

TOWER LIFE TX RESIDENCES

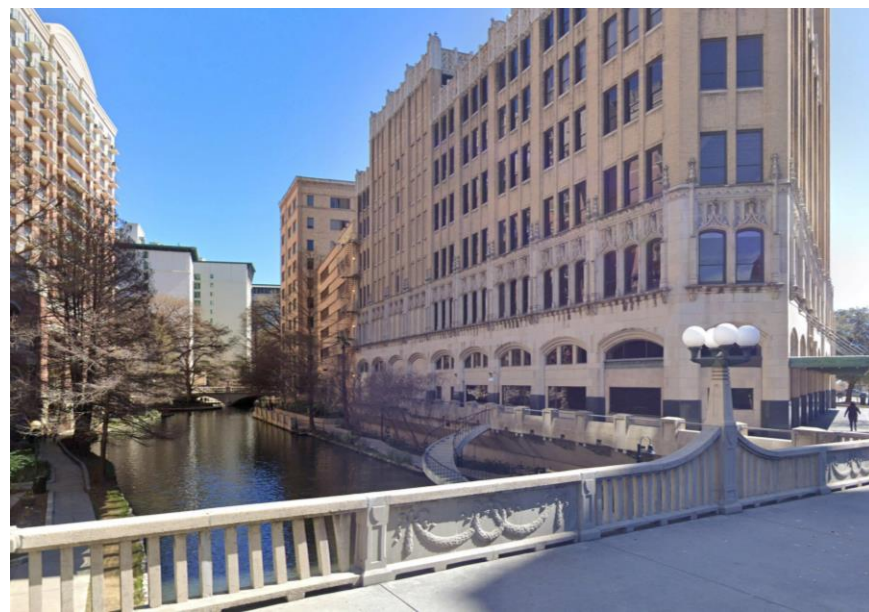
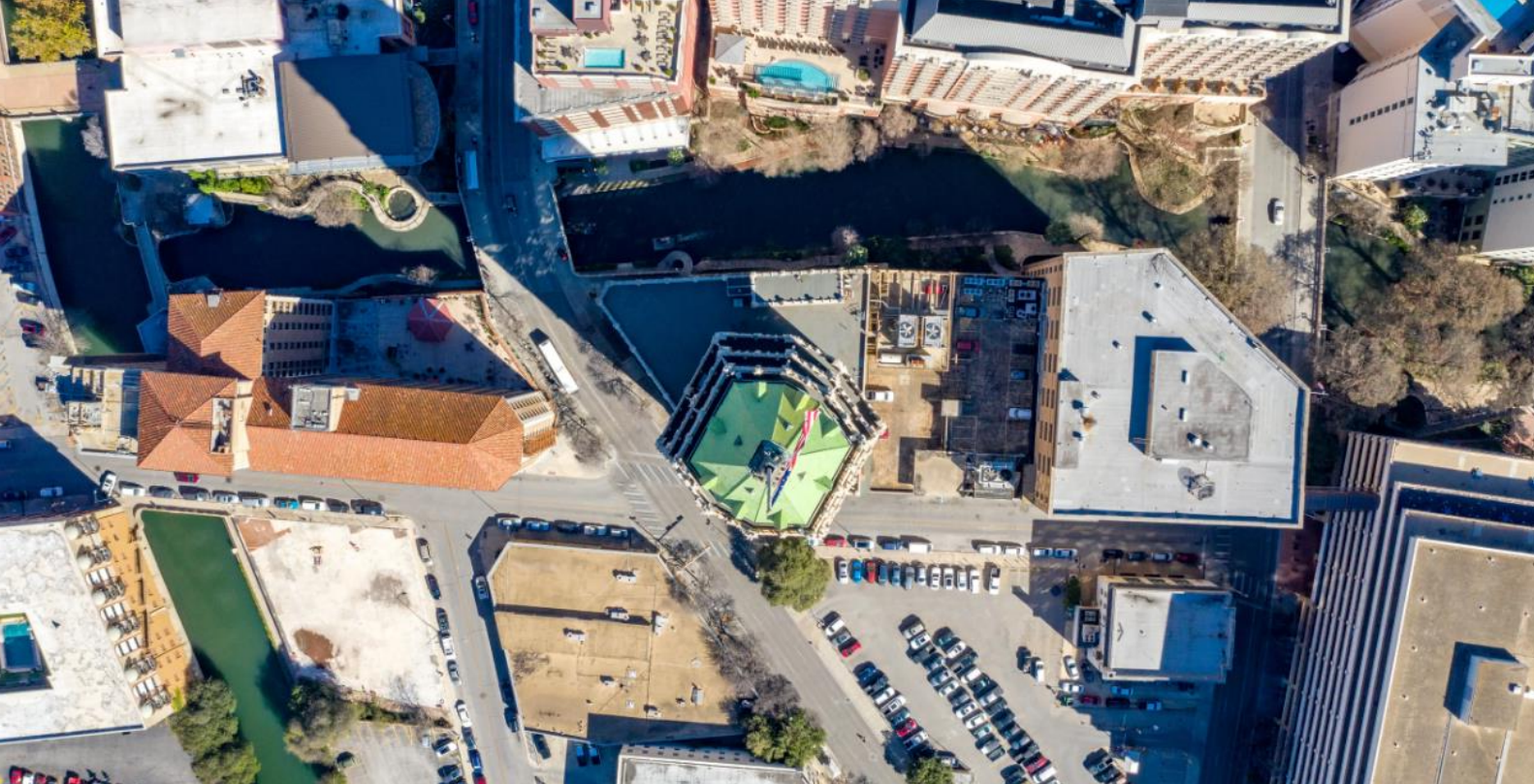
Retail Opportunity at Tower Life

