



DRONE FOOTAGE

<https://youtu.be/qtvF2SHdWqA>

360° PANORAMIC VIEW

<https://kuula.co/post/hDff2>

Michael D. Hoover, CSM
210.218.9095
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INVESTMENT PROPERTY WITH SOLID LONG-TERM TENANTS - 7.25 CAP

6723 S Flores St. | San Antonio, TX 78221



FOR SALE



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DESCRIPTION

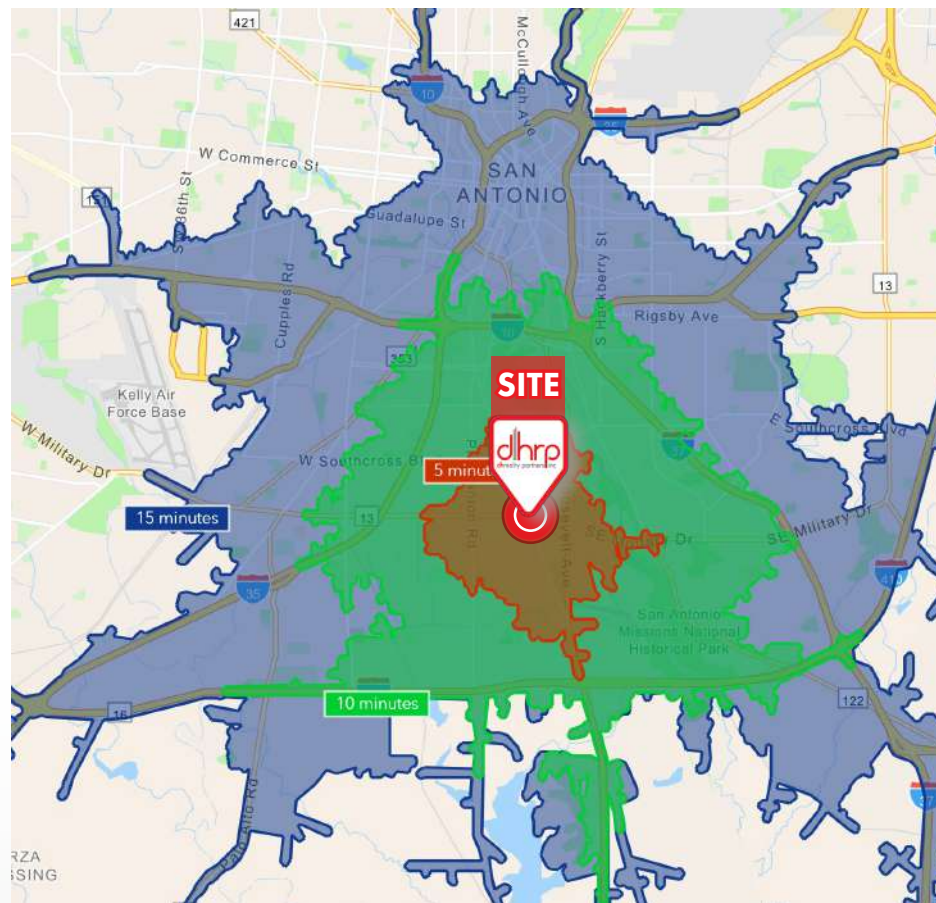
DH Realty Partners (DHRP) is pleased to present a fully-leased retail/office investment opportunity in South San Antonio. This ±38,356 SF free-standing building is 100% occupied by a solid mix of long-term tenants, including Workforce Solutions, Tons Of Fun, JC Food Mart, and the City of San Antonio. Positioned on ±3.024 acres between S. Flores Street and the high-traffic Military Drive corridor, the property delivers stable income in one of the city's most active commercial zones.

Military Drive features the two closest Super Walmart locations in the entire United States, along with three Super H-E-B stores, demonstrating the extraordinary retail density and commercial viability of this thriving corridor. The property benefits from ±245 parking spaces, exceptional visibility, high daily traffic counts, and on-site VIA bus service, ensuring excellent accessibility for tenants and customers alike.

This prime location offers close proximity to major San Antonio attractions and developments, including Brooks City Base, the San Antonio Missions, and the San Antonio River, positioning the investment within a well-established and continuously growing commercial district.

HIGHLIGHTS

- **PRIME BUSINESS LOCATION**
- Located in an area of thriving retail activity
- Ample parking (approximately 245 spaces)
- Excellent traffic counts
- Outstanding visibility
- Close proximity to the San Antonio Missions, Brooks City Base, South Park Mall, Lackland Airforce Base and the San Antonio River.
- VIA bus route on site



Drive time from location shown in increments of 5 minutes, 10 minutes, and 15 minutes

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FULLY LEASED, INCOME-PRODUCING ASSET

This ±38,356 SF free-standing building in South San Antonio is 100% leased to a stable mix of tenants, including Workforce Solutions, Tons Of Fun, JC Food Mart, and the City of San Antonio. Positioned on ±3.024 acres, the asset offers strong income stability with well-established, long-term tenants.

