



April 2, 2026

To: City of Alamo Heights
City Hall
6116 Broadway
San Antonio, TX 78209

RE: Cover Letter – 6333 Broadway

Dear City of Alamo Heights Representatives,

On behalf of the property owner, Mule Ventures, LTD, KP+J is pleased to submit this proposal for a new project located at 6333 Broadway.

Project Scope

The proposed development occupies a .68-acre site and involves the construction of a two-story, 38' tall, 20,800-square-foot mixed-use retail building with underground parking. The scope of work includes site excavation, select fill, compaction, parking, landscaping, and the installation of an elevated concrete foundation to be level with Broadway. The structure will feature metal framing, structural steel columns, steel roof joists with metal decking, and PVC roofing over rigid insulation. Additional components include aluminum storefronts, tempered glazing, stucco, exterior brick veneer, and utility systems (electrical, sanitary, cold water, gas, and communications).

Development Goals

The building will provide 14,905 square feet of leasable space for multi-tenant use (Occupancy Classifications B, M, or A-2). We are developing the project as a shell building; individual tenants will be responsible for submitting their own interior build-out drawings to the City for review and approval.

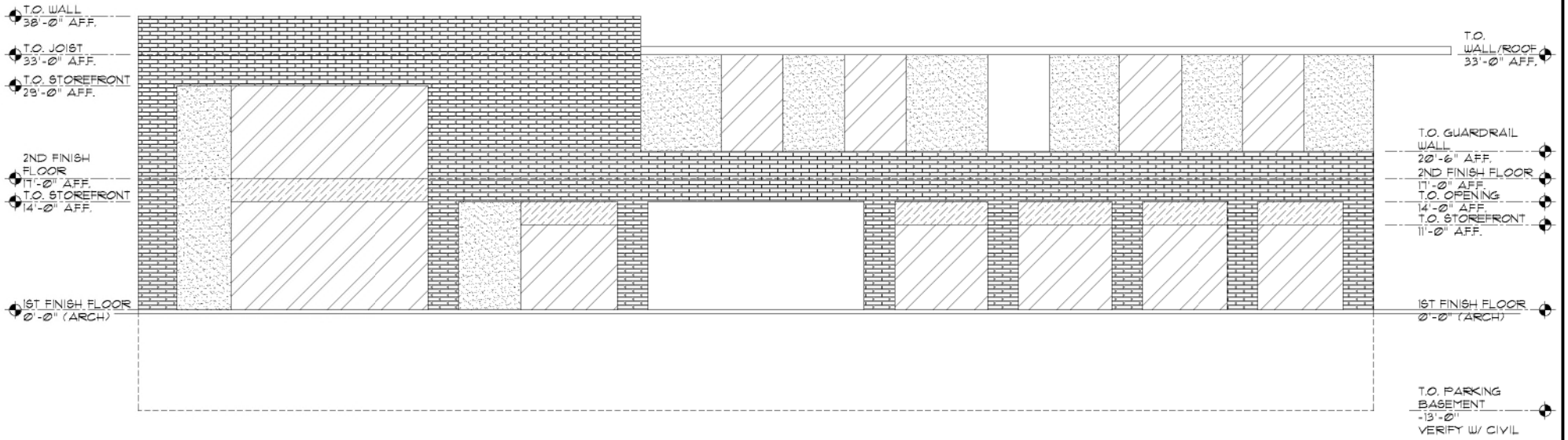
We look forward to collaborating with the City of Alamo Heights on this project.

