

FOR SALE

111 N FLORES ST

SAN ANTONIO, TX

OFFERING MEMORANDUM

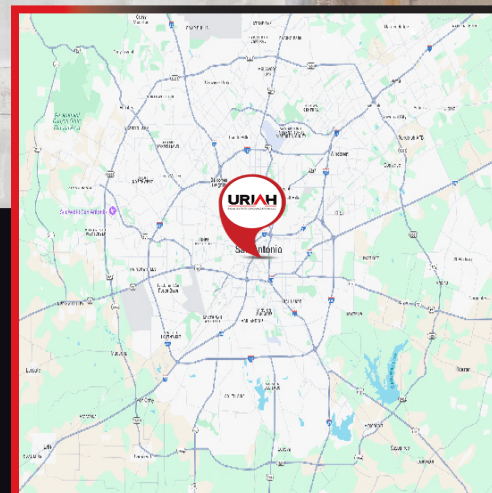




PRESENTED

URIAH
REAL ESTATE ORGANIZATION LLC

URI URIAH
Broker
M: (210) 315.8885
Uri@UriahRealEstate.com



The information contained herein was obtained from sources believed reliable; However, Uriah Real Estate Organization LLC makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, change or price, or conditions, prior to sale or lease, or withdrawal without notice.

PROPERTY OVERVIEW - 111 N FLORES ST

PROPERTY SUMMARY

URIAH Real Estate Organization is pleased to present 111–113 N. Flores Street, a rare mixed-use retail/residential investment opportunity located in the heart of Downtown San Antonio. Positioned along a highly trafficked corridor just steps from the city's most iconic destinations, the property benefits from heavy foot and vehicle traffic, D (Downtown) zoning, and exceptional visibility, offering strong upside for investors and owner-users alike. The two-story, 8,034± SF building—comprised of 3,874± SF of street-level retail and 4,160± SF of additional SQFT—features two storefronts fronting Flores Street with 75 feet of frontage, separated by a drive-through/loading access that leads to a private interior courtyard with views of the Frost Tower. The residential component is situated toward the rear of the property and is connected via an elevated catwalk, creating flexibility for live/work, short-term rental, or creative mixed-use concepts. Additionally, the property includes expansive basement space beneath all structures, offering valuable potential for storage, activation, or adaptive reuse. Built in 1925 and zoned D, the property allows for a wide range of urban uses and redevelopment possibilities while maintaining its historic downtown character. On-site parking with additional public and nearby parking options common to the downtown core. The property is surrounded by San Antonio's most prominent attractions and employment centers, including The Alamo, River Walk, Hemisfair Park, Henry B. González Convention Center, Tower of the Americas, Tobin Center for the Performing Arts, Majestic and Aztec Theatres, Market Square, San Fernando Cathedral, Spanish Governor's Palace, Travis Park, San Pedro Creek Culture Park, and numerous hotels, government offices, and corporate headquarters. Its central location provides seamless access to major thoroughfares, including E. Commerce Street, I-10 (0.4± miles), I-35 (0.7± miles), and I-37 (2.2± miles). Perfectly positioned in a flourishing downtown environment, 111–113 N. Flores Street offers a unique opportunity to reimagine a historic property with mixed-use potential, strong visibility, and unmatched proximity to San Antonio's cultural, entertainment, and business drivers—an ideal canvas to bring a bold vision to life.

PROPERTY INFORMATION

LOT SIZE

ACRES: 0.21±
9,114± SF

FRONTAGE:

75± LF ON N FLORES ST

ZONING

D

BUILDING:

RETAIL: 1950 +/- SF
RETAIL: 1924 +/- SF
APARTMENT: 4160 +/- SF
ALL UTILITIES ON SITE

PROPERTY HIGHLIGHTS

PRIME DOWNTOWN LOCATION: TWO-STORY MIXED-USE RETAIL/RESIDENTIAL PROPERTY IN THE HEART OF DOWNTOWN SAN ANTONIO, SURROUNDED BY TOP CULTURAL, ENTERTAINMENT, AND EMPLOYMENT DRIVERS