STRATEGIC LOCATION & HIGH TRAFFIC VISIBILITY

The property benefits from outstanding exposure between S. Flores Street and the high-traffic Military Drive corridor—one of the city's busiest retail zones. With ±245 dedicated parking spaces and on-site VIA bus service, accessibility is excellent for both tenants and visitors.

SURROUNDED BY MAJOR ECONOMIC DRIVERS

Situated near Brooks City Base, the San Antonio River, and the UNESCO-designated San Antonio Missions, this property is embedded in a dynamic and rapidly developing corridor of South San Antonio. The area draws consistent traffic from tourists, commuters, and local residents alike.

STRONG DEMOGRAPHICS &

The surrounding neighborhood continues to experience residential and commercial growth, fueled by affordable living, improving infrastructure, and city investment. This momentum supports long-term demand for retail and service-based tenants in the area.

ESTABLISHED TENANT MIX WITH COMMUNITY

Anchored by essential service providers such as Workforce Solutions and the City of San Antonio, the tenant lineup is both recession-resistant and community-focused. Tenants like JC Food Mart and Tons Of Fun offer family-oriented services, drawing steady daily traffic and supporting long-term stability for the center.

PRIME TRANSPORTATION ACCESS

The site's VIA bus stop provides convenient public transportation, enhancing tenant and customer accessibility. Its direct access to major thoroughfares supports high daily traffic and ongoing footfall.

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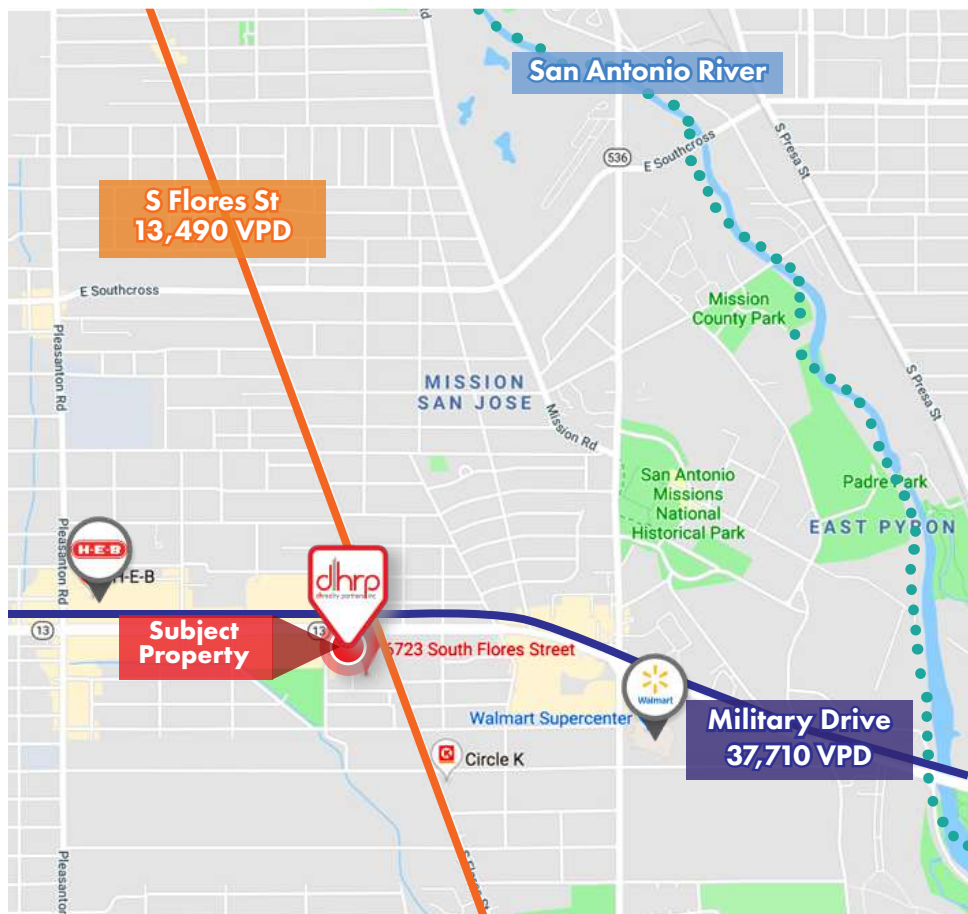
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**LOCATION**

Property is conveniently situated between S Flores St and the city's biggest retail thoroughfare, Military Drive.