June 26, 2025



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ENTERPRISES





Tower Life – The History



- Originally, the Smith Young Tower, now the Tower Life Building – served as San Antonio's meeting place and was an early example of mixed-use development.
- The flagship Sears Roebuck Department Store occupied the first six (6) floors & office tenants occupied floors 7-30.
- Designed by San Antonio architect, Atlee Ayres, the building provided a reason for locals and visitors to congregate in downtown.

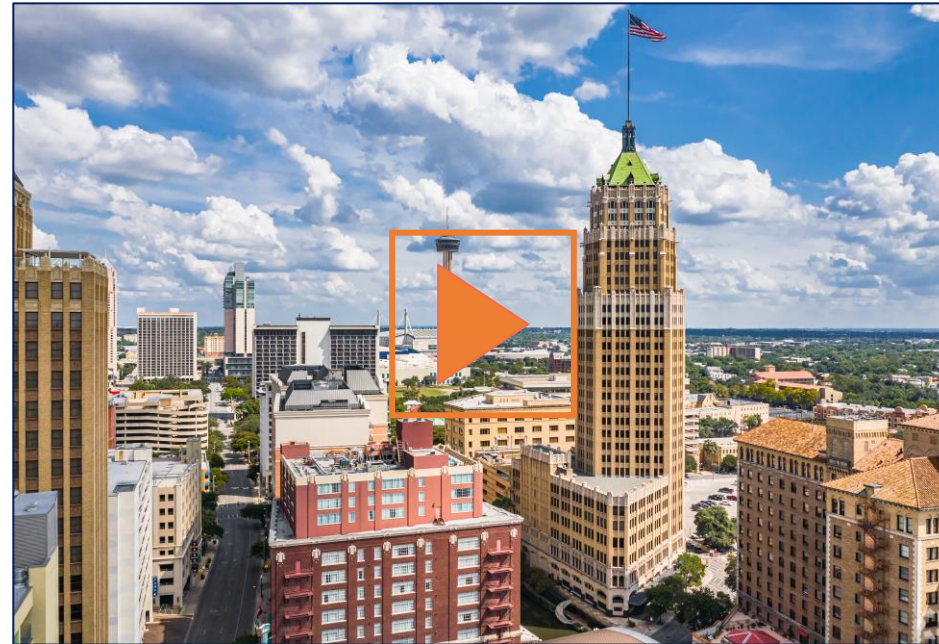


- Tallest building in San Antonio (1929-1988)
- 1st Sears & Roebuck Department store in the city
- Emblematic of San Antonio's heritage as Military City, USA – served as headquarters for the Third U.S. Army & office of General Dwight D. Eisenhower

Tower Life – Project Overview

The iconic Tower Life building in downtown San Antonio is being redeveloped into a vibrant mixed-use & mixed-income residential and food & beverage hub along the San Antonio Riverwalk, complete with 243 apartment units, along with up to ~20K square feet of restaurant space on the ground and river levels. Tower Life will provide both residents and visitors with exceptional hospitality experiences.

