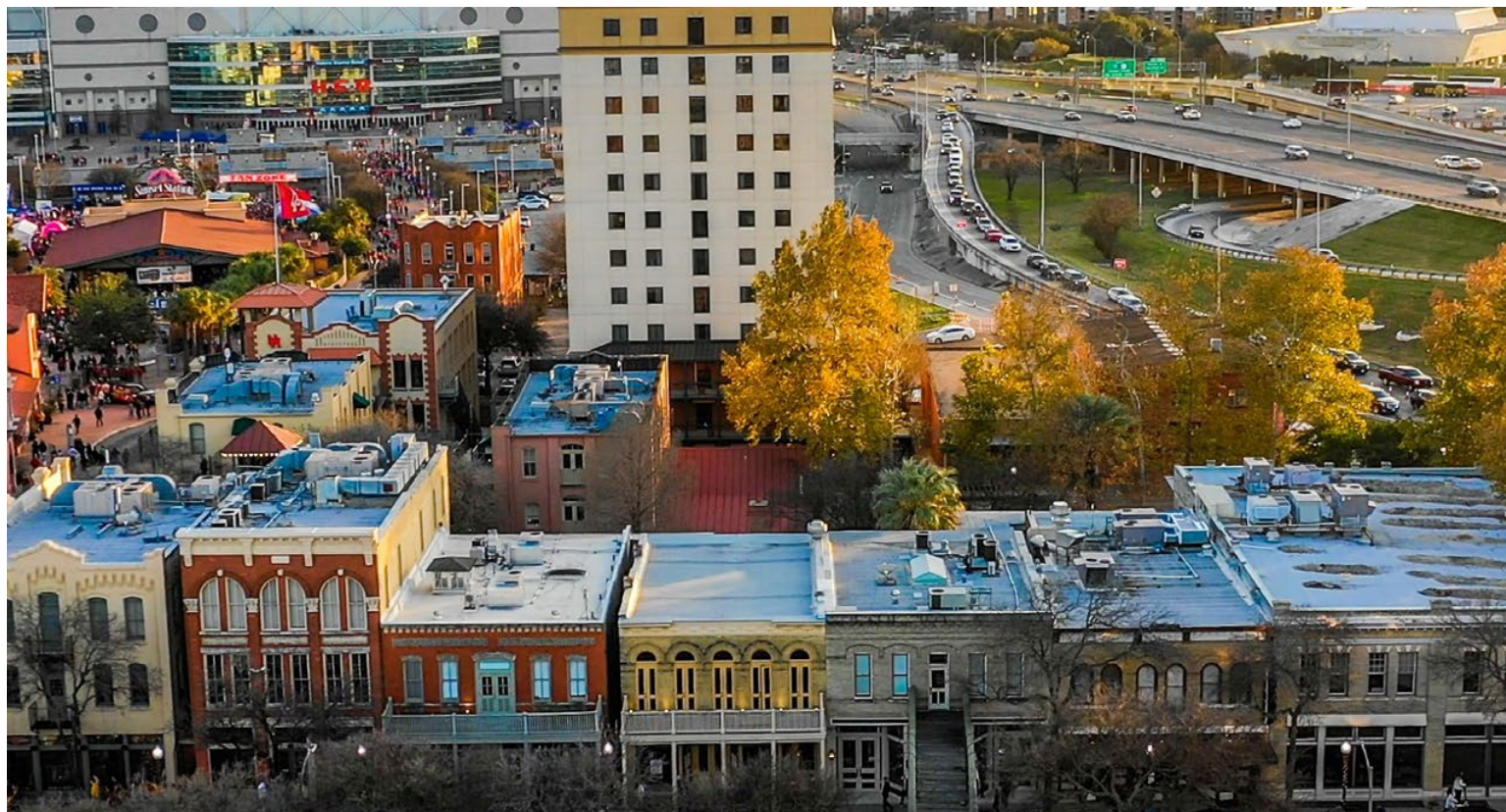
Sparsely developed in the early 19th century, the area grew significantly with the arrival of the railroad in 1877 and the street car system down E COMMERCE ST Street in the 1890s.