OCCUPANCY**100% / Fully Leased****BUILDING SIZE****± 38,356 SF****LAND SIZE****± 3.024 AC****ZONING****C-3, City of San Antonio****TENANTS**

- Workforce Solutions
- Tons Of Fun
- JC Food Mart
- City of San Antonio

PRICE**Contact broker**

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PHOTOGRAPHY



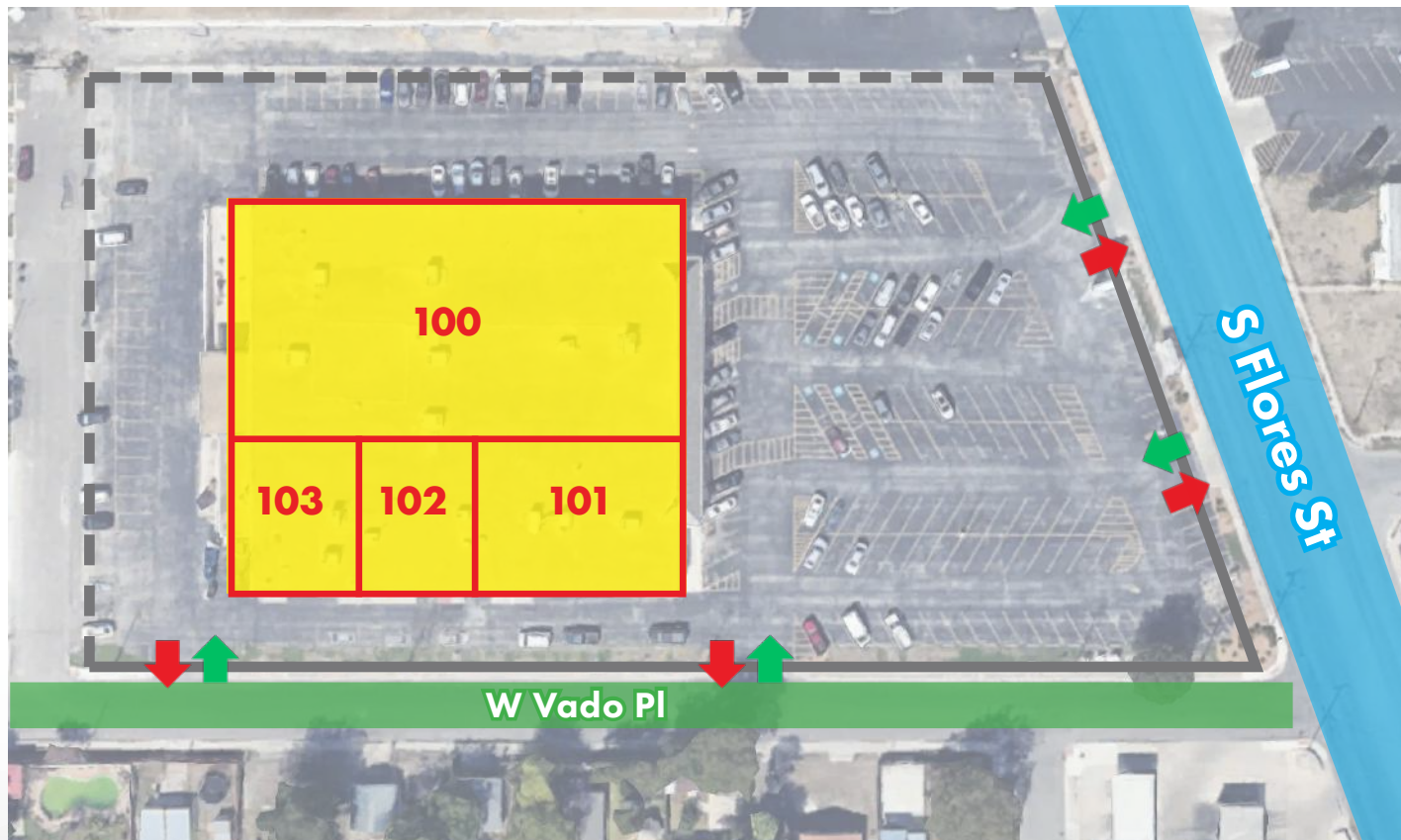
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SITE PLAN