Sincerely,

Jolly Thulaseedas. AIA, NCARB, LEED AP BD+C
Managing Partner

Lorena Gomez-Farias
Senior Project Manager





ALL INFORMATION SUBJECT TO FURTHER VERIFICATION IN FIELD

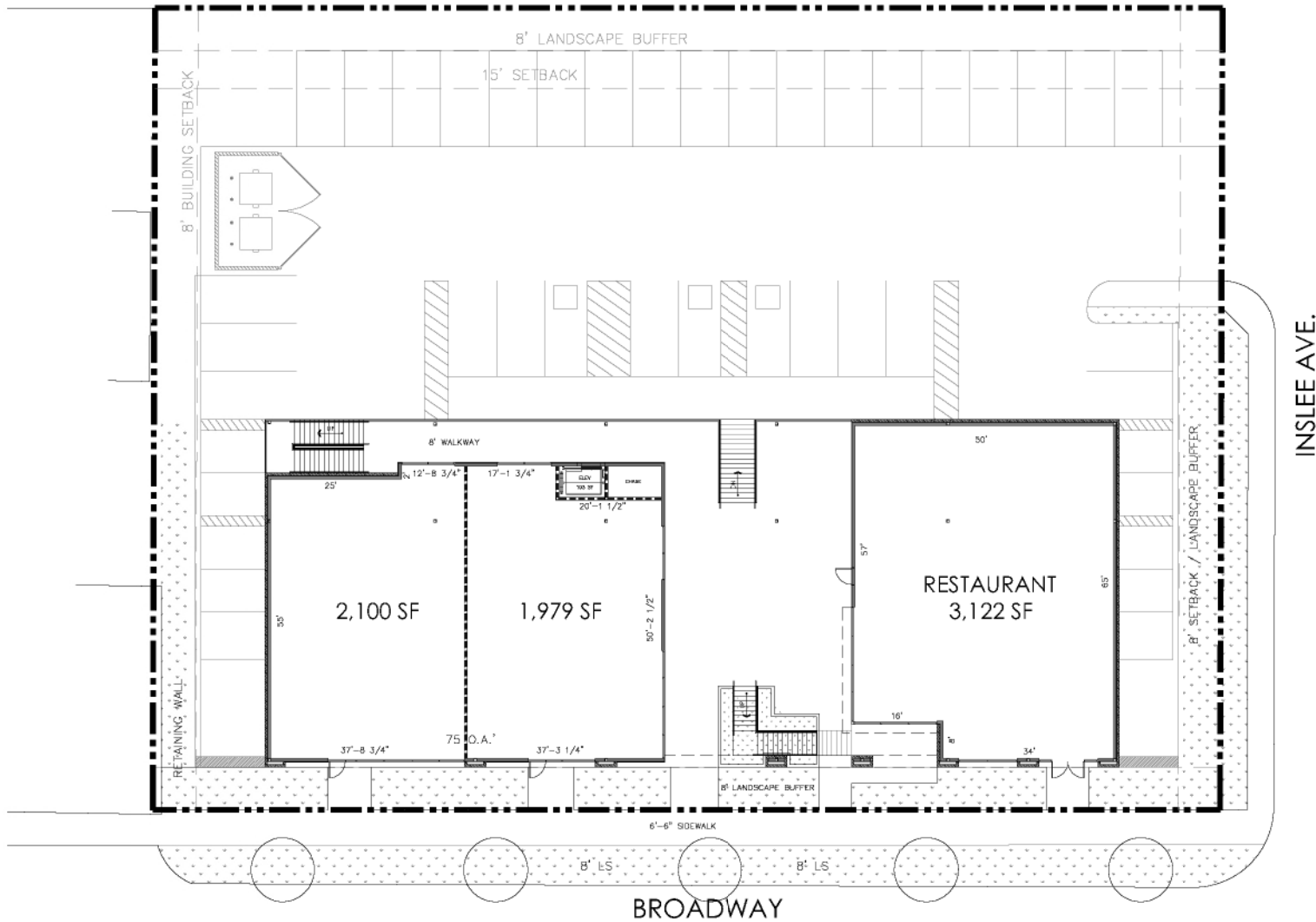
2 LEASE PLAN - SECOND FLOOR

SCALE: 0" 8" 20"



ELEVATION
6333 BROADWAY, SAN ANTONIO, TX

DATE : 02/18/2026
 KPJ-TX-25-0007
 (210) 384-8900
 Email: lgomez@kpenr.com



INSLEE AVE.

