

101 Alamo Plaza

3,200 to 20,000 SF Available



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- For Lease - 3,200 - 20,000 SF Available
- Located at 101 Alamo Plaza in the heart of downtown San Antonio directly adjacent to the Alamo and River Walk district.
- Positioned within one of Texas' most visited areas with millions of annual visitors and exceptional pedestrian counts.
- Prominent frontage and signage opportunity in a landmark corridor surrounded by hotels, attractions, and national retailers.

- Strong daytime workforce, convention traffic, and hotel density supporting all-day and weekend sales volumes.
- Best suited for destination retail, dining, and experiential tenants seeking a signature downtown San Antonio location.
- Contact broker for pricing


Population

1 mile	2 mile	3 mile
12,113	62,646	142,149


Daytime

1 mile	2 mile	3 mile
43,806	72,701	96,246


Avg. HH Income

1 mile	2 mile	3 mile
\$94,900	\$85,874	\$81,020



Alamo Plaza Redevelopment

The story of the Alamo is world renowned and represents the core of Texas' identity today. The ongoing effort to restore dignity and reverence to this sacred historic site through the comprehensive Alamo Plan is underway through the following three pillars:

- Preserve the 300-year-old Church and Long Barrack
- Recapture the original mission site and battlefield footprint
- Create a world-class Visitor Center and Museum to tell the full history of the site

The restoration of the Church and Long Barrack is progressing as planned and we unveiled the 18-Pounder Losoya House Exhibit in the southwest corner of Alamo Plaza along with the Palisade Exhibit and Mission Gate and Lunette, allowing visitors to better understand the original footprint of the Alamo as it was both during the Mission era as well as the Battle of 1836. The new 24,000 square-foot Alamo Exhibit at the Ralston Family Collections Center opened to the public on Friday, March 3, 2023, representing the first new construction on the Alamo grounds since the 1950s. It houses all of the Alamo artifacts, Alamo Collection, and Phil Collins Collection under one roof. It also features an exhibit space that will serve as museum until the proposed Visitor Center and Museum can be built. Plans for the opening of a state-of-the-art Alamo Visitor Center and Museum are on track for a Spring 2028 grand opening.





INTERSTATE
37

127,574 VPD

SHOPS AT RIVER CENTER

MORTON'S THE STEAKHOUSE, GameStop, SHOE PALACE, SENNERS, HOT TOPIC, H&M, WORKSHOP, zumiez, Rainbow, FINISH LINE, FOGO DE CHÃO, francesca's, Buckle, Auntie Anne's, IHOP, CHAMPS, Foot Locker, claire's, AÉROPOSTALE, Starbucks, Marble SLAB CREAMERY, AMERICAN EAGLE, VICTORIA'S SECRET

INTERSTATE
37

13,516 WB VPD

Henry B. González Convention Center
1.6 Million SF / Over 300 Events Annually



101 Alamo Plaza, San Antonio, TX

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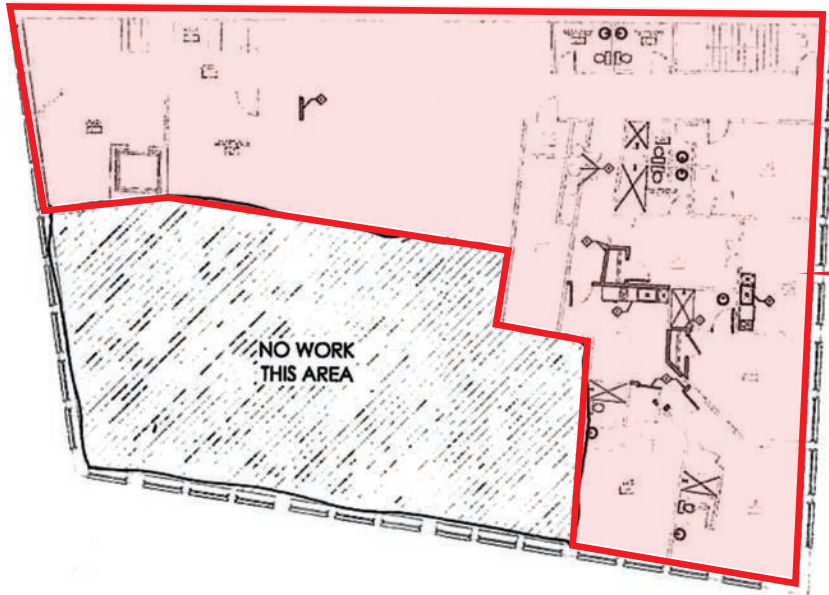
SITE

ALAMO PLAZA
REDEVELOPMENT

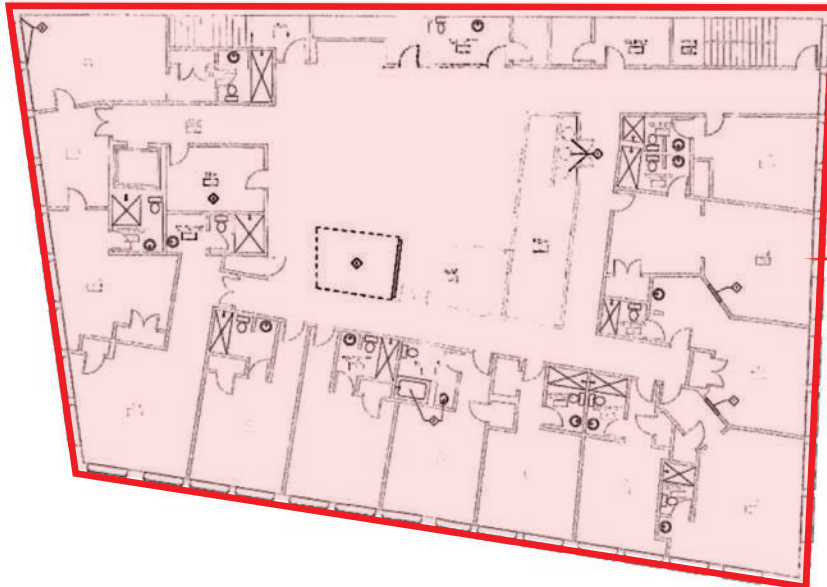
SHOPS AT RIVER CENTER

- | | | | |
|----------------------------|----------------------------|----------------|----------------------|
| MORTON'S
THE STEAKHOUSE | GameStop | SHOE
PALACE | SEVEN'S |
| HOT TOPIC | Yard House | zumiez | WORKSHOP |
| francesca's | Rainbow | FINISH LINE | FOGO DE CHÃO |
| CHAMPS | H&M | Buckle | Auntie Anne's |
| Foot Locker | claire's | ihop | AÉROPOSTALE |
| Starbucks | Marble
SLAB
CREAMERY | AMERICAN EAGLE | VICTORIA'S
SECRET |

13,516 WB VPD



**SECOND FLOOR
+/- 3,500 SF**



**THIRD FLOOR
+/- 7,500 SF**



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 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 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.

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<u></u>	<u></u>	<u></u>	<u></u>
Sales Agent/Associate's Name	License No.	Email	Phone
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<u>Buyer/Tenant/Seller/Landlord Initials</u>			<u>Phone</u>