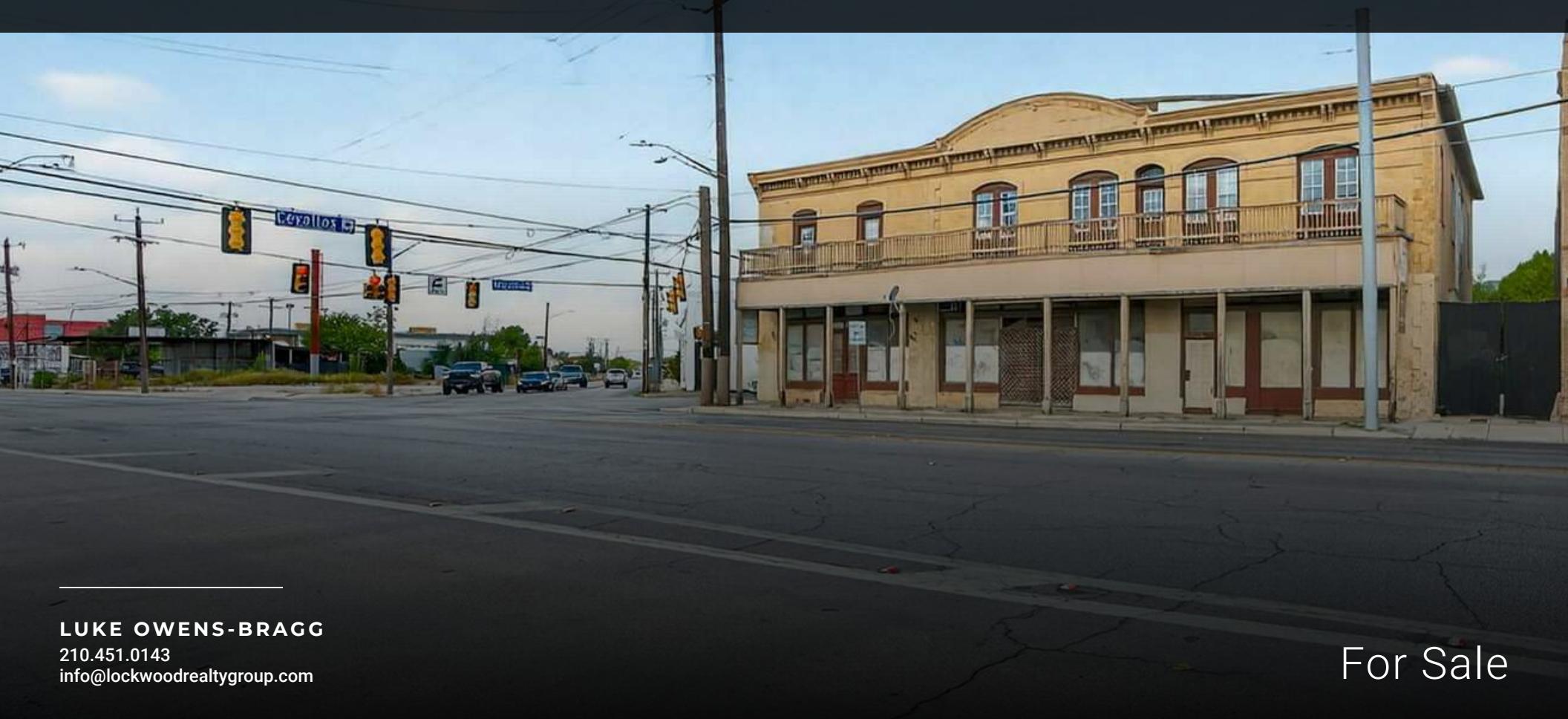




# 1425 S FLORES ST - CORNER BUILDING

SAN ANTONIO, TX 78204



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For Sale

# TABLE OF CONTENTS

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## TABLE OF CONTENTS

PROPERTY INFORMATION	3
LOCATION INFORMATION	12
DEMOGRAPHICS	15



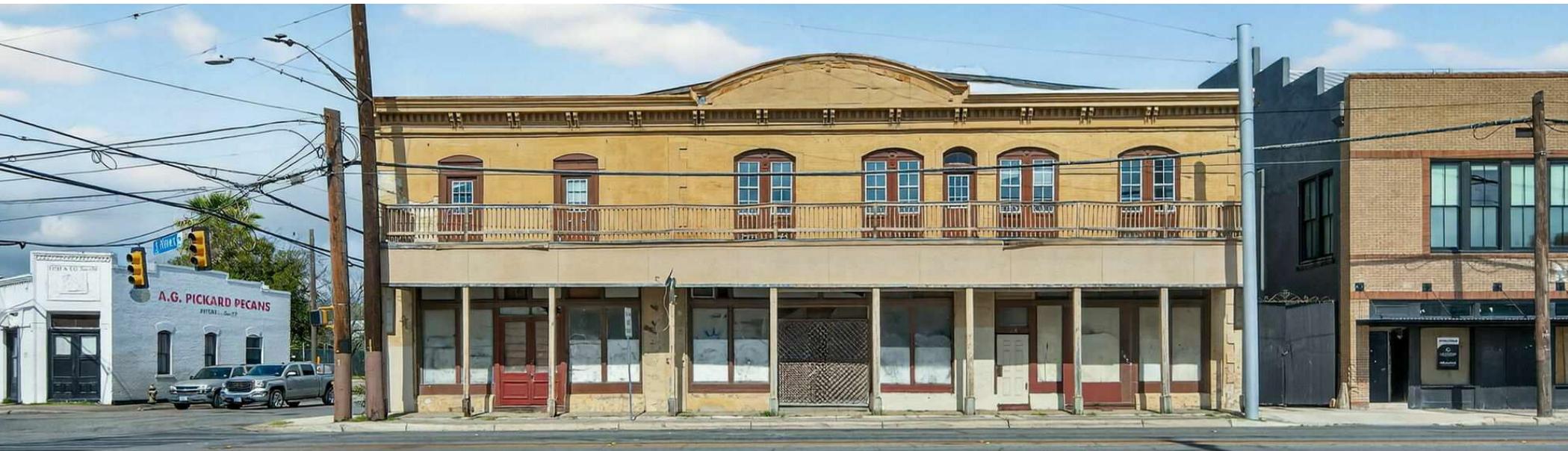
# PROPERTY INFORMATION

## SECTION 1

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# PROPERTY SUMMARY



## LOCATION DESCRIPTION

Situated in the vibrant San Antonio area, 1425 S Flores St - Corner Building is surrounded by a dynamic retail landscape and numerous points of interest. The location benefits from its proximity to popular attractions such as the River Walk, providing a constant flow of potential customers. Additionally, the nearby Blue Star Arts Complex and the Southtown Arts District offer a wealth of cultural experiences, drawing in a diverse and engaged audience. With a mix of trendy restaurants, boutique shops, and entertainment venues in the vicinity, this area presents an exciting opportunity for retail and street retail investors looking to tap into San Antonio's thriving market.

## OFFERING SUMMARY

Sale Price: \$850,000

Lot Size: 0.428 Acres

Building Size: 12,513 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	5,907	54,670	115,883
Total Population	13,220	146,644	320,191
Average HH Income	\$74,842	\$56,235	\$62,049

# PROPERTY DESCRIPTION



## PROPERTY DESCRIPTION

Experience a rare opportunity to own a prominent historic corner building at 1425 S. Flores Street, located in the heart of San Antonio's rapidly transforming SoFlo District. This two-story structure, dating back to the early 1900s and part of a locally designated historic block, features original architectural detailing, excellent visibility, and prime corner positioning at S. Flores and Cevallos. Surrounded by new residential and retail developments, including Southtown Aldea and the upcoming Chef Johnny Hernández Southtown Food Hall, the property is ideally suited for restaurant, retail, gallery, creative office, or boutique mixed-use redevelopment. With its authentic character and unbeatable location, this asset represents a rare chance to make a lasting impact in one of the city's most dynamic urban neighborhoods.