Watch the drone video below



Tower Life will be reborn
in 2026 as a vibrant
residential building and
the city's cultural center.



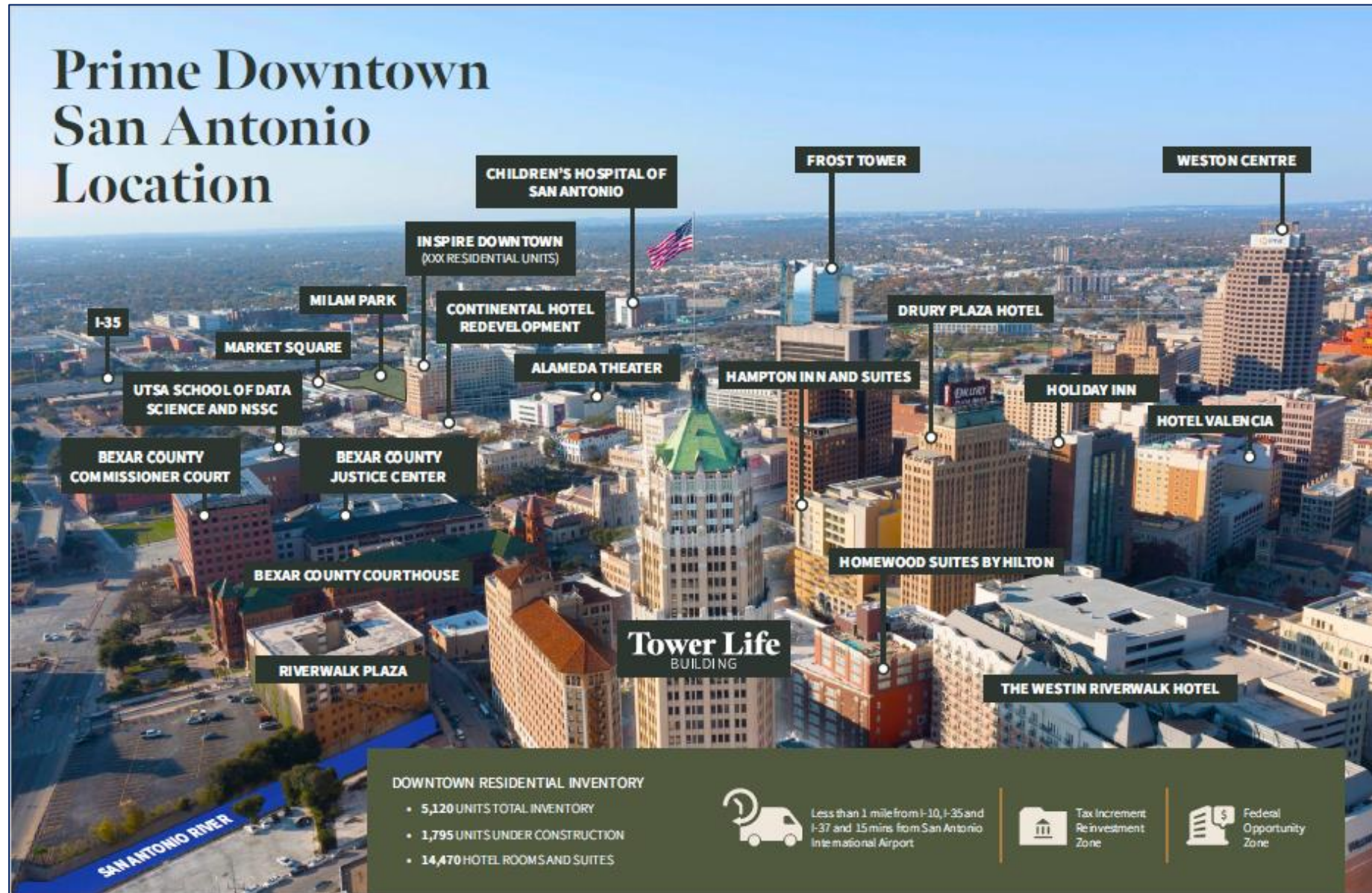
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For exclusive offers and a
sneak peek at floorplans,
join our early-adopters
contact list.