SUITE 100
25,000 SF



SUITE 101
6,000 SF



SUITE 103
4,438 SF



SUITE 102
2,918 SF

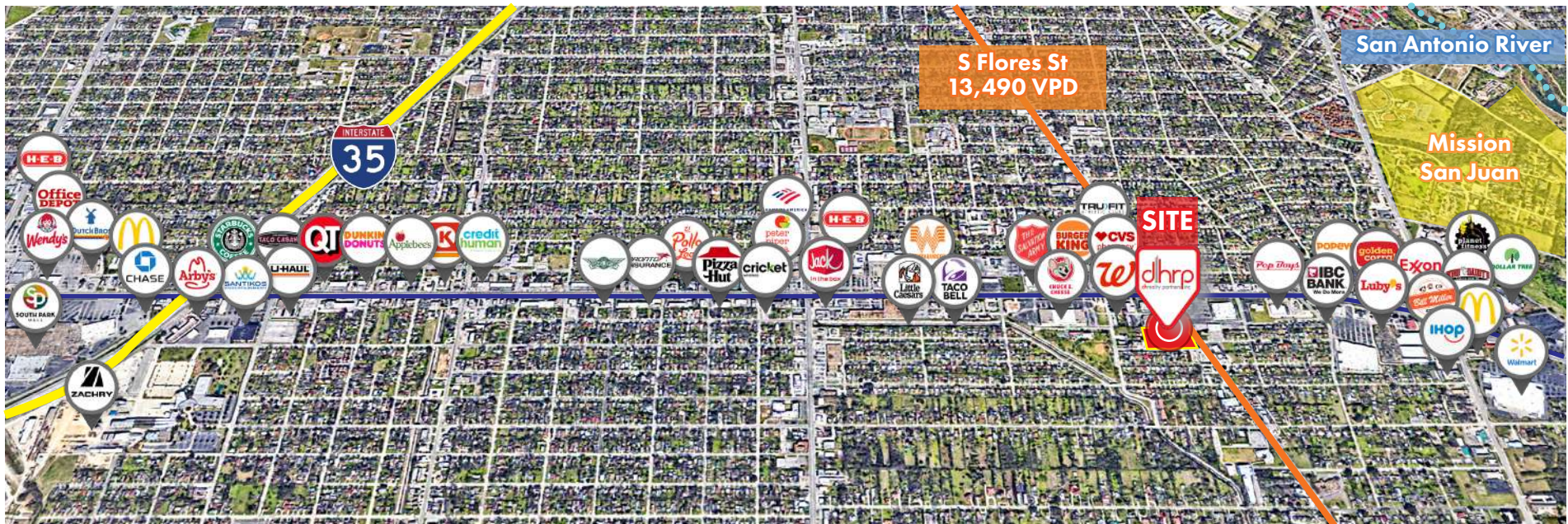
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AERIAL MAP



AREA RETAILERS

- Applebee's
- Chuck E. Cheese
- Church's Chicken
- Credit Human
- CVS Pharmacy
- Dollar Tree
- Dunkin'
- Golden Corral
- H-E-B
- IBC Bank
- McDonald's
- Office Depot
- Pizza Hut
- Planet Fitness
- Pollo Loco
- Santikos Entertainment
- South Park Mall
- Starbucks
- Taco Bell
- TruFit
- Walgreen's Pharmacy
- Walmart Supercenter
- Whataburger
- Wing Daddy's
- Wingstop

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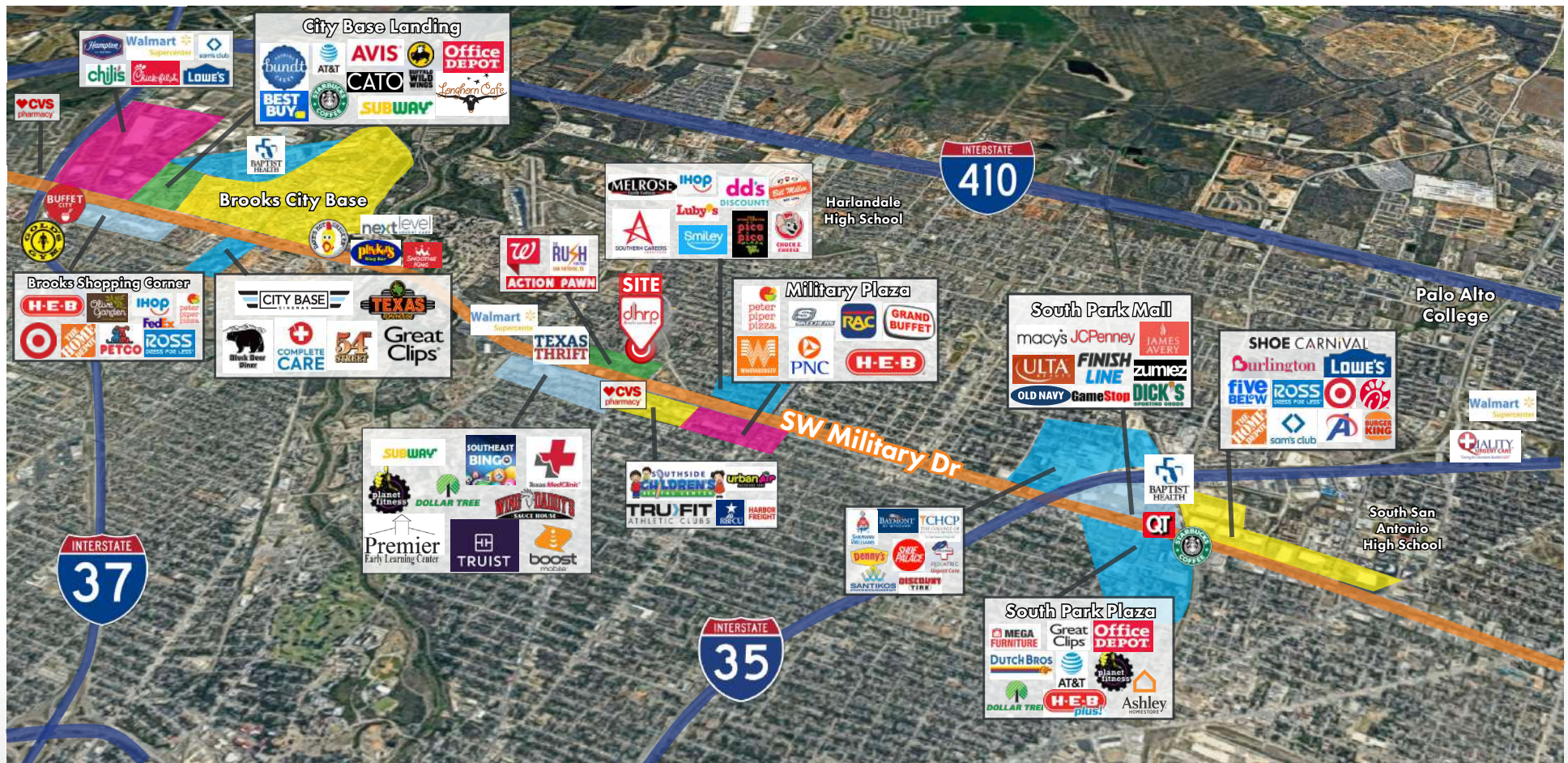
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VISITOR VOLUME MAP



