

THE FLOODGATE



UPSCALE RESTAURANT SPACE | RIVERWALK FRONTAGE

NEWMARK

San Antonio's Iconic Riverwalk

THE FLOODGATE

143 E. Commerce Street is a 16-story, mixed-use luxury apartment and retail tower located directly on the iconic San Antonio Riverwalk.





STATE OF THE ART

.....

16 story building - 10,000 square feet of upscale restaurant space fronting the Riverwalk.

.....

Two distinct levels - Riverwalk and Street Level - feature patio seating with sought after Riverwalk views.

.....

Located next to the historic Esquire Tavern which opened in 1933 and is the oldest bar on the Riverwalk.

.....

39 million people visit San Antonio annually and the Riverwalk is Texas' number one tourist attraction.

.....



THE FLOODGATE



An architectural rendering of a modern, multi-story building with a light-colored facade and large windows. The building features a prominent balcony with a glass railing. In the foreground, there is a landscaped courtyard with a stone wall, a small stream, and various plants. Several people are depicted in the courtyard, some walking and some sitting on a bench. The overall scene is bright and sunny, suggesting a pleasant urban environment.

TWO PATIOS
OVERLOOKING RIVERWALK

WALKING DISTANCE
TO NUMEROUS HOTELS

State of the Art
AUTOMATED PARKING

LUXURY
BUILDOUT

The Floodgate

Prime San Antonio Riverwalk Location

THE
FLOODGATE

Cadena Reeves
Justice Center

Bexar
County
Courthouse

Drury Plaza
Hotel

Granada
Homes

Tower
Li
Building



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IMAX Theatre

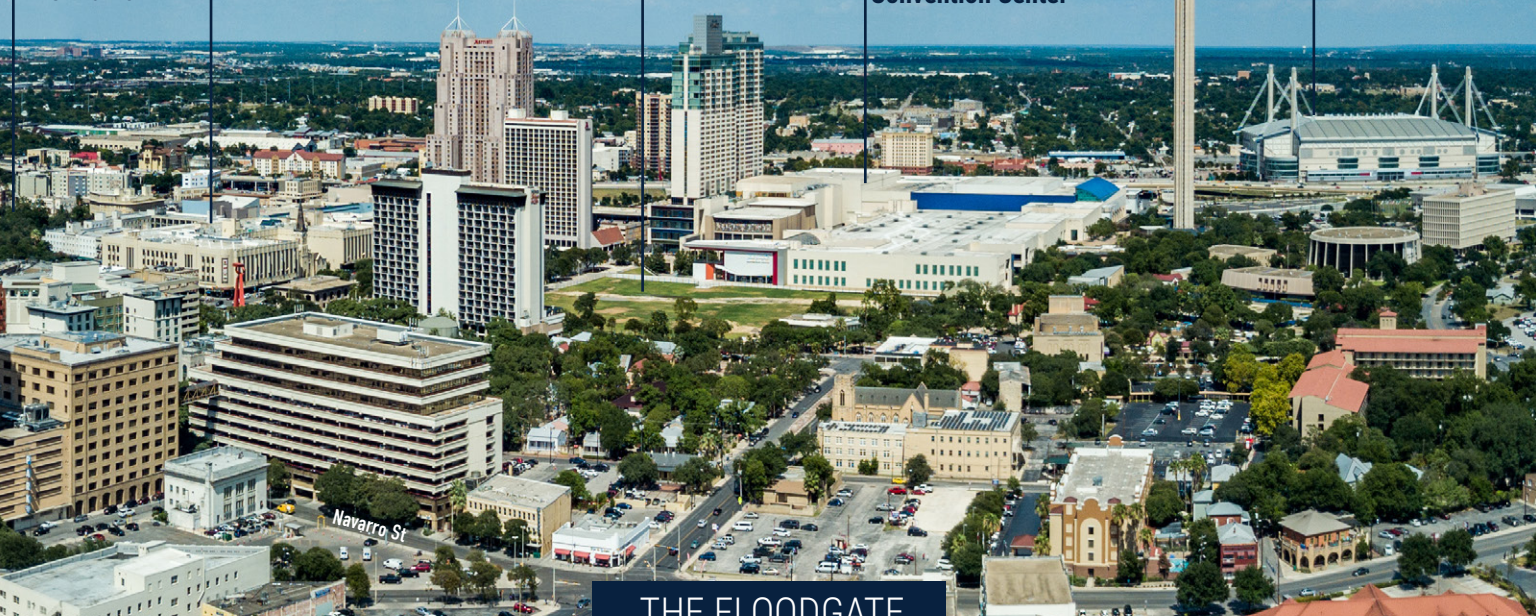
The Alamo

Hemisfair Park

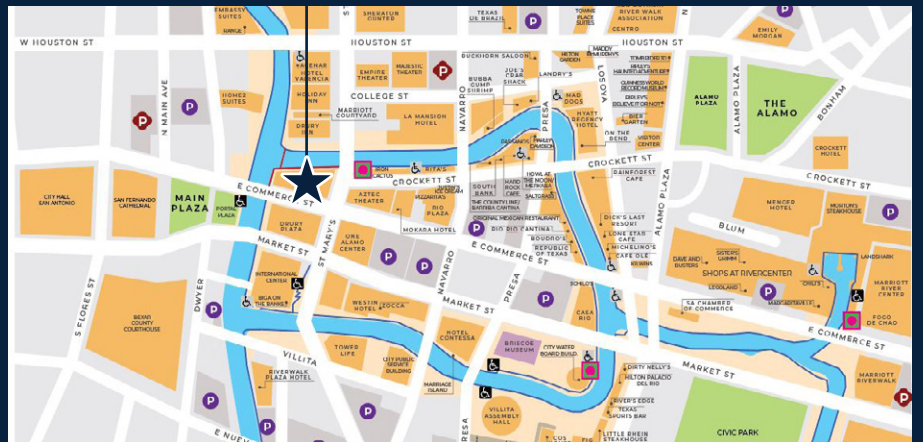
Henry B. Gonzalez Convention Center

Tower of the Americas

Alamodome



THE FLOODGATE



SAN ANTONIO RIVERWALK

THE CHILDREN'S
HOSPITAL OF
SAN ANTONIO

THE FLOODGATE

MILAM PARK

HISTORIC MARKET SQUARE

HOUSTON ST

CITY HALL
SAN ANTONIO

SAN FERNANDO
CATHEDRAL

DOLOROSA

BEXAR COUNTY
COURTHOUSE

COMMERCE ST

RIVERWALK
PLAZA HOTEL

INT'L CENTER FOR
THE ARTS

DRURY PLAZA

HOMWOOD SUITES

WESTIN HOTEL

TOWER LIFE

CITY PUBLIC USE
BLDG

ONE ALAMO CENTER

MOKARA HOTEL

AZTEC THEATRE

HILTON CANOPY

MARRIOTT COURTYARD

DRURY INN

HOLIDAY INN

HOTEL VALENCIA

EMPIRE THEATRE

MAJESTIC THEATRE

ST MARY'S CHURCH

ST MARY'S

SHERATON GUNTER

INT'L BANK OF COMMERCE

EMBASSY SUITES

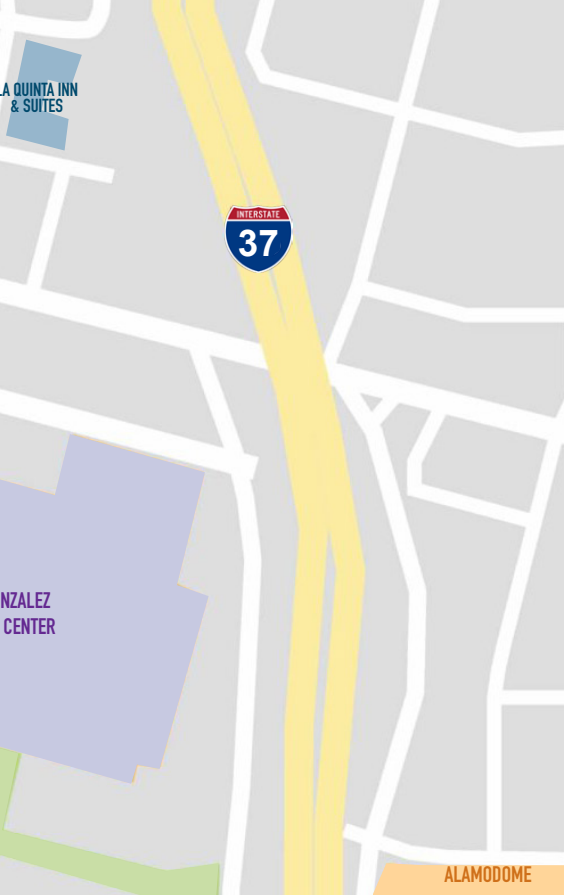
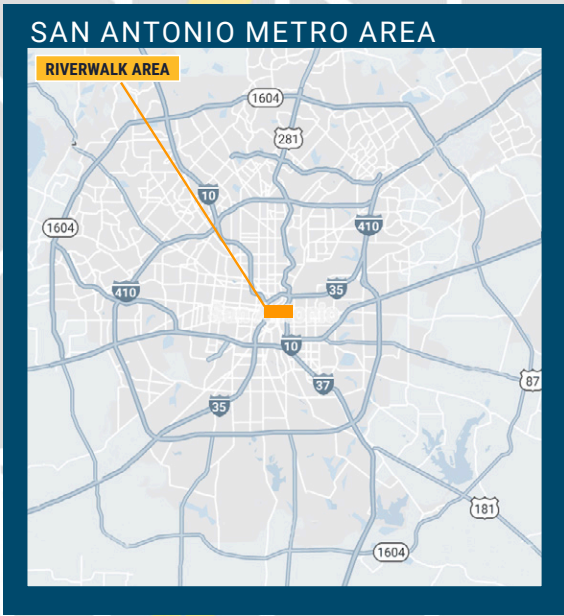
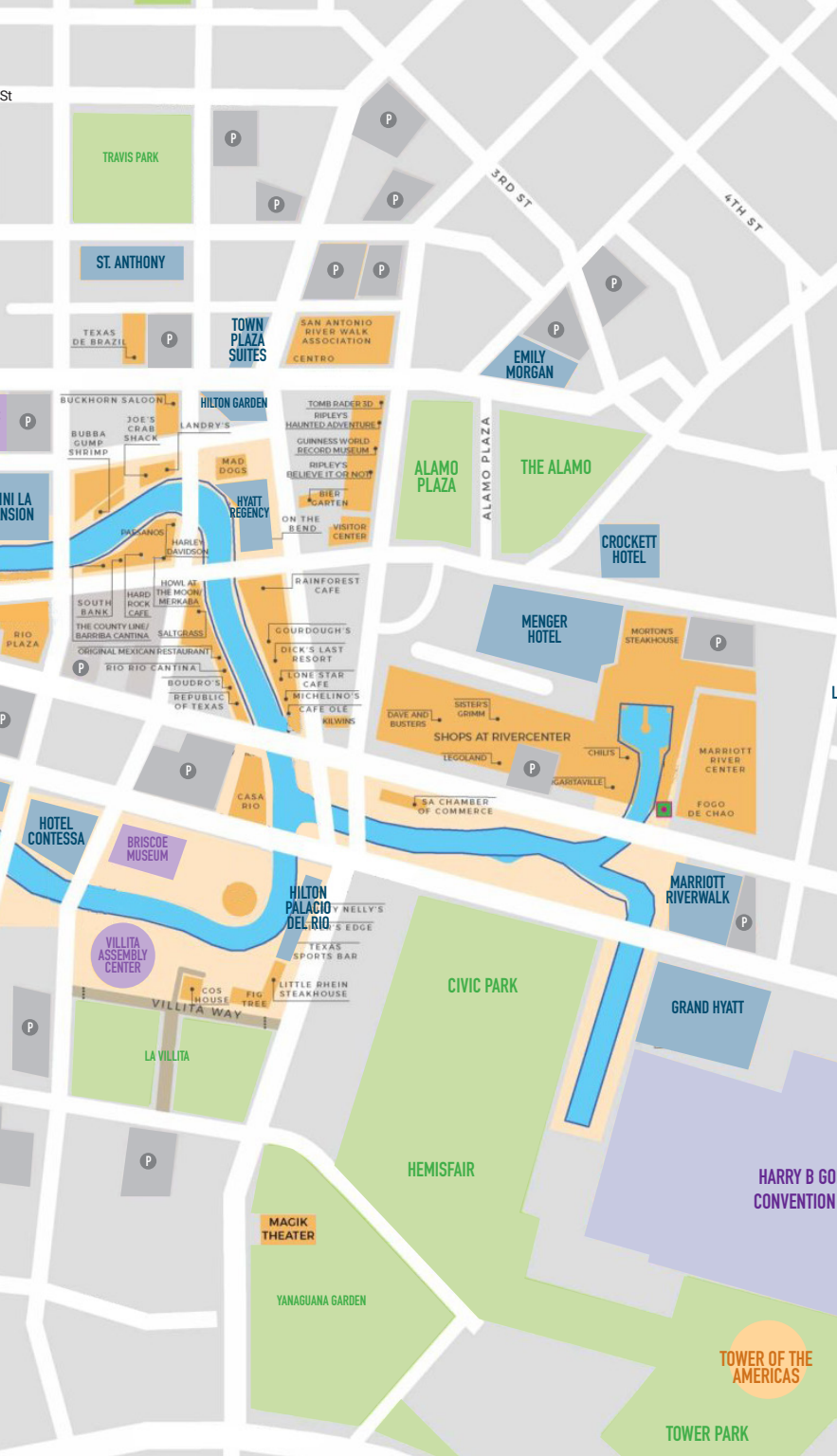
WESTON CENTRE

