



COMMERCIAL PROPERTIES

Brokerage • Management • Investments • Accounting



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RETAIL IN NEW MIXED DEVELOPMENT NEAR HEMISFAIR

100 Labor St | San Antonio, TX 78210

CESAR CHAVEZ BLVD

3 Minute Walk to Convention Center & San Antonio Riverwalk

OVER 1,100 APARTMENT UNITS IN A TWO BLOCK RADIUS

RETAIL LEASE

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HIGHLIGHTS

- **Historic Meets Modern:** Nestled amidst the historic charm of Downtown San Antonio, this retail space seamlessly combines modern design with the district's rich cultural heritage, creating a unique and inviting atmosphere.
- **Strategic Location:** Situated at the intersection of Labor Street and Cesar Chavez, this space benefits from a constant flow of foot traffic generated by tourists, locals, and nearby office workers. The location ensures high visibility and accessibility.
- **Architectural Elegance:** Boasting an elegant storefront with lots of windows and a tastefully designed facade, this retail space stands out as a sophisticated and eye-catching destination within the development.
- **Open Floor Plan:** The interior offers an open and flexible layout that can be tailored to accommodate a variety of retail concepts, from boutique fashion and artisanal goods to gourmet treats and curated gifts.
- **Abundant Natural Light:** Large windows allow abundant natural light to flood the interior, creating a warm and inviting ambiance for shoppers and enhancing the presentation of your products.
- **Cultural Fusion:** Join a dynamic mix of businesses within the development, including art galleries, eclectic cafes, and craft boutiques. This fusion of cultures and experiences fosters a dynamic environment that attracts a diverse clientele.

LOCATION

Property is on the corner of Labor Street and Cesar Chavez - across from Institute of Texan Cultures, Hemisfair, and Texas Cultures.

DESCRIPTION

Welcome to an exceptional retail leasing opportunity in the heart of Downtown San Antonio. This contemporary retail space, located within a brand-new development, offers an unparalleled setting for businesses aiming to thrive in one of Texas' most vibrant urban centers. Estimated completion date is December 2023.

LEASE TERM

3-5 years

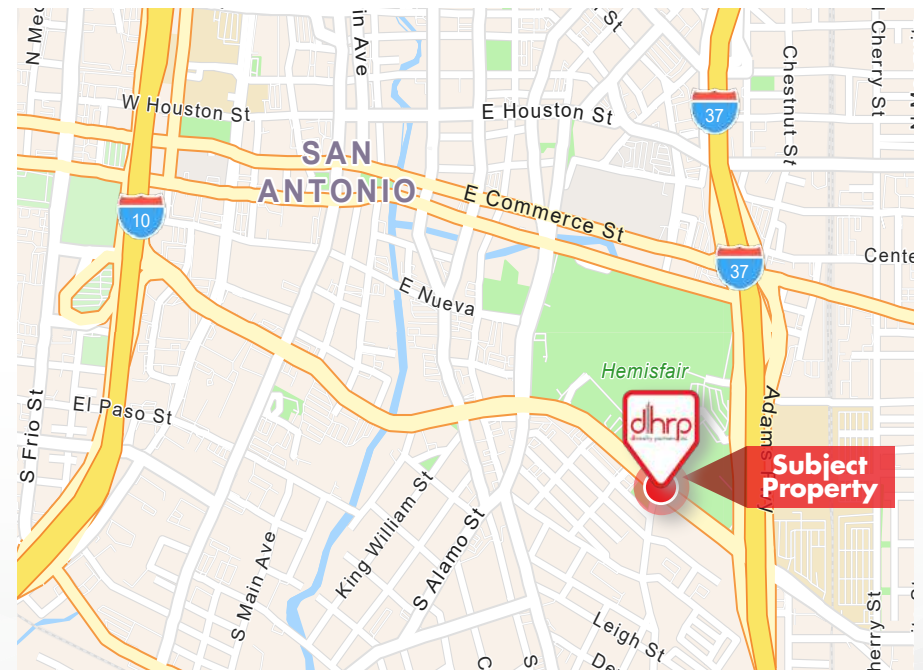
SERVICE TYPE

NNN

LEASE RATE

CONTACT BROKER

Available Suites	SF
103 Labor St	
Suite 101	± 1,633 SF
Suite 103	± 1,992 SF
106 Labor St	
Suite 101	± 1,258
Suite 102	± 546 SF



The information herein was obtained from sources deemed reliable; however, DH Realty Partners, Inc. makes no guarantees, warranties, or representations as to the completeness of 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. All Floor plans, property lines, areas, and dimensions are approximate and for illustration purposes only. DHRP | DH Realty Partners, Inc. ©2023. A Texas Corporation.



