

# 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
- 2,262 SF
- 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

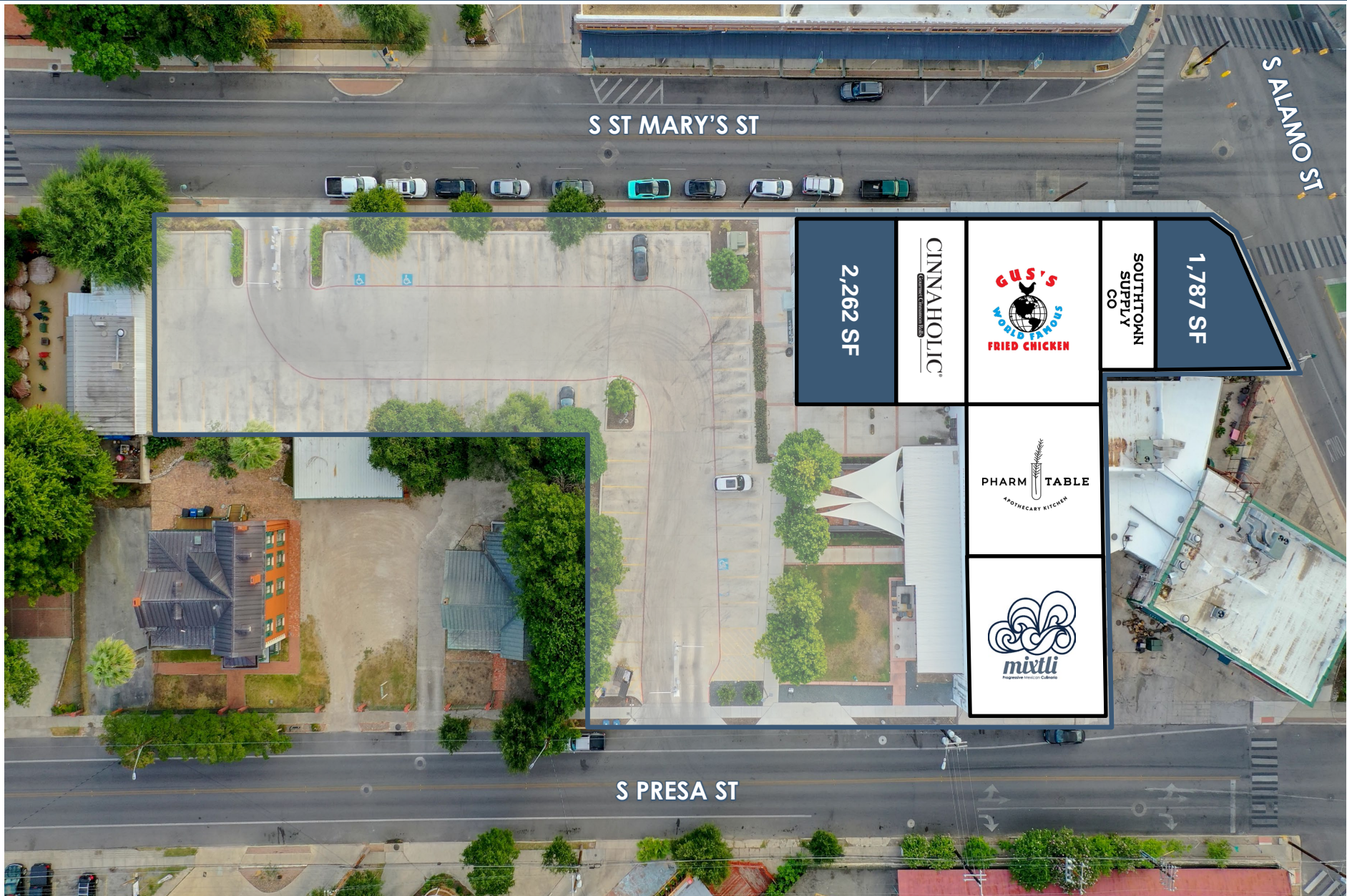
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S ST MARY'S ST

