

# THE MODERN AT SOUTHTOWN

1112 & 1114 SOUTH ST MARY'S ST | SAN ANTONIO, TX



## RETAIL OR OFFICE SPACE FOR LEASE

- ± 2,225 RSF office located on the first floor
- Located in the heart of Southtown
- Parking available onsite
- Contact broker for pricing

### AREA RETAILERS

LITTLE EM'S  
OYSTER BAR



HOT JOY



Rosario's  
MEXICAN RESTAURANT & LOUNGE



MAVERICK  
TEXAS BRASSERIE



THE GOOD KIND  
MODERN MARKET & CAFE



This unique project located in the epicenter of Southtown authentically displays the character of one of San Antonio's most beautiful neighborhoods. Well located amidst a large creative community with an eclectic array of businesses and architectural styles, The Modern at Southtown enjoys proximity to downtown San Antonio, the River Walk, HEB's corporate HQ, the San Antonio Convention Center and more.

### 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

CADE R. KNEBEL

Senior Associate  
512.289.3999

cknebel@ironwoodre.com

CASEY R. KOPECKY

Principal | Director of Brokerage  
512.477.2221

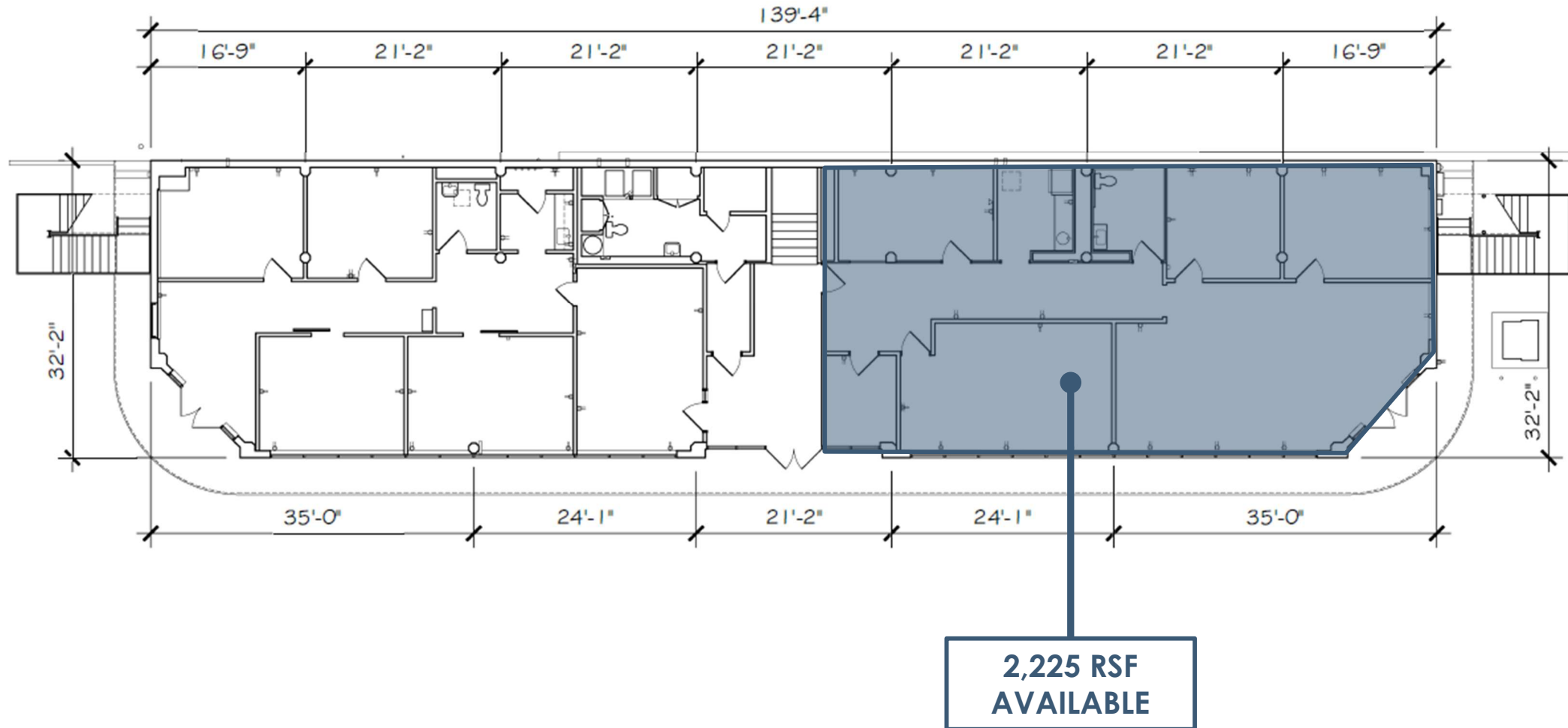
ckopecky@ironwoodre.com

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.