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RENDERINGS

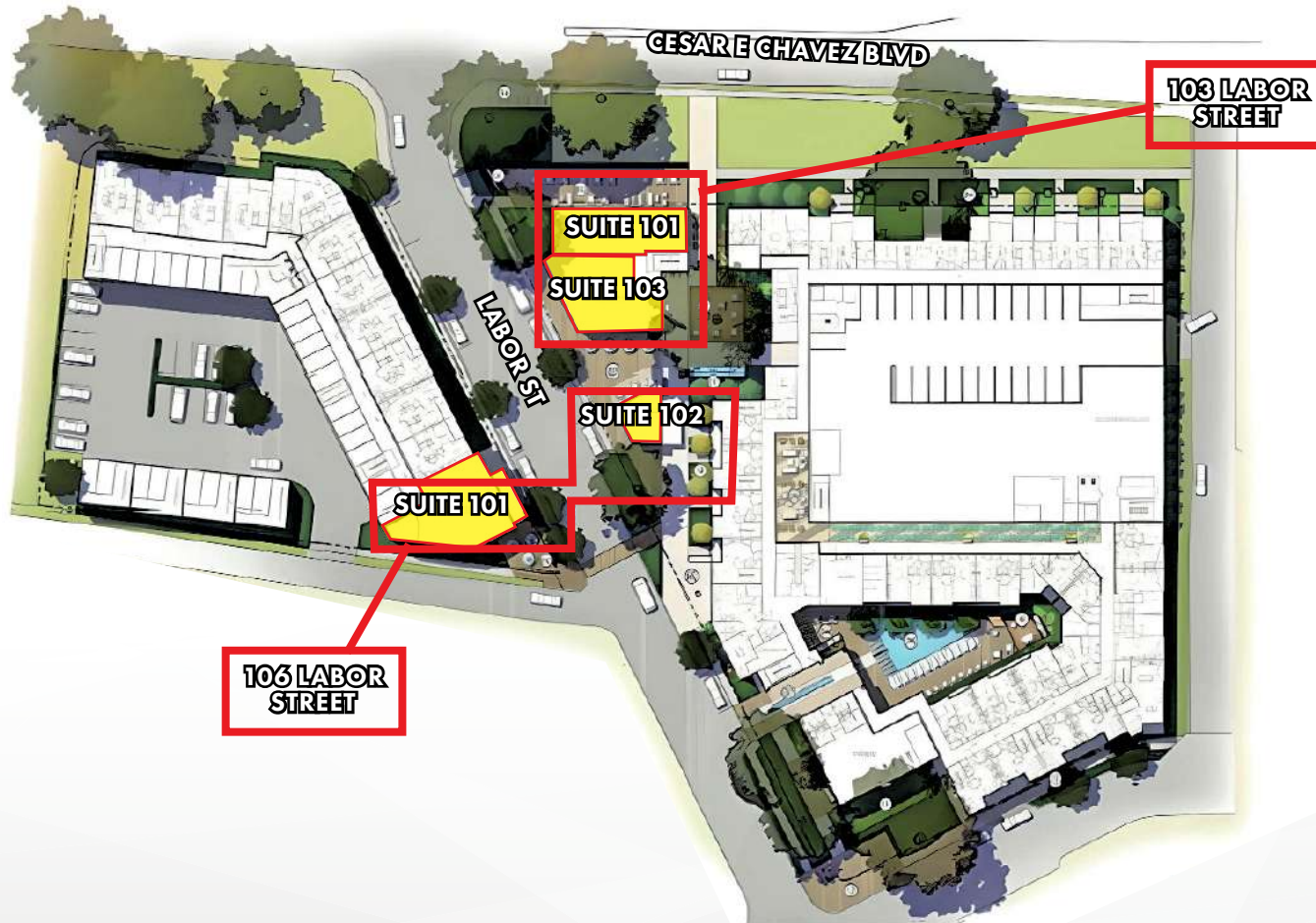


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RENDERINGS

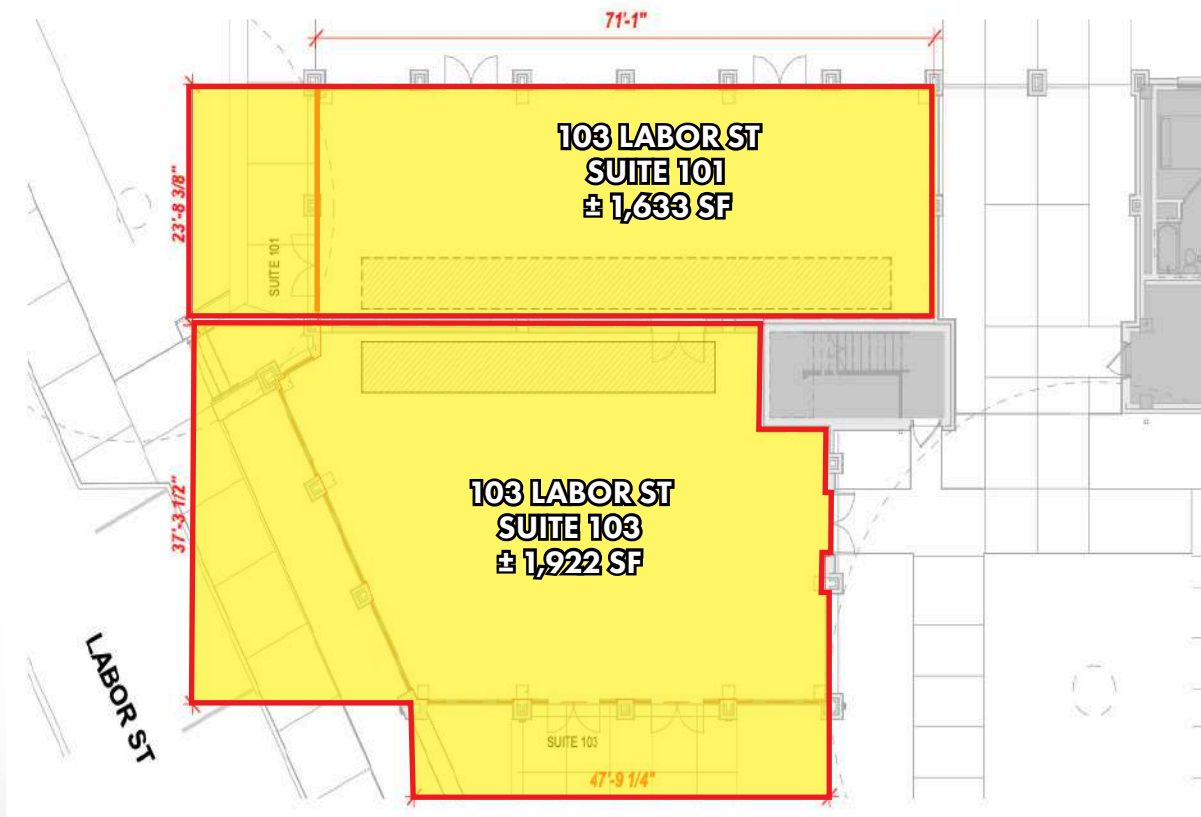


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103 LABOR STREET



Available Suite	SF
Suite 101	± 1,633 SF
• Best suited for a restaurant or retail	
Suite 103	± 1,922 SF
• Ideally suited for a restaurant or retail or small grocery/convenient store	

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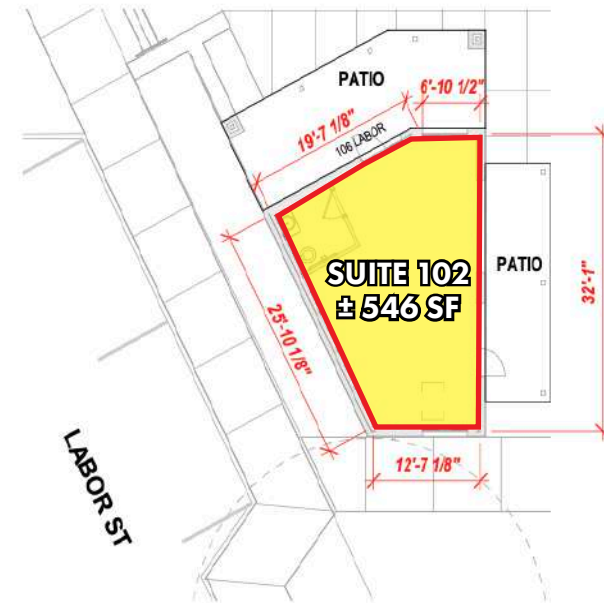
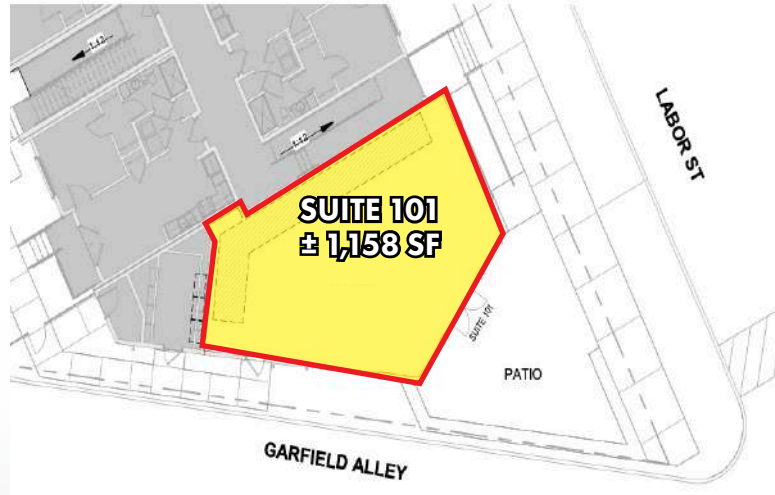
RETAIL IN NEW MIXED DEVELOPMENT NEAR HEMISFAIR

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106 LABOR STREET

Available Suite	SF
-----------------	----

- | | |
|--|------------|
| Suite 101 | ± 1,158 SF |
| <ul style="list-style-type: none"> • Ideally suited for restaurant or a brewery • Includes outdoor patio | |



