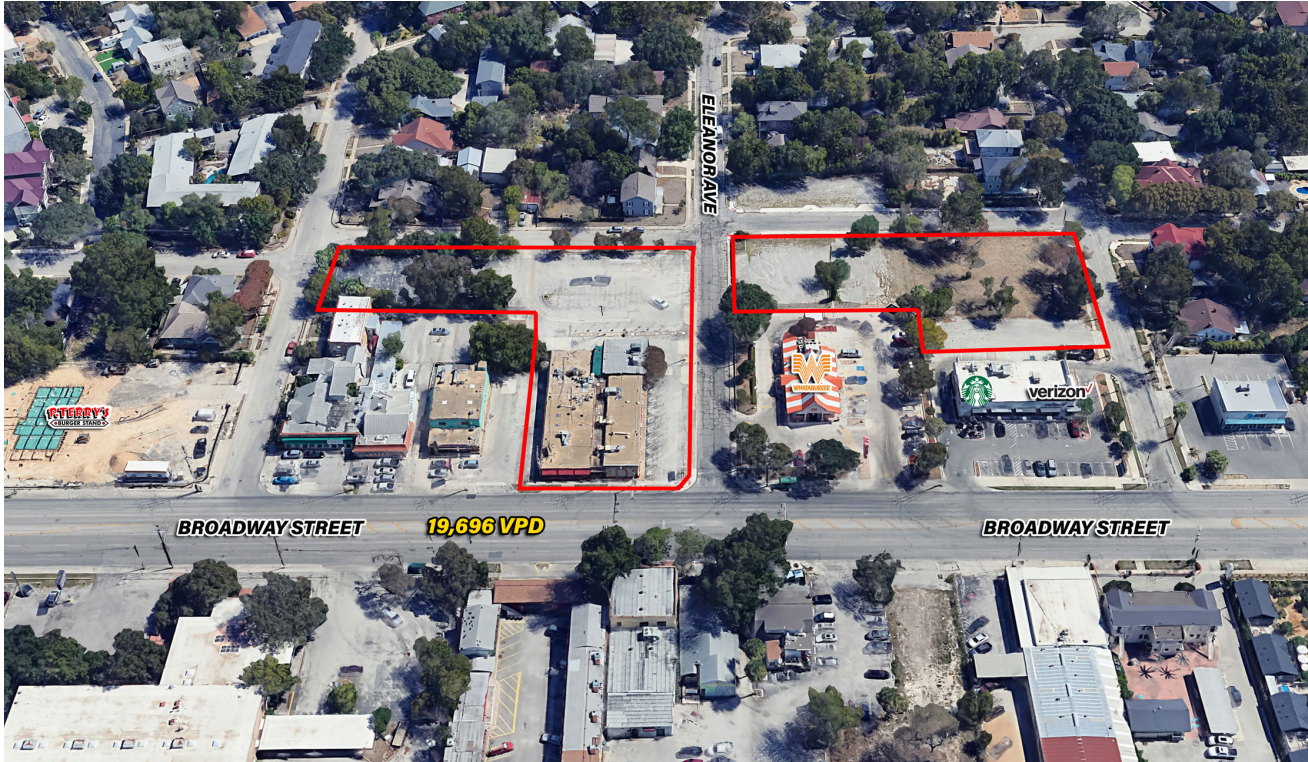


PROMINENT REDEVELOPMENT OPPORTUNITY

SAN ANTONIO, TX | 3210 BROADWAY STREET



- +/- 13,000 SF Existing Building/Redevelopment For Lease – Former Tomatillo's Restaurant & Bar
- Hard Corner of Broadway & Eleanor, Perfectly Located between Alamo Heights & Downtown San Antonio
- Integral Part of San Antonio's Midtown Brackenridge Master Plan [Lively Mixed-Use District along Broadway St from the Pearl Brewery to University of the Incarnate Word]
- Up & Coming Neighborhood w/ Solid Demographics & Traffic Counts
- Abundant Parking
- Redevelopment Opportunities

DEMOGRAPHICS:

	1 MILE	3 MILE	5 MILE
2023 Population	9,114	99,939	306,342
2023 Daytime Population	19,001	206,439	454,236
2023 Total Households	3,239	40,024	119,507
2023 Average HH Income	\$89,216	\$105,681	\$79,451

TRAFFIC COUNTS:

Broadway St: 19,696 VPD
 HWY 281: 138,119 VPD
 Interstate 35: 144,783 VPD

AVAILABLE: +/- 13,000 SF
 BUILDING ON 1.18 ACRES + 0.929
 ACRES

FOR LEASE: PLEASE CALL FOR
 PRICING

ZONING: C2 + MF33

TRAFFIC GENERATORS:



FOR MORE INFORMATION, PLEASE CONTACT:

JOHN MATHES
 214.572.8418
 jmathes@theretailconnection.net

THAD BECKNER
 214.572.8457
 beckner@theretailconnection.net

MIKE GARANSUAY
 210.408.2240
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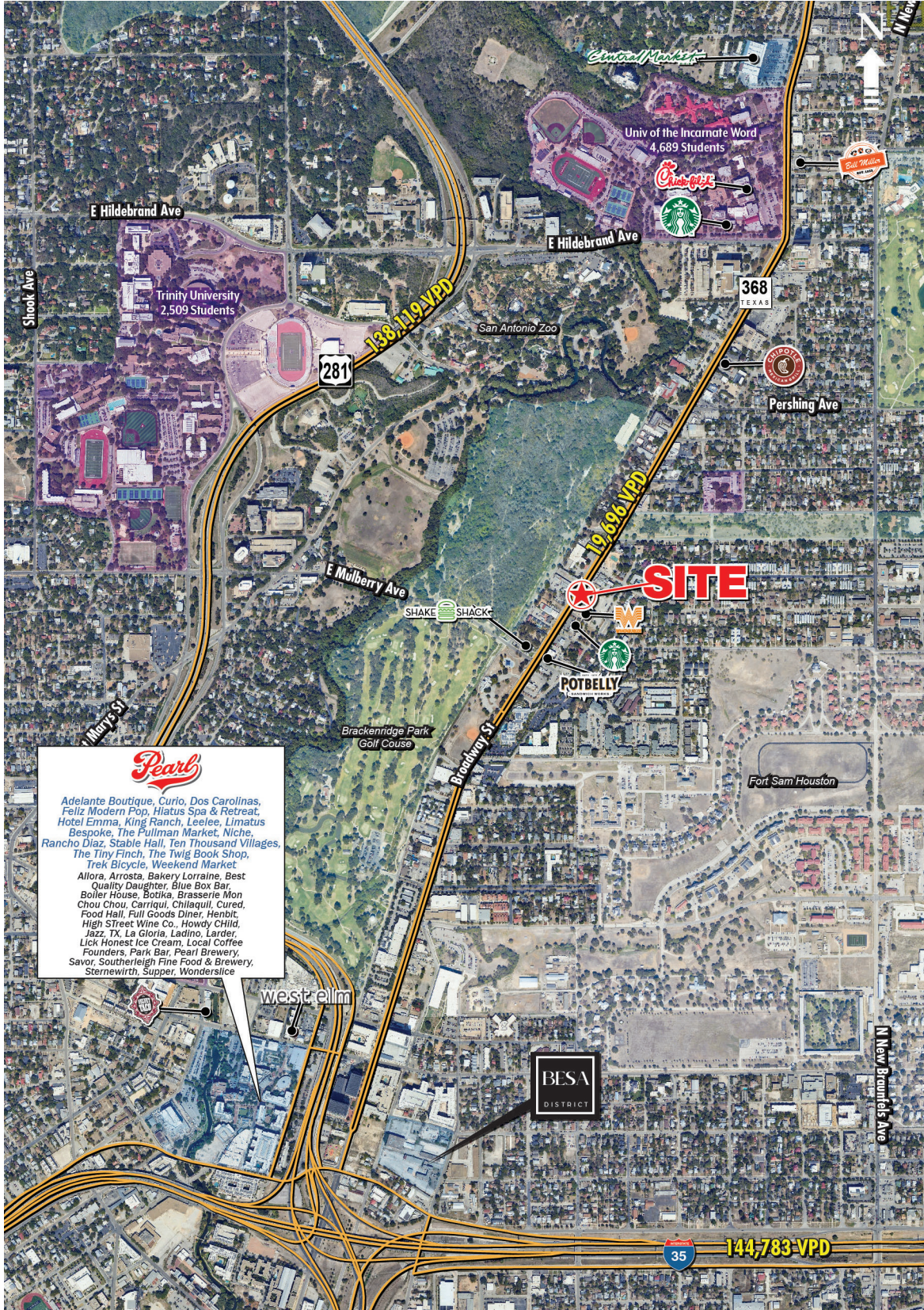
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Pearl
 Adelante Boutique, Curio, Dos Carolinas, Feliz Modern Pop, Hiatus Spa & Retreat, Hotel Emma, King Ranch, Leelee, Limatus Bespoke, The Pullman Market, Niche, Rancho Diaz, Stable Hall, Ten Thousand Villages, The Tiny Finch, The Twig Book Shop, Trek Bicycle, Weekend Market
 Allora, Arrosta, Bakery Lorraine, Best Quality Daughter, Blue Box Bar, Boiler House, Botika, Brasserie Mon Chou Chou, Carrigui, Chilaquili, Cured, Food Hall, Full Goods Diner, Henbit, High Street Wine Co., Howdy Child, Jazz, TX, La Gloria, Ladino, Larder, Lick Honest Ice Cream, Local Coffee Founders, Park Bar, Pearl Brewery, Savor, Southerleigh Fine Food & Brewery, Sternwirth, Supper, Wonderslice