In 1902, the Southern Pacific Passenger Depot (The Espee) was built. The opening of the depot was a catalyst for commercial development in the area, and its Mission Revival style strongly influenced architecture in area. This influence can be seen in the stucco surface and prominent curvilinear parapets of many of the buildings. Most of the existing commercial structures were built during this period with the majority of businesses focused on the theme of transportation.

Although racially mixed from its earliest days, the area became a flourishing African-American community of restaurants, hotels, retail stores, boarding houses, and professional offices by the mid-20th century.

St. Paul Square reached its peak during World War II and the Korean War, despite segregation. However, the rise of automobile traffic and the construction of IH-37 brought about a decline in the 1960s through the 1970s.

Today, the area has experienced a rebirth as an entertainment district with the restoration of many of the historic buildings and dining and entertainment options at The Espee – formerly Sunset Station – and the Cameo Theatre.





RETAIL & OFFICE

AVAILABILITIES

1138 E COMMERCE ST



BUILDING HIGHLIGHTS

BUILDING SIZE

12,000 SF
(approximate)

SPACE AVAILABLE

First Floor / Retail or Office
Second Floor / Office
Basement

SQUARE FOOTAGE

6,000 SF (Divisible)
6,000 SF (Divisible)
6,000 SF

RETAIL

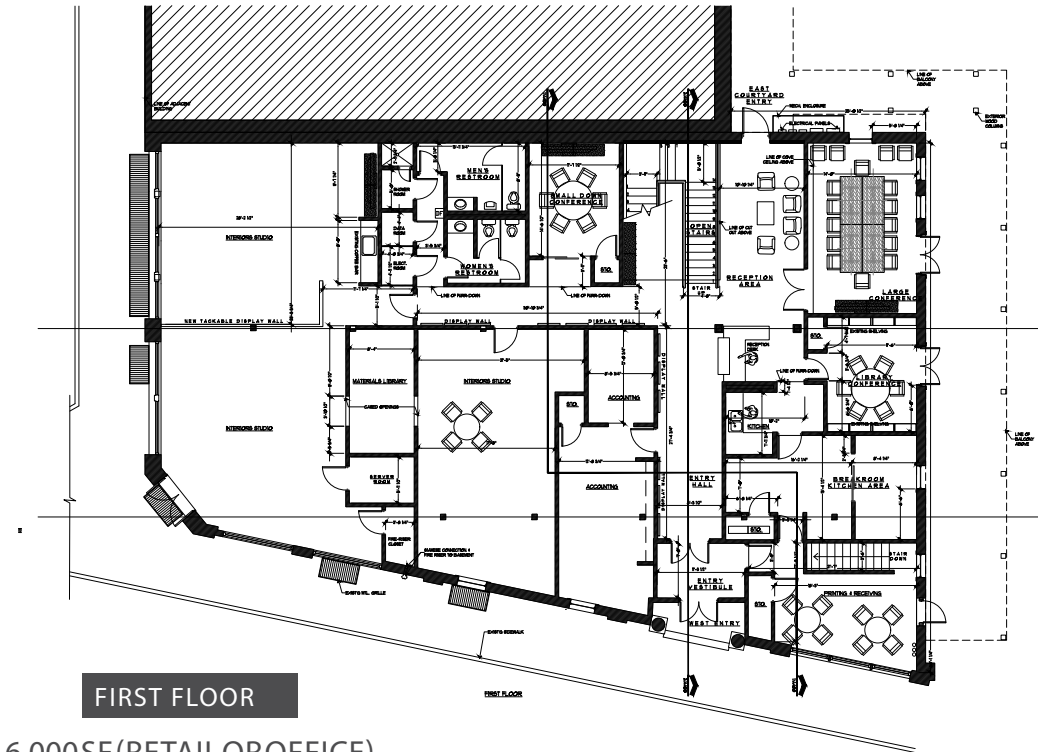
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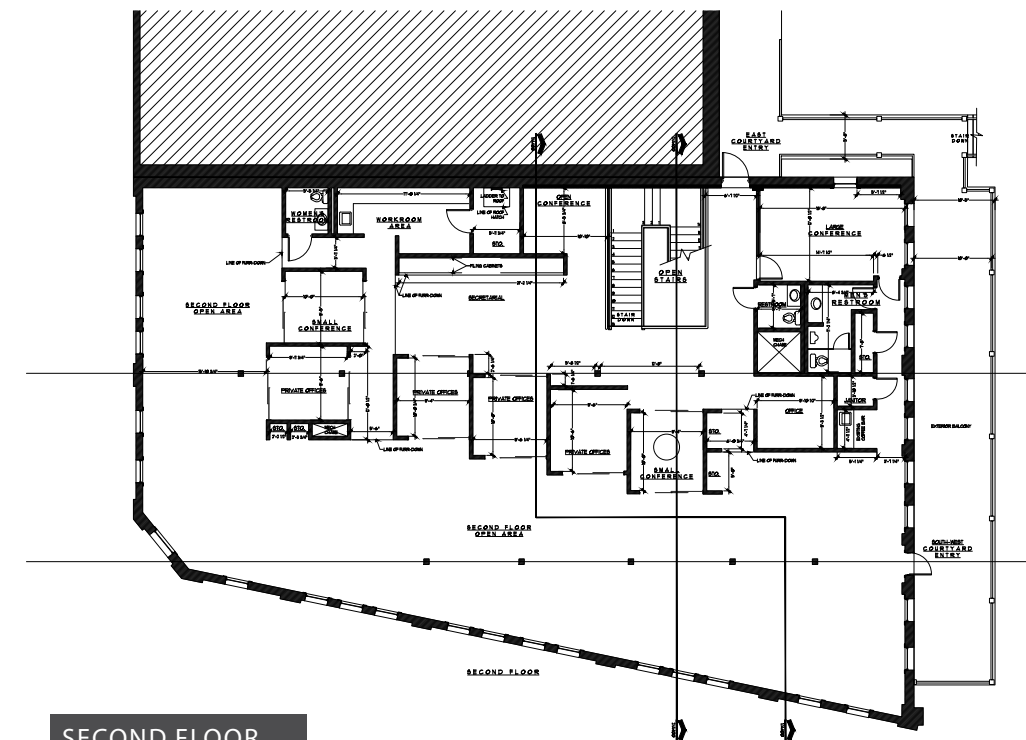
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1138 E COMMERCE ST



FIRST FLOOR
6,000SF (RETAIL OR OFFICE)



SECOND FLOOR
6,000SF (OFFICE)





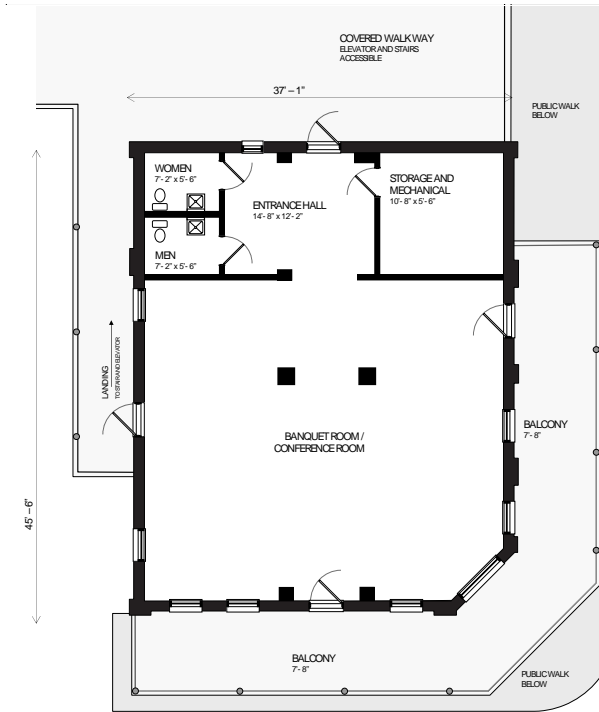
RETAIL & OFFICE

AVAILABILITIES

123—125 HEIMAN ST



123-125 HEIMAN ST



THIRD FLOOR

BUILDING HIGHLIGHTS

BUILDING SIZE	SPACE AVAILABLE	SQUARE FOOTAGE
6,808 SF (approximate)	Thrid Floor / Office	5,106 SF

