

**LOCKWOOD**  
REALTY GROUP

## Inspired Purpose; Intentional Growth

At Lockwood Realty Group, our priority is leadership through intentional service to others. Whether it's sitting down to catch up over coffee or facilitating a multi-million-dollar deal, our focus is the same: to use our God-given time to positively impact the lives of others.

**1425 S Flores St**

San Antonio, TX 78204



## LOCKWOOD REALTY GROUP



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# PROPERTY INFORMATION

Section 1

# PROPERTY SUMMARY

## PROPERTY DESCRIPTION

Owner financing is being offered on this exciting opportunity! This offering includes two buildings, one being a 9,600 SF historic structure, originally built in 1878 and thoughtfully renovated in 2022. This building features 8 residential units on the second floor and a spacious 3,834 SF street-level retail space, offering versatile use. The property is zoned IDZ for C-2, MF, and residential units/bar/hotel/retail, making it an ideal canvas for innovative development. Additionally, there is a 12,513.2 SF building on the corner, which is also available for acquisition with OWNER FINANCING. Both buildings are well located among the top multifamily developments in the Southtown area on one of the most dynamic corners, promising a blend of historic charm and modern potential.

Do not miss the chance to own a piece of San Antonio's history and explore endless possibilities for this investment!

## OFFERING SUMMARY

Sale Price:	Subject To Offer
Lot Size:	0.428 Acres
Building Size:	22,113 SF

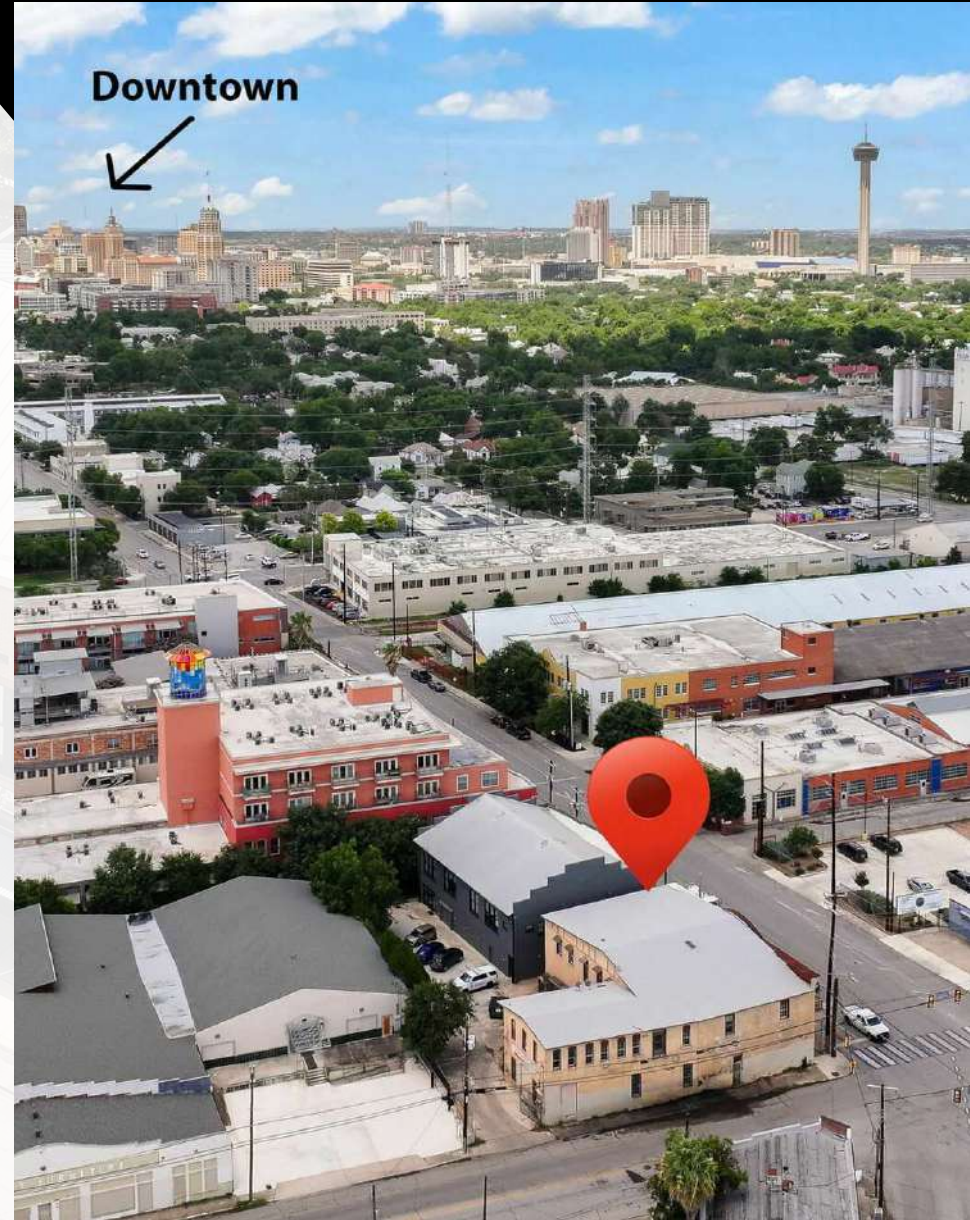


# PROPERTY HIGHLIGHTS

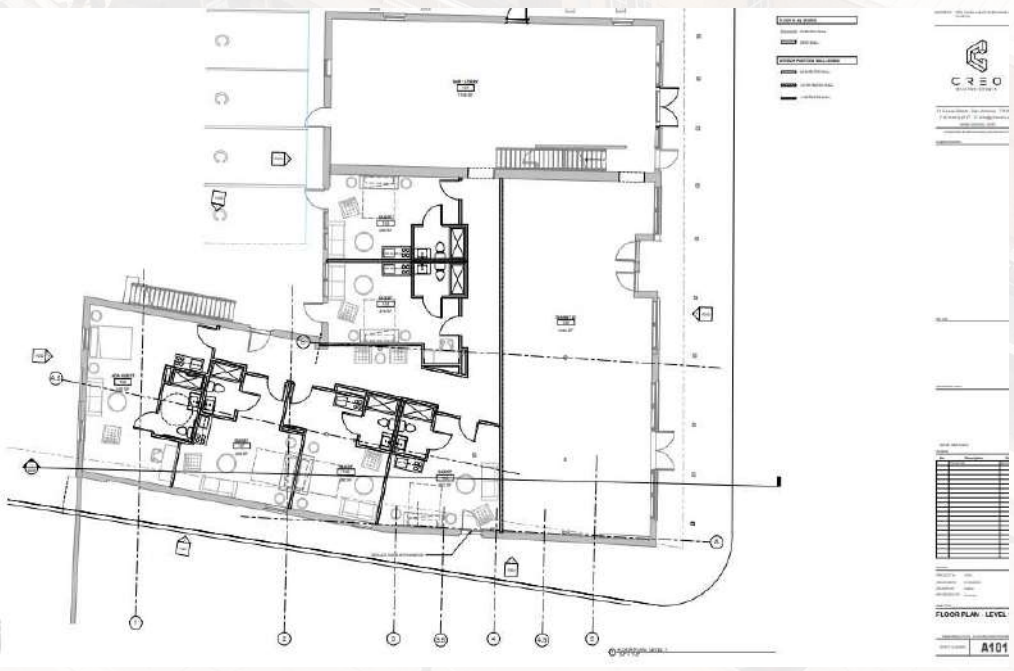
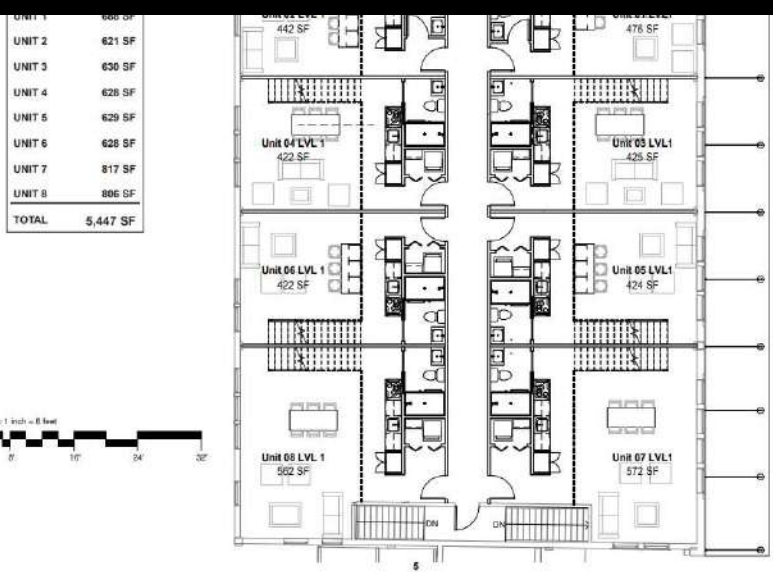
- Owner Financing Available
- Busiest Corner in Southtown at S Flores & Cevallos
- 2 buildings totaling 22,113.2 SF in size
- Built in 1878, preserving historic charm
- 8 units Renovated in 2022 for contemporary appeal
- Zoned IDZ for C-2, MF, and residential units/bar/hotel/retail
- Spacious commercial unit, divisible into 2-3 smaller spaces, in either building



# PROPERTY PHOTOS



# ADDITIONAL PHOTOS

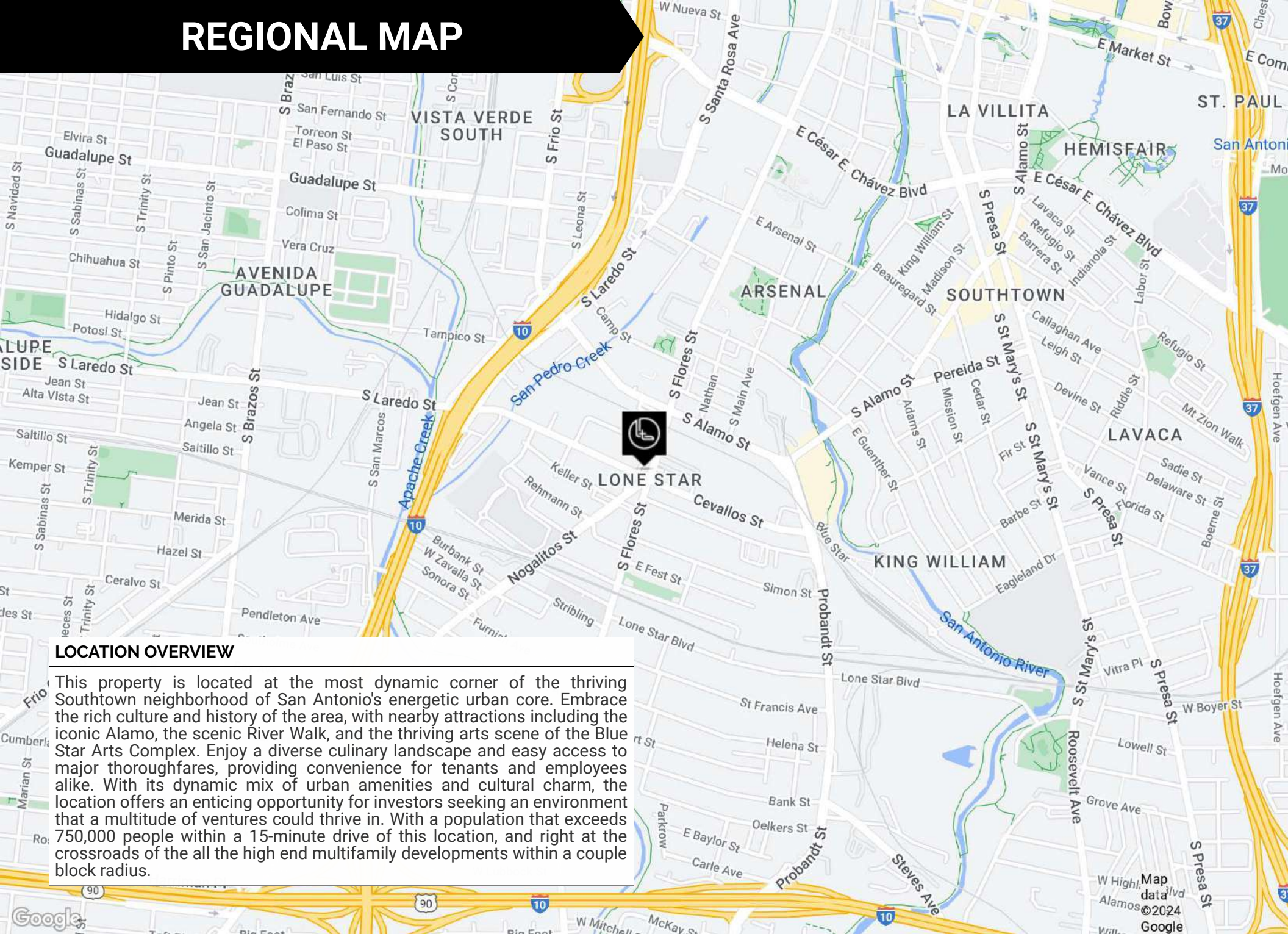


# LOCATION INFORMATION

Section 2



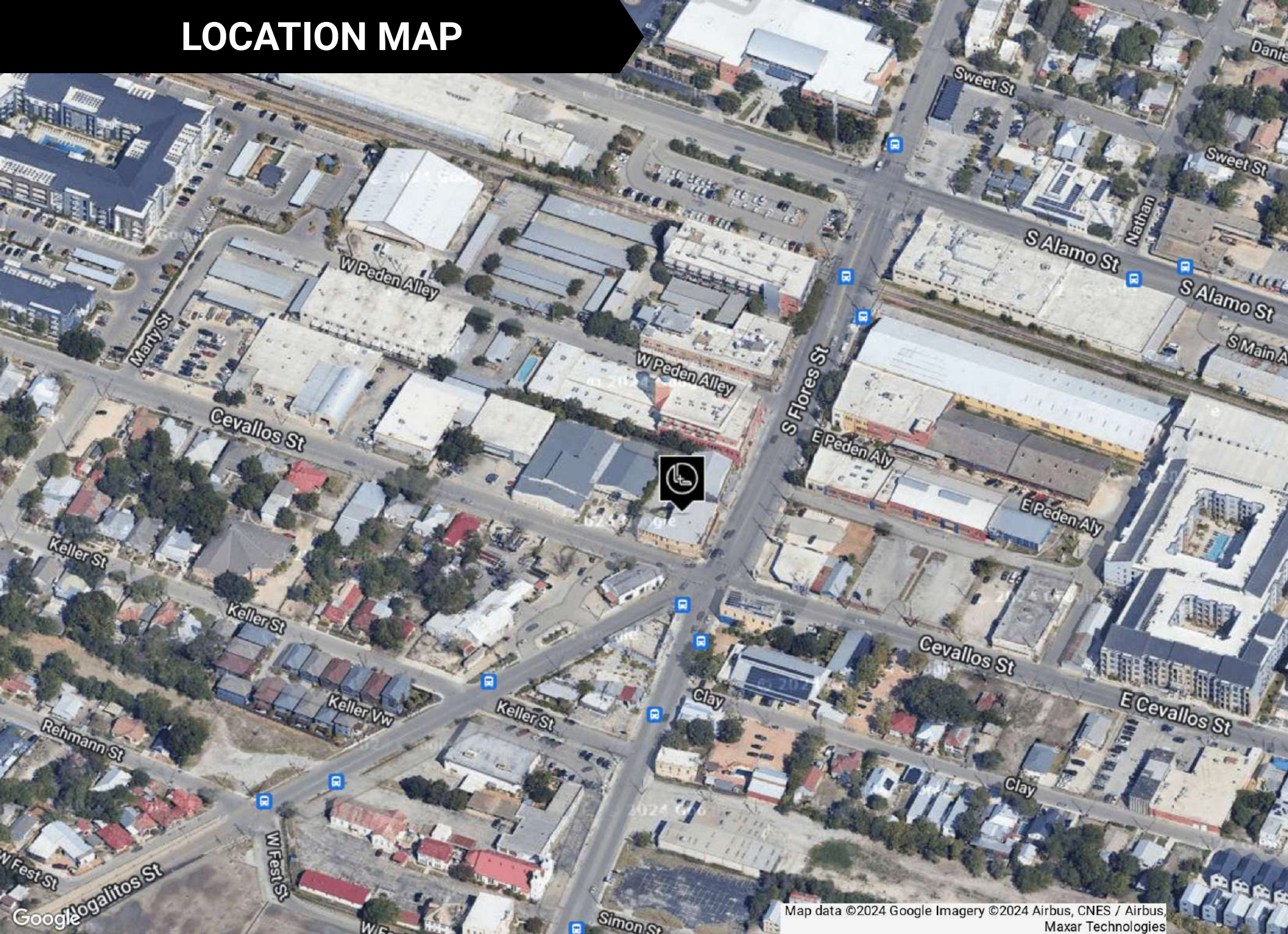
# REGIONAL MAP



## LOCATION OVERVIEW

This property is located at the most dynamic corner of the thriving Southtown neighborhood of San Antonio's energetic urban core. Embrace the rich culture and history of the area, with nearby attractions including the iconic Alamo, the scenic River Walk, and the thriving arts scene of the Blue Star Arts Complex. Enjoy a diverse culinary landscape and easy access to major thoroughfares, providing convenience for tenants and employees alike. With its dynamic mix of urban amenities and cultural charm, the location offers an enticing opportunity for investors seeking an environment that a multitude of ventures could thrive in. With a population that exceeds 750,000 people within a 15-minute drive of this location, and right at the crossroads of the all the high end multifamily developments within a couple block radius.

# LOCATION MAP



Map data ©2024 Google Imagery ©2024 Airbus, CNES / Airbus, Maxar Technologies

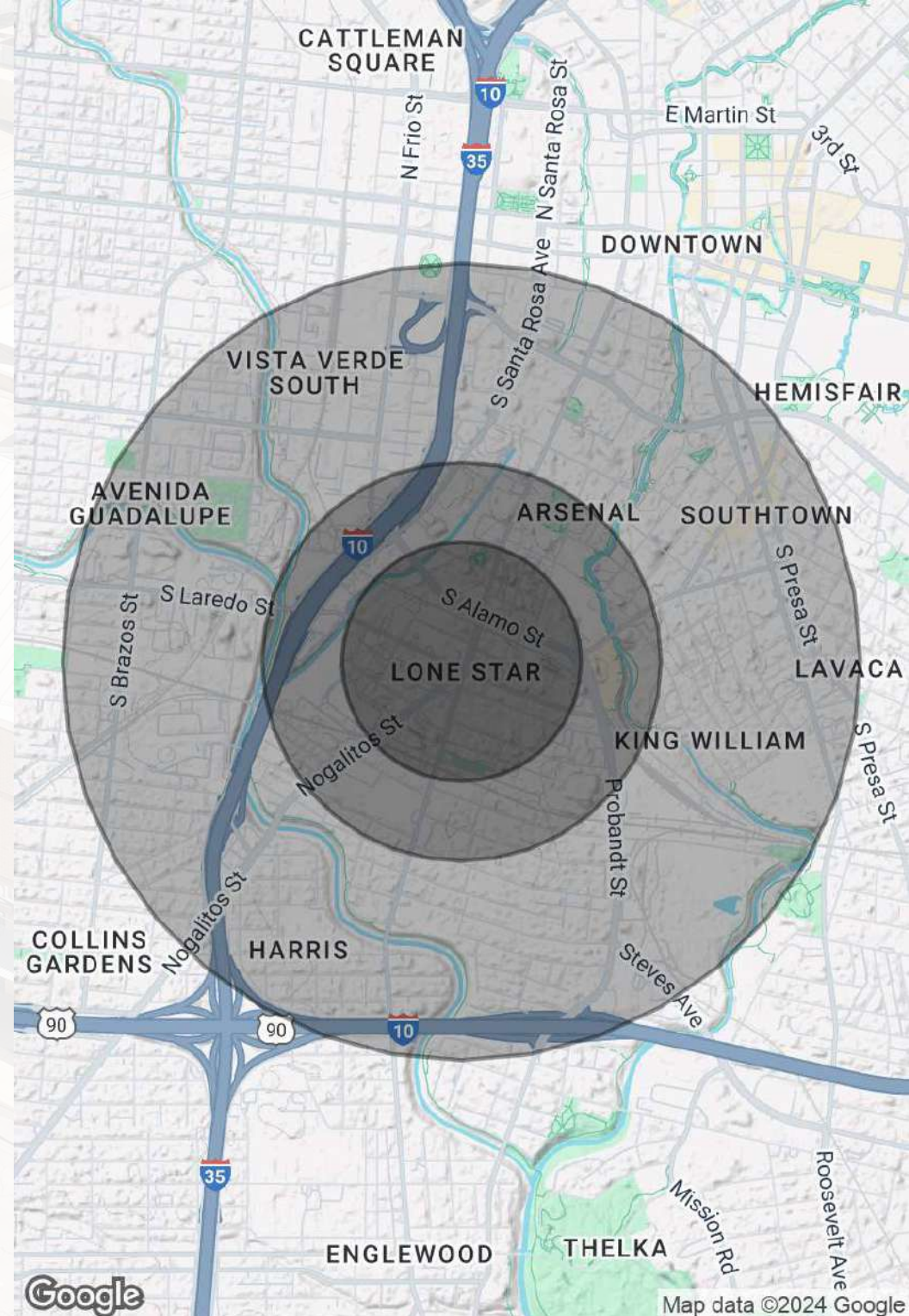
# DEMOGRAPHICS

Section 3

# DEMOGRAPHICS MAP & REPORT

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,187	3,268	13,223
Average Age	41	42	40
Average Age (Male)	40	41	39
Average Age (Female)	42	42	41
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	574	1,615	5,907
# of Persons per HH	2.1	2	2.2
Average HH Income	\$98,881	\$100,311	\$74,839
Average House Value	\$370,055	\$411,288	\$347,177

Demographics data derived from AlphaMap





# LOCKWOOD REALTY GROUP

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