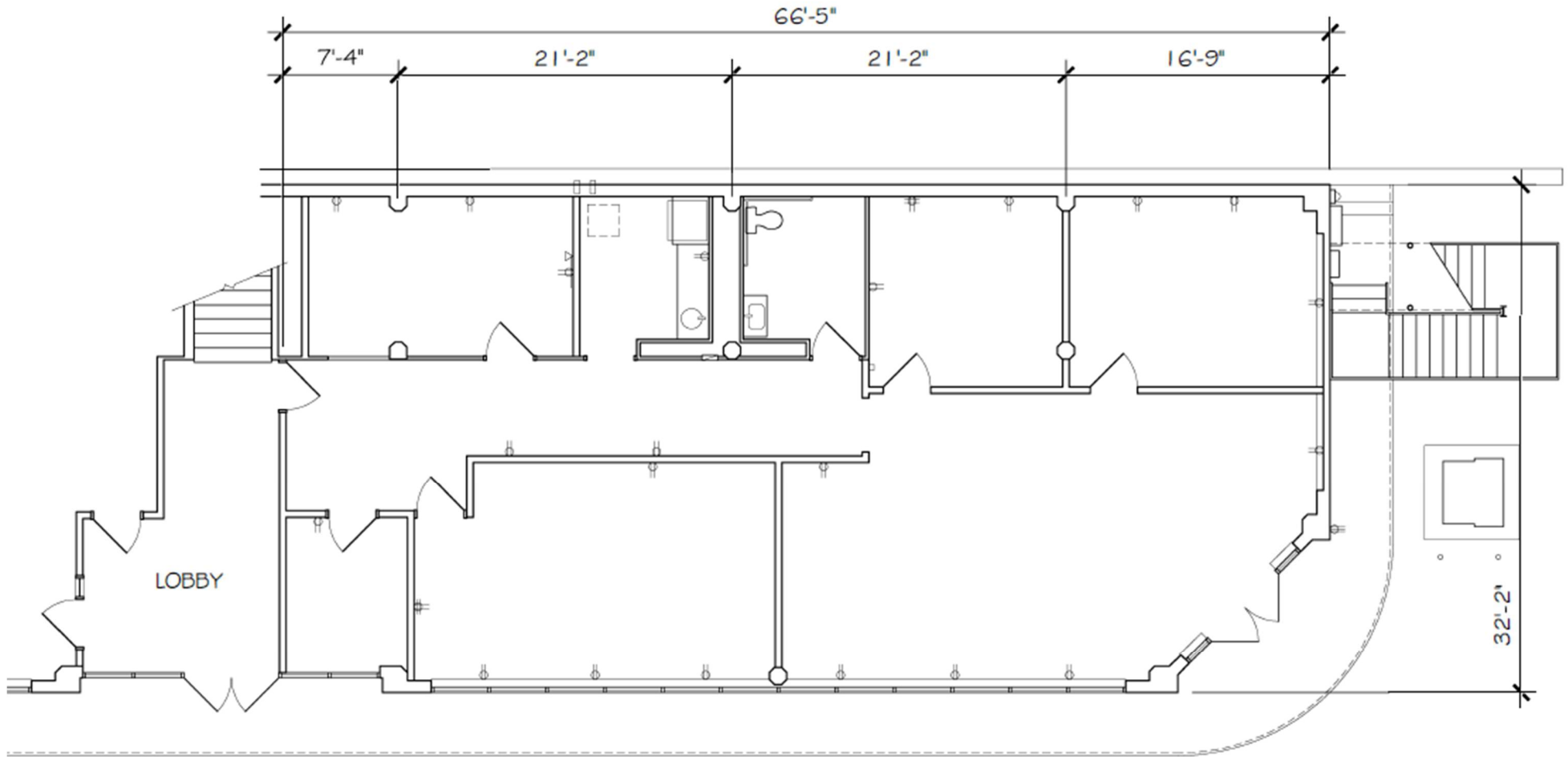


1114 S ST MARY'S STREET





1114 S ST MARY'S STREET



# THE MODERN AT SOUTHTOWN

1112 & 114 SOUTH ST MARY'S ST, SAN ANTONIO, TX



**THE MODERN  
AT SOUTHTOWN**

VISTA VERDE  
SOUTH



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  
69 units

STEEL HOUSE  
67 units

S ALAMO ST

ART HOUSE  
292 units

TROVE  
SOUTHTOWN  
252 units

SOUTH TOWN  
FLATS  
229 units

LONESTAR



ST JOHN'S  
SQUARE  
252 units



SPRINGHILL  
SUITES  
BY MARRIOTT

MAGIK THEATRE

HENRY B. GONZALEZ  
CONVENTION CENTER



AGAVE  
APTS  
349 units

DURANGO  
APTS KIMPTON  
70 units

THE 68  
RE:ROOTED  
PORT ROYAL  
(Summer 2024)