Available Suite	SF
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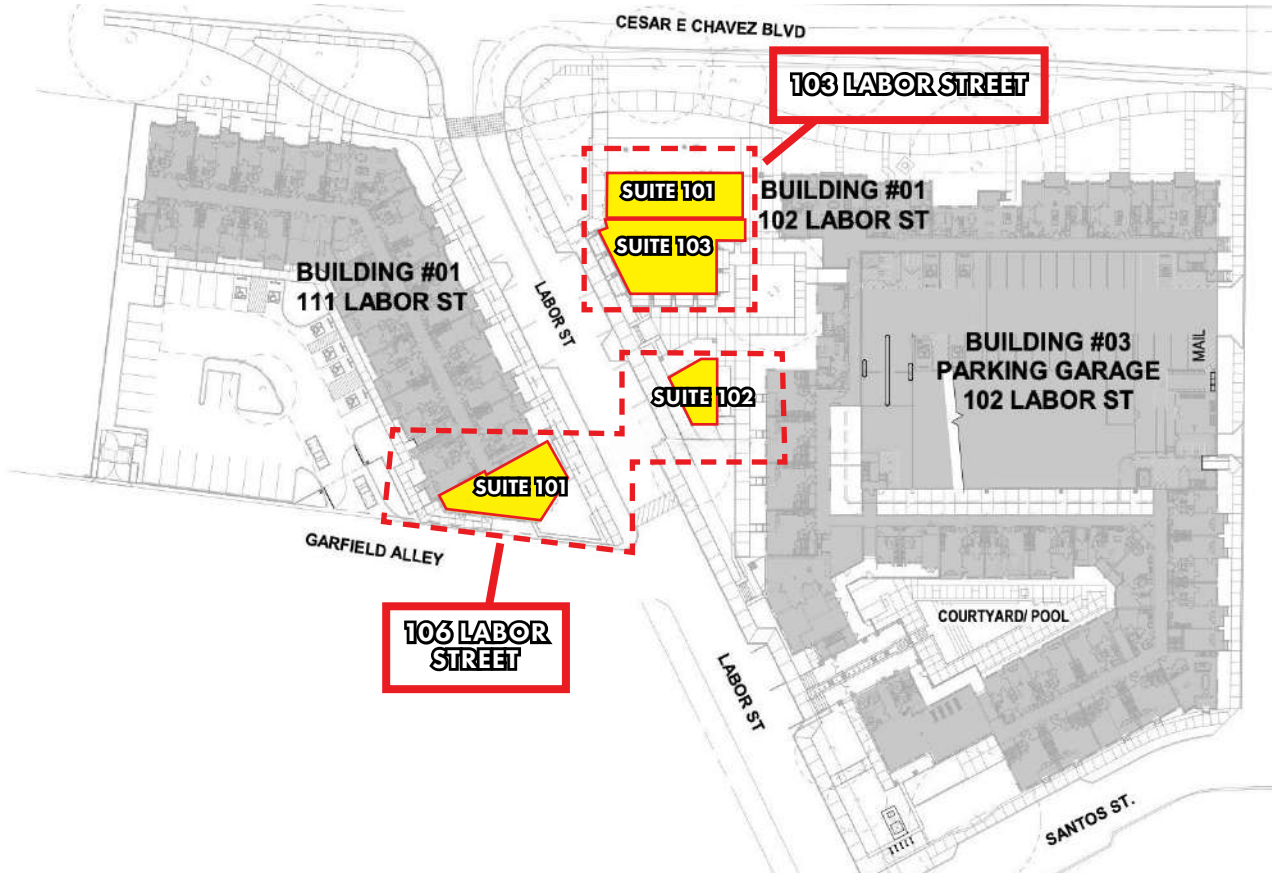
- | | |
|---|----------|
| Suite 102 | ± 546 SF |
| <ul style="list-style-type: none"> • Perfect space for a coffee shop | |

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SITE PLAN



Available Suite	SF
103 Labor St	
Suite 101	± 1,633 SF
Suite 103	± 1,992 SF
106 Labor St	
Suite 101	± 1,258 SF
Suite 102	± 546 SF

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100 LABOR STREET DOWNTOWN APARTMENTS

100 Labor
downtown apartments

AMENITIES

- 1 Rooftop Terraces
- 2 Courtyard with Pool
- 3 Leasing Office & Community Room
- 4 Fitness Center
- 5 Business Center
- 6 EV Charging Station
- 7 Lower-Level Retail

POINTS OF INTEREST

- L Tower Life Building
- V Yanaguana Garden at Hemisfair
- T Tower of Americas
- A Alamodome
- S Southtown
- R Riverwalk
- P Parking
- 110 110 Labor St

100Labor.com
110 Labor Street
San Antonio, TX 78210



Click here to visit Labor Street Downtown Apartments:
<https://bit.ly/48gRCTr>

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August 9, 2023

How Retail Became Texas' Strongest Commercial Real Estate Category

By Herb Weitzman, executive chairman, Weitzman

The final approval from the Historic and Design Review Commission (HDRC) was granted of a mixed-income, mixed-used development consisting of 220 units in the Lavaca neighborhood. This development, a \$45.6 million project, marks a significant addition of approximately 44 public housing units to the Southtown area. It is part of the multi-phased initiative by the San Antonio Housing Authority (SAHA) to redevelop the old Victoria Courts site just south of Hemisfair.

