

SOUTHTOWN JUNCTION

812 SOUTH ALAMO STREET | SAN ANTONIO, TX



RETAIL AND FOOD TRUCK SPACE AVAILABLE

- Located at the southeast corner of S Alamo Street and S St. Mary's Street
- Rare High Profile Retail Opportunity
- Located at main entry to Southtown

AVAILABLE SPACE

- 1,787 SF + 822 SF mezzanine
- Food Truck space available

AREA RETAILERS



Nestled in the heart of Southtown, just a few blocks south of downtown San Antonio, in close proximity to the River Walk, the Alamo, HEB's corporate headquarters, the Alamodome, UTSA's new downtown School of Data Science and National Security Collaboration Center and the San Antonio Convention Center.

DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Total Population	11,935	158,856	378,542
Daytime Population	83,051	249,980	462,296
Avg HH Income	\$57,224	\$44,988	\$51,914

CONTACT FOR MORE INFORMATION

CASEY R. KOPECKY
Principal | Director of Brokerage
512.477.2221
ckopecky@ironwoodre.com

The information contained herein was obtained from sources believed reliable; however, Ironwood Commercial Brokerage, LP makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, changes of price, prior to sale or lease, or withdrawal without notice.





S ST MARY'S ST

S ALAMO ST

S PRESA ST

1,787 SF

SOUTHTOWN
SUPPLY
CO



CINNAHOLIC[®]
CINNAMON ROLLERY



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1,787 SF
AVAILABLE



SOUTHTOWN
SUPPLY
CO



CINNAHOLIC[®]
Gourmet Cinnamon Rolls



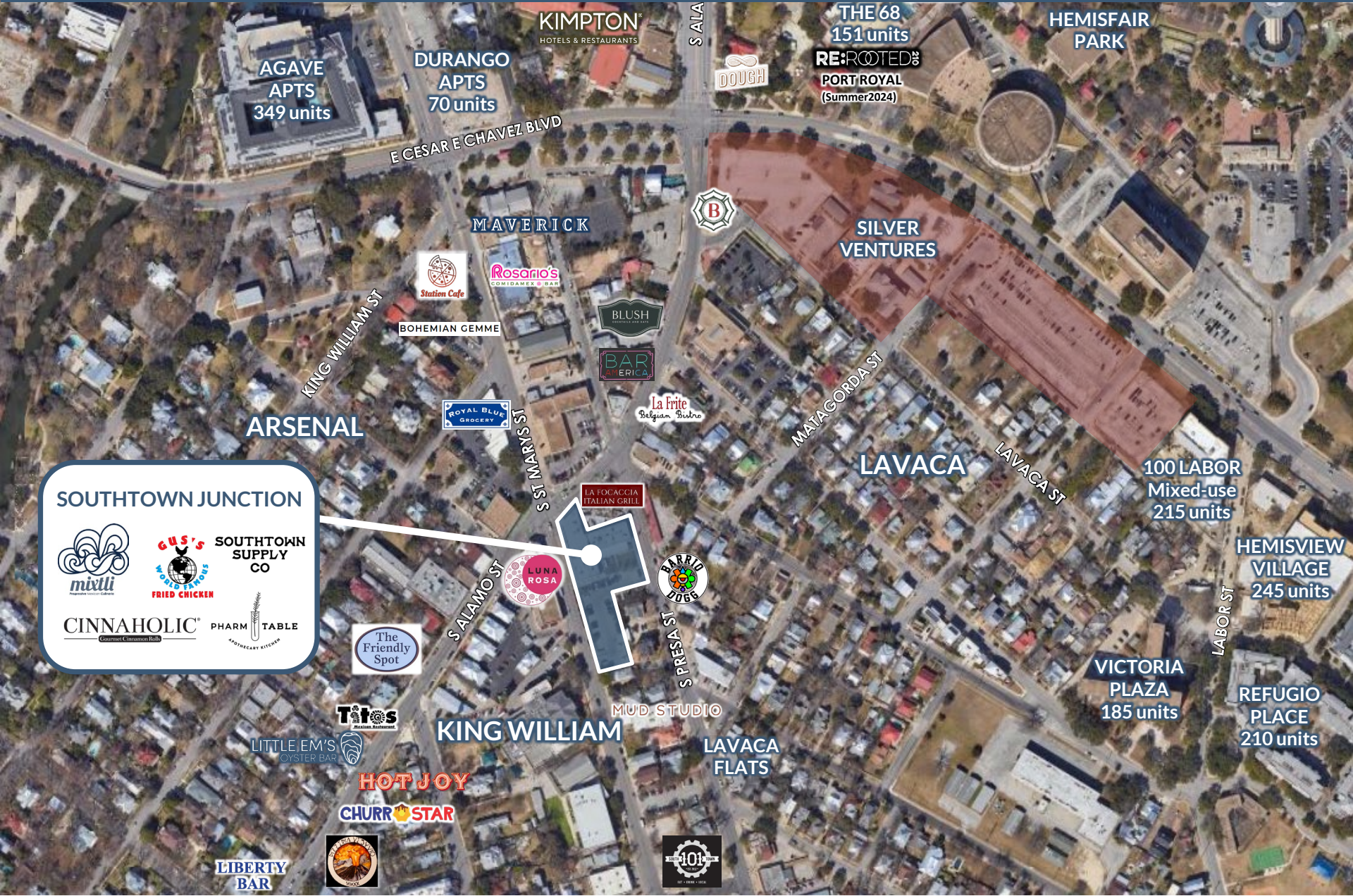
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SOUTHTOWN JUNCTION