MAVERICK  
Station Cafe

SILVER  
VENTURES

HEMISFAIR  
PARK



BOHEMIAN GEMME

BLUSH

LITSA INSTITUTE OF  
TEXAN CULTURES

ROYAL BLUE  
GROCERY

La Frite  
Belgian Bistro

100 LABOR  
215 units

The Friendly  
Spot

LUNA  
ROSA

BARRID  
DOGS

VICTORIA  
PLAZA  
185 units

HEMISVIEW  
VILLAGE  
245 units

Titas  
Mexican Restaurant

MUD STUDIO

LAVACA  
FLATS

REFUGIO  
PLACE  
210 units

LITTLE EM'S  
OYSTER BAR

S ALAMO ST

HOT JOY

101

LIBERTY  
BAR

CHURR STAR

THE GOOD KIND

Stranded  
Coffee

THE  
MEXICAN

BLISS

LAVACA

McIntyre's

THE  
FLOWER

KING WILLIAM

STELLA  
PUBLIC HOUSE

HALCYON  
ARTS COMPLEX

BLUE STAR

LA TUNA

JURGERTECA

THE FLATS  
AT BIG TEX  
336 units

GW BRACKENRIDGE  
HIGH SCHOOL  
1,717 Students

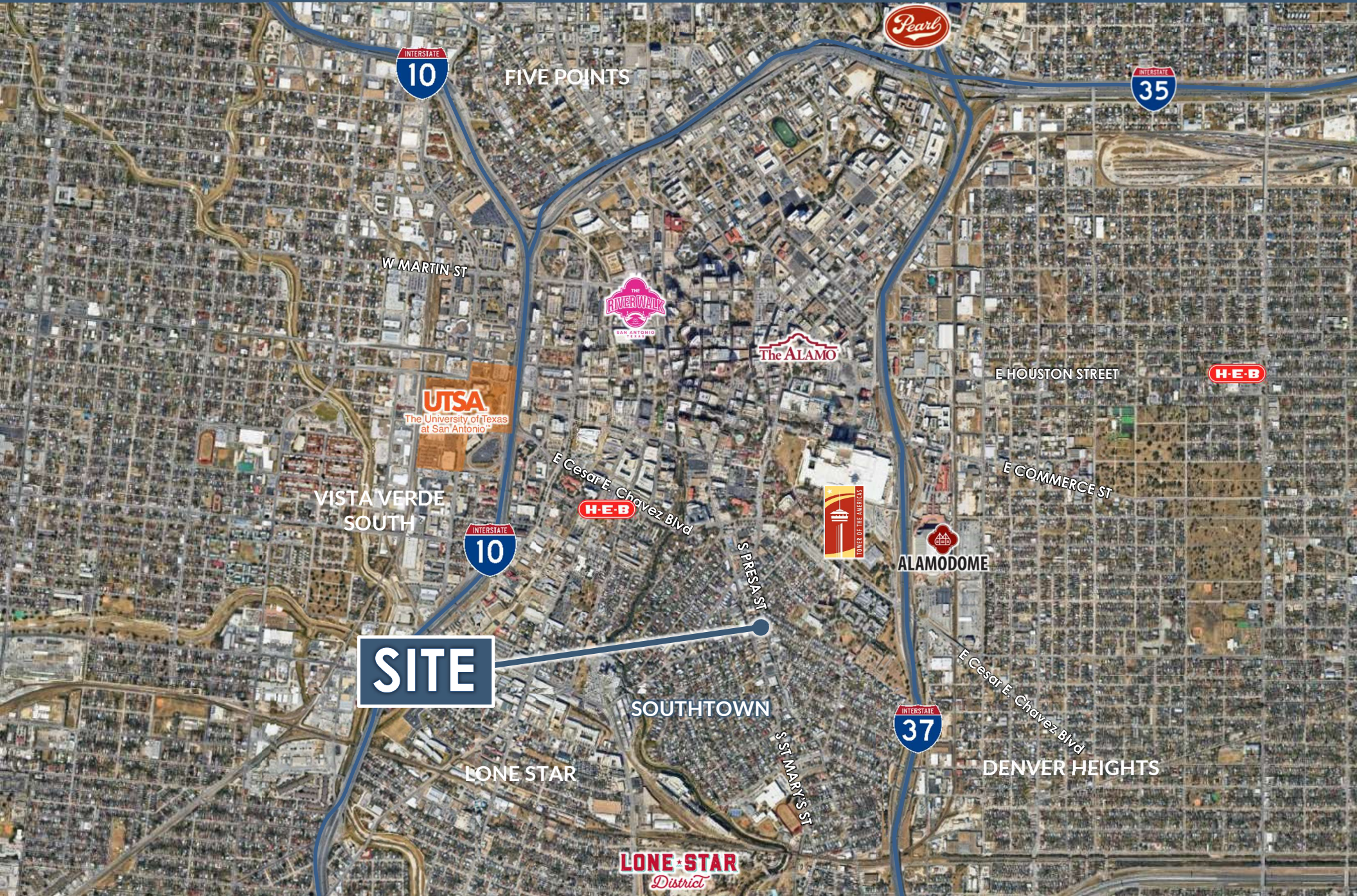


E CESAR E CHAVEZ BLVD

East Mall

S PRESA ST

# THE MODERN AT SOUTHTOWN | 1112 & 114 SOUTH ST MARY'S ST, SAN ANTONIO, TX



# 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

Cade Knebel  
Sales Agent/ Associate's Name

693948  
License No.

cknebel@ironwoodre.com  
Email

512.477.2235  
Phone

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

\_\_\_\_\_  
Date

# 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