WYNDHAM RIVERWALK

INTERSTATE
35

39 MILLION
VISITORS ANNUALLY

- Hotels
- Office
- Government
- Medical
- Attractions
- Landmarks

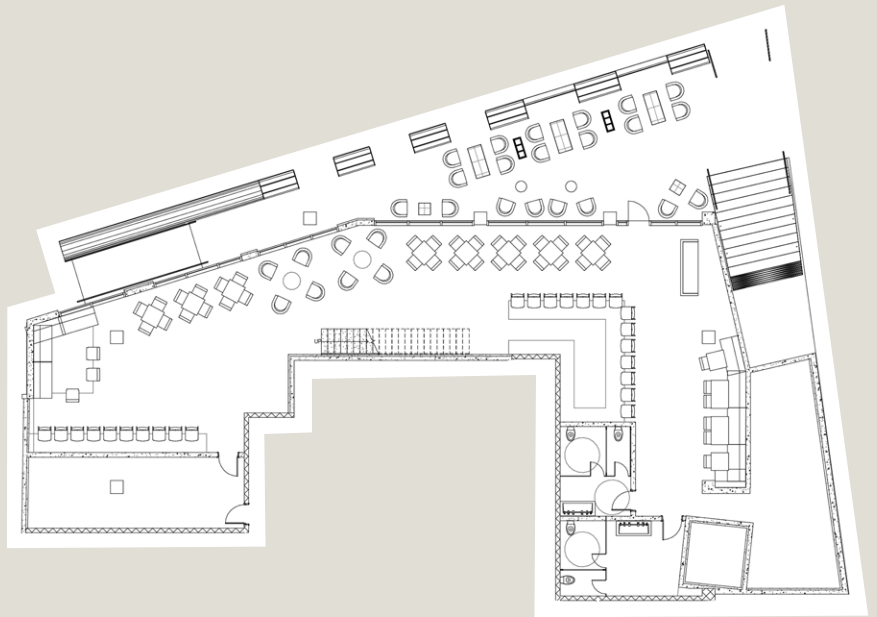




THE FLOODGATE



RIVERWALK LEVEL 4,928 SF TOTAL

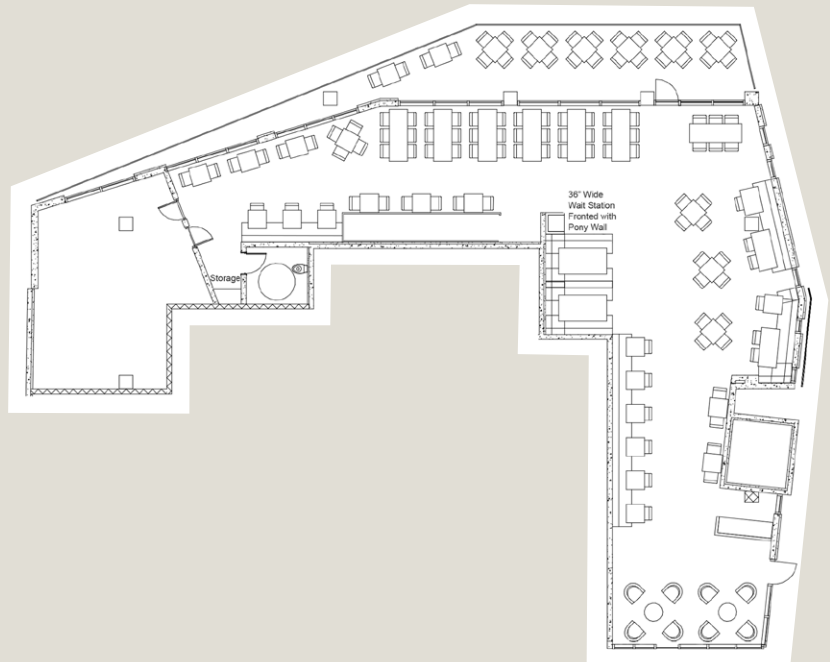


3,689 SF INTERIOR
1,239 SF PATIO

THE FLOODGATE



COMMERCE ST LEVEL 5,538 SF TOTAL



3,859 SF INTERIOR
1,679 SF PATIO

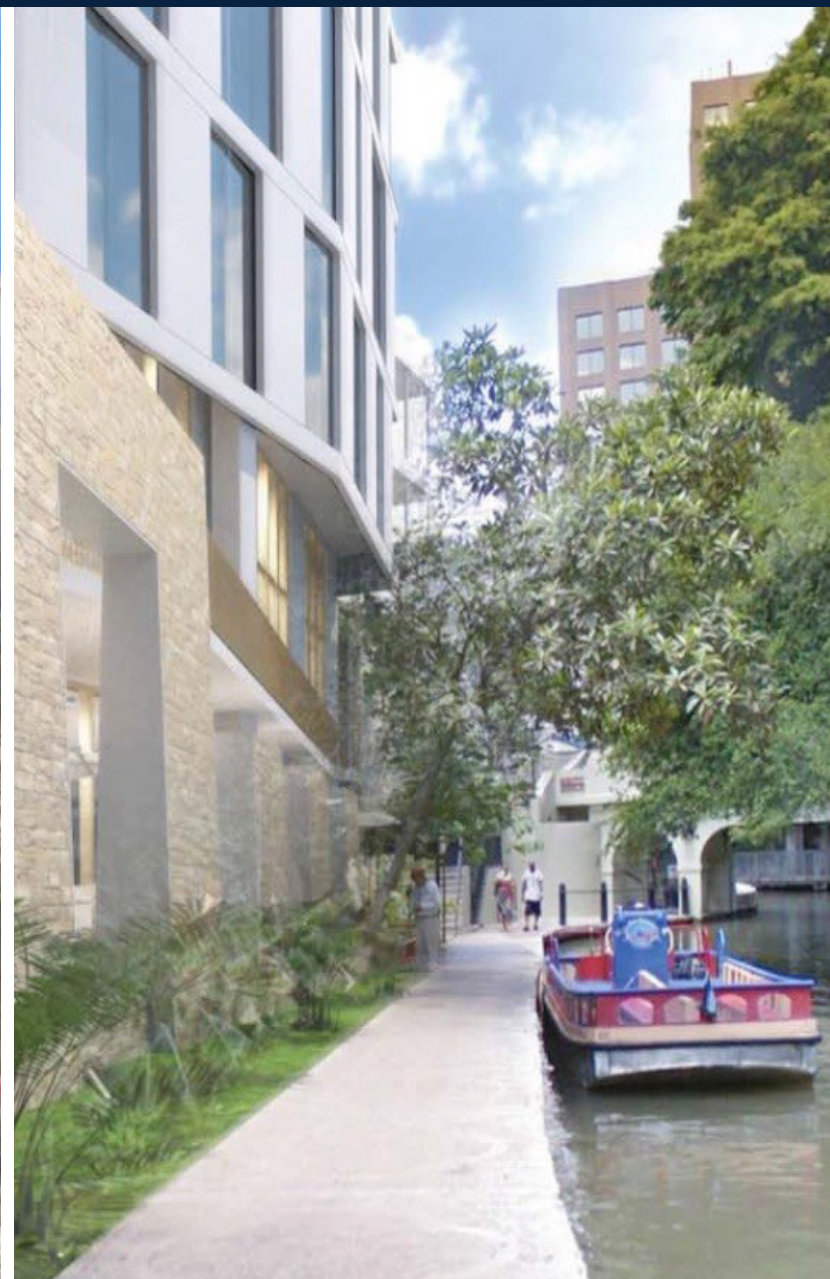
The Floodgate's Commerce Street frontage elegantly showcases the restaurant and the entrance to the highrise luxury apartments.





The Floodgate's Riverwalk frontage offers guests two levels of unrivaled views and immersion into the Riverwalk's vibrant energy.





7th

LARGEST CITY IN THE US

3rd

FASTEST GROWING ECONOMY

1.5M

RESIDENTS

60

NEW RESIDENTS PER DAY





SAN ANTONIO MARKET OVERVIEW

When many people think of the San Antonio economy, they understandably think of the large military presence near the city. However, as the seventh-largest city in the United States, **San Antonio is experiencing solid economic growth in 21st century industries such as bioscience and healthcare, aerospace, IT and cybersecurity and green technologies.** Mixing the Lone Star State's light regulatory touch with the inherently entrepreneurial spirit of domestic and international migrants, San Antonio and other Texas cities have shot to the top of a variety of rankings. For example, **San Antonio maintains a AAA General Obligation Bond rating**, the only U.S. city with more than 1 million people to do so through the three leading financial rating agencies: Standard & Poor, Fitch, and Moody.