## SITE DESCRIPTION

Situated on a highly visible corner along S. Flores Street, the property is surrounded by cultural, culinary, and residential energy. Within a 5-minute walk, multiple catalytic projects are reshaping the area—including Southtown Aldea (a Pearl-developer mixed-use hub), the new Johnny Hernández Food Hall, and several adaptive reuse infill projects. The site is just minutes from Downtown, Hemisfair, and UTSA's Downtown Campus, providing easy access to major arterials, public transit, and pedestrian traffic. Its walkable location at the crossroads of major growth corridors makes it an ideal destination for retailers, restaurateurs, and creative users.

# PROPERTY DESCRIPTION



## EXTERIOR DESCRIPTION

Historic two-story corner structure (early 1900s)  
Part of a locally designated historic block  
Original brick façade and architectural detailing  
Prominent frontage on S. Flores and Cevallos with excellent visibility  
Surrounded by new mixed-use developments and urban amenities

## INTERIOR DESCRIPTION

Flexible interior layout ideal for restaurant, retail, gallery, or creative office concepts  
City-approved plans in place, expediting the development timeline for future users  
Grant funding and tax incentive programs available to support build-out and historic preservation, significantly reducing upfront costs  
Exposed brick walls, high ceilings, and large windows provide abundant natural light  
Open floor plates suitable for adaptive reuse and custom build-outs  
Historic character elements preserved, offering a unique design canvas  
Ample potential for ground-floor activation with upper-level loft/office or event space use

## PARKING DESCRIPTION

Includes on-site surface parking & additional street parking is available along South Flores and surrounding side streets, accommodating overflow and visitor traffic.