STRONG VISIBILITY & TRAFFIC: 75' OF FRONTAGE ALONG N. FLORES STREET WITH HEAVY PEDESTRIAN AND VEHICULAR TRAFFIC

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VALUE-ADD POTENTIAL: EXPANSIVE BASEMENT SPACE BENEATH ALL STRUCTURES OFFERING ADDITIONAL USABLE SQUARE FOOTAGE OR STORAGE OPPORTUNITIES

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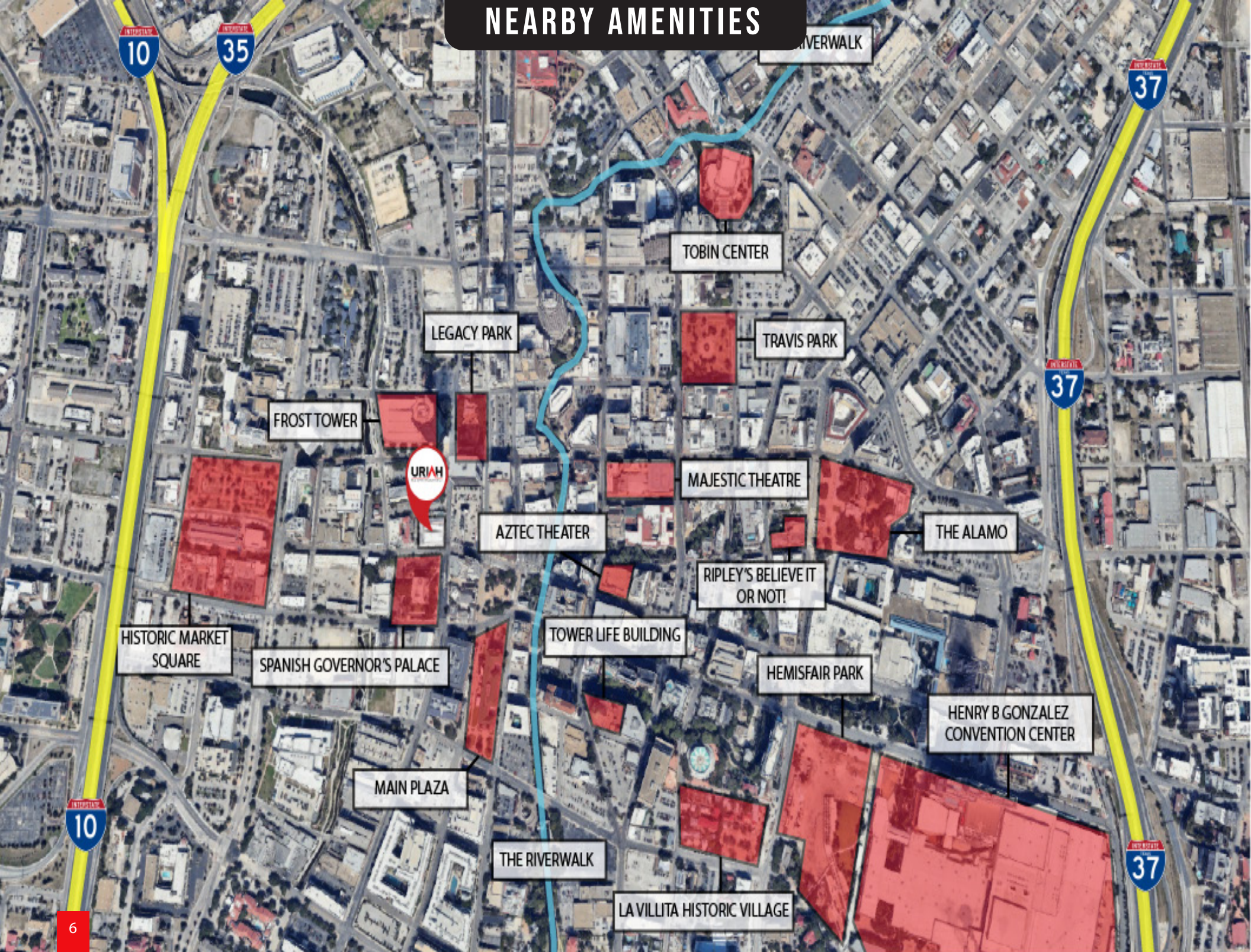
PROPERTY PHOTOS | 111 N FLORES ST