Supplementing this healthy, emergent economic development has been a deluge of existing companies arriving in Texas from high tax, high regulation states like California and Illinois. **Between 2008 and 2014 alone, 219 California companies moved to or expanded in Texas.** San Antonio is recognized as the #1 City for Economic Growth Potential by Business Facilities. The Brookings Institution also named **San Antonio one of the strongest-performing economies** among the 100 largest metropolitan areas in the nation and **#1 in overall performance based on employment and unemployment levels.**

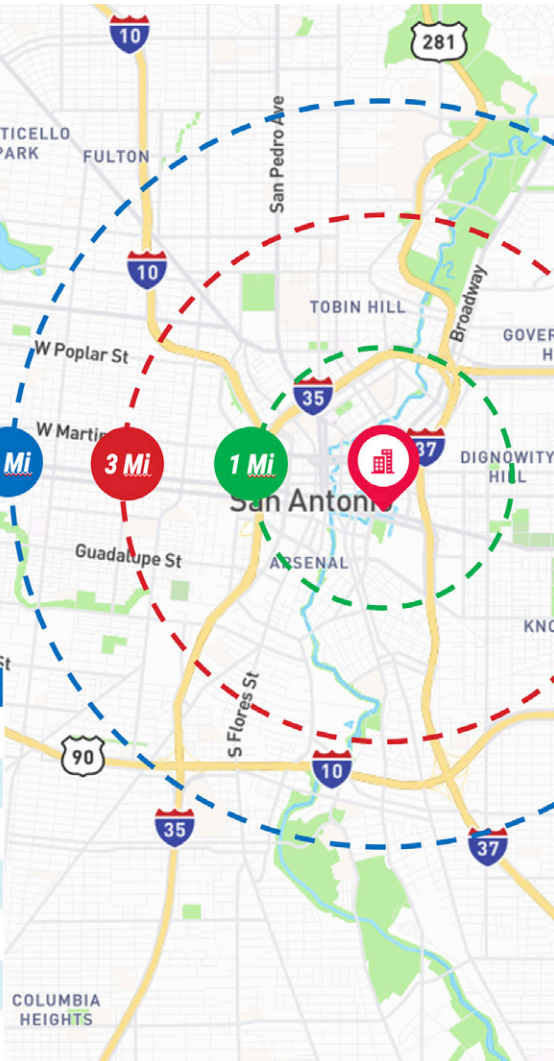
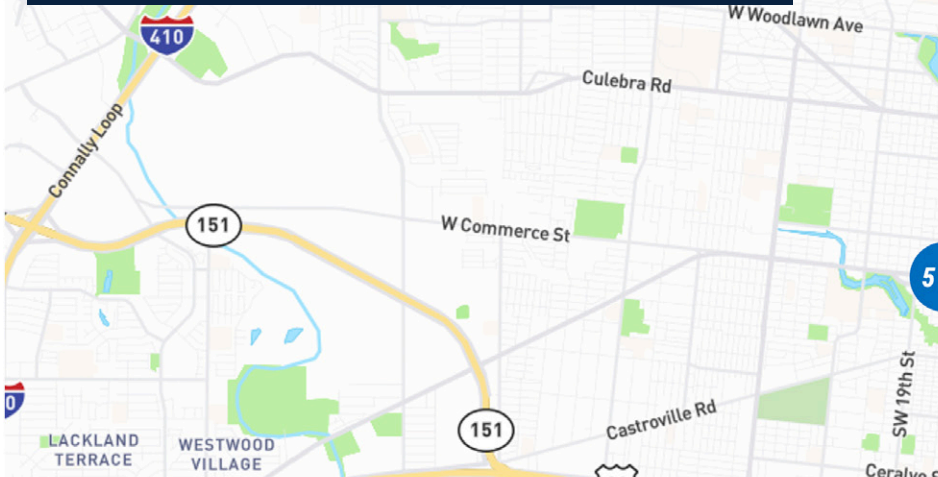
San Antonio's powerhouse employers support a healthy and diverse economy – a blend of well-

established financial services, rapidly growing biomedical and biotech sectors, a booming new energy sphere, a flourishing IT, and cybersecurity field and a robust manufacturing sector that produces everything from aircrafts to Toyota trucks. The city's central location has made it the hub for economies in the South Central Texas region and Mexico.

Along with a strong local economy, San Antonio is known for its **low cost of living and tremendous wage growth**, making it a desirable live/work/play environment for both established professionals and millennial entrants in to the workforce. Per the Council for Community and Economic Research Cost of Living Index, **San Antonio ranks below the national average in terms of cost of housing, grocery, utilities, transportation, and other goods and services.** Also, the metro is the most desirable within the state of Texas per those metrics. In turn, this low cost of living, combined with wages that have grown nearly 4% per year, gives the residents and visitors to San Antonio additional disposable income.

This combination of economic stability and wage growth has also triggered a sustained period of population growth within the San Antonio MSA. With a population that has passed 1.5 million residents and growth of roughly 60 new residents per day per US Census Bureau statistics, San Antonio saw a growth spurt from 2016 to 2018 that **outnumbered the strong gains seen in Dallas, Los Angeles, Seattle, Atlanta and Austin.**

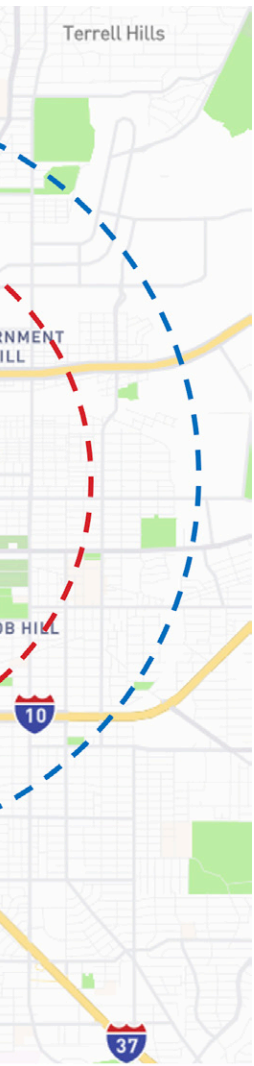
DEMOGRAPHICS



DEMOGRAPHIC SUMMARY

	1-Mile	3-Mile	5-Mile
2020 Total Population	14,128	161,179	380,297
2025 Total Population Projection	16,019	172,355	396,202
Population Growth 2020-2025	2.54%	1.64%	0.82%
2020 Households	4,897	55,057	128,090
2025 Households Projection	6,233	59,729	134,486
2020 Median Household Income	\$30,930	\$31,489	\$34,700
2020 Average Household Income	\$54,565	\$49,398	\$54,823





