



DRONE FOOTAGE

<https://youtu.be/qtvF2SHdWqA>

360° PANORAMIC VIEW

<https://kuula.co/post/hDff2>

Michael D. Hoover, CSM
210.218.9095
hoover@dhrp.us

INVESTMENT PROPERTY WITH SOLID LONG-TERM TENANTS - 7.25 CAP

6723 S Flores St. | San Antonio, TX 78221



Link to Confidentiality Agreement:

<https://tinyurl.com/bdexxwav>

Sign to see rent rolls and full details

100% LEASED

FOR SALE



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DESCRIPTION

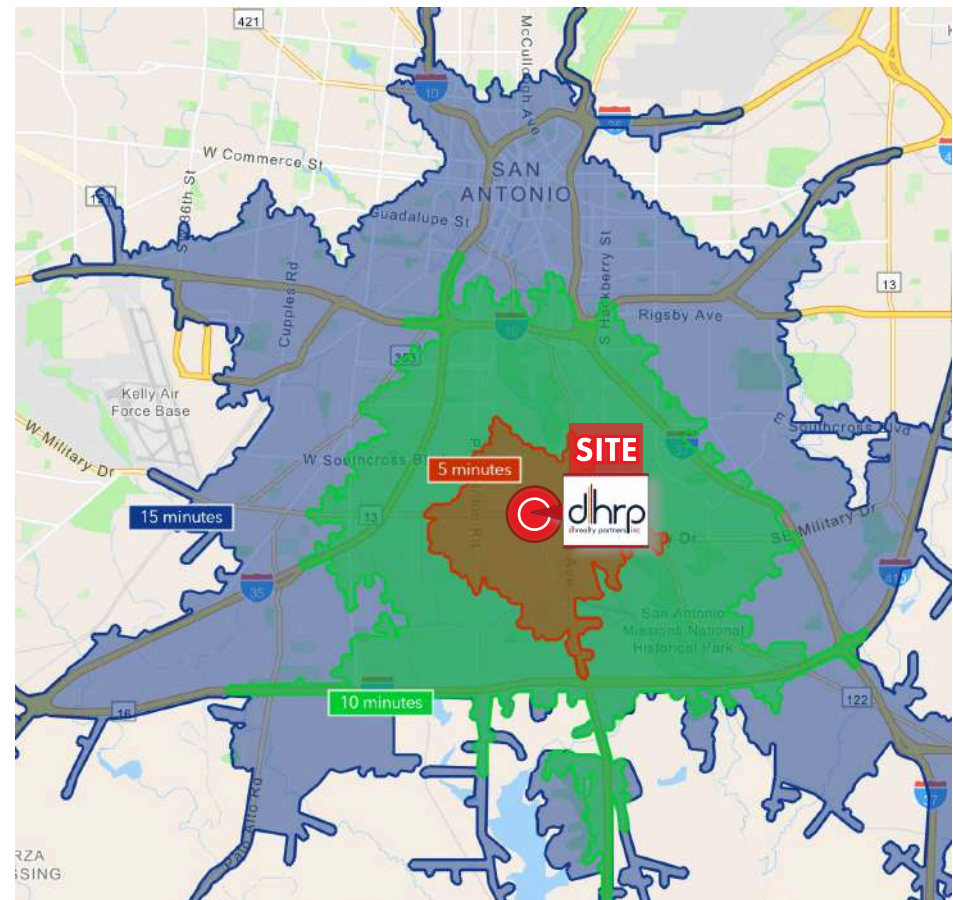
DH Realty Partners (DHRP) is pleased to present a fully-leased retail investment opportunity in South San Antonio.

This ±38,356 SF free-standing building is 100% occupied by a solid mix of long-term tenants, including Workforce Solutions, Tons Of Fun, JC Food Mart, and the City of San Antonio. Positioned on ±3.024 acres between S. Flores Street and the high-traffic Military Drive corridor, the property delivers stable income in one of the city's most active commercial zones.

