



RESIDENTIAL | COMMERCIAL | INVESTMENT

125 N. SAN MARCOS

SAN ANTONIO, TEXAS 78207

OFFERING MEMORANDUM | \$699,900

Presented by Ryan Hillyer | Jadestone Real Estate

PROPERTY OVERVIEW

LOCATION. CHARACTER. OPPORTUNITY.

This flexible and recently updated 3,064 SF corner property combines historic character with modern commercial flexibility. Originally built in 1930 and renovated in 2026, the two-story building offers a clean, move-in-ready condition while retaining the character of an older property. Its adaptable layout offers a strong owner-user opportunity for professional office, legal office, light retail, creative space, or other uses permitted by zoning.

Located near the Bexar County Jail complex and the western edge of downtown San Antonio, the property offers visibility, convenient access, private on-site parking, and multiple indoor and outdoor areas that can be configured around a buyer's needs.

PROPERTY SNAPSHOT

ASKING PRICE	\$699,900
BUILDING SIZE	3,064 SF
SITE SIZE	Approx. 0.18 AC
BUILT / RENOVATED	1930 / 2026
STORIES	2
ZONING	IDZ / C-2 underlying
SALE TYPE	Owner-User Opportunity



PROPERTY HIGHLIGHTS

- 3,064 SF two-story building with flexible open and private work areas
- Recently updated interior with neutral finishes and commercial carpet
- IDZ zoning with underlying C-2 commercial use flexibility
- Corner property with private on-site parking and multiple access points
- Large covered porches / balconies provide distinctive outdoor space
- Updated restrooms and abundant natural light throughout
- Owner-user potential for office, legal, professional services, light retail, or creative uses
- Near downtown San Antonio and the Bexar County Jail / justice-related employment corridor



LOCATION & OPPORTUNITY



CENTRAL SAN ANTONIO OWNER-USER OPPORTUNITY

125 N. San Marcos offers a practical combination of central-city location, adaptable space, and distinctive architecture. The property is positioned near downtown, the Bexar County justice complex, and established commercial corridors, making it well suited for a business seeking an identifiable standalone location rather than conventional office space.

The existing layout provides a clean canvas for a new owner to configure offices, meeting areas, customer-facing space, storage, or collaborative work areas. Buyers should independently verify zoning, permitted uses, measurements, parking, and all other property information.

FOR ADDITIONAL INFORMATION

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