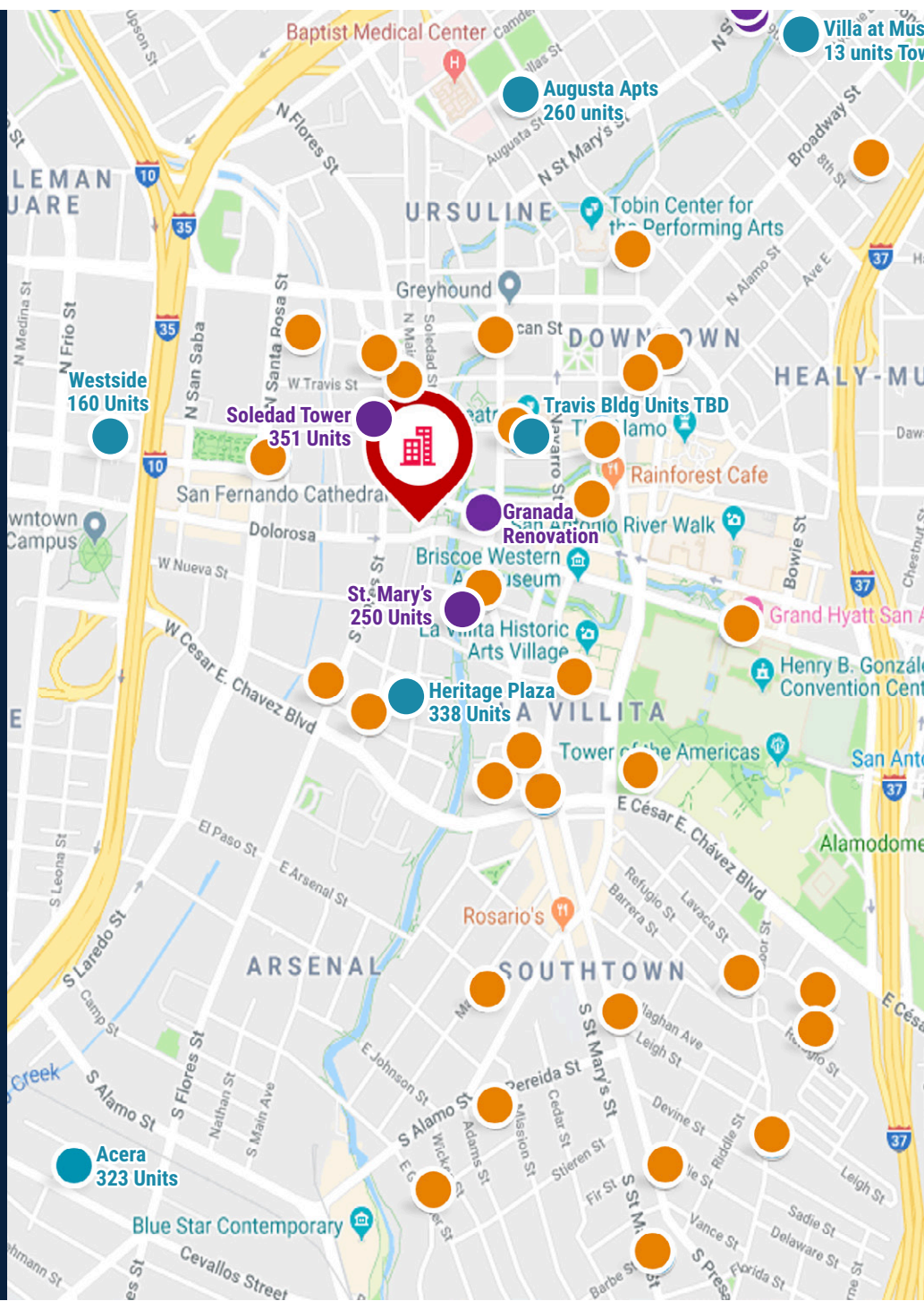
NEW DEVELOPMENTS WITHIN ONE MILE OF THE FLOODGATE

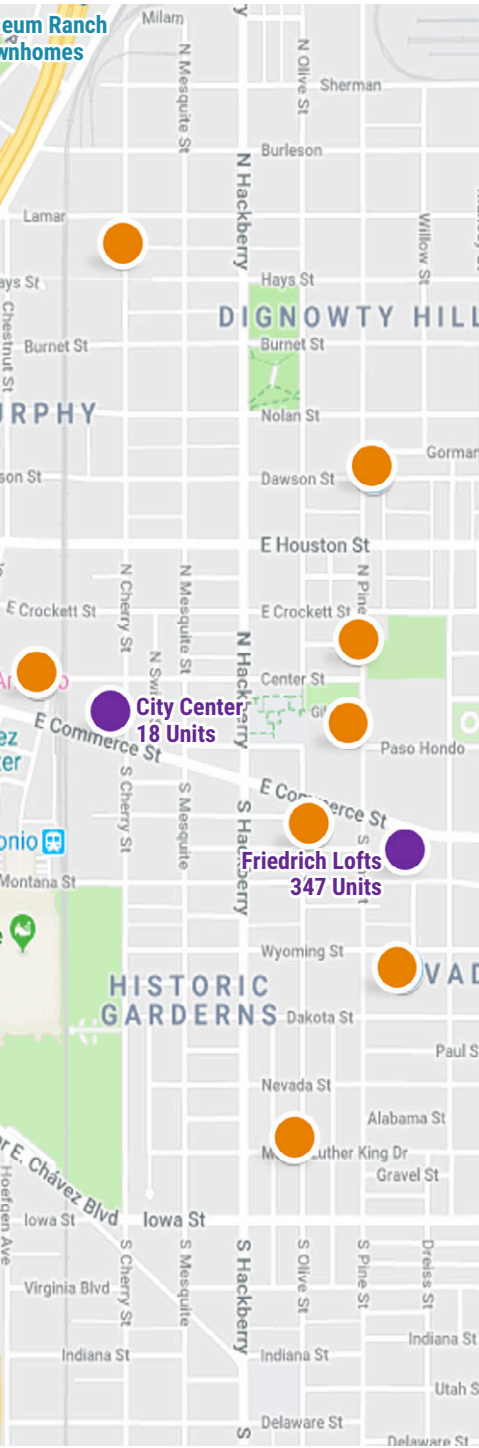
MULTIFAMILY UNITS

Existing	3,857
Under Construction	1,094
Proposed	966
TOTAL	5,917


RETAIL SF *not shown on map*

Existing	4.8M
Under Construction	50K
Proposed	35K
TOTAL	4.9M






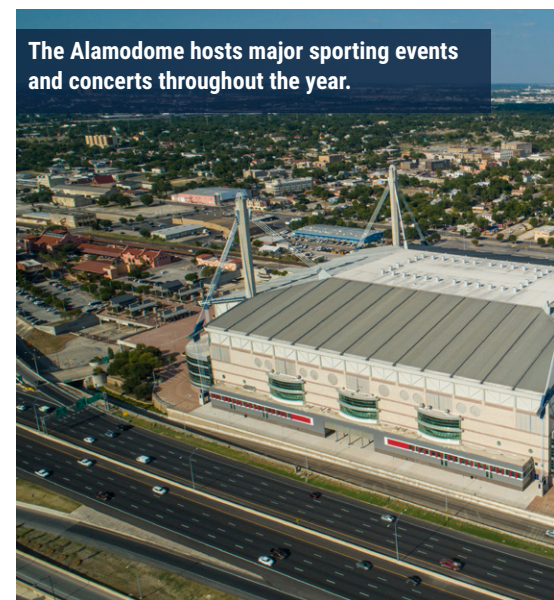