Key features include ±245 parking spaces, exceptional visibility, high daily traffic counts, and on-site VIA bus service. The site is in close proximity to Brooks City Base, the San Antonio Missions, and the San Antonio River.

HIGHLIGHTS

- **PRIME BUSINESS LOCATION**
- Located in an area of thriving retail activity
- Excellent traffic counts
- Outstanding visibility
- Ample parking (approximately 245 spaces)
- Close proximity to the San Antonio Missions, Brooks City Base, and the San Antonio River.
- VIA bus route on site



Drive time from location shown in increments of 5 minutes, 10 minutes, and 15 minutes

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FULLY LEASED, INCOME-PRODUCING ASSET

This ±38,356 SF free-standing building in South San Antonio is 100% leased to a stable mix of tenants, including Workforce Solutions, Tons Of Fun, JC Food Mart, and the City of San Antonio. Positioned on ±3.024 acres, the asset offers strong income stability with well-established, long-term tenants.

STRATEGIC LOCATION & HIGH TRAFFIC VISIBILITY

The property benefits from outstanding exposure between S. Flores Street and the high-traffic Military Drive corridor—one of the city's busiest retail zones. With ±245 dedicated parking spaces and on-site VIA bus service, accessibility is excellent for both tenants and visitors.

SURROUNDED BY MAJOR ECONOMIC DRIVERS

Situated near Brooks City Base, the San Antonio River, and the UNESCO-designated San Antonio Missions, this property is embedded in a dynamic and rapidly developing corridor of South San Antonio. The area draws consistent traffic from tourists, commuters, and local residents alike.

STRONG DEMOGRAPHICS & GROWTH POTENTIAL

The surrounding neighborhood continues to experience residential and commercial growth, fueled by affordable living, improving infrastructure, and city investment. This momentum supports long-term demand for retail and service-based tenants in the area.

ESTABLISHED TENANT MIX WITH COMMUNITY

Anchored by essential service providers such as Workforce Solutions and the City of San Antonio, the tenant lineup is both recession-resistant and community-focused. Tenants like JC Food Mart and Tons Of Fun offer family-oriented services, drawing steady daily traffic and supporting long-term stability for the center.

PRIME TRANSPORTATION ACCESS

The site's VIA bus stop provides convenient public transportation, enhancing tenant and customer accessibility. Its direct access to major thoroughfares supports high daily traffic and ongoing footfall.



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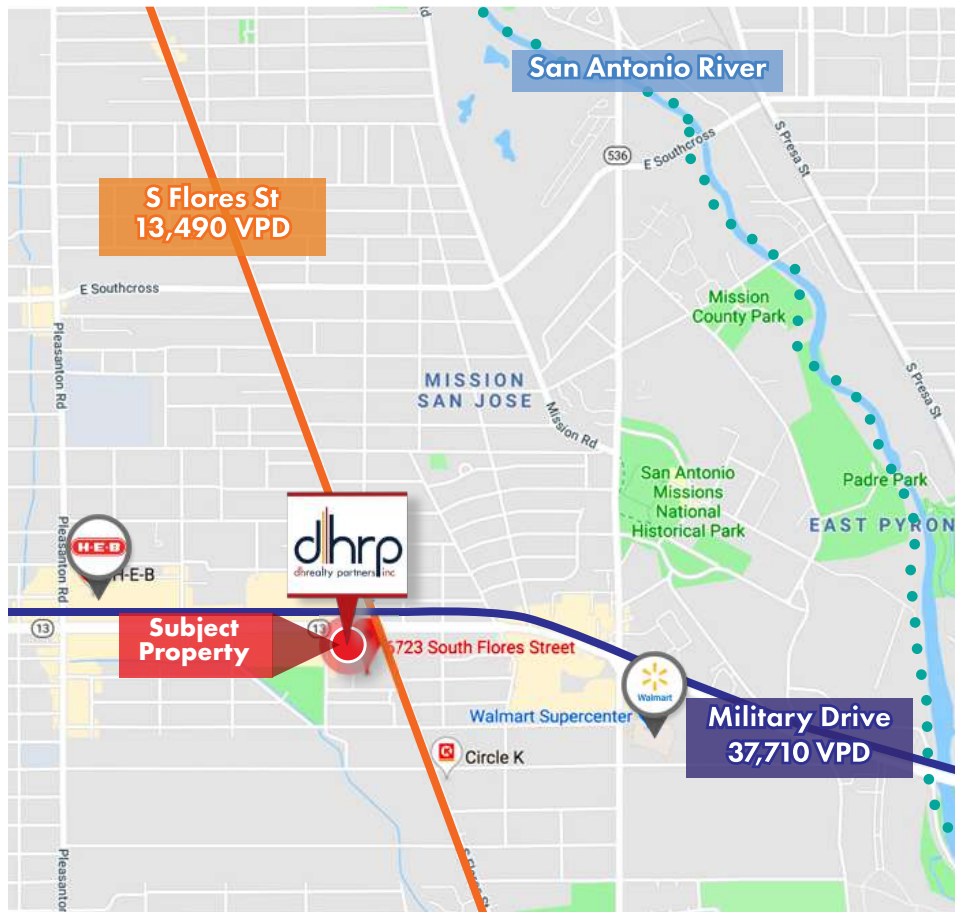
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LOCATION