BROADWAY

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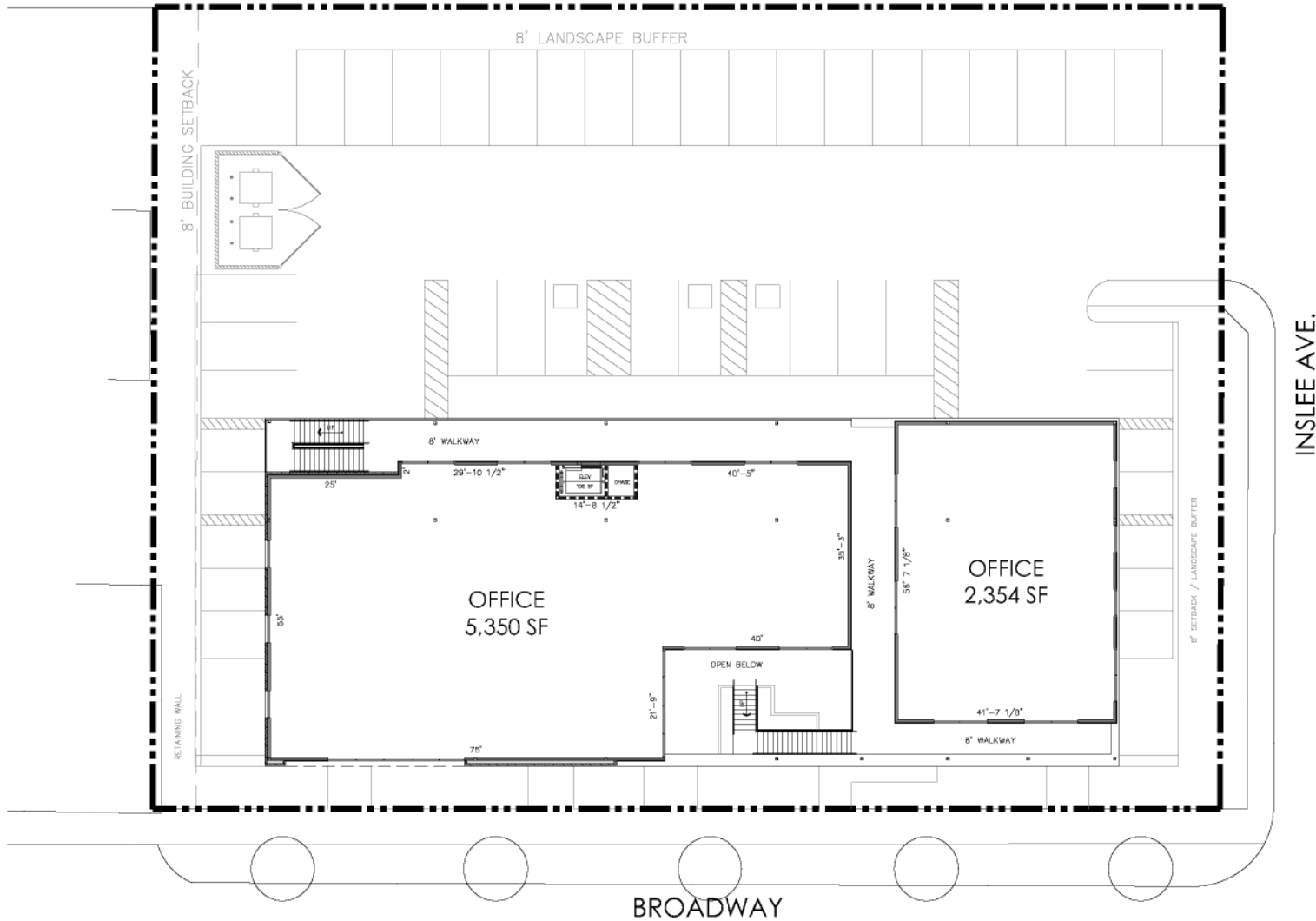
1 LEASE PLAN - FIRST FLOOR

SCALE: 0 8 20'



LEASE PLAN
6333 BROADWAY, SAN ANTONIO, TX

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ALL INFORMATION SUBJECT TO FURTHER VERIFICATION IN FIELD

2 LEASE PLAN - SECOND FLOOR

SCALE: 0 8 20'

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6333 BROADWAY

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6333 BROADWAY

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6333 BROADWAY

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6333 BROADWAY

6-02/24/26