



For Sale

1913 S FLORES

PROMINENT 10,000 SF TWO-BUILDING PROPERTY ON S FLORES ST

1913 S Flores St, San Antonio, TX 78204

PRICE: CALL FOR PRICING

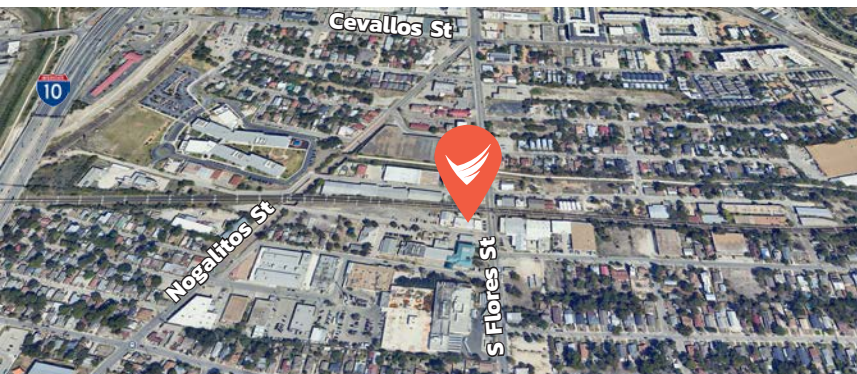
1913 S FLORES

Property Overview

PROPERTY HIGHLIGHTS

1913 S Flores consists of two buildings totaling approximately 10,000 square feet situated on 0.43 acres in San Antonio's thriving Lone Star District. Positioned along the rapidly revitalizing South Flores corridor, the property offers excellent visibility, strong traffic exposure, and convenient access to Interstate 35, Interstate 10, and US Highway 90.

Located minutes from Downtown San Antonio, the Central Business District, the River Walk, and major employment centers, the property benefits from a dense and growing trade area with strong projected population and household growth. Surrounded by established neighborhoods, popular restaurants, retail destinations, and cultural attractions, this opportunity is ideal for investors seeking immediate cash flow or owner-users looking to establish a presence in one of San Antonio's most dynamic urban submarkets. The property features in-place tenants, providing current income and long-term value in a rapidly growing corridor.



Please Do Not Disturb Tenants. All property tours must be scheduled through the listing broker.