Property is conveniently situated between S Flores St and the city's biggest retail thoroughfare, Military Drive.

OCCUPANCY

100% / Fully Leased

BUILDING SIZE

± 38,356 SF

LAND SIZE

± 3.024 AC

ZONING

C-3, City of San Antonio

TENANTS

- Workforce Solutions
- Tons Of Fun
- JC Food Mart
- City of San Antonio

PRICE

Contact broker



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PHOTOGRAPHY



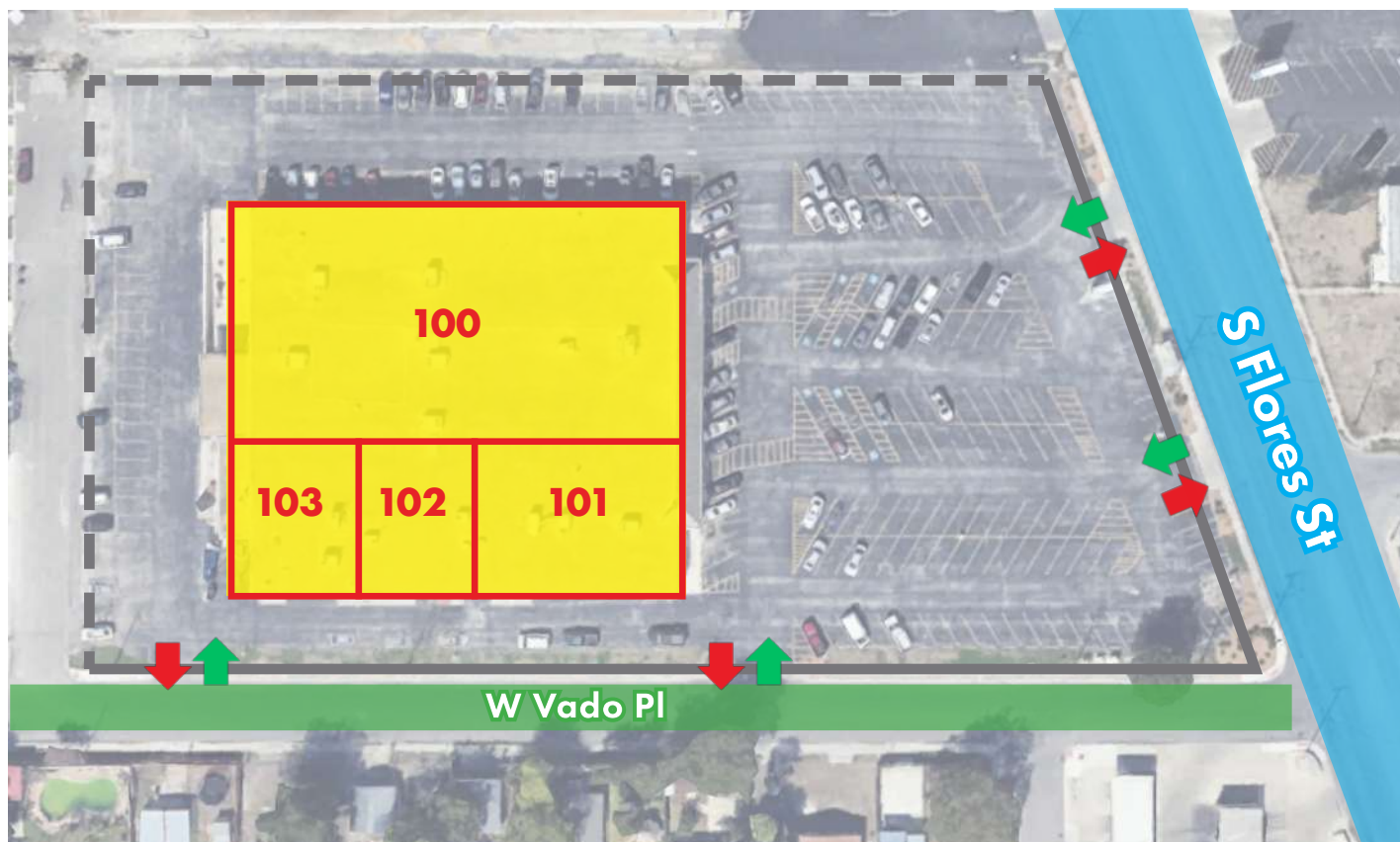
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SITE PLAN