SAHA has collaborated with Franklin Companies, a San Antonio-based for-profit affordable housing developer, for this venture. Although details regarding other entities involved in the partnership remain undisclosed, the partnership received a full property tax exemption under state law, owing to SAHA's ownership of the land through one of its nonprofit entities. The project, located at the corner of East César E. Chávez Boulevard and Labor Street, is expected to commence construction in the first quarter of 2020.

The development's unique approach allocates 20% of the units for public housing, catering to individuals earning 30% or less of the area

median income, while the remaining 80% will be priced at market rates. SAHA's strategy involves leveraging revenue from higher-income units to enhance reserves, enabling deeper subsidized rents in future developments.

This marks a shift in SAHA's development strategy, emphasizing the creation of affordable housing for diverse income levels. The goal is to maximize affordable housing, utilizing revenue generated from higher-income

units to subsidize rents in subsequent projects. SAHA has emerged as a prominent developer in the downtown area, partnering with JMJ Development for St. Mary's Tower, a 24-story mixed-income apartment tower, showcasing their commitment to affordable and diverse housing options.

The Labor Street development, spanning nearly 3.5 acres, includes retail and commercial spaces along Labor Street, creating a gateway into the Lavaca neighborhood. The project comprises 258 parking spaces, amenity spaces, and four two-story townhomes along Garfield Alley. This initiative represents SAHA's fourth development in the former Victoria Courts location, with plans for a fifth development already in progress.



To read the full article visit:

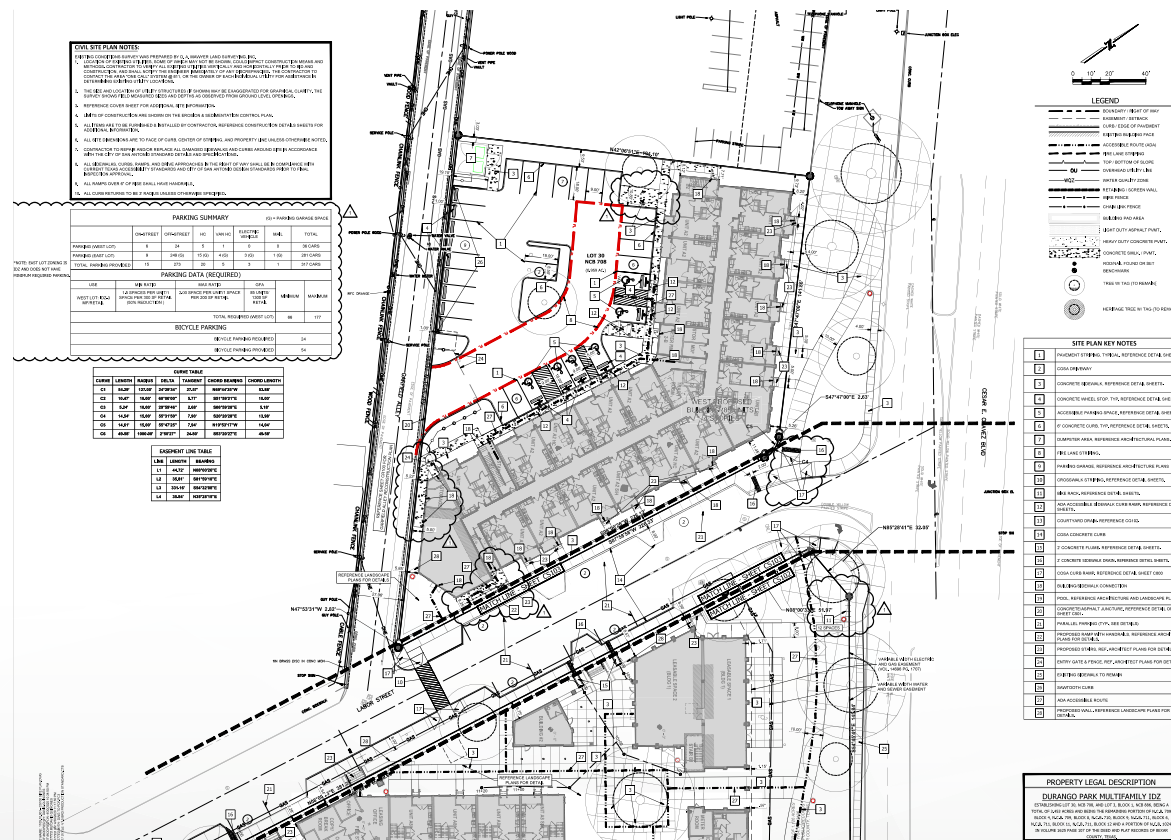
<https://saheron.com/saha-labor-street-approval/>

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PLAT MAP



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AERIAL MAP



POINTS OF INTEREST

- Alamo Dome
- Battalion
- Bliss
- Blue Star Art Complex
- Briscoe Western Art Museum
- Commonwealth Coffee
- Dough
- Friendly Spot
- Grand Hyatt
- H-E-B
- Hilton Hotel
- La Villita Historical Village
- Liberty Bar
- Rosarios
- Ruth Chris Steakhouse
- Shops at Rivercenter
- Stout's
- Tower of America
- UTSA Institute of Texas Cultures

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LOCATION INFORMATION

TRAFFIC COUNTS



DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	12,076	131,522	333,964
Median Age	40.9	35.8	35.3
Avg Household Size	1.9	2.4	2.6
Median Household Income	\$59,687	\$45,601	\$46,999
Avg Household Income	\$91,742	\$71,600	\$76,049

Source: ESRI, 2023



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HAZARDOUS MATERIAL DISCLOSURE

Every purchaser, seller, landlord and/or tenant of any interest in real property ("Property") is notified that prior or current uses of the Property or adjacent properties may have resulted in hazardous or undesirable materials being located on the Property. These materials may not be visible or easily detected. Current or future laws may require removal or clean-up of areas containing these materials. In order to determine if hazardous or undesirable materials are present on the Property, expert inspections are necessary and removal or clean-up of these materials will require the services of experts. Real Estate Agents are not qualified experts.

If you are a seller or landlord, it is your responsibility to ensure that the transaction documents include disclosures and/or disclaimers that are appropriate for the transaction and the Property.

If you are a purchaser or tenant, it is your responsibility to ensure that the transaction documents include provisions to permit consultation with attorneys, environmental consultants and others to make prudent investigations, and further that such inspections are conducted.

ADA DISCLOSURE

In order to ensure that all business establishments are accessible to persons with a variety of disabilities, the Americans with Disabilities Act was enacted under federal law and there are also state and local laws that may require alterations to a Property in order to allow access. Texas has enacted the Architectural Barriers Removal Act to also accommodate persons with disabilities. Real Estate Agents are not qualified to advise you if the Property complies with these laws or what changes may be necessary. You should consult with attorneys, engineers and other experts to determine if the Property is in compliance with these laws.

FLOOD PLAIN INFORMATION DISCLOSURE

It is the sole responsibility of every purchaser, seller, landlord and/or tenant of any interest in Property to independently review the appropriate flood plain designation maps proposed and adopted by federal, state, and local resources including, but not limited to, the Federal Emergency Management Association ("FEMA") and the San Antonio River Authority ("SARA"), in order to determine the potential flood risk of their Property. Real Estate Agents are not qualified to assess and cannot warrant, guarantee, or make any representations about the flood risk of a particular piece of Property. All decisions made or actions taken or not taken by a purchaser, seller, landlord and/or tenant with respect to the flood risk of a particular piece of Property shall be the sole responsibility of such party.

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Information About Brokerage Services

11/2/2015



Information About Brokerage Services

Texas law requires all real estate licensees 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:
 - 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.

DH Realty Partners, Inc.	147342	www.dhrp.us	(210)222-2424
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
John Cannon, CCIM	618616	cannon@dhrp.us	(210)222-2424
Designated Broker of Firm	License No.	Email	Phone
John Cannon, CCIM	618616	cannon@dhrp.us	(210)222-2424
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Kim Ghez	806664	kghez@dhrp.us	(210)222-2424
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date _____

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

TXR-2501

IABS 1-0 Date

DH Realty Partners, Inc. 801 N Saint Marys St San Antonio, TX 78205

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Untitled

John Cannon CCIM

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