SALE PRICE CALL FOR PRICING

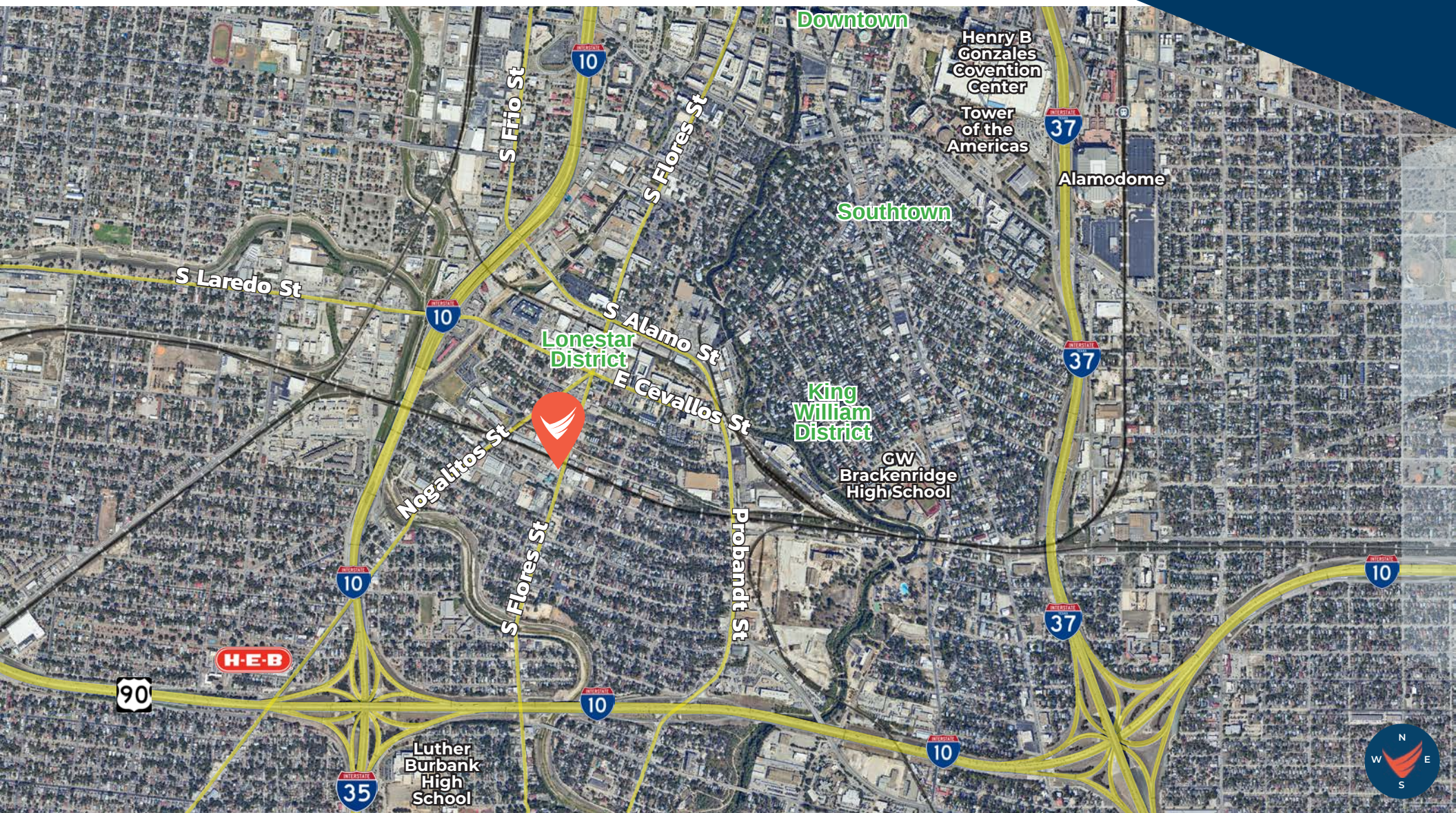
PROPERTY OVERVIEW

Property Name:	1913 S Flores
Property Address:	1913 S Flores St, San Antonio, TX 78204
Property Type:	Retail
Submarket:	Central
Building Size:	10,000 SF
Land Size:	0.43 AC
Tenancy:	Multiple
Year Built:	1945
Vehicles Per Day:	8,048 VPD on S Flores St
Zoning:	IDZ



1913 S FLORES

Location Aerial



1913 S FLORES

Site Map



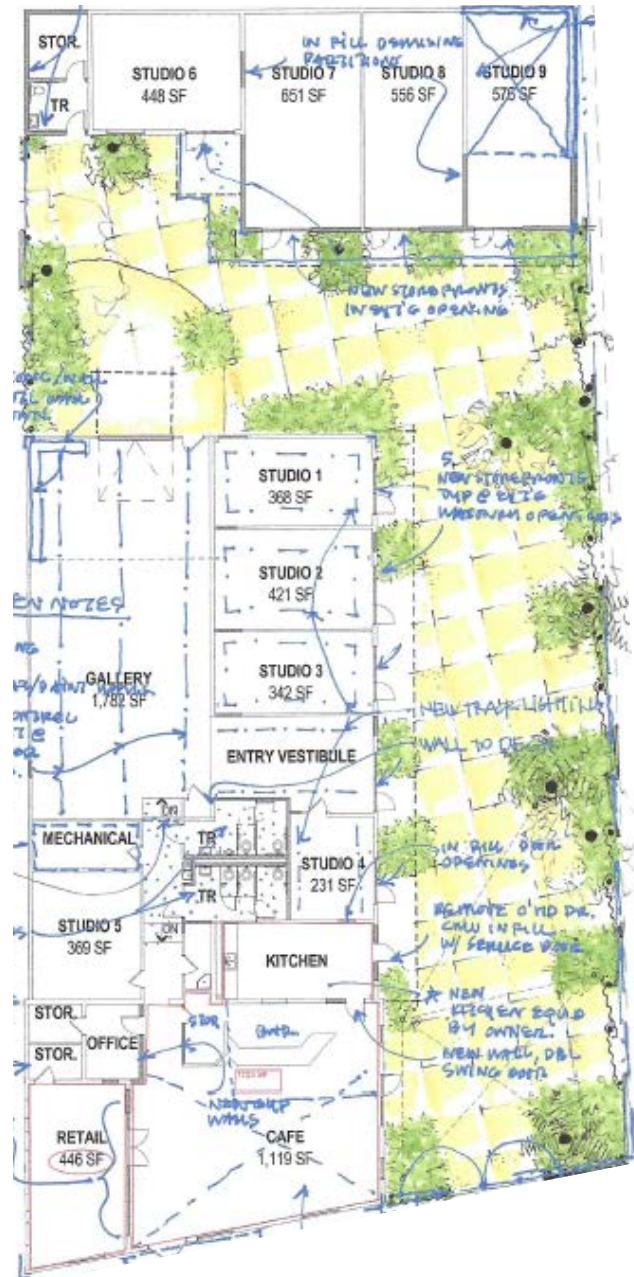
BLDG. SIZE TOTAL: 10,000 SF

LAND: 0.43 AC



1913 S FLORES

Floor Plan



1913 S FLORES

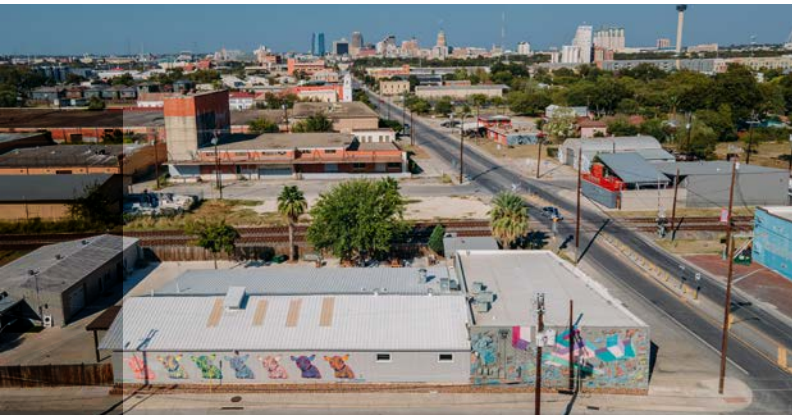
Why 1913 S Flores?

1913 S Flores offers investors the opportunity to acquire a fully leased retail asset in the heart of San Antonio's rapidly growing Lone Star District. The property is home to established local businesses, including San Antonio Gold Coffee Shop, South District Barber Co., and Viva Neon Signs, providing in-place income and a strong neighborhood presence.



1913 S FLORES

Property Photos

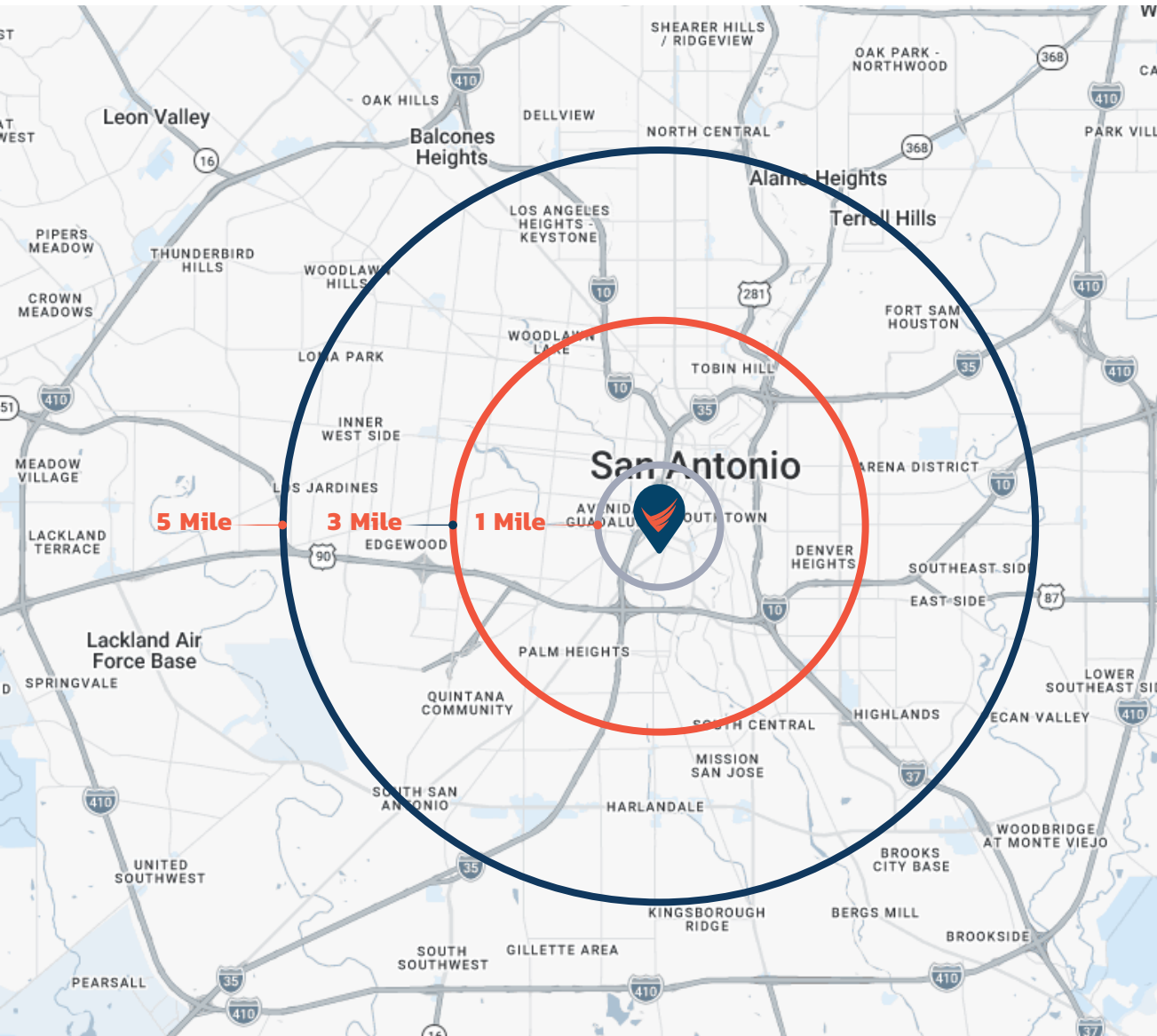


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SARA LOMBARDI / 724.992.9774 / sara@valcorcre.com

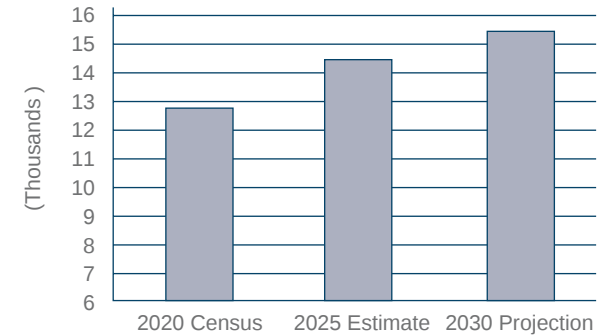
1913 S FLORES

Radius Map

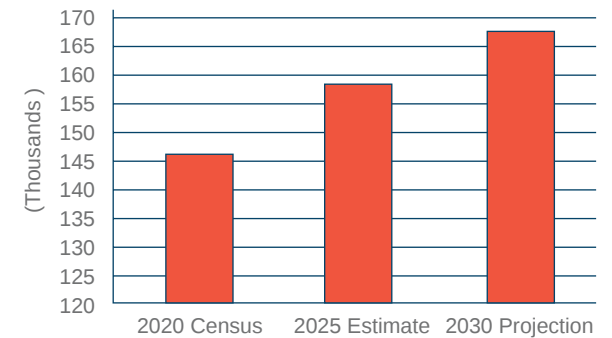


POPULATION GROWTH

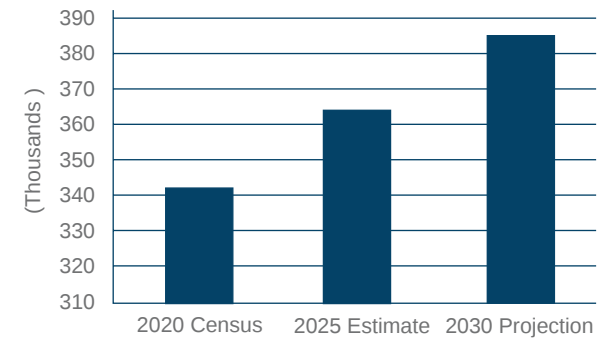
1 Mile



3 Mile



5 Mile



1913 S FLORES

Demographics

	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
Population			
2030 Projected Population	15,457	167,985	384,688
2025 Estimated Population	14,466	158,807	364,514
2020 Census Population	12,712	146,940	341,998
Growth 2025-2030	6.85%	5.78%	5.53%
2025 Estimated Median Age	38.00	37.80	37.00
2025 Estimated Average Age	38.80	38.80	38.40
Households			
2030 Projected Households	6,421	61,430	138,463
2025 Estimated Households	5,992	57,790	130,773
2020 Census Households	5,213	52,514	121,430
Growth 2025-2030	7.16%	6.30%	5.88%
Radius			
2025 Average Household Income	\$89,760	\$64,100	\$65,362
2025 Median Household Income	\$64,418	\$44,426	\$46,262
< \$25,000	1,240	16,763	35,358
\$25,000 - \$50,000	1,256	14,522	33,983
\$50,000 - \$75,000	915	9,567	22,698
\$75,000 - \$100,000	554	6,209	13,733
\$100,000 - \$125,000	698	4,306	10,160
\$125,000 - \$150,000	412	2,427	5,197
\$150,000 - \$200,000	358	1,850	4,568
\$ 200,000+	558	2,149	5,075
Housing			
2025 Median Home Value	\$255,242	\$156,077	\$157,431
2025 Average Household Size	2.40	2.60	2.60
2025 Occupied Housing	5,992	57,790	130,774
Owner Occupied	2,878 43.03%	27,845 48.18%	65,629 50.19%
Renter Occupied	3,114 51.97%	29,945 51.82%	65,145 49.81%





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.

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.

Valcor Properties, LLC	602931		210.824.4242
<i>Licensed Broker / Broker Firm Name or Primary Assumed Business Name</i>	<i>License No.</i>	<i>Email</i>	<i>Phone</i>
Jonathan Collins	552564	jonathan@valcorcre.com	210.824.4242
<i>Designated Broker of Firm</i>	<i>License No.</i>	<i>Email</i>	<i>Phone</i>
Licensed Supervisor of Sales Agent / Associate	License No.	Email	Phone
Gary Stephens	613303	gary@valcorcre.com	210.824.4242
<i>Sales Agent/Associate's Name</i>	<i>License No.</i>	<i>Email</i>	<i>Phone</i>
Sara Lombardi	779245	sara@valcorcre.com	210.824.4242
<i>Sales Agent/Associate's Name</i>	<i>License No.</i>	<i>Email</i>	<i>Phone</i>
<i>Buyer / Tenant / Seller / Landlord Initials</i>	<i>Date</i>		

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0