SUITE 100
25,000 SF



SUITE 101
6,000 SF



SUITE 103
4,438 SF



SUITE 102
2,918 SF

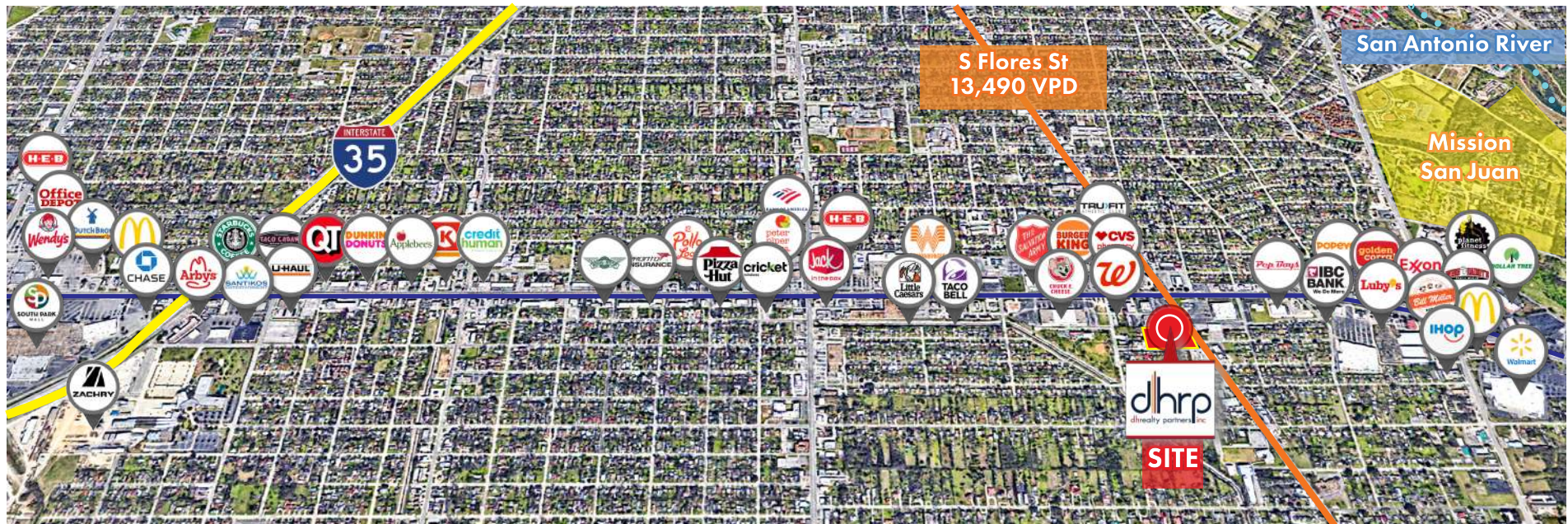
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AERIAL MAP