# COMPLETE HIGHLIGHTS



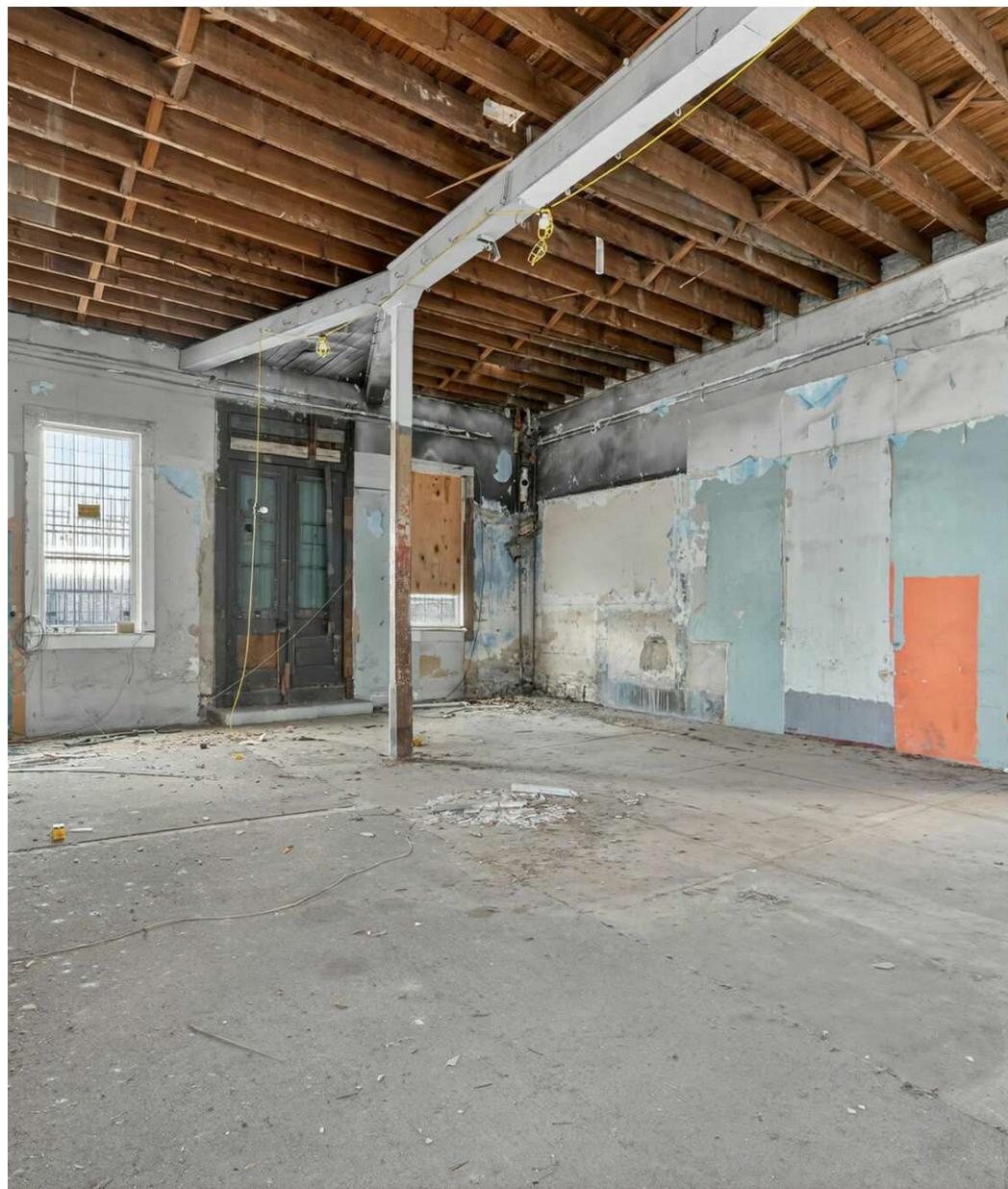
## BUILDING INFORMATION

Tenancy	Multiple
Number of Floors	2
Year Built	1878
Year Last Renovated	2022
Construction Status	Existing
Framing	Masonry and Steel Framing
Condition	Excellent
Roof	Wood Joist
Number of Buildings	1
Walls	Exposed brick and finished drywall
Ceilings	High, open ceilings with exposed beams and ductwork
Floor Coverings	Polished concrete and wood flooring
Foundation	Slab
Exterior Walls	Brick

## PROPERTY HIGHLIGHTS

- 12,513 SF historic building with modern renovations
- Originally built in 1878, revitalized in 2022
- Zoned IDZ – flexible permitted uses for C-2, MF, and more
- Potential for 42 residential units, plus bar, hotel, or retail development
- Prime South Flores corridor location with high visibility
- Rare investment opportunity in San Antonio's growing urban market

## ADDITIONAL PHOTOS



## SITE PLANS

## SITE PLAN

<u>SITE &amp; BUILDING DATA</u>	
LOCATION:	1425 S. FLORES ST. SAN ANTONIO TEXAS, 78204
LOTS:	1
LEGAL DESCRIPTION:	NCB 1089 BLK LOT 408
CITY COUNCIL DISTRICT:	1
FUTURE LAND USE:	HIGH DENSITY MIXED USE
PLAN NAME:	LONE STAR
PROPOSED USE:	MIXED USE, COMMERCIAL, MULTIFAMILY
<u>ZONING INFORMATION</u>	
ZONING:	IDZ, RIO 7E, HISTORIC LANDMARK, AHOD WITH USES PERMITTED ON C2, MULTI-FAMILY, BAR AND HOTEL

Legend:

- (E) EXISTING BUILDING "A" (Solid gray square)
- (E) EXISTING BUILDING "B" (White square)
- PROPERTY LINE
- (●) (E) POWER POST
- (○) (E) LIGHT POST
- (□) (E) GUY POLE
- E— (E) OVERHEAD ELECTRIC
- O— (E) METAL FENCE
- (W) (E) WATER METER
- (G) (E) GAS METER

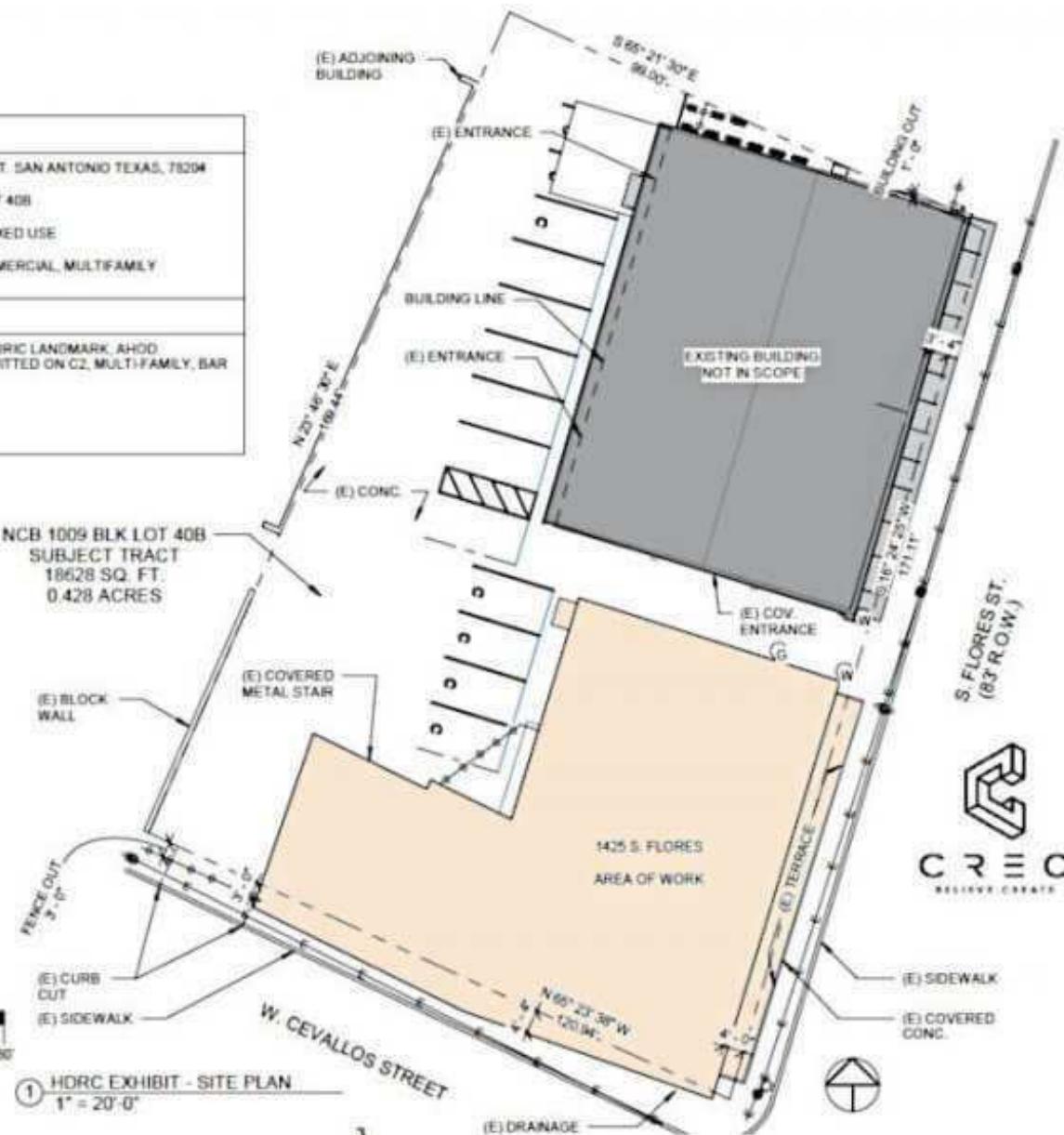
Graphic Scale: 1 inch = 20 feet



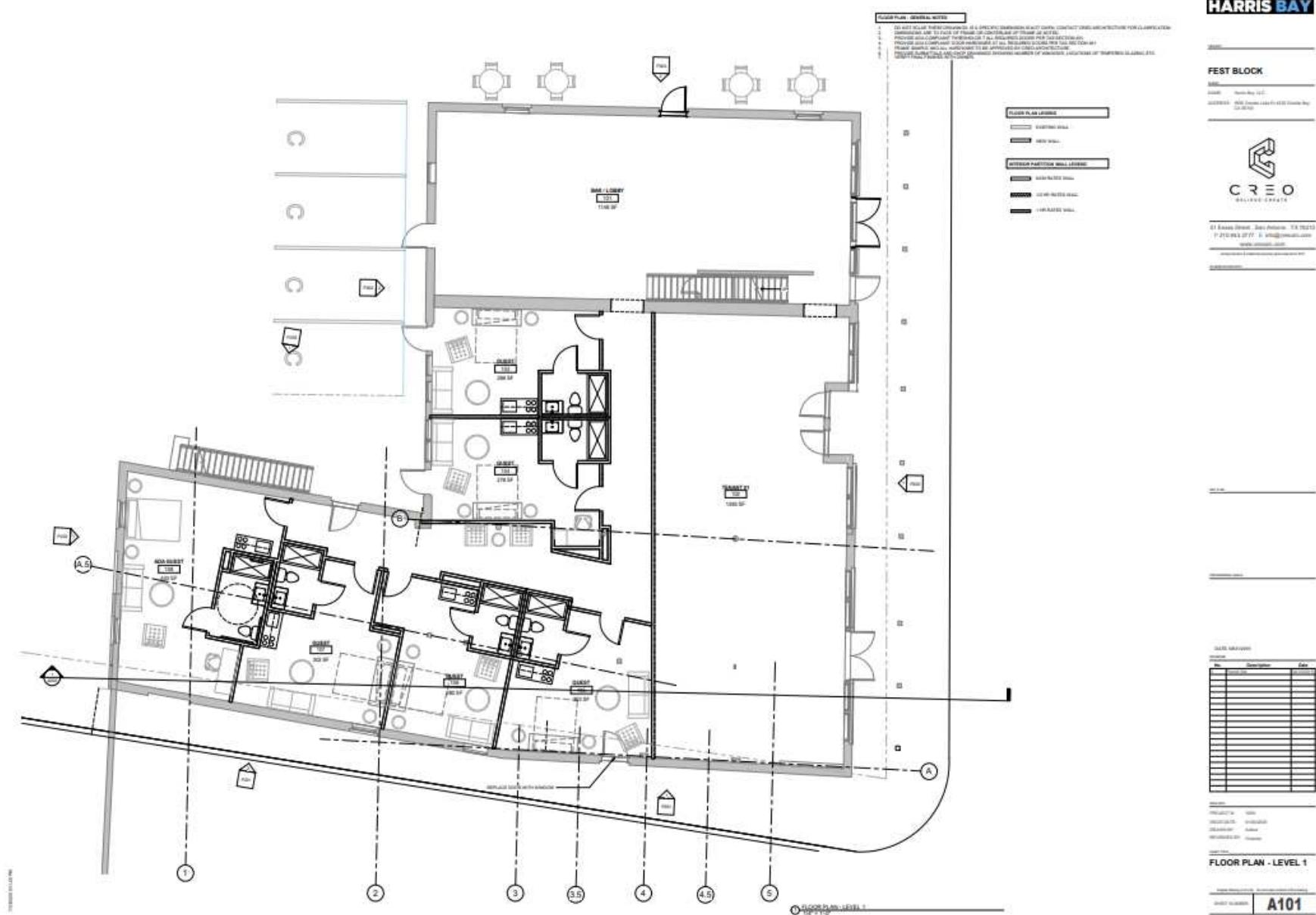
## HARRIS BAY

① HDRC EXHIBIT - SITE PLAN  
1" = 20'-0"

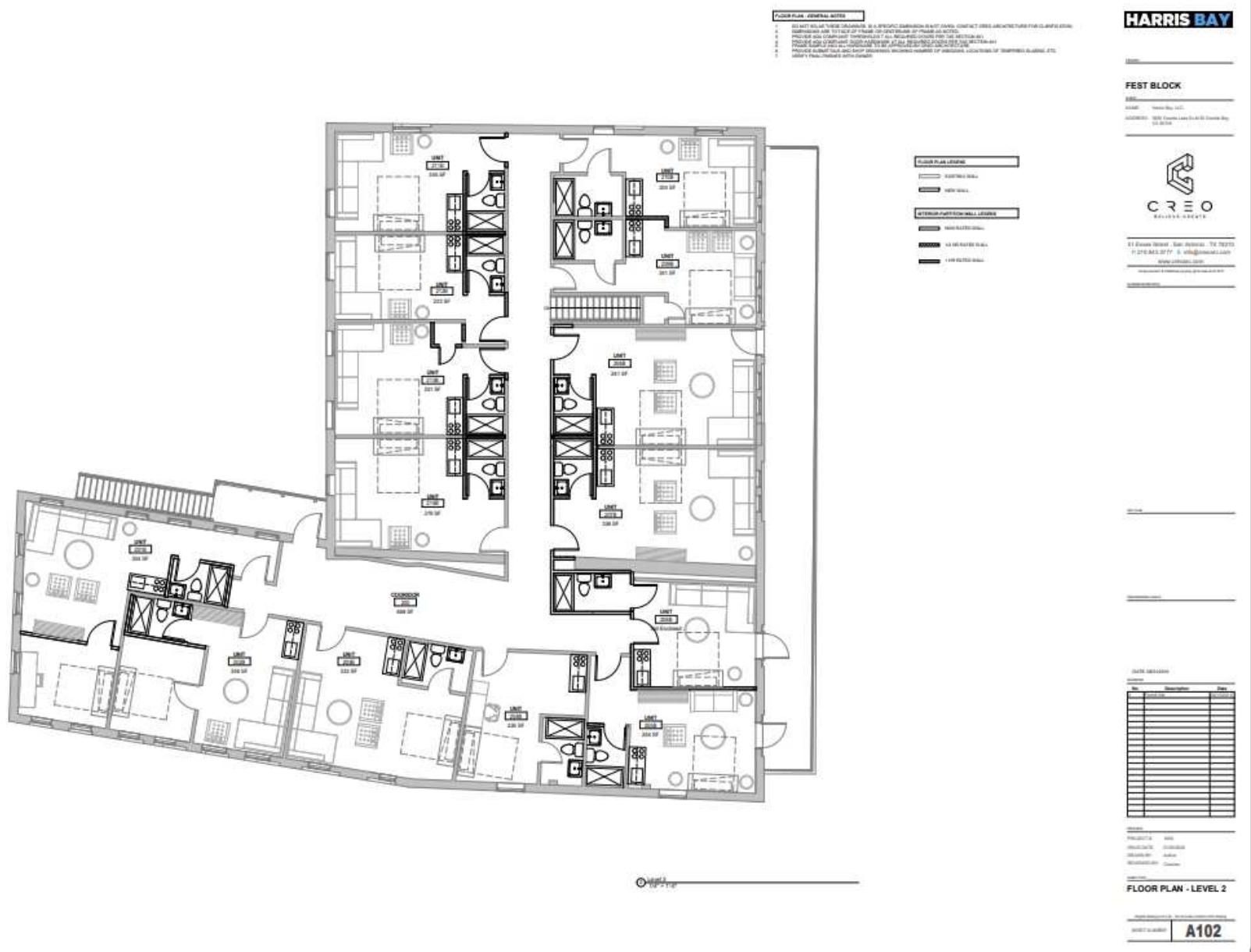
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## FLOOR PLANS



## FLOOR PLANS





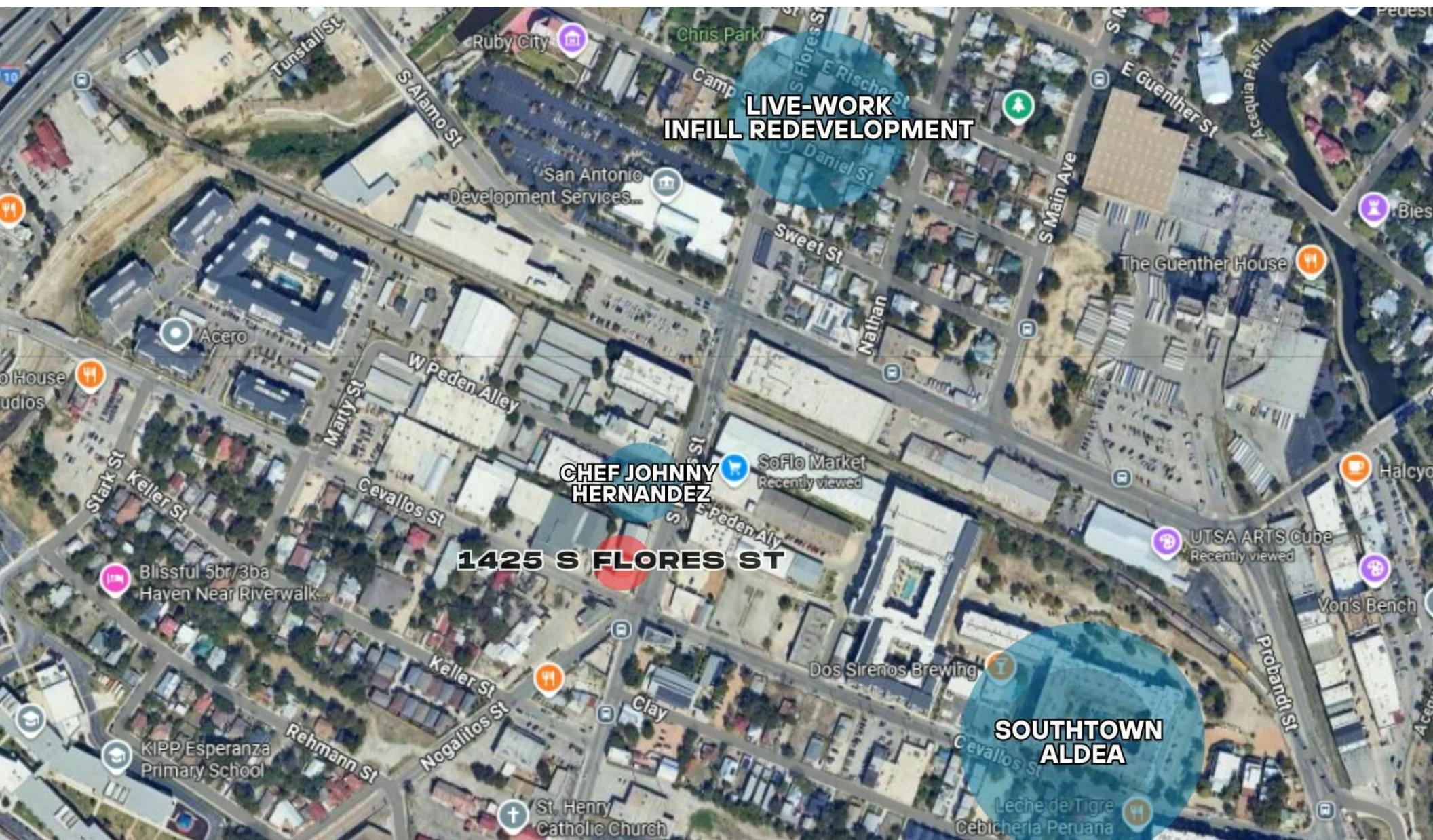
# LOCATION INFORMATION

## SECTION 2

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## LOCATION MAP



## AERIAL MAP





# DEMOGRAPHICS

## SECTION 3

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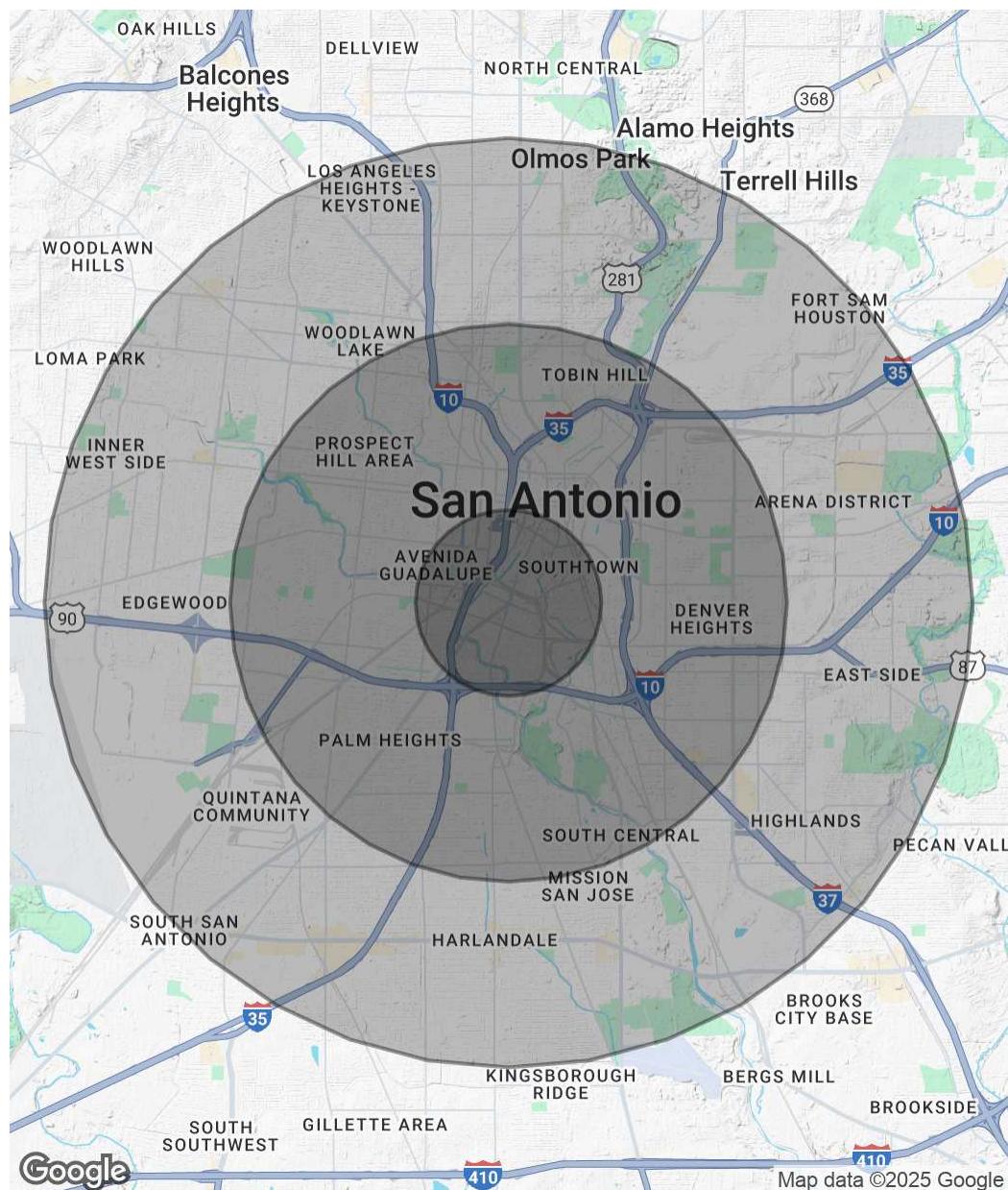
# DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	13,220	146,644	320,191
Average Age	40	40	39
Average Age (Male)	39	38	38
Average Age (Female)	41	41	40

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,907	54,670	115,883
# of Persons per HH	2.2	2.7	2.8
Average HH Income	\$74,842	\$56,235	\$62,049
Average House Value	\$347,218	\$224,006	\$232,433

Demographics data derived from AlphaMap



## AREA ANALYTICS

### ETHNICITY

	1 MILE	3 MILES	5 MILES
Population Hispanic	9,811	122,149	260,313
Population Non-Hispanic	3,409	24,495	59,878

### ETHNICITY (%)

	1 MILE	3 MILES	5 MILES
Population Hispanic (%)	74.20%	83.30%	81.30%

### RACE

	1 MILE	3 MILES	5 MILES
Population White	5,737	59,166	131,815
Population Black	385	5,484	14,875
Population American Indian	216	2,292	4,753
Population Asian	202	1,236	2,623
Population Pacific Islander	14	103	234
Population Other	2,532	35,118	74,329

### RACE (%)

	1 MILE	3 MILES	5 MILES
Population White (%)	43.40%	40.30%	41.20%
Population Black (%)	2.90%	3.70%	4.60%
Population American Indian (%)	1.60%	1.60%	1.50%
Population Asian (%)	1.50%	0.80%	0.80%
Population Pacific Islander (%)	0.10%	0.10%	0.10%
Population Other (%)	19.20%	23.90%	23.20%

Map and demographics data derived from AlphaMap