AREA ATTRACTIONS



In addition to outdoor restaurants, hotels and retailers, the Riverwalk is lined with beautiful trees and a lush park-like atmosphere.



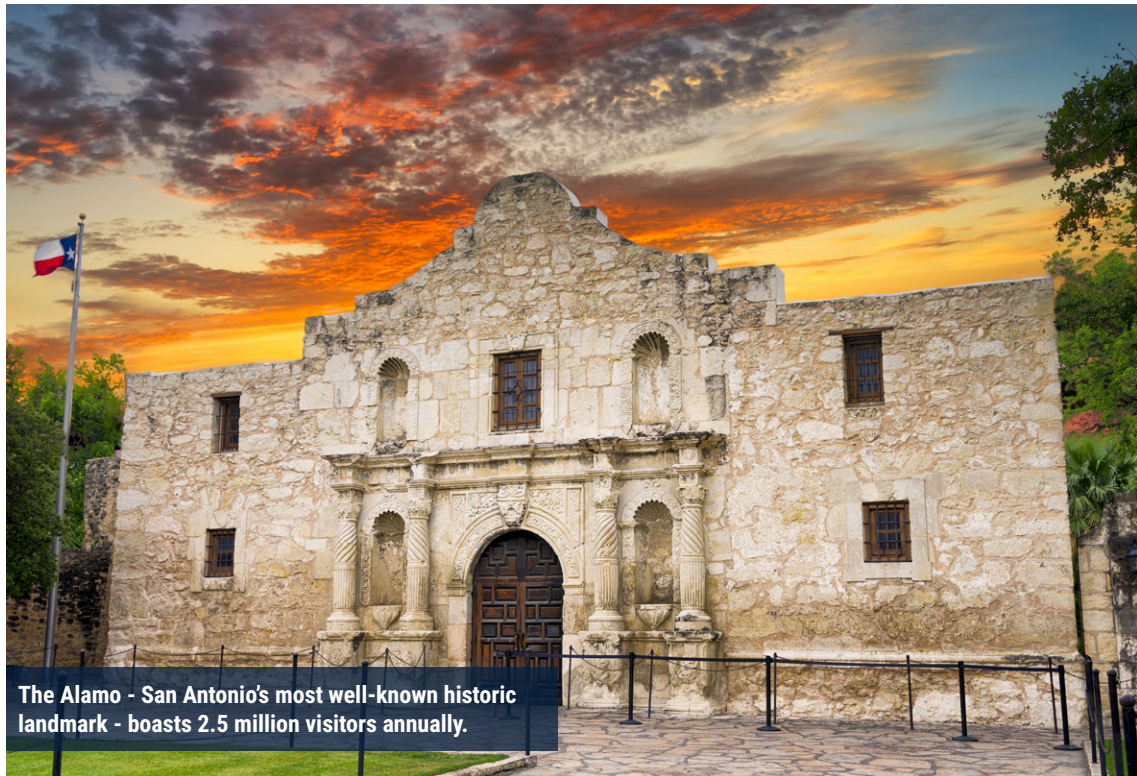
The Tower of the Americas is a 750-ft. landmark with an observation deck overlooking the Riverwalk, revolving eatery, stationary bar and 4D adventure ride.



