



1405 S FLORES ST - MAIN BUILDING

SAN ANTONIO, TX 78204



LUKE OWENS-BRAGG
210.451.0143
info@lockwoodrealtygroup.com

For Sale

TABLE OF CONTENTS

CONFIDENTIALITY & DISCLAIMER

All materials and information received or derived from Lockwood Realty Group, LLC, LLC its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness , veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither Lockwood Realty Group, LLC, LLC its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Lockwood Realty Group, LLC, LLC will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Lockwood Realty Group, LLC, LLC makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Lockwood Realty Group, LLC, LLC does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions,vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Lockwood Realty Group, LLC, LLC in compliance with all applicable fair housing and equal opportunity laws.

TABLE OF CONTENTS

PROPERTY INFORMATION	3
LOCATION INFORMATION	9
DEMOGRAPHICS	12



PROPERTY INFORMATION

SECTION 1

LUKE OWENS-BRAGG
210.451.0143
info@lockwoodrealtygroup.com

PROPERTY SUMMARY



LOCATION DESCRIPTION

Discover the vibrant cultural scene and rich history surrounding 1425 S Flores St - Antique Store Building. Located in San Antonio's artsy and eclectic Southtown neighborhood, the area is home to a mix of trendy galleries, unique boutiques, and world-class dining options. Nearby points of interest include the historic Blue Star Arts Complex, featuring art galleries, shops, and restaurants, as well as the picturesque San Antonio Riverwalk. With its dynamic mix of local businesses and thriving community events, the area offers a prime opportunity for Retail/Street Retail investors looking to be part of a lively and sought-after neighborhood in the heart of San Antonio.

OFFERING SUMMARY

Sale Price:	N/A
Lot Size:	18,317 SF
Building Size:	9,600 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	5,970	54,670	115,883
Total Population	13,350	146,644	320,191
Average HH Income	\$74,773	\$56,235	\$62,049

PROPERTY DESCRIPTION



PROPERTY DESCRIPTION

Experience the charm and potential of 1405 S Flores St – Antique Store Building.

This remarkable 9,600 SF property, originally built in 1920 and fully revitalized in 2022, seamlessly blends historic character with modern functionality. Zoned IDZ, the building offers unmatched flexibility for a wide range of retail, commercial, or creative ventures. Located in the heart of San Antonio's vibrant Southtown area, this prime property provides excellent visibility, strong community foot traffic, and an exciting opportunity for investors or business owners to establish a unique presence in one of the city's most dynamic districts.

SITE DESCRIPTION

Near at historic points The San Antonio Riverwalk & historic Blue Star Arts Complex.

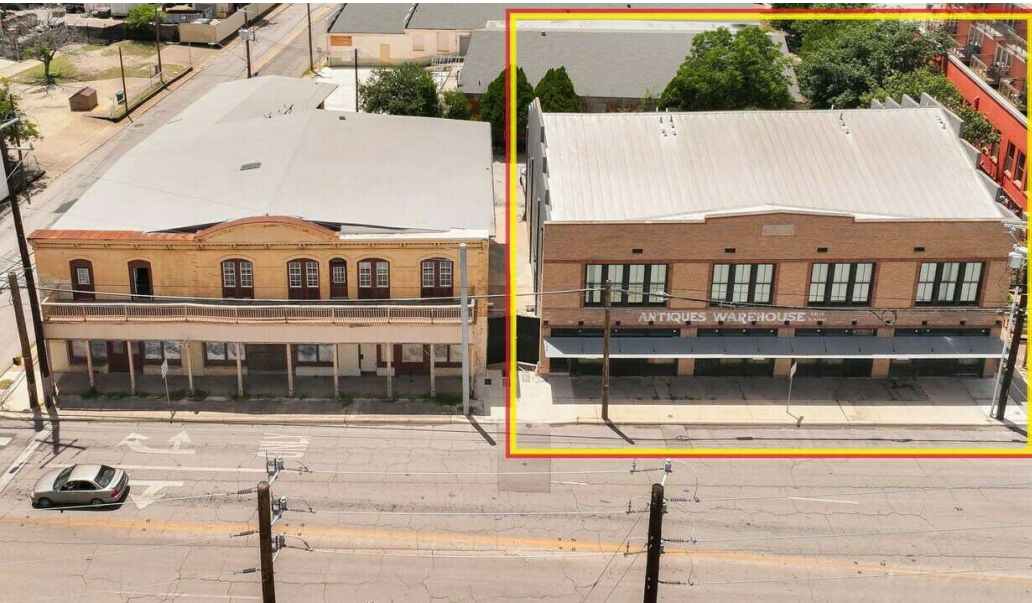
EXTERIOR DESCRIPTION

Brick Walls

PARKING DESCRIPTION

8 Surface space available & Covered available

COMPLETE HIGHLIGHTS



BUILDING INFORMATION

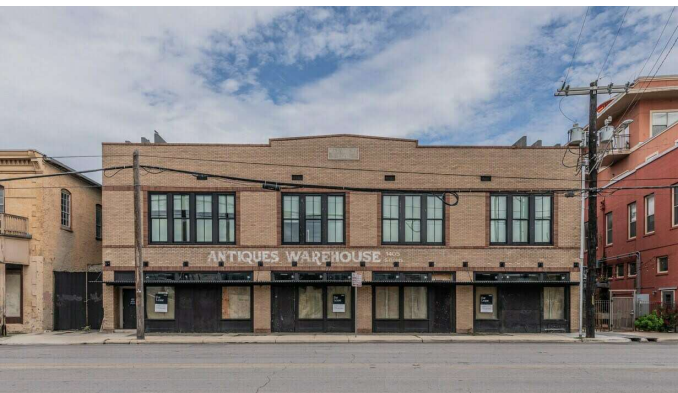
Tenancy	Multiple
Number of Floors	2
Average Floor Size	3,834 SF
Year Built	1920
Year Last Renovated	2022
Condition	Good
Roof	Wood Joist
Free Standing	Yes
Number of Buildings	1
Floor Coverings	Tiles, Wood
Foundation	Slab
Exterior Walls	Brick



PROPERTY HIGHLIGHTS

- 9,600 SF historic building with modern updates
- Built in 1920, revitalized in 2022
- Located in the thriving Southtown/S Flores corridor
- Zoned IDZ – versatile for retail, commercial, or mixed-use
- Excellent investment opportunity with strong growth potential
- Ideal canvas for retail, dining, showroom, or creative ventures

ADDITIONAL PHOTOS



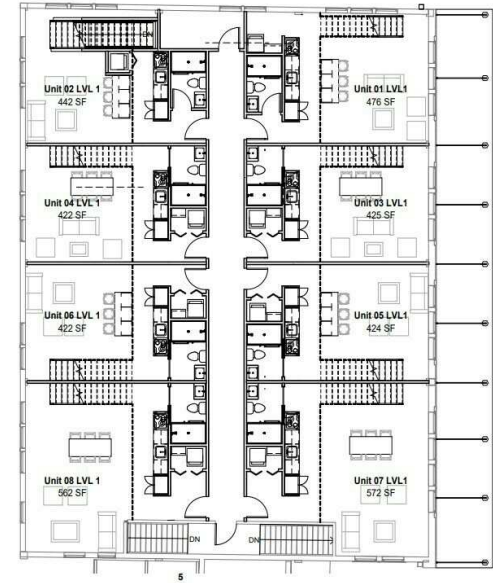
FLOOR PLANS

PRELIMINARY

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

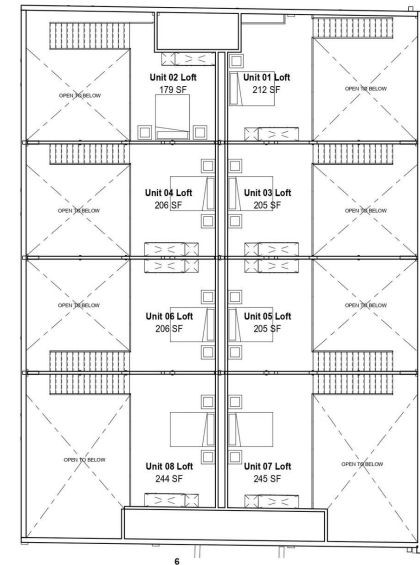
Graphic Scale: 1 inch = 8 feet



HARRIS BAY

PRELIMINARY

PROPOSED LOFT FLOOR PLAN

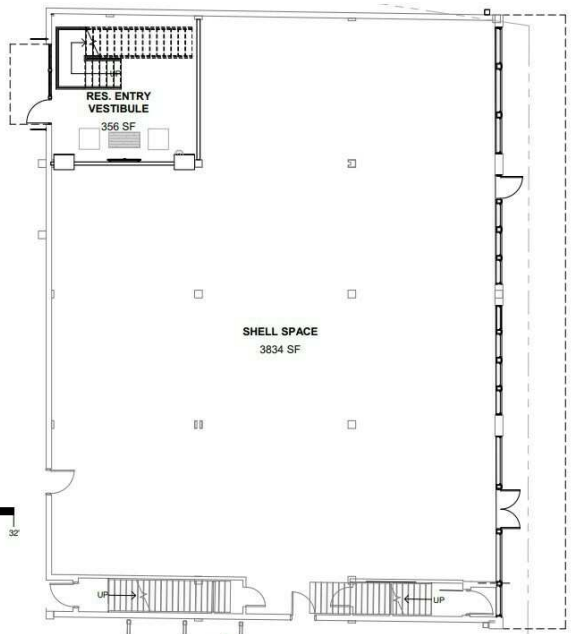


HARRIS BAY

Graphic Scale: 1 inch = 8 feet



PROPOSED LEVEL 1 FLOOR PLAN



Graphic Scale: 1 inch = 8 feet



HARRIS BAY

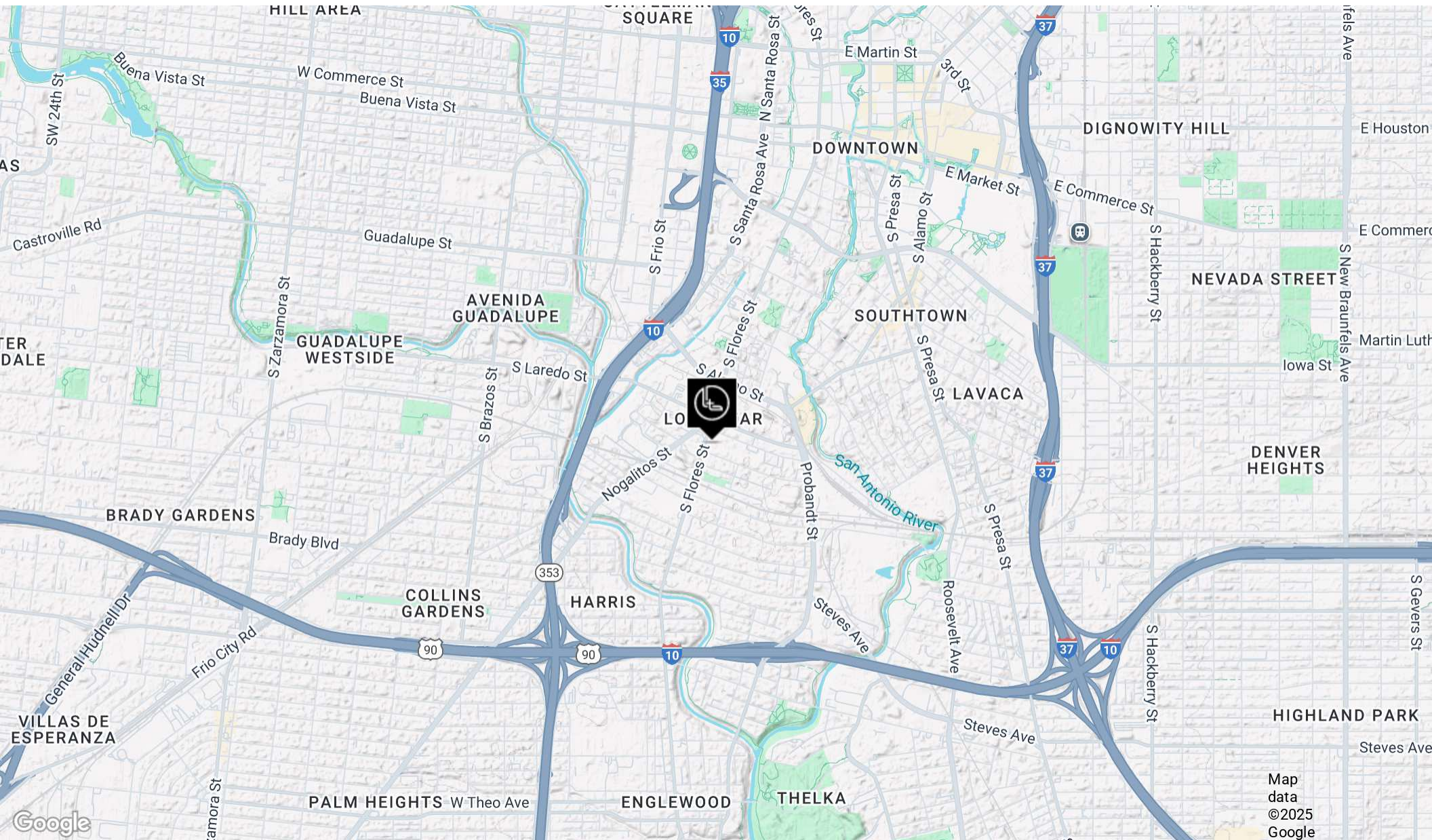


LOCATION INFORMATION

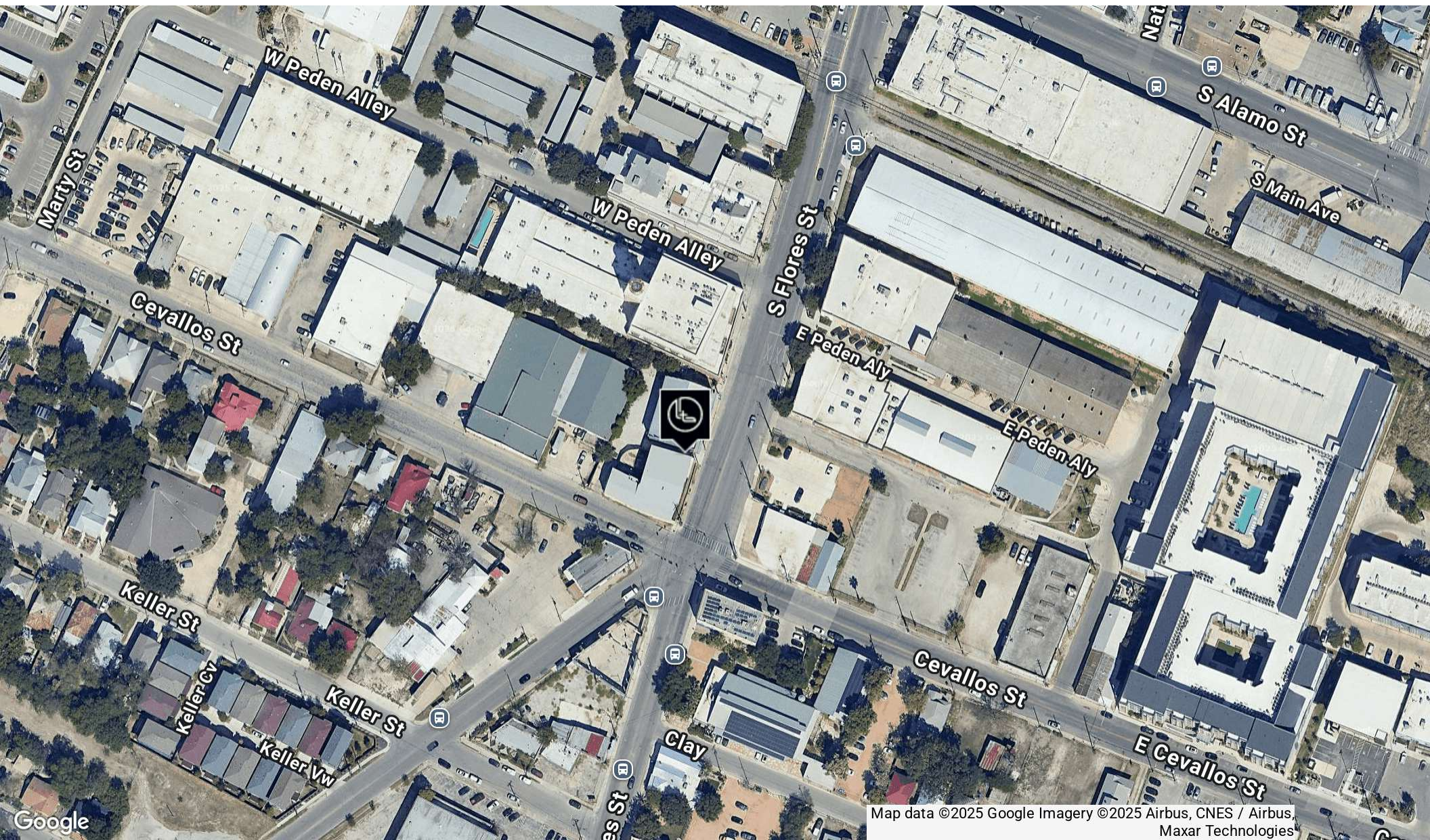
SECTION 2

LUKE OWENS-BRAGG
210.451.0143
info@lockwoodrealtygroup.com

LOCATION MAP



AERIAL MAP





DEMOGRAPHICS

SECTION 3

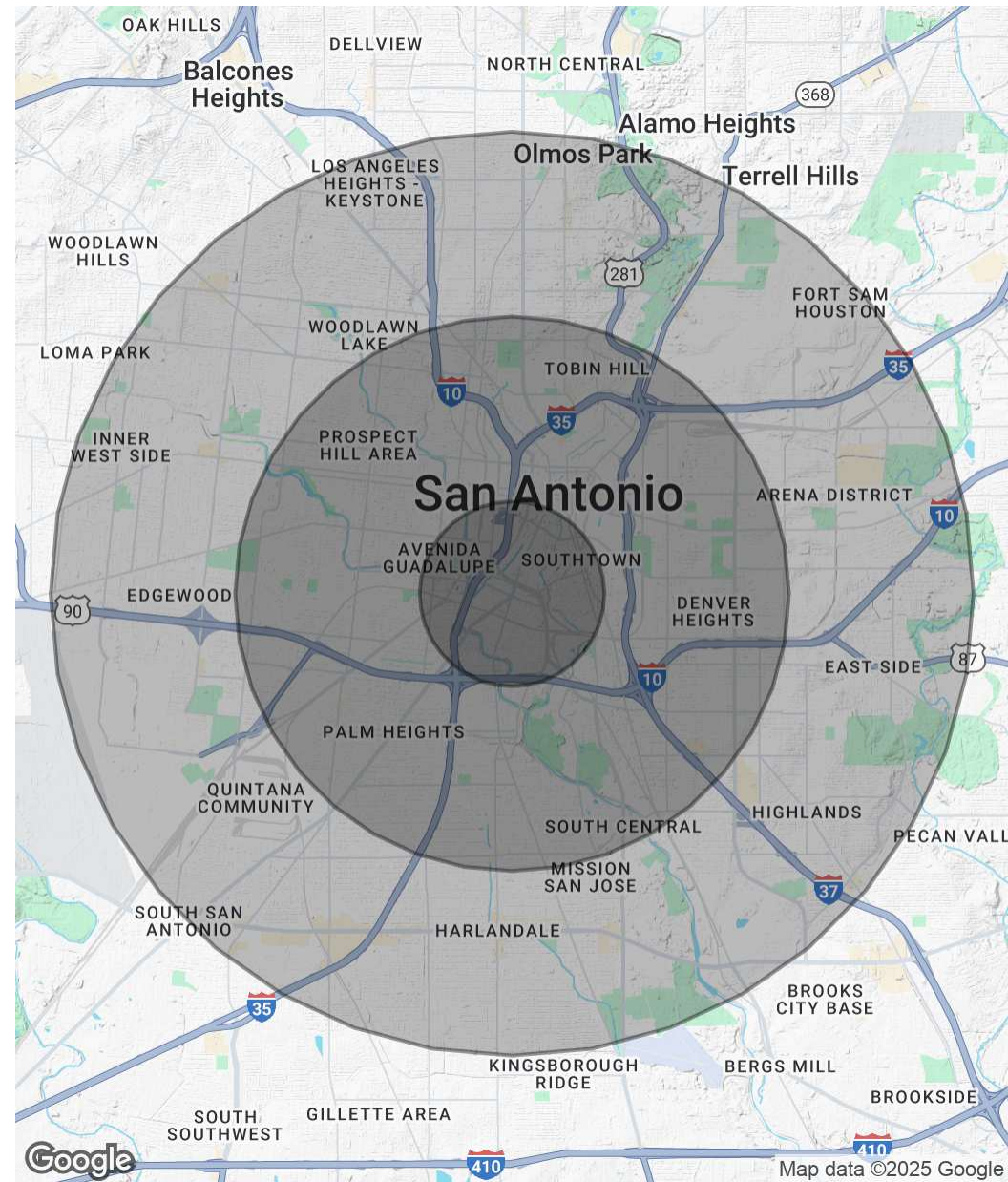
LUKE OWENS-BRAGG
210.451.0143
info@lockwoodrealtygroup.com

DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	13,350	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	5,970	54,670	115,883
# of Persons per HH	2.2	2.7	2.8
Average HH Income	\$74,773	\$56,235	\$62,049
Average House Value	\$349,063	\$224,006	\$232,433

Demographics data derived from AlphaMap



AREA ANALYTICS

ETHNICITY	1 MILE	3 MILES	5 MILES
Population Hispanic	9,888	122,149	260,313
Population Non-Hispanic	3,462	24,495	59,878

ETHNICITY (%)	1 MILE	3 MILES	5 MILES
Population Hispanic (%)	74.10%	83.30%	81.30%

RACE	1 MILE	3 MILES	5 MILES
Population White	5,808	59,166	131,815
Population Black	394	5,484	14,875
Population American Indian	218	2,292	4,753
Population Asian	205	1,236	2,623
Population Pacific Islander	14	103	234
Population Other	2,548	35,118	74,329

RACE (%)	1 MILE	3 MILES	5 MILES
Population White (%)	43.50%	40.30%	41.20%
Population Black (%)	3%	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 (%)	19.10%	23.90%	23.20%

Map and demographics data derived from AlphaMap