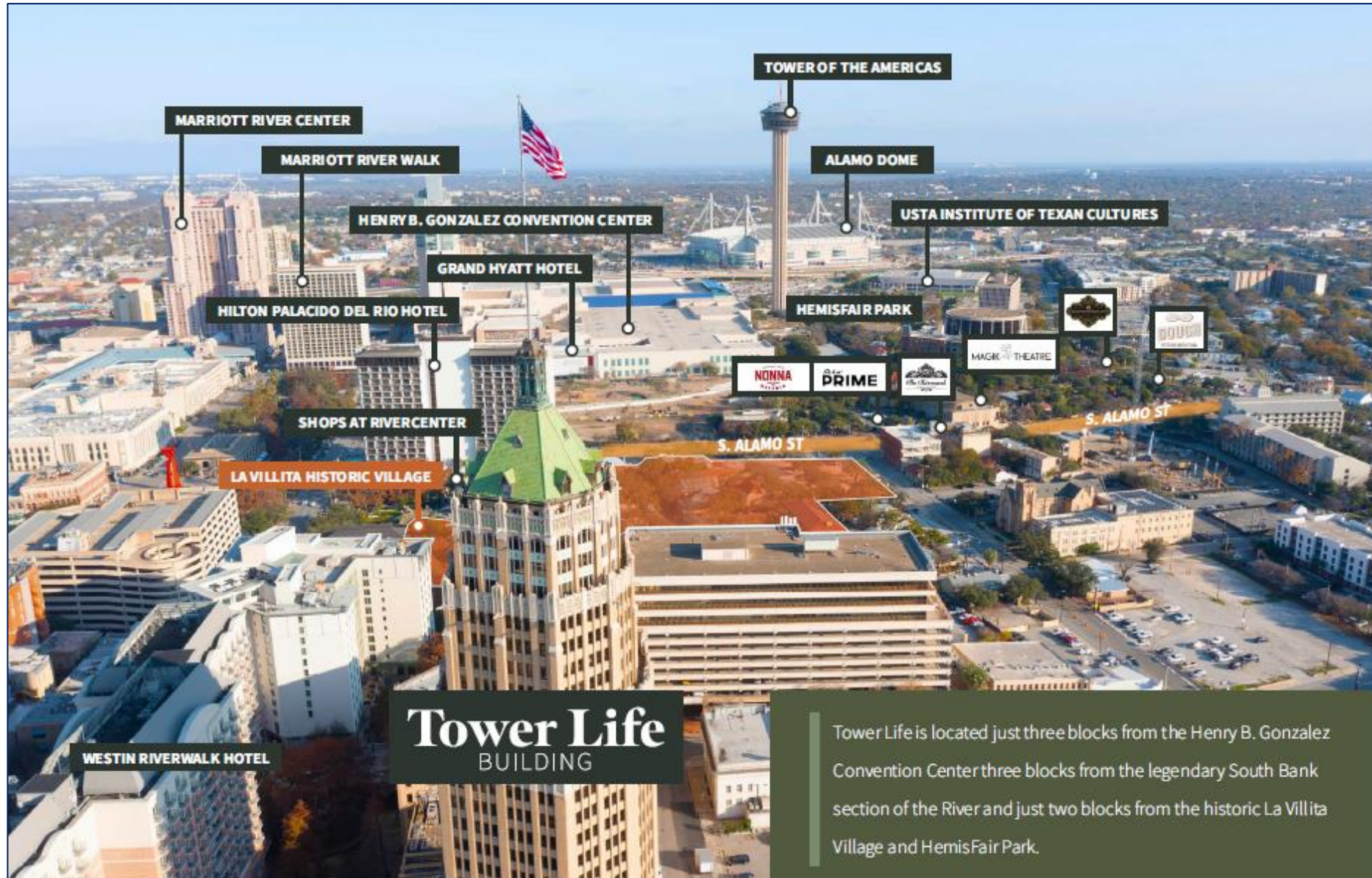


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The Heart of Downtown San Antonio