The Alamodome hosts major sporting events and concerts throughout the year.



The Henry B. González Convention Center is located along the banks of the Riverwalk and hosts more than 300 events each year with over 750,000 convention delegates attending annually.



The Alamo - San Antonio's most well-known historic landmark - boasts 2.5 million visitors annually.

An aerial night view of the San Antonio skyline. The city is illuminated with warm yellow and white lights, contrasting with the dark night sky. In the foreground, a large, modern building with a grid-like facade of windows is highlighted with a blue vertical bar. The building's windows are lit from within, creating a glowing effect. In the background, the historic skyline is visible, featuring a prominent building with a green roof and a tall flagpole with the American flag. The overall scene captures the blend of modern and historic architecture in San Antonio.

THE FLOODGATE

The Floodgate's modern architecture will be beautifully juxtaposed against the San Antonio Riverwalk's historic skyline.



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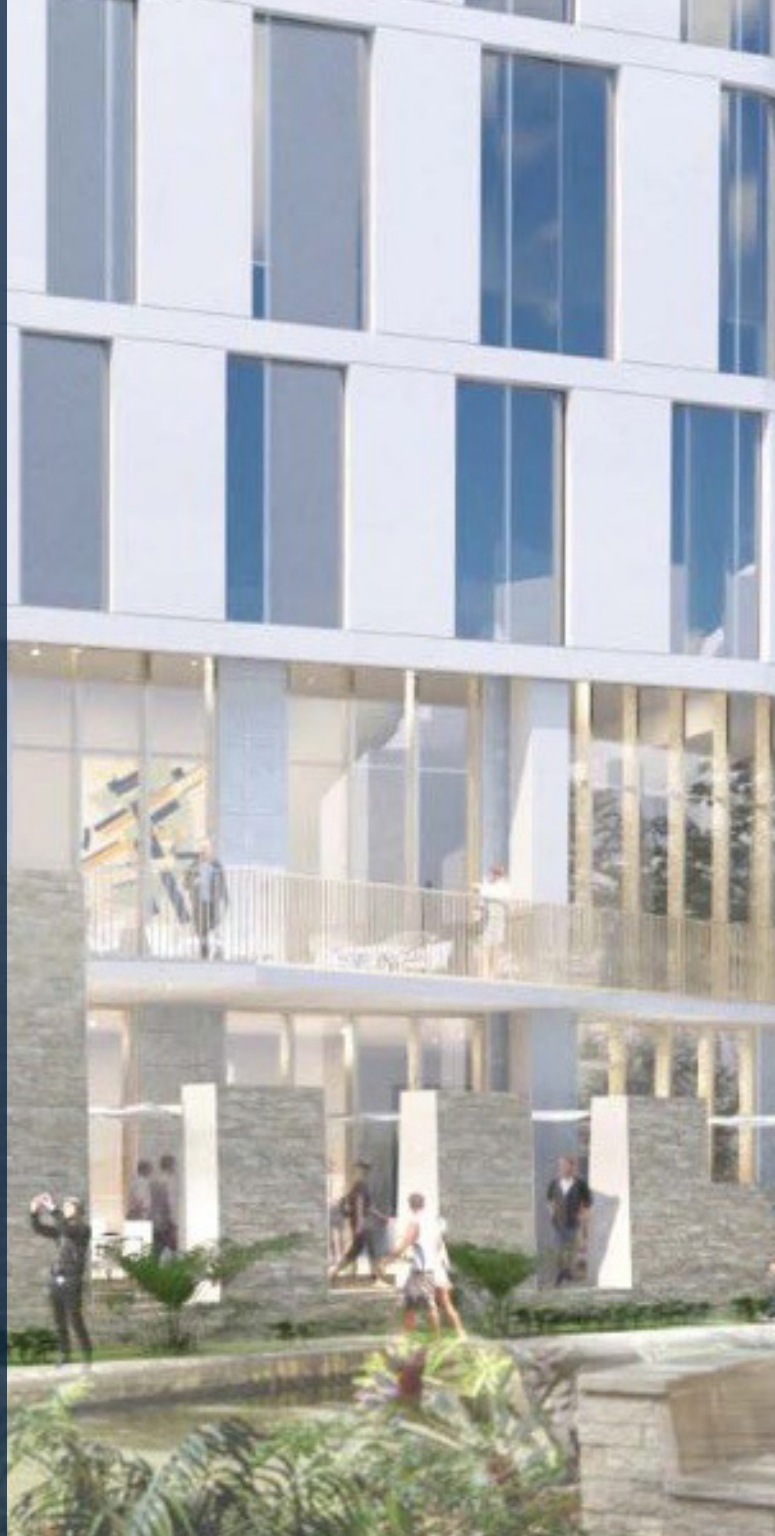
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NEWMARK

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INFORMATION ABOUT BROKERAGE SERVICES

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.

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

Newmark <small>Licensed Broker /Broker Firm Name or Primary Assumed Business Name</small>	537005 <small>License No.</small>	lispah.hogan@nmrk.com <small>Email</small>	713-626-8888 <small>Phone</small>
Arispah Hogan <small>Designated Broker of Firm</small>	342405 <small>License No.</small>	lispah.hogan@nmrk.com <small>Email</small>	713-490-9994 <small>Phone</small>
<small>Licensed Supervisor of Sales Agent/ Associate</small>	<small>License No.</small>	eva.horton@nmrk.com <small>Email</small>	<small>Phone</small>
Eva Horton <small>Sales Agent/Associate's Name</small>	714610 <small>License No.</small>	eva.horton@nmrk.com <small>Email</small>	678-447-4041 <small>Phone</small>

Buyer/Tenant/Seller/Landlord Initials

Date