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OFFICE

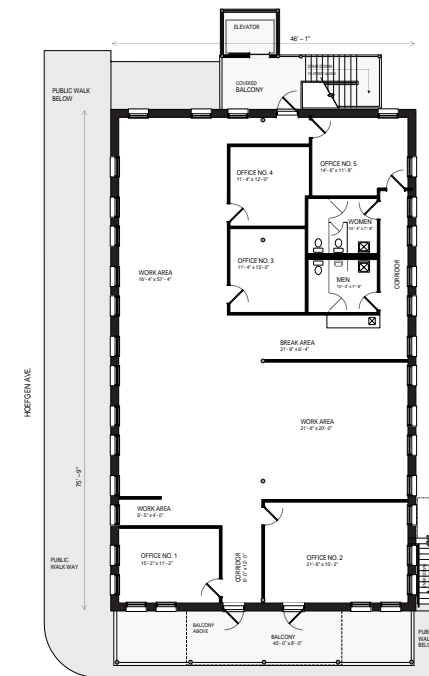
AVAILABILITIES

122 HEIMAN ST

THE MISSION HOTEL



122 HEIMAN ST



SECOND FLOOR PLAN

BUILDING HIGHLIGHTS

BUILDING SIZE

10,470 SF (approximate)

SPACE AVAILABLE

Second Floor

SQUARE FOOTAGE

500 SF

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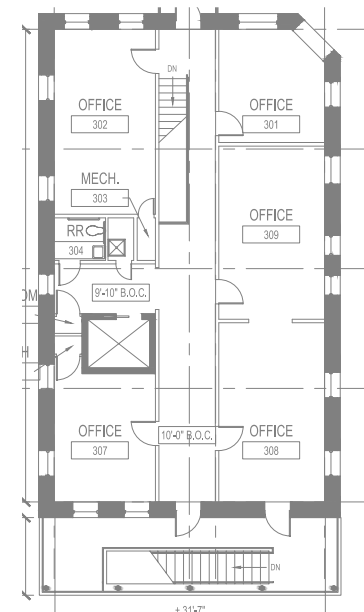
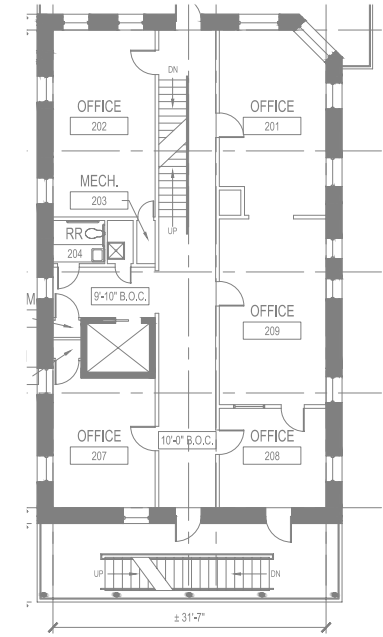
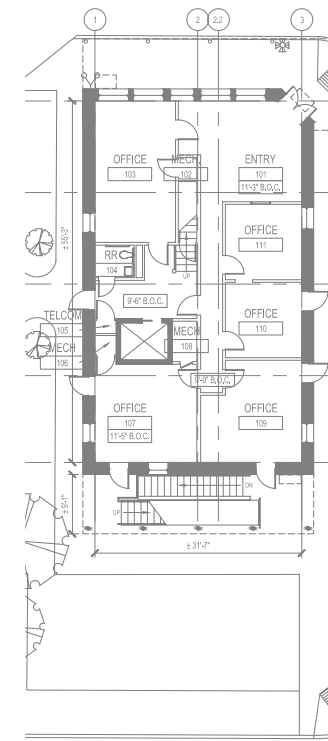
AVAILABILITIES

126 GONZALES STREET

THE LONE STAR HOTEL



126 GONZALES ST



BUILDING HIGHLIGHTS

BUILDING SIZE

7,097 SF (approximate)

SPACE AVAILABLE

First Floor
Second Floor
Third Floor

SQUARE FOOTAGE

1,785 SF

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RETAIL, OFFICE
OR EVENT SPACE

AVAILABLE

230 CENTER ST

THE SPIRE



BUILDING HIGHLIGHTS

BUILDING SIZE

4,765 SF (approximate)

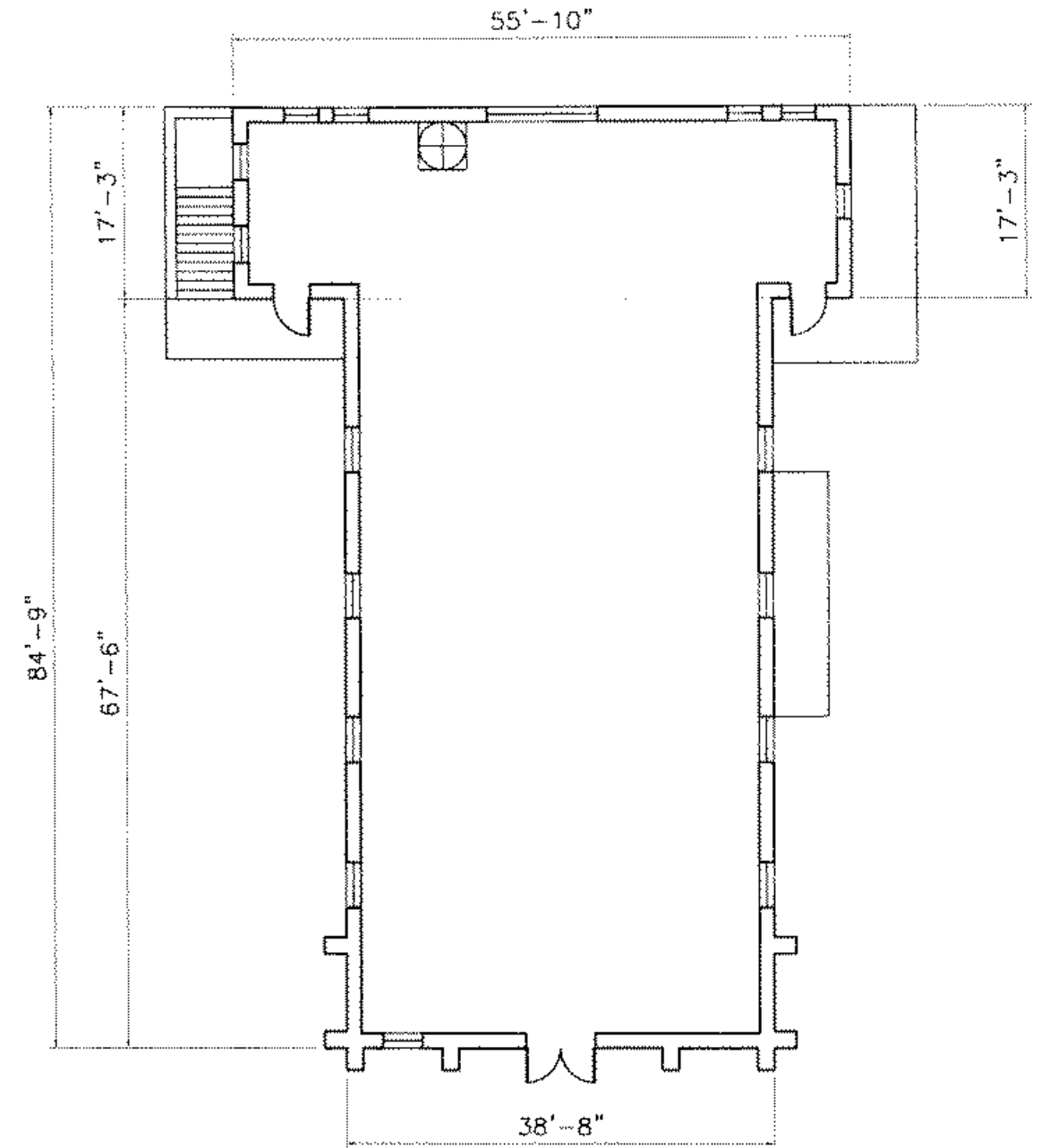
SPACE AVAILABLE

3,590 SF

(Excludes Basement)

230 CENTER ST

3,590SF



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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
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