Tower Life – On The Riverwalk and Walkable to Convention Center



Significant Investment Momentum Enhancing Downtown

Private Projects



40
PROJECTS



\$1.9B
INVESTMENT



2,558
RESIDENTIAL UNITS



126K SF
OFFICE SQUARE FEET



2,161
HOTEL ROOMS



516
REHAB UNITS
265 residential units
251 hotel rooms

Public Projects



29
PROJECTS



\$1.5B
INVESTMENT

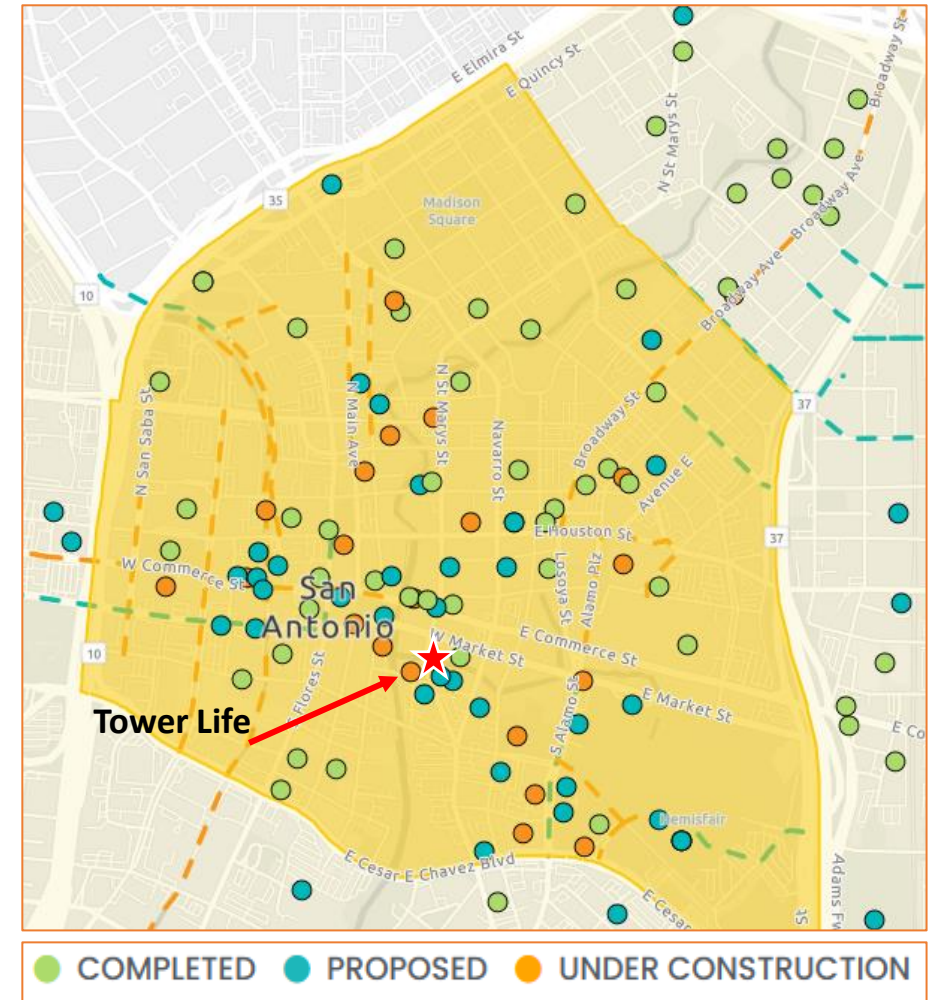


14
STREET PROJECTS



15
CULTURAL/PUBLIC AMENITIES
(Parks, Museum, Plazas)

Total Invested: \$3.4B



Tower Life – Redevelopment Plan