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UPPER BROADWAY SUB AREA



EXISTING ELEANOR TO FUNSTON



EXISTING LOOKING NORTH FROM ELEANOR



CONCEPTUAL RENDERING WITH INFILL, NEW PASEO TO AVENUE B AND TRAFFIC CIRCLE AT MAHNCKE PARK



CONCEPTUAL RENDERING LOOKING NORTH FROM ELEANOR

PROMINENT REDEVELOPMENT OPPORTUNITY

SAN ANTONIO, TX | 3210 BROADWAY STREET

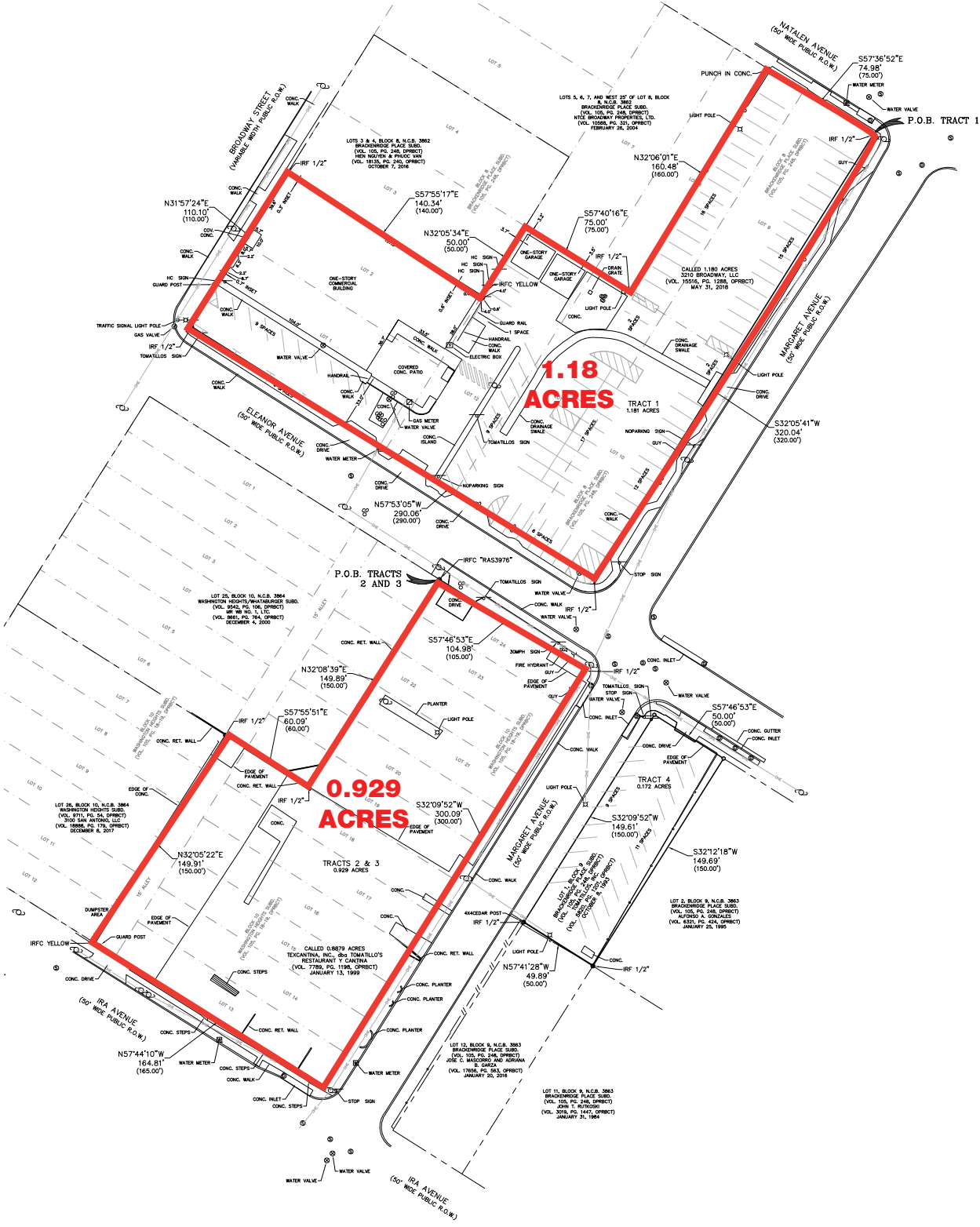
THE BRACKENRIDGE PARK MASTER PLAN



Conceptual aerial looking northeast

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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.

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:
 1. that the owner will accept a price less than the written asking price;
 2. that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 3. 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.

<hr/> Retail Connection, L.P. <hr/> Licensed Broker/Broker Firm Name or Primary Assumed Business Name	<hr/> 9006485 <hr/> License No.	<hr/> reception@theretailconnection.net <hr/> Email	<hr/> 214-572-0777 <hr/> Phone
<hr/> Designated Broker of Firm <hr/>	<hr/> License No. <hr/>	<hr/> Email <hr/>	<hr/> Phone <hr/>
<hr/> Licensed Supervisor of Sales Agent/Associate <hr/>	<hr/> License No. <hr/>	<hr/> Email <hr/>	<hr/> Phone <hr/>
<hr/> Sales Agent/Associate's Name <hr/>	<hr/> License No. <hr/>	<hr/> Email <hr/>	<hr/> Phone <hr/>
<hr/> Buyer/Tenant/Seller/Landlord Initials		<hr/> Date	