

CENTURY 21[®]

Judge Fite Company



111-113 N FLORES ST

SAN ANTONIO, TX 78205



\$2,500,000



8,034 sqft

DESCRIPTION

111-113 N. Flores Street, a rare mixed-use retail/residential investment opportunity located in the heart of Downtown San Antonio. Positioned along a highly trafficked corridor just steps from the city's most iconic destinations, the property benefits from heavy foot and vehicle traffic, D (Downtown) zoning, and exceptional visibility, offering strong upside for investors and owner-users alike. The two-story, 8,034 SF building-comprised of 3,874 SF of street-level retail and 4,160 SF of additional SQFT-features two storefronts fronting Flores Street with 75 feet of frontage, separated by a drive-through/loading access that leads to a private interior courtyard with views of the Frost Tower. The residential component is situated toward the rear of the property and is connected via an elevated catwalk, creating flexibility for live/work, short-term rental, or creative mixed-use concepts. Additionally, the property includes expansive basement space beneath all structures, offering valuable potential for storage, activation, or adaptive reuse. Built in 1925 and zoned D, the property allows for a wide range of urban uses and redevelopment possibilities while maintaining its historic downtown character. On-site parking with additional public and nearby parking options common to the downtown core. The property is surrounded by San Antonio's most prominent attractions and employment centers, including The Alamo, River Walk, Hemisfair Park, Henry B. Gonzalez Convention Center, Tower of the Americas, Tobin Center for the Performing Arts, Majestic and Aztec Theatres, Market Square, San Fernando Cathedral, Spanish Governor's Palace, Travis Park, San Pedro Creek Culture Park, and numerous hotels, government offices, and corporate headquarters. Its central location provides seamless access to major thoroughfares, including E. Commerce Street, I-10 (0.4 miles), I-35 (0.7 miles), and I-37 (2.2 miles). Perfectly positioned in a flourishing downtown environment, 111-113 N. Flores Street offers a unique opportunity to reimagine a historic property with mixed-use potential, strong visibility, and unmatched proximity to San Antonio's cultural, entertainment, and business drivers-an ideal canvas to bring a bold vision to life.

PROPERTY TYPE: Commercial - Multi-Use

MLS STATUS: Active

MLS: 1929519

YEAR BUILT: 1925

COUNTY: Bexar

TRACT OR SUBDIVIION:

LIST DATE: 12/21/2025

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800.451.8055

AREA: 1100

SQUARE FEET: 8,034

TOTAL BEDS:

FULL BATHS:

HALF BATHS:

ACRES: 0.21

LOT SIZE (SQFT): 9,104

ADDITIONAL PROPERTY DETAILS

LISTED BY: Uri Uriah

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BROKERED BY: Uriah Real Estate Organization

century21judgefite.com

each office is independently owned and operated