SOUTH TOWN SUPPLY CO

**AGAVE
APTS**
349 units

**DURANGO
APTS**
70 units

KIMPTON
HOTELS & RESTAURANTS

THE 68
151 units

**HEMISFAIR
PARK**

RE:ROOTED
PORT ROYAL
(Summer 2024)

MAVERICK

**SILVER
VENTURES**



Rosario's
COMIDAMEX BAR



BOHEMIAN GEMME



La Frite
Belgian Bistro



ARSENAL

LAVACA

100 LABOR
Mixed-use
215 units

SOUTH TOWN JUNCTION



**SOUTH TOWN
SUPPLY
CO**

CINNAHOLIC
Gourmet Cinnamon Rolls

PHARM TABLE
APOTHECARY KITCHEN



S ST MARY'S ST



LA FOCACCIA
ITALIAN GRILL



**HEMISVIEW
VILLAGE**
245 units

S ALAMO ST

KING WILLIAM

MUD STUDIO

**LAVACA
FLATS**

**VICTORIA
PLAZA**
185 units

**REFUGIO
PLACE**
210 units

LITTLE EM'S
OYSTER BAR



HOT JOY

CHURR STAR

**LIBERTY
BAR**



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VISTA VERDE SOUTH



SOUTHTOWN JUNCTION

FEDERAL COURTHOUSE

ENCORE SO FLO 339 units

HERITAGE PLAZA 341 units

E CESAR E CHAVEZ BLVD



HEADQUARTERS

E ARSENAL ST

ARSENAL

OP SCHNABEL 70 units

1010 SOUTH FLORES 46 units

CAMPSTREET LOFTS 100 units

ACERO 323 units

GALLERY LOFTS 27 units

SOUTH END LOFTS 63 units

STEEL HOUSE 67 units

S ALAMO ST

ART HOUSE 292 units

TROVE SOUTHTOWN 252 units

LA TUNA

SOUTHTOWN FLATS 229 units

LONESTAR



ST JOHNS SQUARE 252 units

SPRINGHILL SUITES BY HARRIOTT

AGAVE APTS 349 units

DURANGO APTS 70 units

MAVERICK

BOHEMIAN GEMME

The Friendly Spot

Titos Mexican Restaurant

LITTLE EM'S OYSTER BAR

LIBERTY BAR

Stranded Coffee



STELLA

HALCYON

BLUE STAR ARTS COMPLEX

KING WILLIAM

SURGETECA

THE FLATS AT BIG TEX 336 units

GW BRACKENRIDGE HIGH SCHOOL 1,717 Students

The Fairmount

MAGIK THEATRE

THE 68 REBROTTED

DOUGH

SILVER VENTURES

Rosario's

BLUSH

ROYAL BLUE GROCERY

La Frite Belgian Bistro

LUNA ROSA

MUD STUDIO

HOT JOY

CHURR STAR

THE GOOD KIND

KAFE

BLISS

LAVACA

McIntyre's

The Haven

S ST MARYS ST

S Pecos St

ST PAUL SQUARE

ESPEE

HENRY B. GONZALEZ CONVENTION CENTER



HEMISFAIR PARK

LUSA INSTITUTE OF TEXAN CULTURES

ALAMODOME

100 LABOR 215 units

VICTORIA PLAZA 185 units

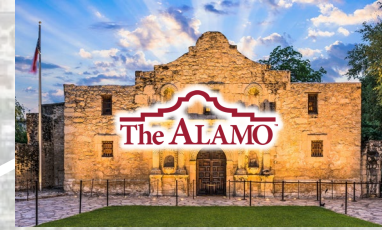
HEMISVIEW VILLAGE 245 units

REFUGIO PLACE 210 units

E CESAR E CHAVEZ BLVD



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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 on 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 listening 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.

Ironwood Commercial Brokerage, LP
Licensed Broker/Broker Firm Name or Primary Assumed Business Name

9006581
License No.

mhooks@ironwoodre.com
Email

512.477.4848
Phone

Matthew Hooks
Designated Broker of Firm

443482
License No.

mhooks@ironwoodre.com
Email

512.477.2225
Phone

Licensed Supervisor of Sales Agent/ Associate

License No.

Email

Phone

Casey R. Kopecky
Sales Agent/ Associate's Name

602642
License No.

ckopecky@ironwoodre.com
Email

512.477.2221
Phone

Buyer/Tenant/Seller/Landlord Initial

Date