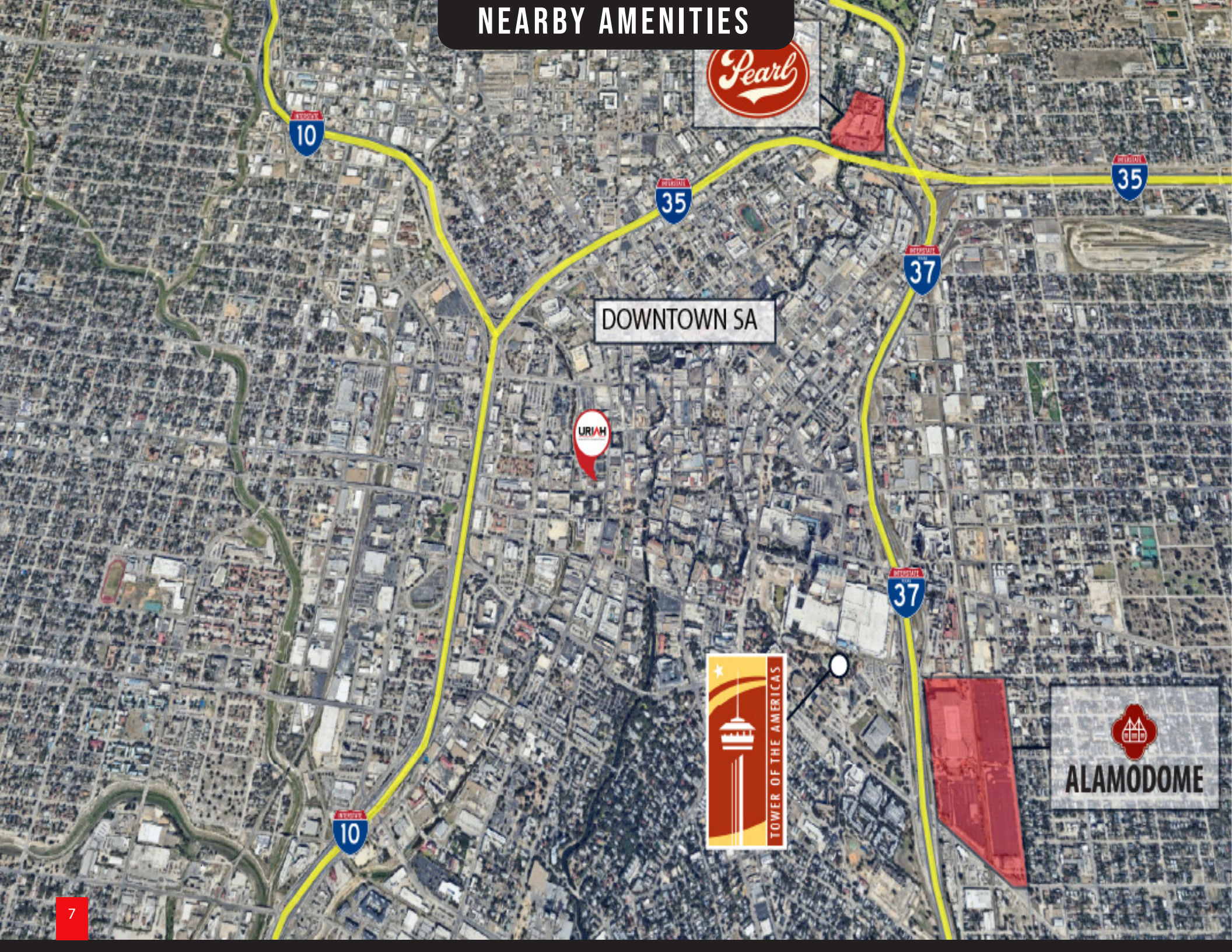
PROPERTY PHOTOS | 111 N FLORES ST



NEARBY AMENITIES



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DOWNTOWN SA



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11/2/2015



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 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.

Uriah Real Estate Organization

Licensed Broker /Broker Firm Name or
Primary Assumed Business Name

Uri Uriah

Designated Broker of Firm

Uri Uriah

Licensed Supervisor of Sales Agent/
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Sales Agent/Associate's Name

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3/11/2025 3/11/2025

Buyer/Tenant/Seller/Landlord-Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov