



# 1425 S FLORES ST - 2 ASSETS PORTFOLIO

SAN ANTONIO, TX 78204

**LUKE OWENS-BRAGG**  
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For Sale

# TABLE OF CONTENTS

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## TABLE OF CONTENTS

PROPERTY INFORMATION	3
LOCATION INFORMATION	12
FINANCIAL ANALYSIS	15
DEMOGRAPHICS	17





# PROPERTY INFORMATION

## SECTION 1

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# PROPERTY SUMMARY



## LOCATION DESCRIPTION

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.

## OFFERING SUMMARY

Sale Price:	Subject to Offer
Number of Units:	8
Lot Size:	0.428 Acres
Building Size:	22,113 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

Discover 1425 S Flores, a beautifully renovated historic property boasting fully occupied, highly sought-after residential lofts with stable tenants. Its prime location, just 7 minutes from downtown and steps from the San Antonio River and the vibrant King William District, is ideal for both residents and businesses. The entirety of the corner of S Flores and Cevallo is yours, making your property highly visible and sought after. 1425 S Flores hosts two ready-to-renovate commercial spaces and an additional building on the property offer exciting expansion opportunities for more residential units or commercial spaces. Don't miss this chance to own a piece of San Antonio history with significant income potential.

Schedule a tour today

## PARKING DESCRIPTION

8 Surface space available & Covered available



# COMPLETE HIGHLIGHTS



## BUILDING INFORMATION

Tenancy	Multiple
Number of Floors	2
Average Floor Size	9,600 SF
Year Built	1878
Year Last Renovated	2022
Construction Status	Existing
Condition	Fair
Roof	Wood Joist
Free Standing	Yes
Number of Buildings	2
Exterior Walls	Brick

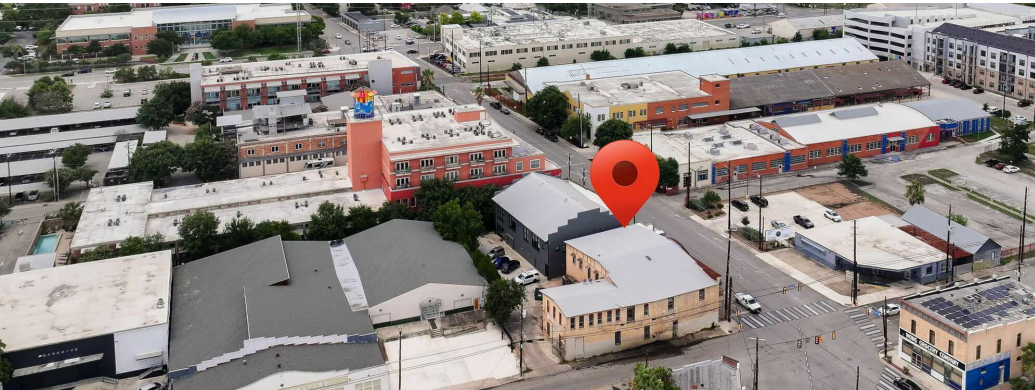


## PROPERTY HIGHLIGHTS

- Beautifully Renovated Historic Property – blending character with modern updates
- Fully Occupied Residential Lofts – stable tenants with strong demand
- Prime Location – only 7 minutes from Downtown San Antonio
- Steps from the San Antonio River & King William District – vibrant cultural and lifestyle hub
- High-Visibility Corner Lot – S Flores & Cevallo intersection presence
- Two Commercial Spaces – ready-to-renovate, ideal for business opportunities
- Expansion Potential – additional building onsite for future residential or commercial use
- Income Producing Asset – strong occupancy and future upside

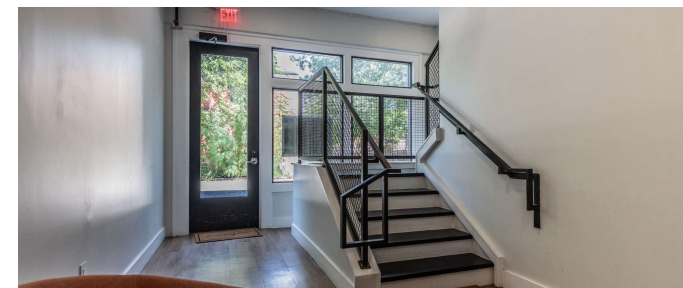
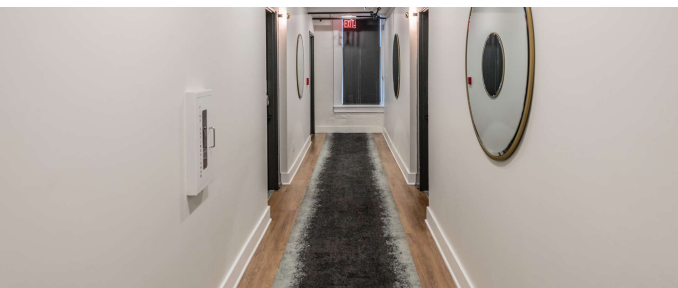
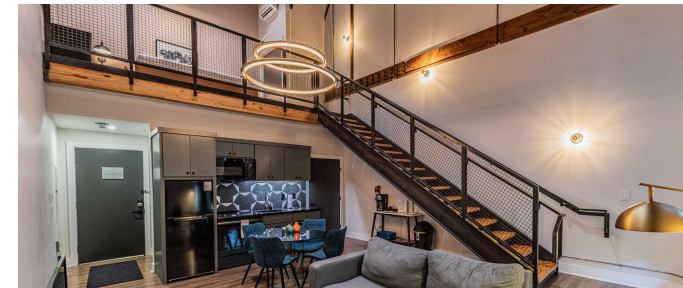
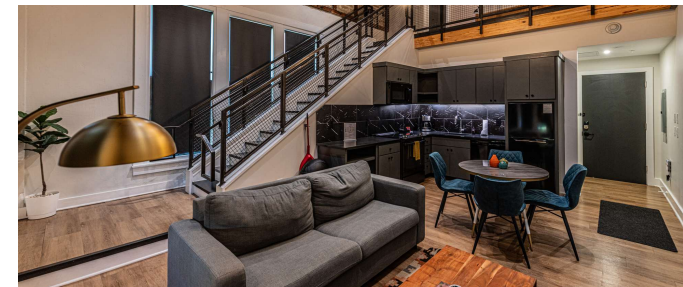


## ADDITIONAL PHOTOS





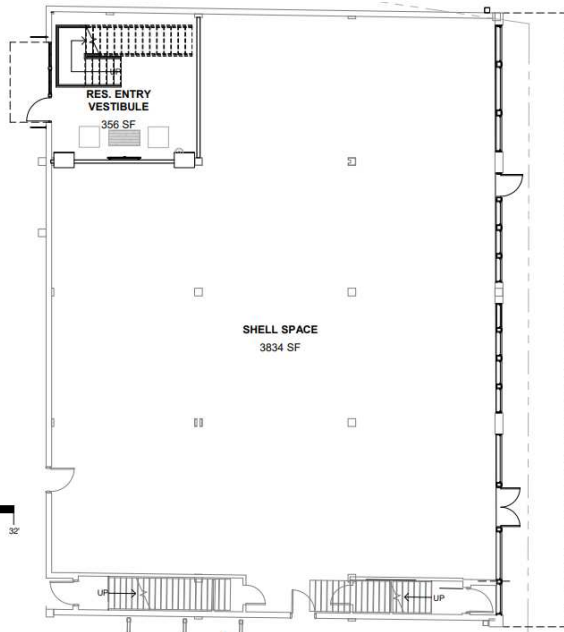
## ADDITIONAL PHOTOS





# FLOOR PLANS - 1405 S FLORES ST, MAIN BUILDING

PROPOSED LEVEL 1 FLOOR PLAN

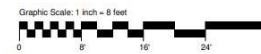


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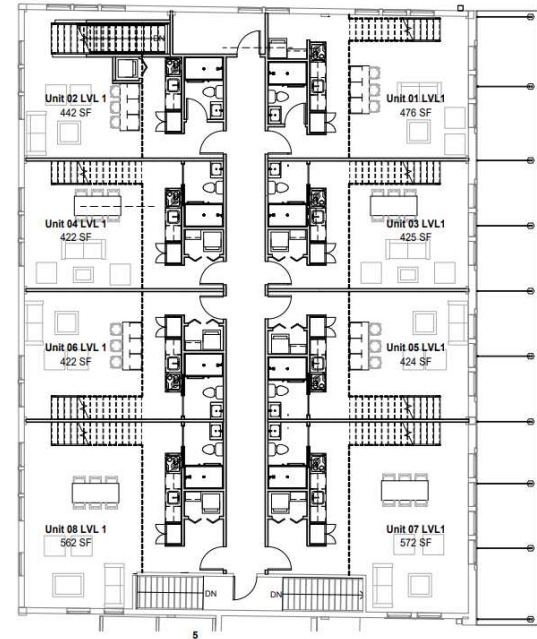
PROPOSED LEVEL 2 FLOOR PLAN

UNIT AREA TABLE

UNIT 1	688 SF
UNIT 2	621 SF
UNIT 3	630 SF
UNIT 4	628 SF
UNIT 5	629 SF
UNIT 6	628 SF
UNIT 7	817 SF
UNIT 8	806 SF
TOTAL	5,447 SF



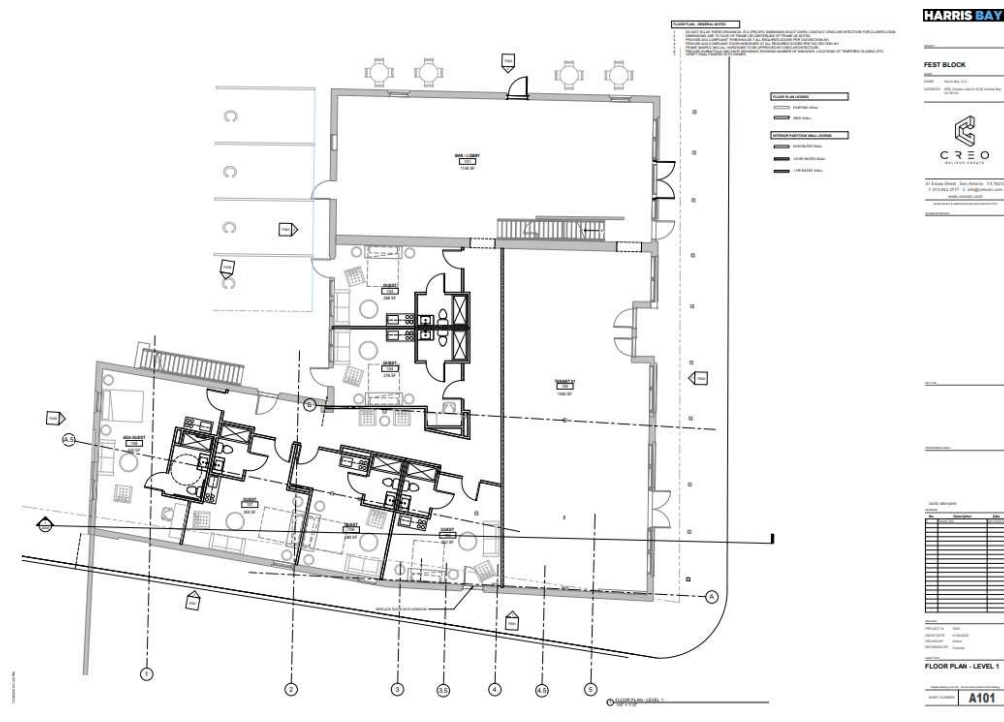
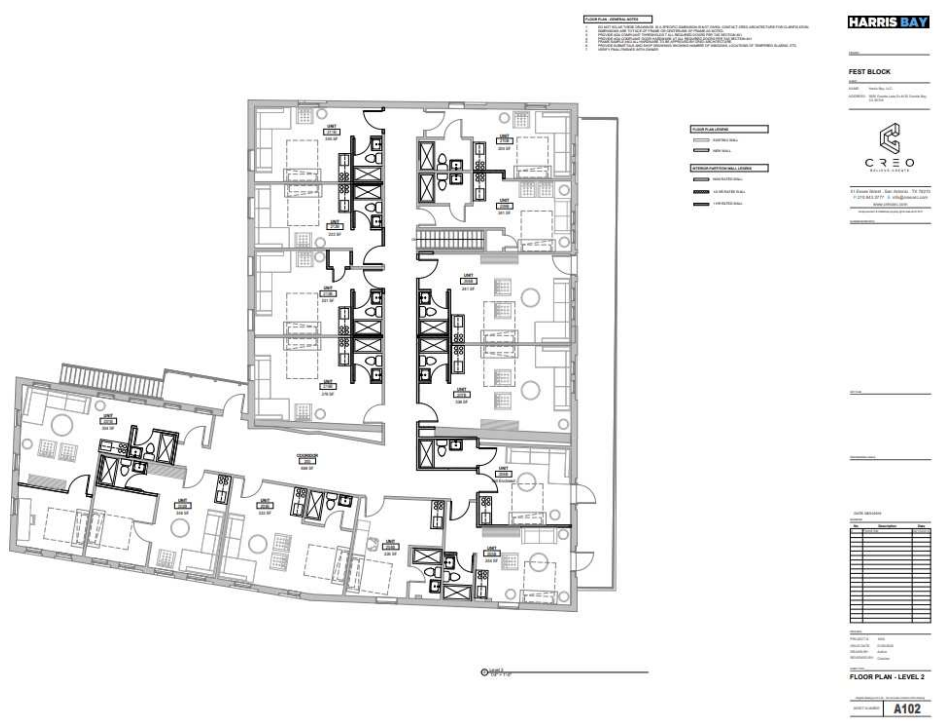
CREO



PRELIMINARY



# FLOOR PLANS - 1425 S FLORES ST, CORNER BUILDING





# SITE PLANS

## SITE PLAN

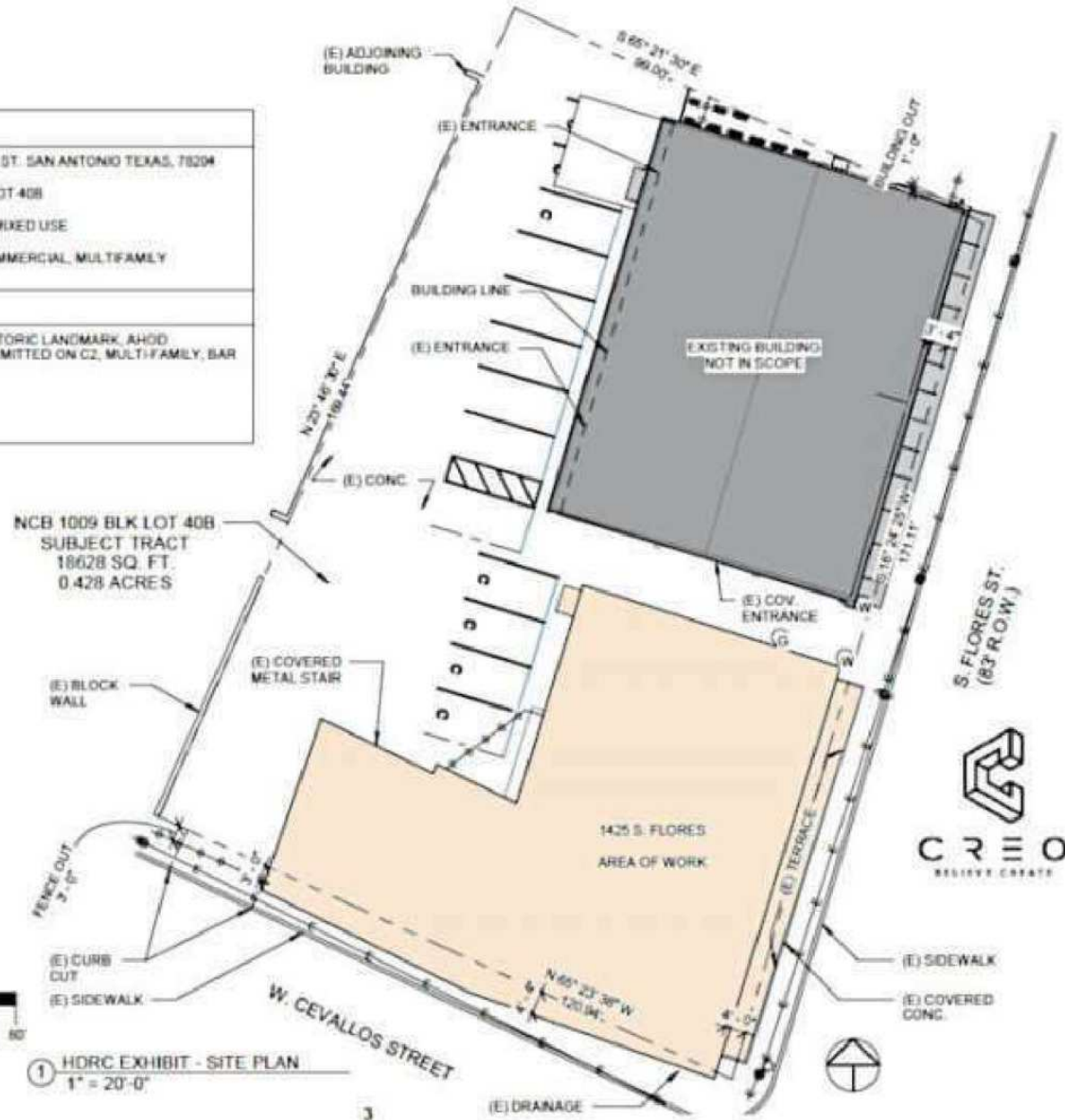
SITE & BUILDING DATA	
LOCATION:	1425 S. FLORES ST. SAN ANTONIO TEXAS, 78204
LOTS:	1
LEGAL DESCRIPTION:	NCB 1009 BLK LOT 40B
CITY COUNCIL DISTRICT:	1
FUTURE LAND USE:	HIGH DENSITY MIXED USE
PLAN NAME:	LONE STAR
PROPOSED USE:	MIXED USE, COMMERCIAL, MULTIFAMILY
ZONING INFORMATION	
ZONING:	SDZ, RIG 7E, HISTORIC LANDMARK, AHOD WITH USES PERMITTED ON C2, MULTI-FAMILY, BAR AND HOTEL.

SITE PLAN LEGEND	
	(E) EXISTING BUILDING "A"
	(E) EXISTING BUILDING "B"
	PROPERTY LINE
	(E) POWER POST
	(E) LIGHT POST
	(E) GUY POLE
	(E) OVERHEAD ELECTRIC
	(E) METAL FENCE
	(E) WATER METER
	(E) GAS METER

Graphic Scale: 1 inch = 20 feet



**HARRIS BAY**



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





# LOCATION INFORMATION

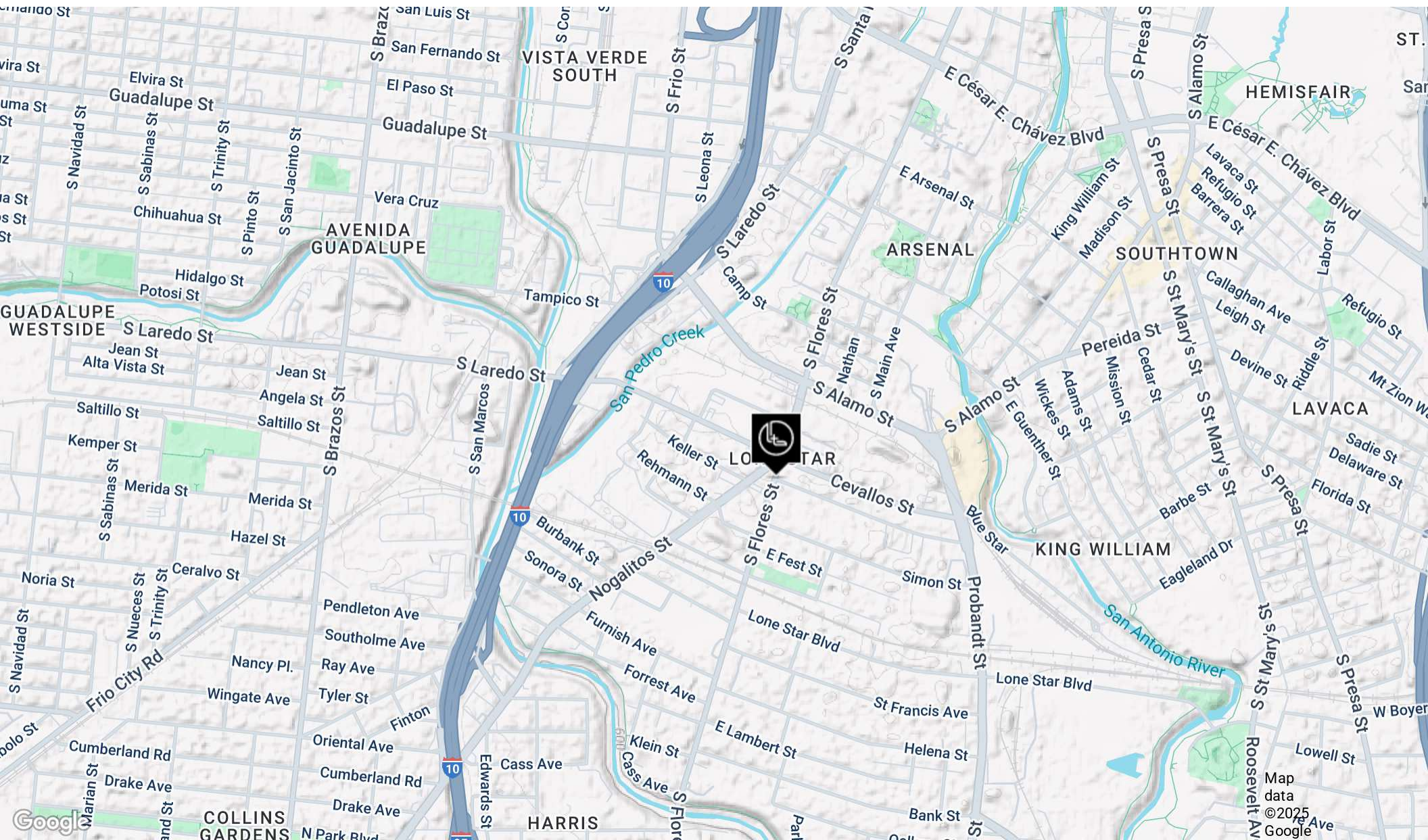
## SECTION 2

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# LOCATION MAP





# AERIAL MAP



Map data ©2025 Google Imagery ©2025 Airbus, CNES / Airbus, Maxar Technologies





# FINANCIAL ANALYSIS

## SECTION 3

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# RENT ROLL

## 1425 S FLORES ST - RENT ROLL

UNIT	TENANT NAME	SIZE SF	MARKET RENT	MONTHLY RENT	SECURITY DEPOSIT	LEASE START	LEASE END
201	RICHARD COOK	688	\$1,400.00	\$1,450.00	\$250.00	05/01/2025	04/30/2026
202	DAVID ANDERSON JR.	621	\$1,500.00	\$1,500.00	\$500.00	06/06/2025	05/31/2026
203	KRIS BARRERA	630	\$1,500.00	\$1,500.00	\$250.00	04/09/2025	04/30/2026
204	STEVEN RIVERA	628	\$1,500.00	\$1,500.00	\$500.00	04/11/2025	04/30/2026
205	ELIZABETH LARRAGOITIY	629	\$1,400.00	\$1,400.00	\$500.00	04/28/2025	04/30/2026
206	FERNANDO GONZALEZ III	628	\$1,500.00	\$1,400.00	\$250.00	04/30/2025	04/30/2026
207	TERAN DELGADO	817	\$1,700.00	\$1,700.00	\$500.00	04/05/2025	03/31/2026
208	APRIL HYMAN	806	\$1,600.00	\$1,600.00	\$250.00	04/12/2025	04/30/2026
<b>8 UNITS</b>		<b>5,447 SF</b>	<b>\$12,100.00</b>	<b>\$12,050.00</b>	<b>\$3,000.00</b>		





# DEMOGRAPHICS

## SECTION 4

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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

ETHNICITY (%)	1 MILE	3 MILES	5 MILES
Hispanic	74.2%	83.3%	81.3%

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

Demographics data derived from AlphaMap