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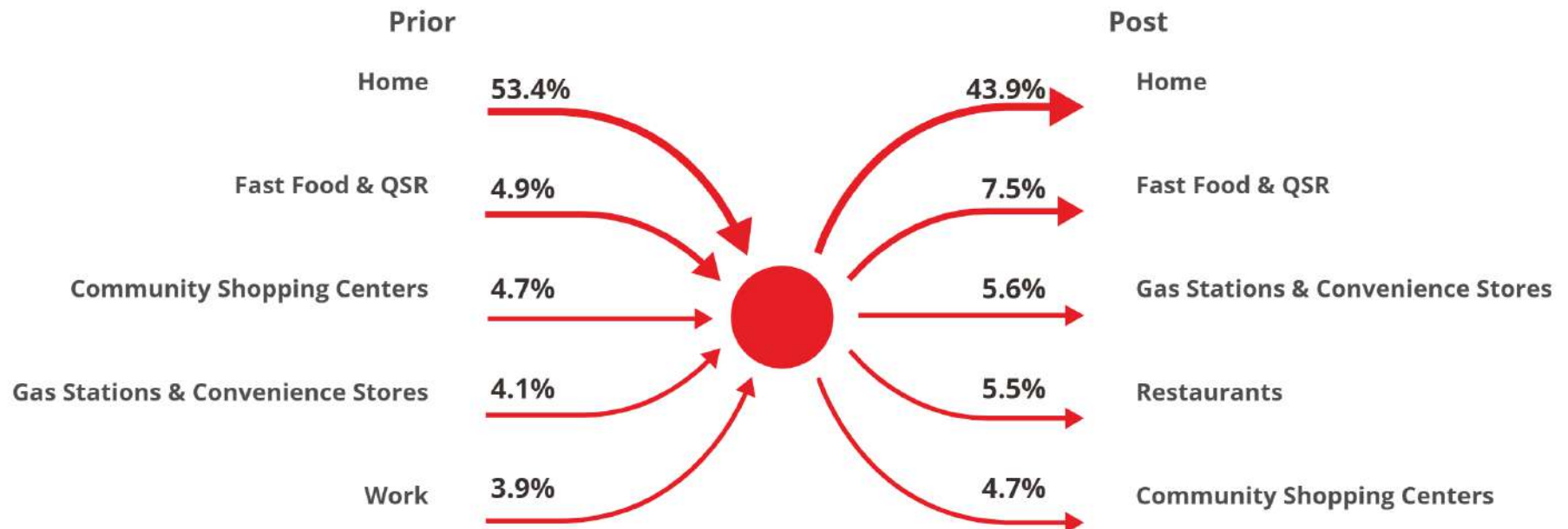
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VISIT TRENDS