S ALAMO ST

2,262 SF

CINNAHOLIC  
CINNAMON ROLLERY



SOUTHTOWN  
SUPPLY  
CO

1,787 SF

PHARM TABLE  
APOTHECARY KITCHEN



S PRESA ST



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1,787 SF  
AVAILABLE



SOUTHTOWN  
SUPPLY  
CO



2,262 SF  
AVAILABLE

CINNAHOLIC<sup>®</sup>  
Gourmet Cinnamon Rolls





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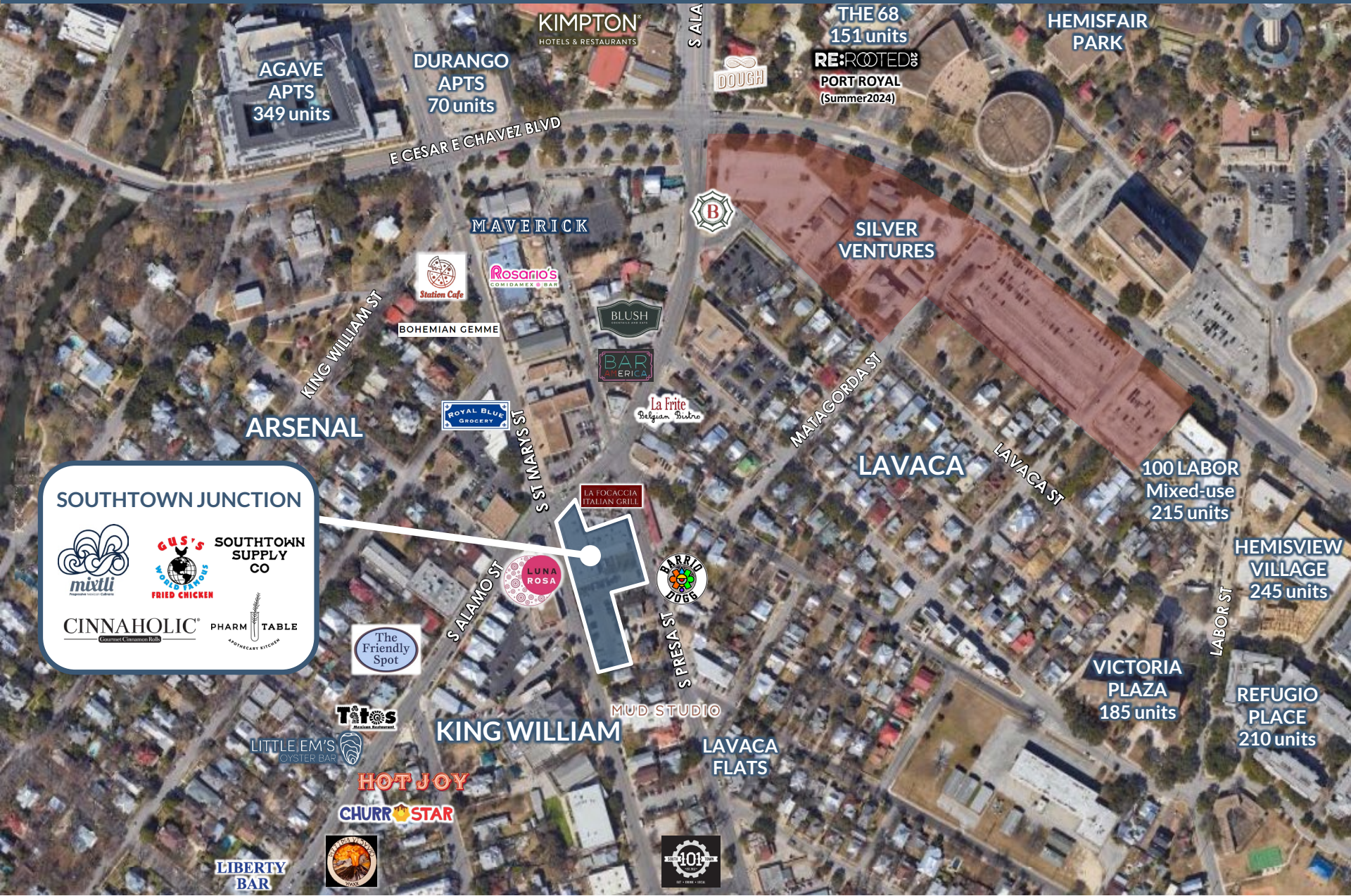


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AGAVE  
APTS  
349 units

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

BLUSH

BOHEMIAN GEMME

BAR  
ERICA

La Frite  
Belgian Bistro

ROYAL BLUE  
GROCERY

ARSENAL

LAVACA

100 LABOR  
Mixed-use  
215 units

SOUTHTOWN JUNCTION



SOUTHTOWN  
SUPPLY  
CO

CINNAHOLIC  
Gourmet Cinnamon Rolls

PHARM  
TABLE  
APOTHECARY KITCHEN

The  
Friendly  
Spot

KING WILLIAM  
ST  
S ALAMO ST  
S SKYWAY ST



LA FOCACCIA  
ITALIAN GRILL



HEMISVIEW  
VILLAGE  
245 units

S PRESA ST

MUD STUDIO

KING WILLIAM

LAVACA  
FLATS

VICTORIA  
PLAZA  
185 units

REFUGIO  
PLACE  
210 units

LITTLE EM'S  
OYSTER BAR



HOT JOY

CHURR STAR

LIBERTY  
BAR



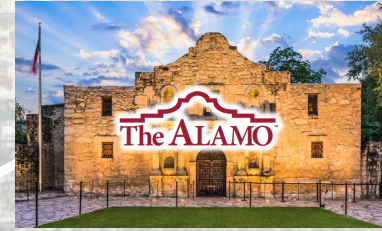


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# INFORMATION ABOUT BROKERAGE SERVICES

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

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\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initial

\_\_\_\_\_  
Date