



1405 S FLORES ST - MAIN BUILDING

SAN ANTONIO, TX 78204



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For Sale

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PROPERTY INFORMATION

SECTION 1

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PROPERTY SUMMARY



LOCATION DESCRIPTION

Discover the vibrant cultural scene and rich history surrounding 1405 S Flores St - Antique Warehouse 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:	Subject To Offer
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 Warehouse Building.

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

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 to 2nd floor with 8 residential units
- 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
- Ground floor is unfinished with great potential for multi use

FLOOR PLANS

PROPOSED LEVEL 2 FLOOR PLAN

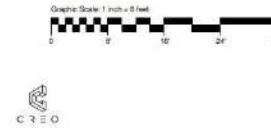
UNIT AREA TABLE

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



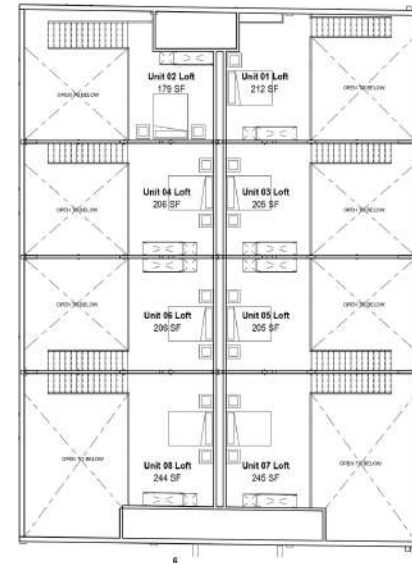
PRELIMINARY

HARRIS BAY



CREO

PROPOSED LOFT FLOOR PLAN



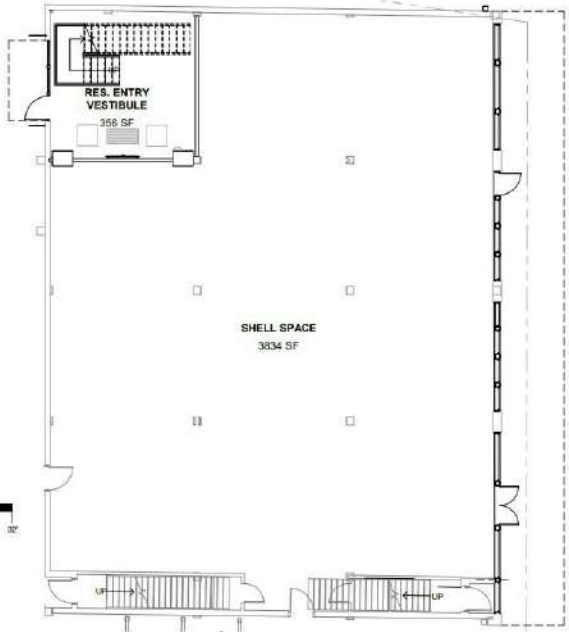
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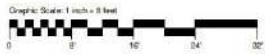
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PROPOSED LEVEL 1 FLOOR PLAN



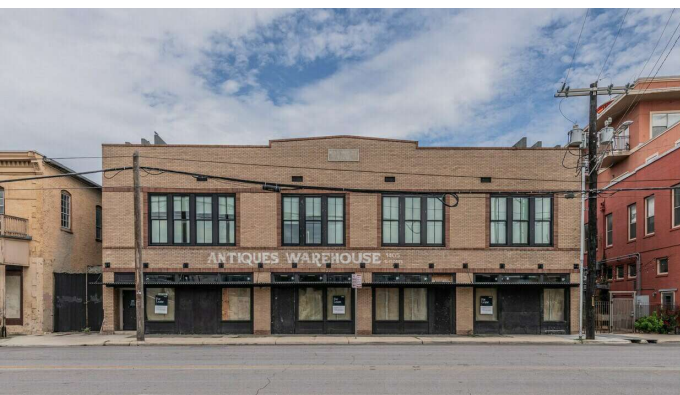
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ADDITIONAL PHOTOS 2ND FLOOR APARTMENTS



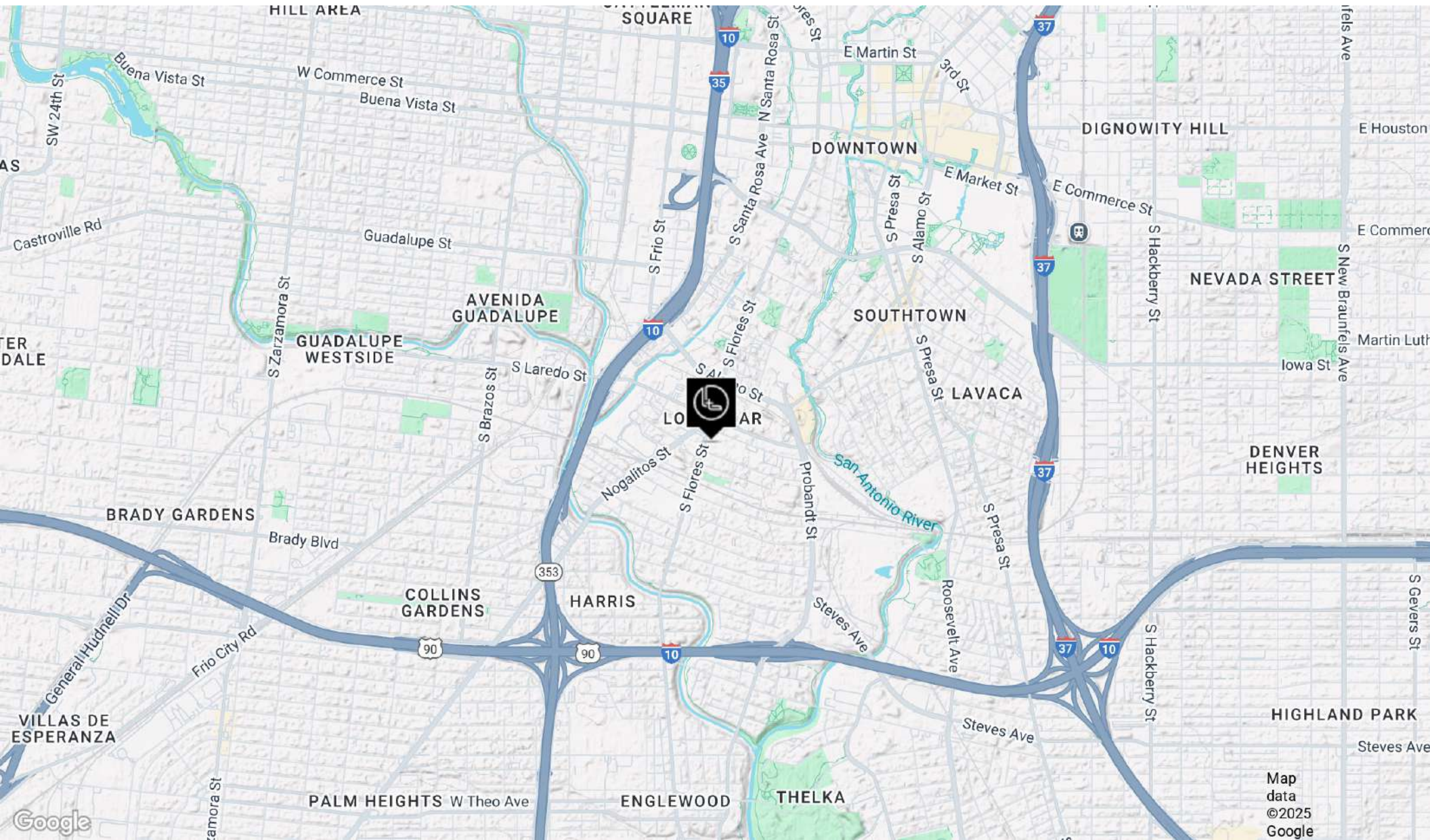


LOCATION INFORMATION

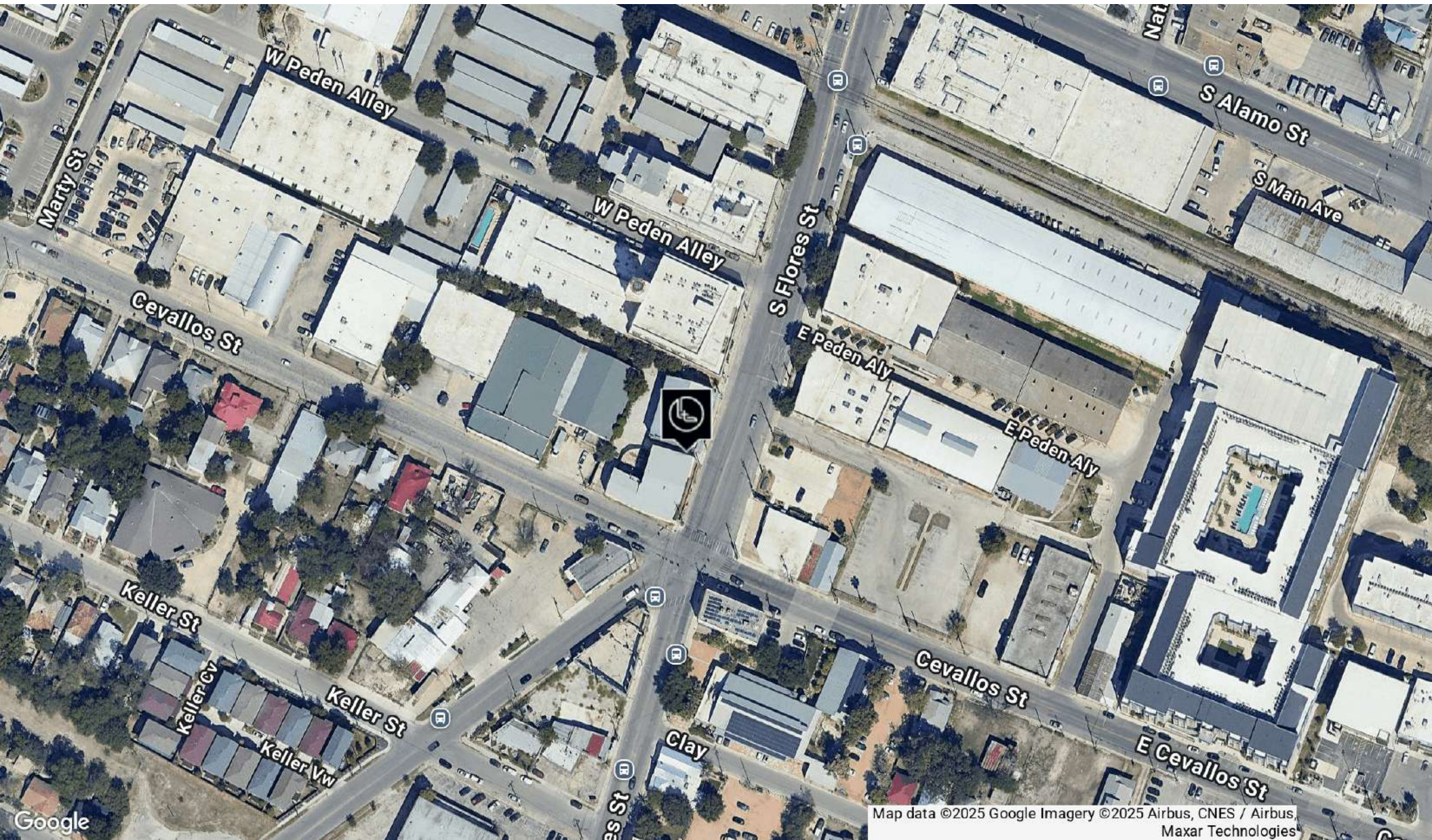
SECTION 2

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LOCATION MAP



AERIAL MAP





DEMOGRAPHICS

SECTION 3

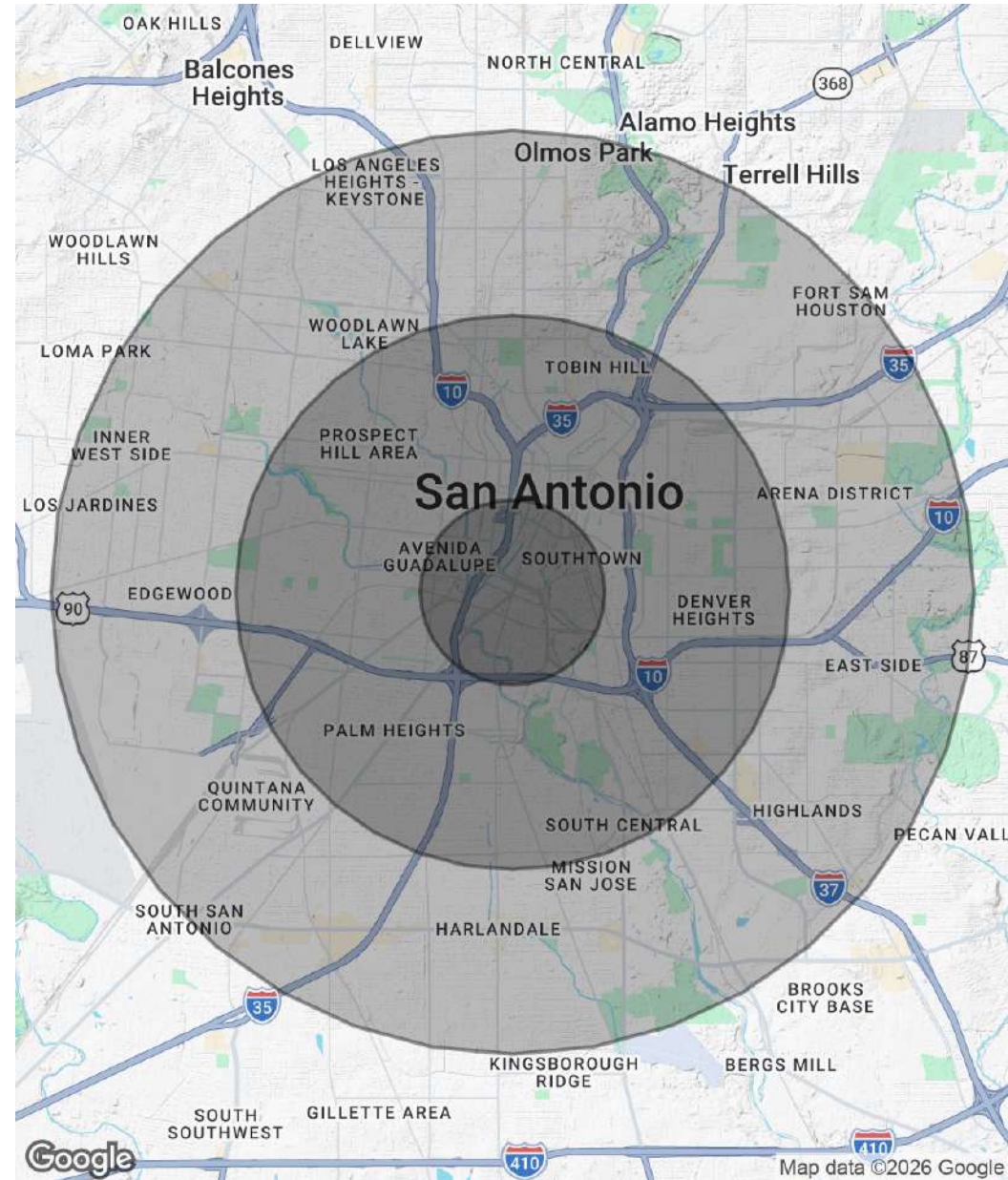
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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	13,350	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