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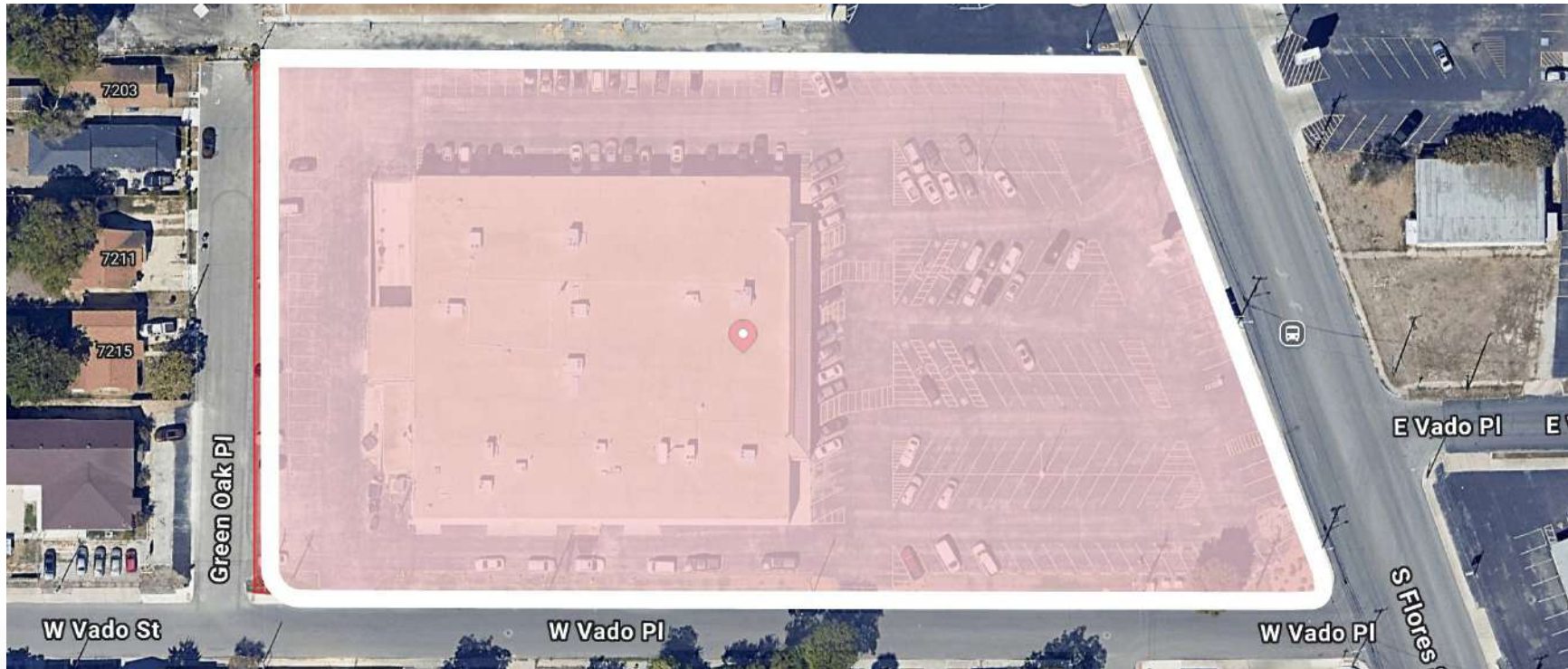
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PROPERTY LINES



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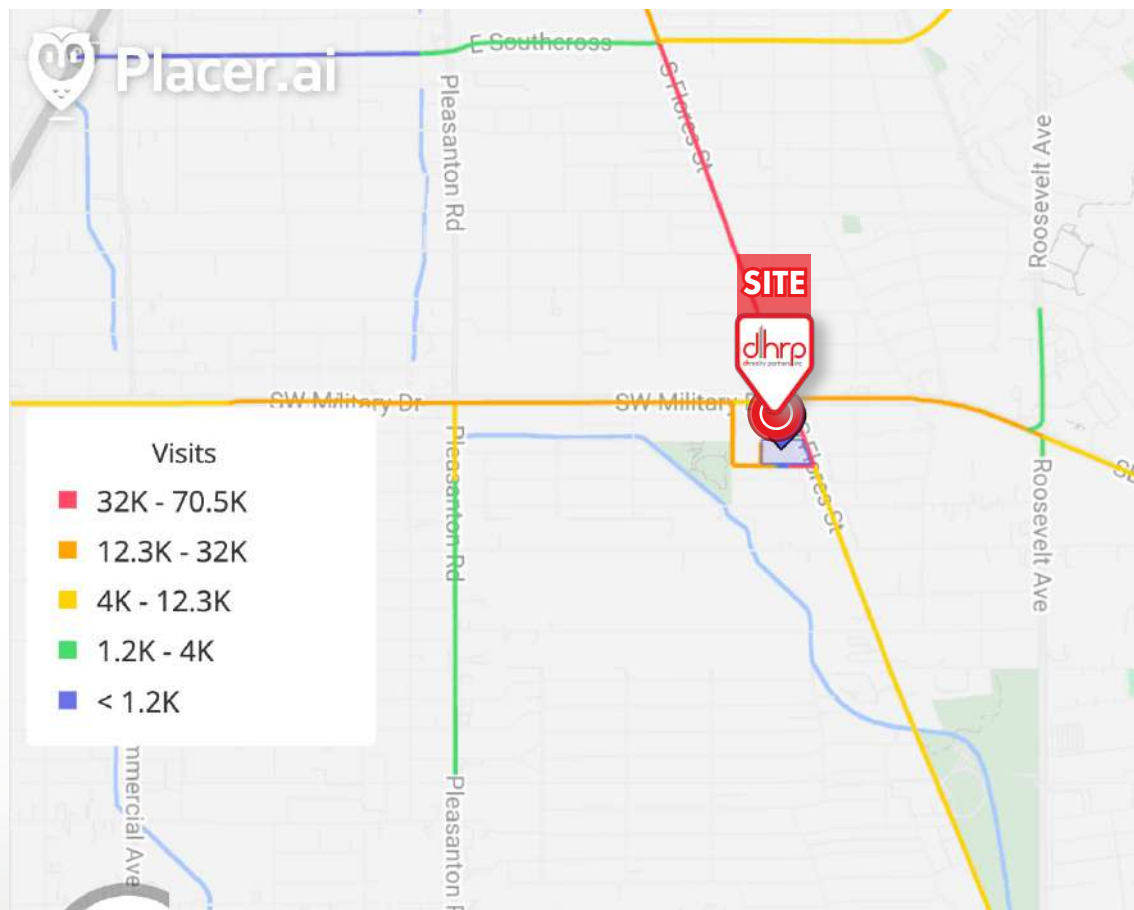
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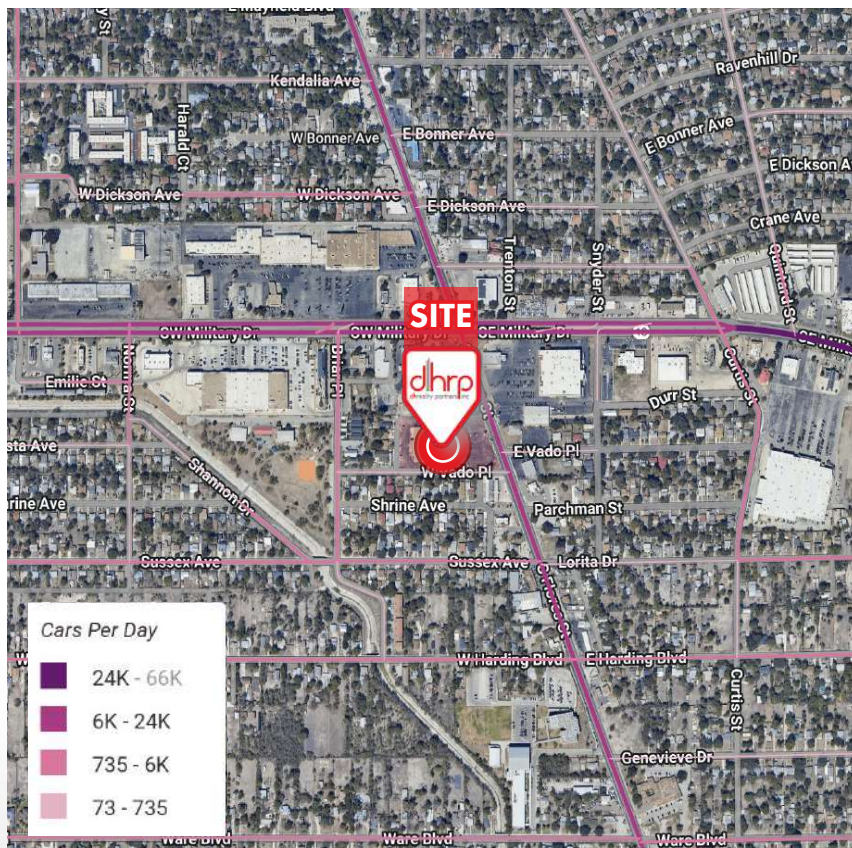


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LOCATION INFORMATION

TRAFFIC COUNTS



ESRI DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	13,757	101,411	251,288
Median Age	38.7	37.3	36.3
Avg Household Size	2.8	2.8	2.8
Median Household Income	\$51,825	\$54,330	\$56,147

Source: ESRI, 2024

ZONING MAP



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SAN ANTONIO MARKET OVERVIEW

San Antonio is aptly known as “Military City, USA” due to its pivotal role in supporting the nation’s defense. **Joint Base San Antonio (JBSA) is the largest military installation in the Department of Defense**, directly employing over 67,000 people and contributing an estimated \$55 billion to Texas’s economy. Brooke Army Medical Center (BAMC), located at JBSA, stands out as **the largest DoD medical facility and a Level I Trauma Center**, providing critical care to both military and civilian populations.

The city’s healthcare landscape is bolstered by the **900-acre South Texas Medical Center (STMC)**, home to hundreds of medical facilities and anchored by institutions like University Hospital, Methodist Healthcare, and UT Health.

As San Antonio’s second-largest employer, the STMC underscores the city’s strength in **healthcare and bioscience** industries.

San Antonio also boasts a thriving local economy, attracting businesses with its **central location, low taxes, and business-friendly policies**. Since 2018, over 100 companies have relocated to Texas from California, drawn by the city’s low cost of living and impressive wage growth. Key industries such as aerospace, IT, and cybersecurity continue to flourish, with the aerospace sector alone **employing over 46,000 professionals**. These factors highlight San Antonio’s sustained growth and its appeal as a hub for innovation, healthcare, and defense.

2.7M

TOTAL
POPULATION

7TH

LARGEST CITY
IN THE U.S.

9.8%

JOB GROWTH
2018-2023

15-20%

PROJECTED
POPULATION
GROWTH

14

ACCREDITED
UNIVERSITIES &
COLLEGES

60

NEW RESIDENTS
PER DAY

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SAN ANTONIO **BUSINESSES & EXPANSIONS**



JCB (UK): Two new South Side plants (2023–2024), totaling over **\$265M** and **1,500 jobs** by 2027.



Sanko Texas Corp + OpTech: Announced **\$39.8M** plastic pallet plant near Toyota (2025), **50 jobs** by 2029.

Guidehouse: Entered SA market in 2024, bringing **1,000 jobs** over five years.



Skipcart: Moved HQ from Boerne to downtown SA in 2021, with **100+ jobs** planned.

Matthews International (Saueressig): Opened **\$9M** North American HQ in 2021 with **50 high-wage jobs**.



SafeRide Health: Launched downtown San Antonio operations in 2021.

Sprouts Farmers Market: New **23,300 sq ft** store coming to far NW SA in 2026.



Microsoft: Building a **20,000 sq ft Circular Center** for tech recycling as part of **\$3.5B** local investment.

Nopalera: Relocating HQ from NYC to San Antonio in mid-2025.

University Health: Opened new hospital (2023) and broke ground on two others (2024), opening in 2027.



USAA: Ongoing HQ campus renovation since 2017, with **\$158M+** invested and a current **\$39M** project through 2027.





HAZARDOUS MATERIAL DISCLOSURE

Every purchaser, seller, landlord and/or tenant of any interest in real property ("Property") is notified that prior or current uses of the Property or adjacent properties may have resulted in hazardous or undesirable materials being located on the Property. These materials may not be visible or easily detected. Current or future laws may require removal or clean-up of areas containing these materials. In order to determine if hazardous or undesirable materials are present on the Property, expert inspections are necessary and removal or clean-up of these materials will require the services of experts. Real Estate Agents are not qualified experts.

If you are a seller or landlord, it is your responsibility to ensure that the transaction documents include disclosures and/or disclaimers that are appropriate for the transaction and the Property.

If you are a purchaser or tenant, it is your responsibility to ensure that the transaction documents include provisions to permit consultation with attorneys, environmental consultants and others to make prudent investigations, and further that such inspections are conducted.

ADA DISCLOSURE

In order to ensure that all business establishments are accessible to persons with a variety of disabilities, the Americans with Disabilities Act was enacted under federal law and there are also state and local laws that may require alterations to a Property in order to allow access. Texas has enacted the Architectural Barriers Removal Act to also accommodate persons with disabilities. Real Estate Agents are not qualified to advise you if the Property complies with these laws or what changes may be necessary. You should consult with attorneys, engineers and other experts to determine if the Property is in compliance with these laws.

FLOOD PLAIN INFORMATION DISCLOSURE

It is the sole responsibility of every purchaser, seller, landlord and/or tenant of any interest in Property to independently review the appropriate flood plain designation maps proposed and adopted by federal, state, and local resources including, but not limited to, the Federal Emergency Management Association ("FEMA") and the San Antonio River Authority ("SARA"), in order to determine the potential flood risk of their Property. Real Estate Agents are not qualified to assess and cannot warrant, guarantee, or make any representations about the flood risk of a particular piece of Property. All decisions made or actions taken or not taken by a purchaser, seller, landlord and/or tenant with respect to the flood risk of a particular piece of Property shall be the sole responsibility of such party.

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Information About Brokerage Services

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

2-10-2025



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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

DH Realty Partners, Inc.	147342	www.dhrp.us	(210)222-2424
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Daniel Briggs	311372	danielbriggs@dhrp.us	(210)222-2424
Designated Broker of Firm	License No.	Email	Phone
Michael D. Hoover	391636	hoover@dhrp.us	(210)222-2424
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Michael D. Hoover	391636	hoover@dhrp.us	(210)222-2424
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov