



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.

1714 S Saint Mary's St

San Antonio, TX 78210



LOCKWOOD REALTY GROUP



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PROPERTY INFORMATION

Section 1

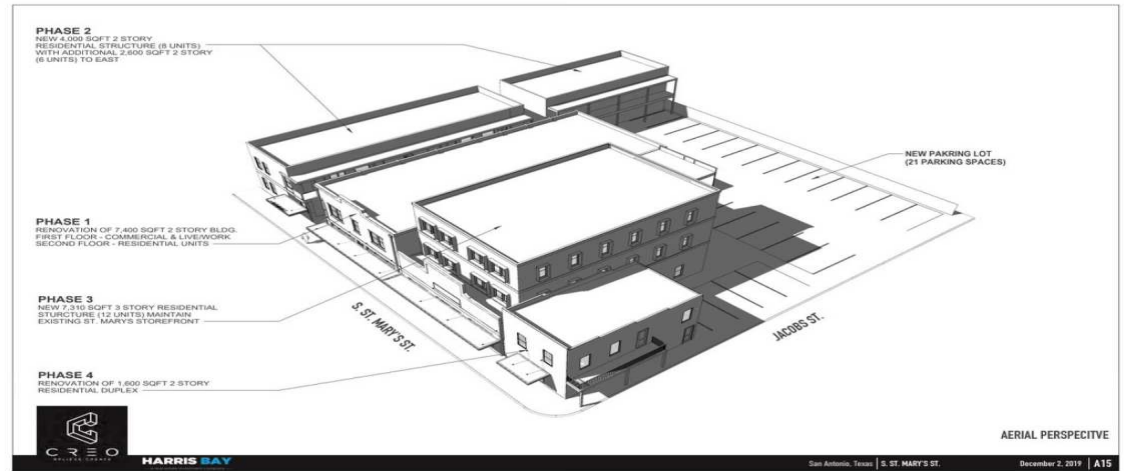
PROPERTY SUMMARY

PROPERTY DESCRIPTION

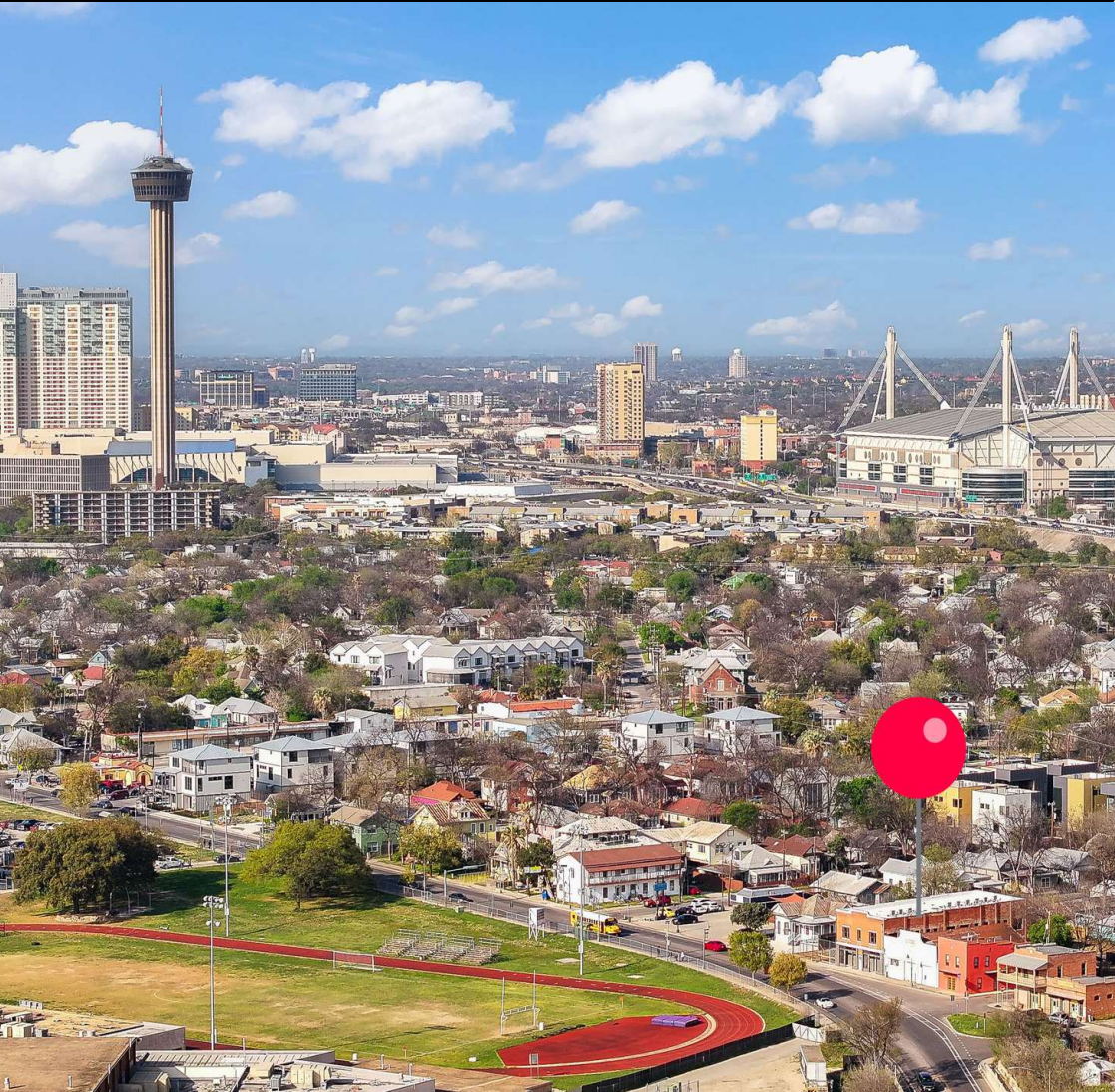
Introducing an exceptional opportunity in the heart of San Antonio, this 6,400 SF building, constructed in 1950, offers a prime location for Retail/Street Retail investment. Boasting high visibility, a spacious and versatile layout, and historic charm, this well-maintained property provides ample parking and the ideal canvas for a retail investor's vision. With its strategic positioning and unique character, this property presents an enticing prospect for those seeking to make an impact in the vibrant San Antonio market.

OFFERING SUMMARY

Sale Price:	\$1,995,000
Lot Size:	0.456 Acres
Building Size:	6,400 SF



PROPERTY HIGHLIGHTS

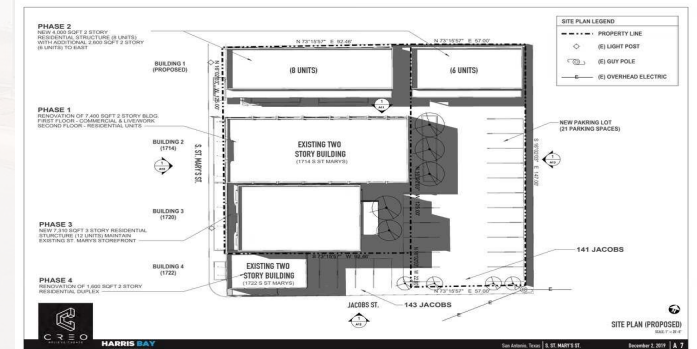
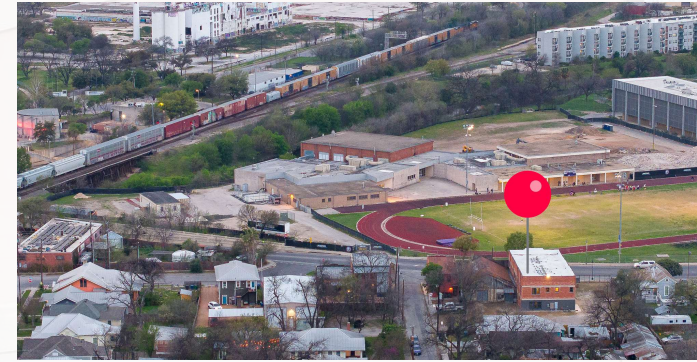
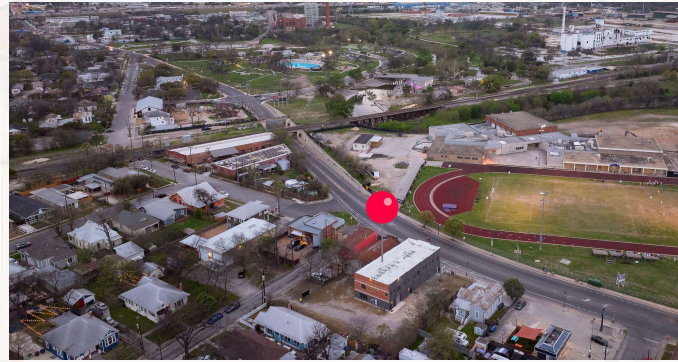
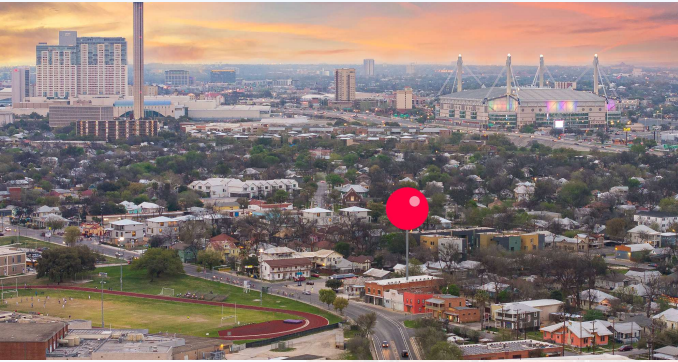


- Owner Financing Available
- Mixed-use property with development potential
- Two lots of 0.456 acres of IDZ Zoning
- 26 residential units allowed in Lavaca
- Potentially 3 retail suites
- Existing building completely renovated
- Includes 2 retail suites (2,800 SQFT)
- 10 residential units ready for occupancy
- Future development opportunities available
- Very near \$600M re-development of the Lone Star district

PROPERTY PHOTOS



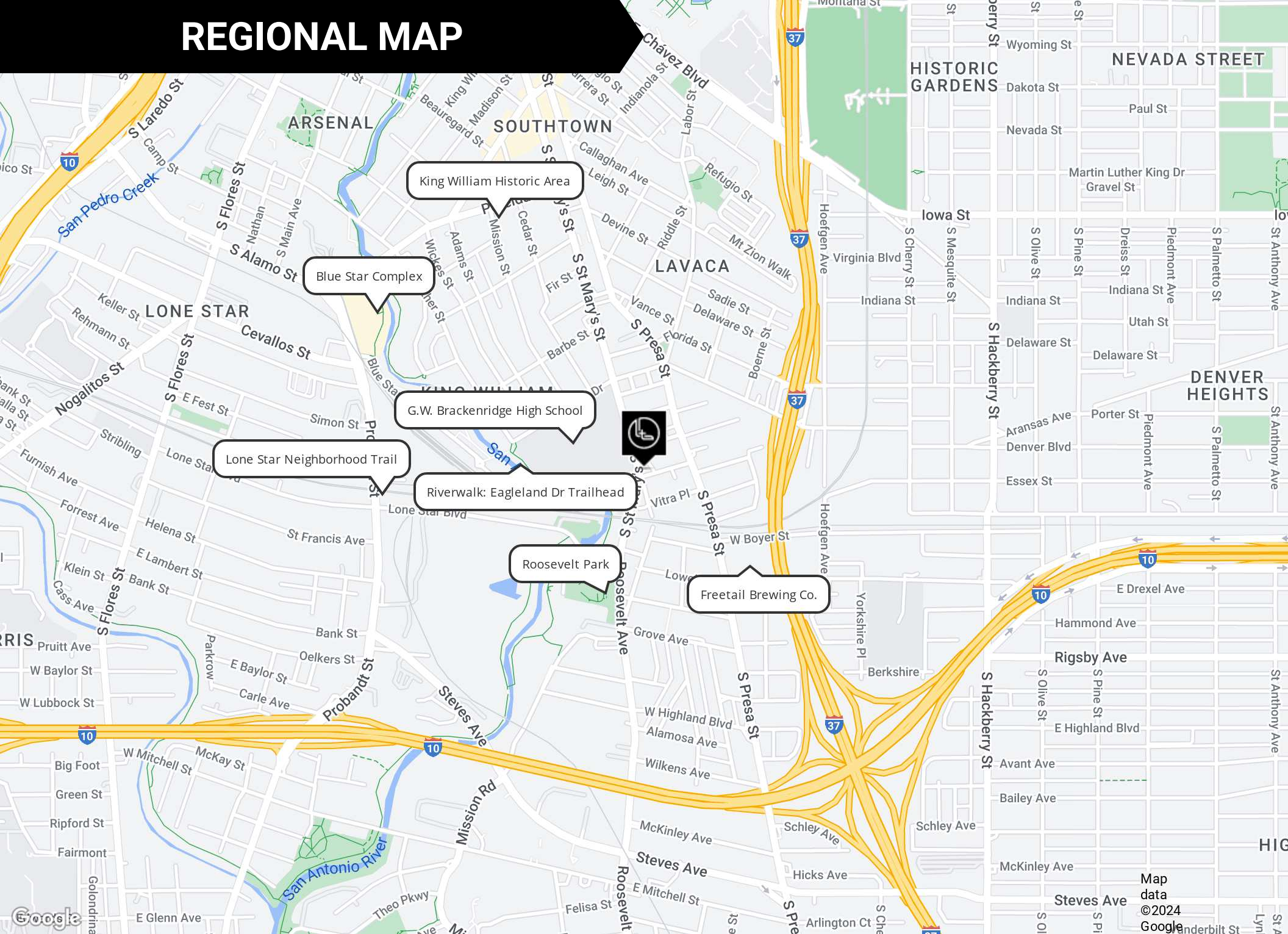
ADDITIONAL PHOTOS



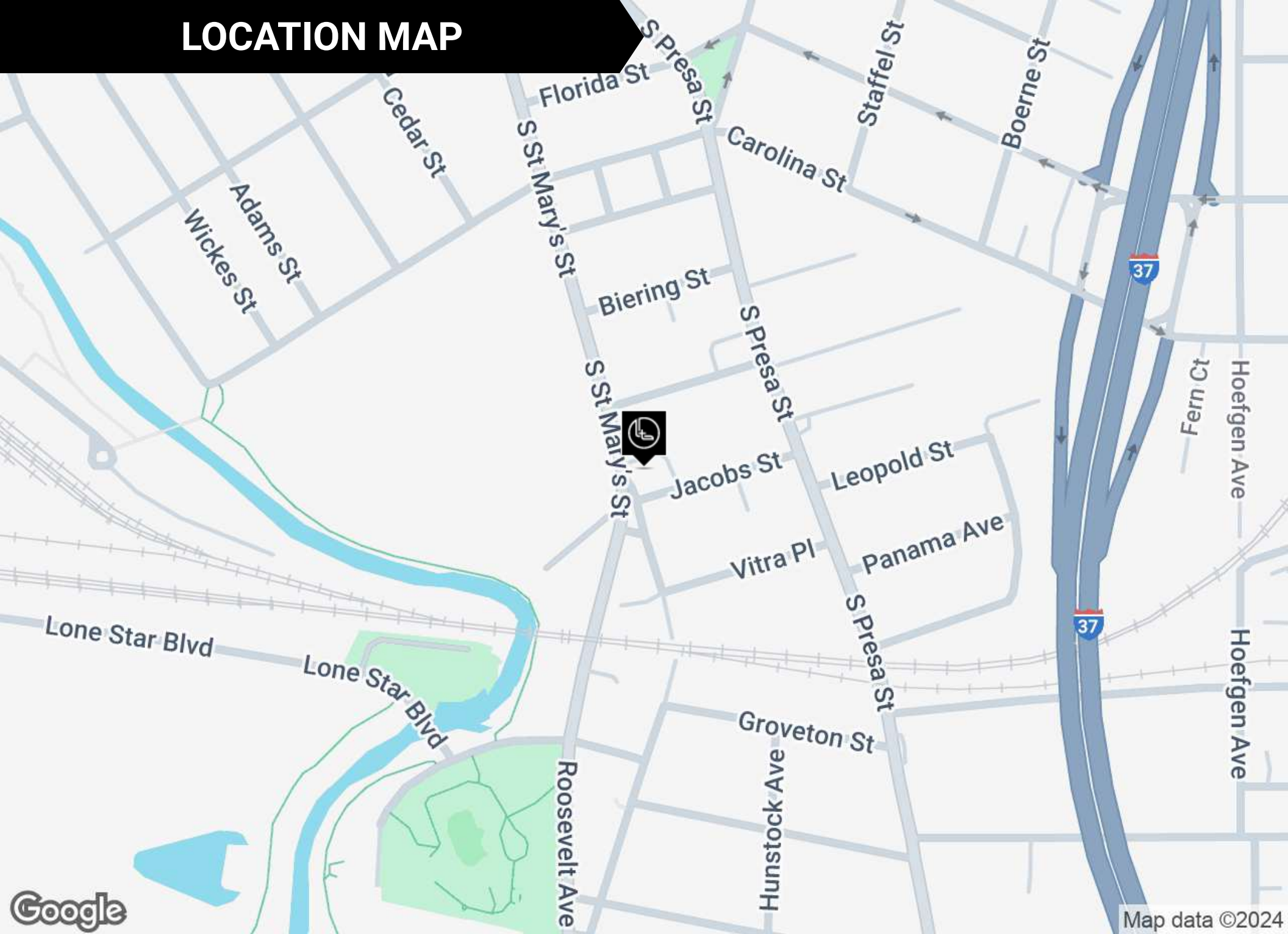
LOCATION INFORMATION

Section 2

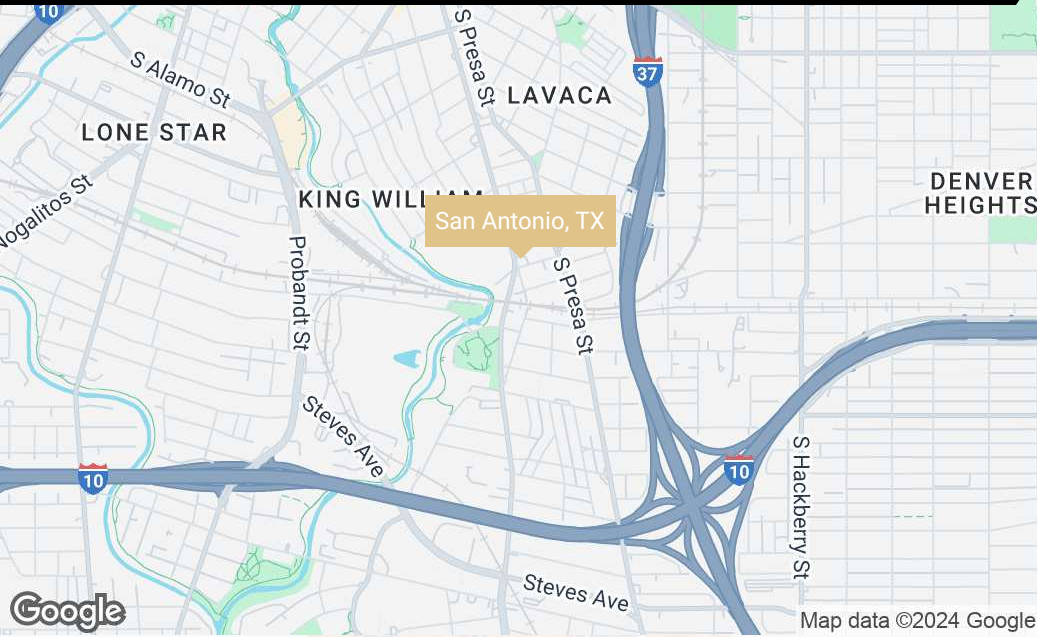
REGIONAL MAP



LOCATION MAP



CITY INFORMATION

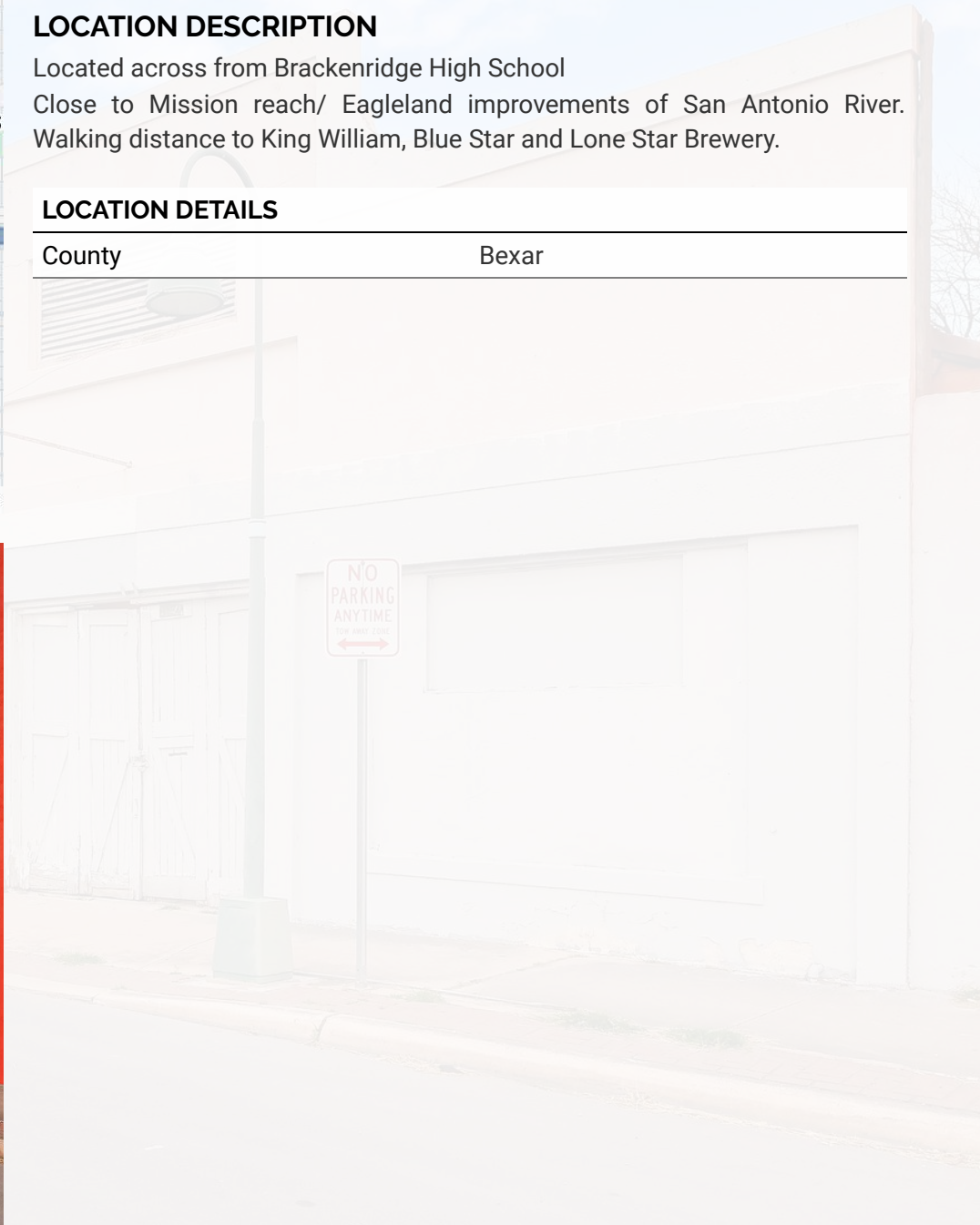


LOCATION DESCRIPTION

Located across from Brackenridge High School
Close to Mission reach/ Eagleland improvements of San Antonio River.
Walking distance to King William, Blue Star and Lone Star Brewery.

LOCATION DETAILS

County	Bexar
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FINANCIAL ANALYSIS

Section 3

FINANCIALS

1714 St Marys

1714 St Marys St
San Antonio, Texas 78210

1-Year Proforma Cash Flow Summary

Fiscal Year Begi

CASH FLOW

For the Year Ending	Year 1 Feb-2025
POTENTIAL RENTAL INCOME (PRI)	\$238,800
- Vacancy / Credit Loss	\$23,880
EFFECTIVE RENTAL INCOME	\$214,920
+ Other Income	\$17,520
GROSS OPERATING INCOME (GOI)	\$232,440
- Operating Expenses	\$69,732
NET OPERATING INCOME (NOI)	\$162,708
- Capital Expenses / Replacement Reserves	\$0
- Annual Debt Service 1st Lien	\$0
CASH FLOW BEFORE TAXES	\$162,708

EXPENSE DETAIL

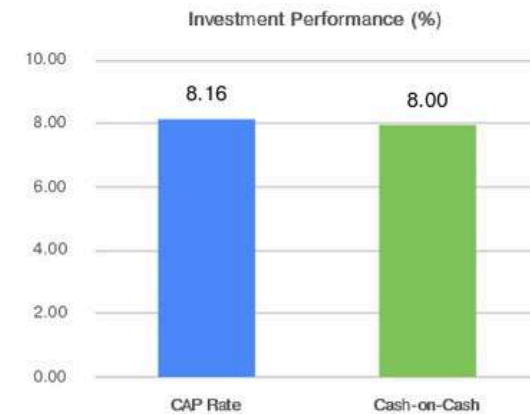
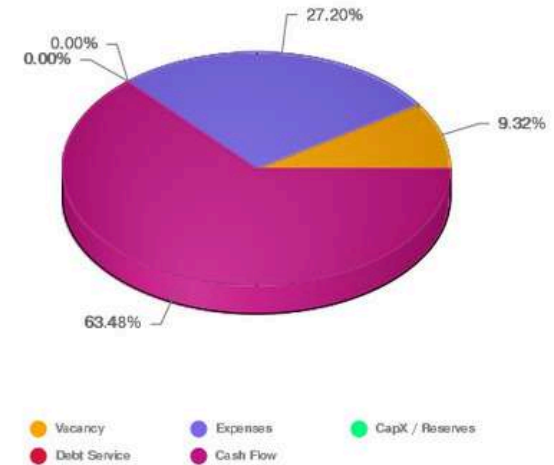
TOTAL OPERATING EXPENSES	\$69,732
NET OPERATING INCOME (NOI)	\$162,708

INITIAL INVESTMENT

Purchase Price	\$1,995,000
+ Acquisition Costs	\$39,900
- Mortgage(s)	\$0
+ Loan Fees Points	\$0
Initial Investment	\$2,034,900

- Assumptions based on Market Analysis of potential rental income of the 10 residential units and a \$36/SF plus NNN on the 2800 SQFT with a 10% vacancy rate and 30% expense ratio across the asset. This accounts for the warehouse being leased. Does not factor future development potential or use of ancillary buildings.

INVESTMENT PERFORMANCE



DEMOGRAPHICS

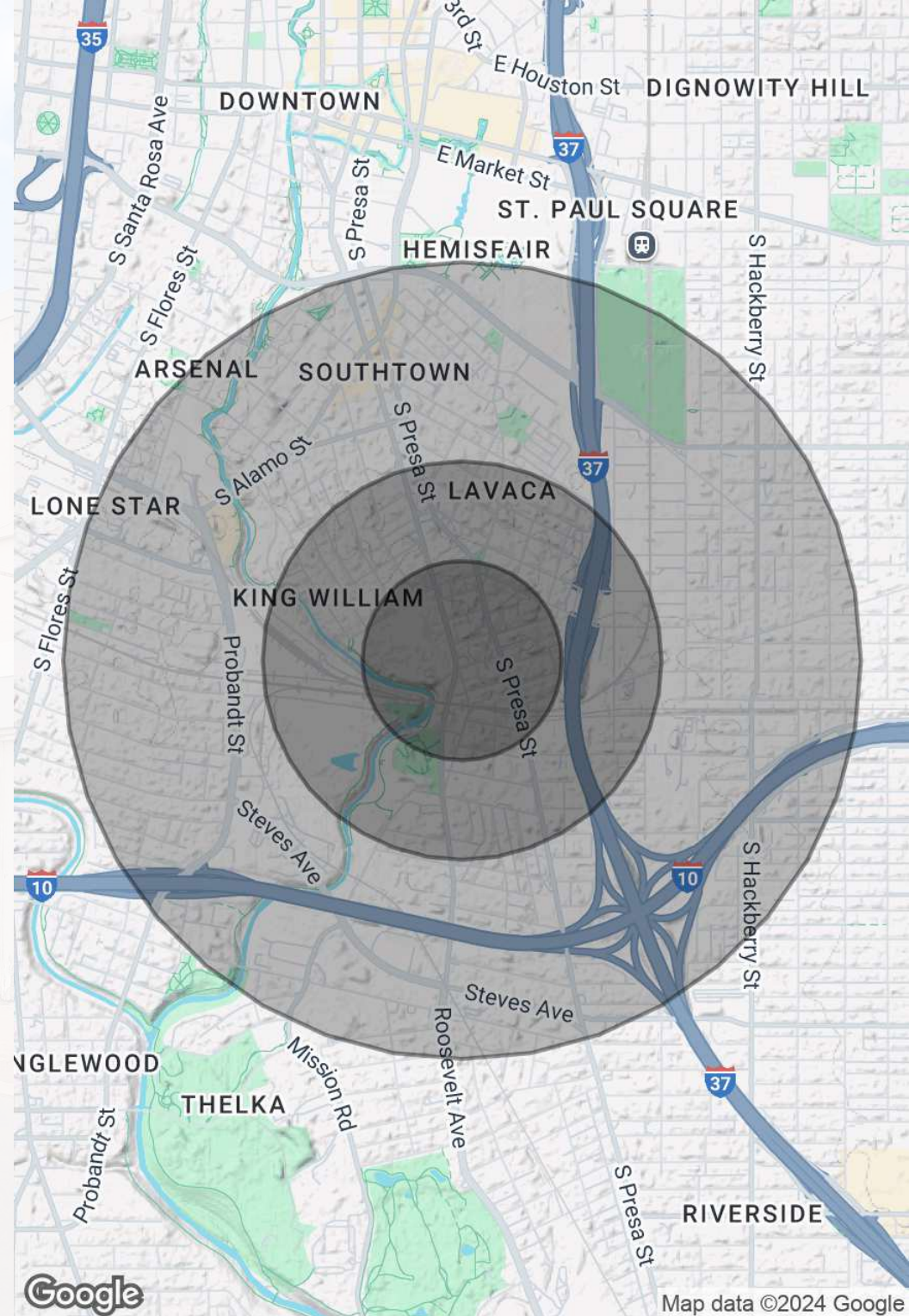
Section 4

DEMOGRAPHICS MAP & REPORT

POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	775	2,687	13,256
Average Age	46.5	45.8	39.0
Average Age (Male)	37.6	42.6	37.0
Average Age (Female)	56.5	50.1	40.2

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	389	1,448	6,155
# of Persons per HH	2.0	1.9	2.2
Average HH Income	\$62,301	\$62,152	\$54,211
Average House Value	\$266,563	\$251,412	\$226,678

2020 American Community Survey (ACS)



Map data ©2024 Google



LOCKWOOD REALTY GROUP

WEBSITE

FACEBOOK