Tower Life - Street Level – Retail Space

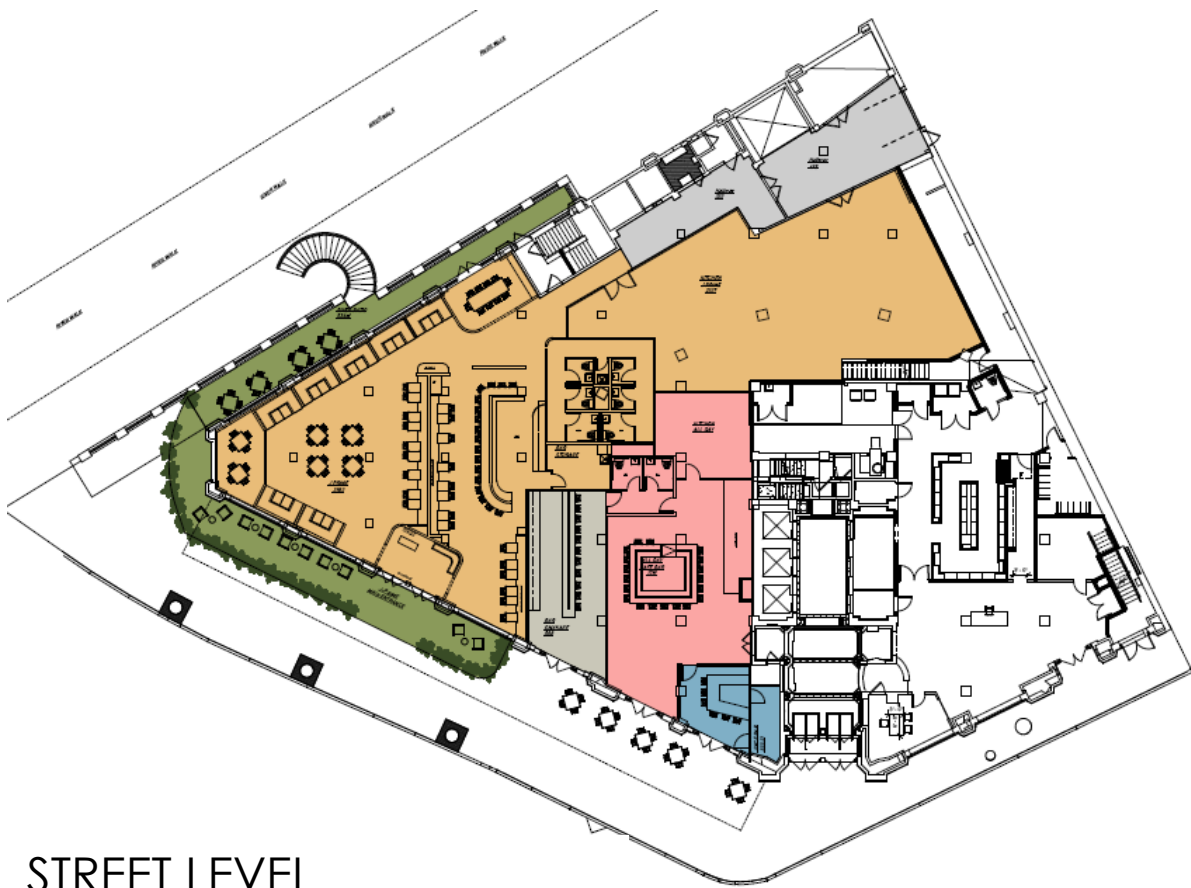


Tower Life - River Level – Retail Space



Tower Life - Street Level & River Level – Retail Space

Street Level Retail Space: Preliminary Layout



STREET LEVEL
Total ~10k SF; demisable

*Projected floor plan

River Level Retail Space: Preliminary Layout



RIVER LEVEL
Total ~10k SF; demisable

Contact Us

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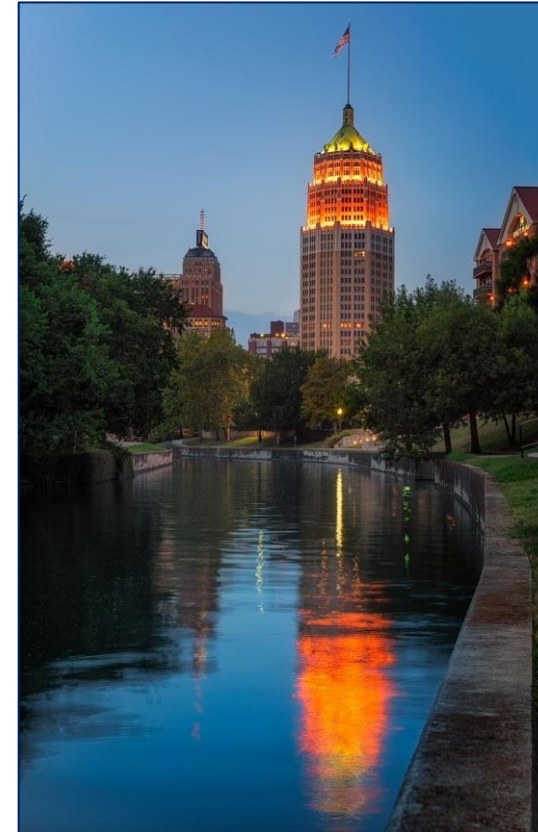
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