AREA RETAILERS

- | | | | |
|--------------------|------------------|--------------------------|-----------------------|
| • Applebee's | • Golden Corral | • Pollo Loco | • Walmart Supercenter |
| • Chuck E. Cheese | • H-E-B | • Santikos Entertainment | • Whataburger |
| • Church's Chicken | • IBC Bank | • South Park Mall | • Wing Daddy's |
| • Credit Human | • McDonald's | • Starbucks | • Wingstop |
| • CVS Pharmacy | • Office Depot | • Taco Bell | |
| • Dollar Tree | • Pizza Hut | • TruFit | |
| • Dunkin | • Planet Fitness | • Walgreen's Pharmacy | |

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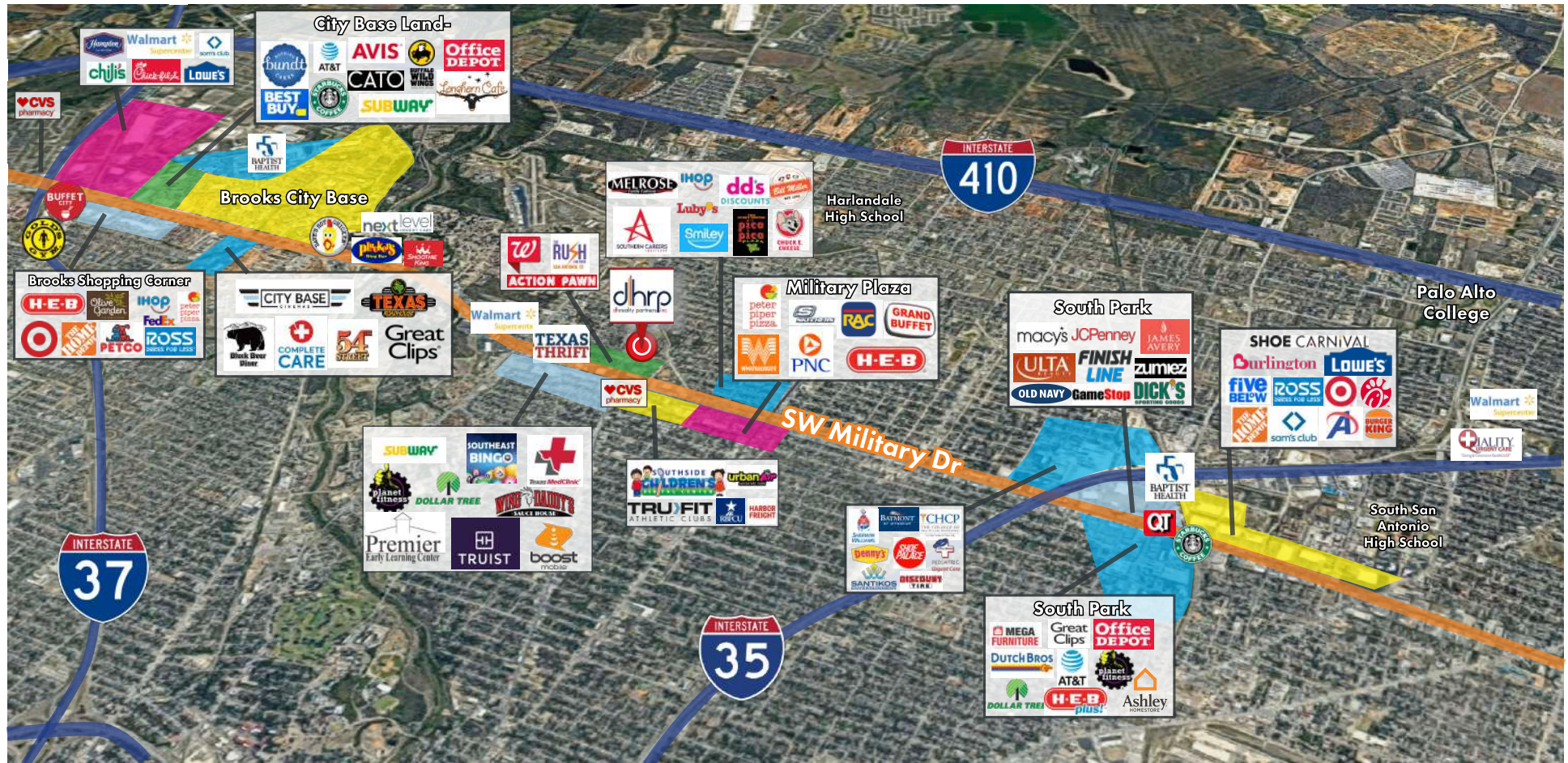
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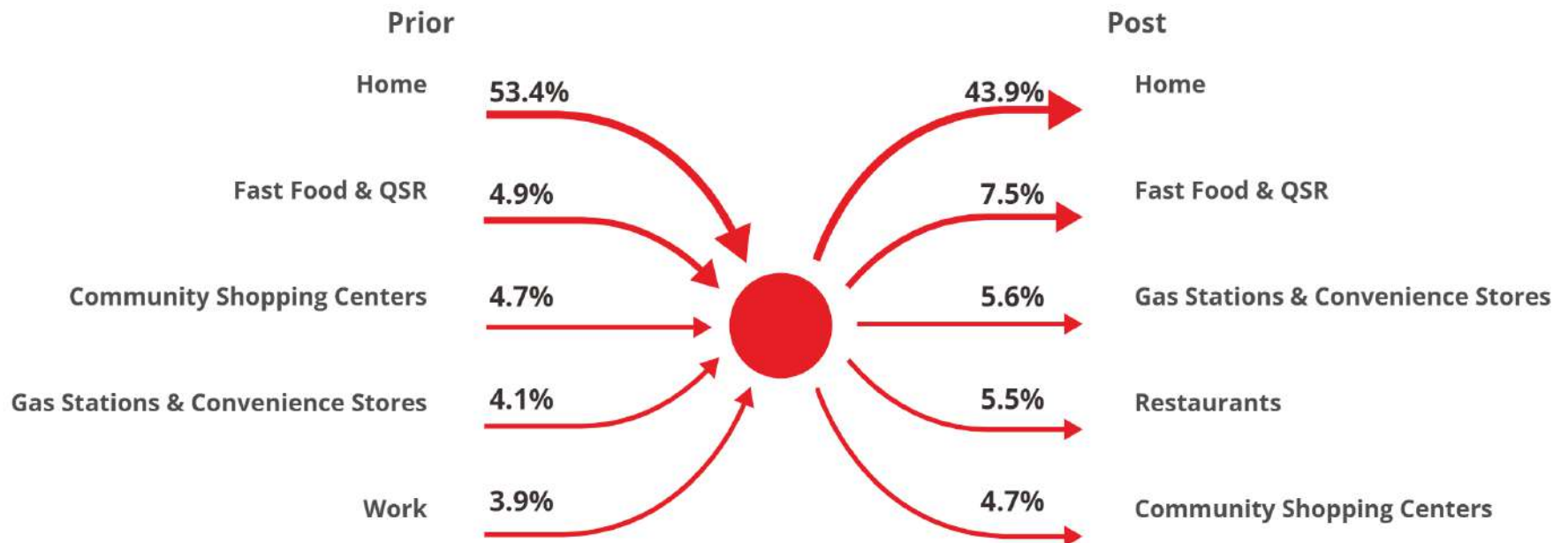
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VISIT TRENDS



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PROPERTY LINES



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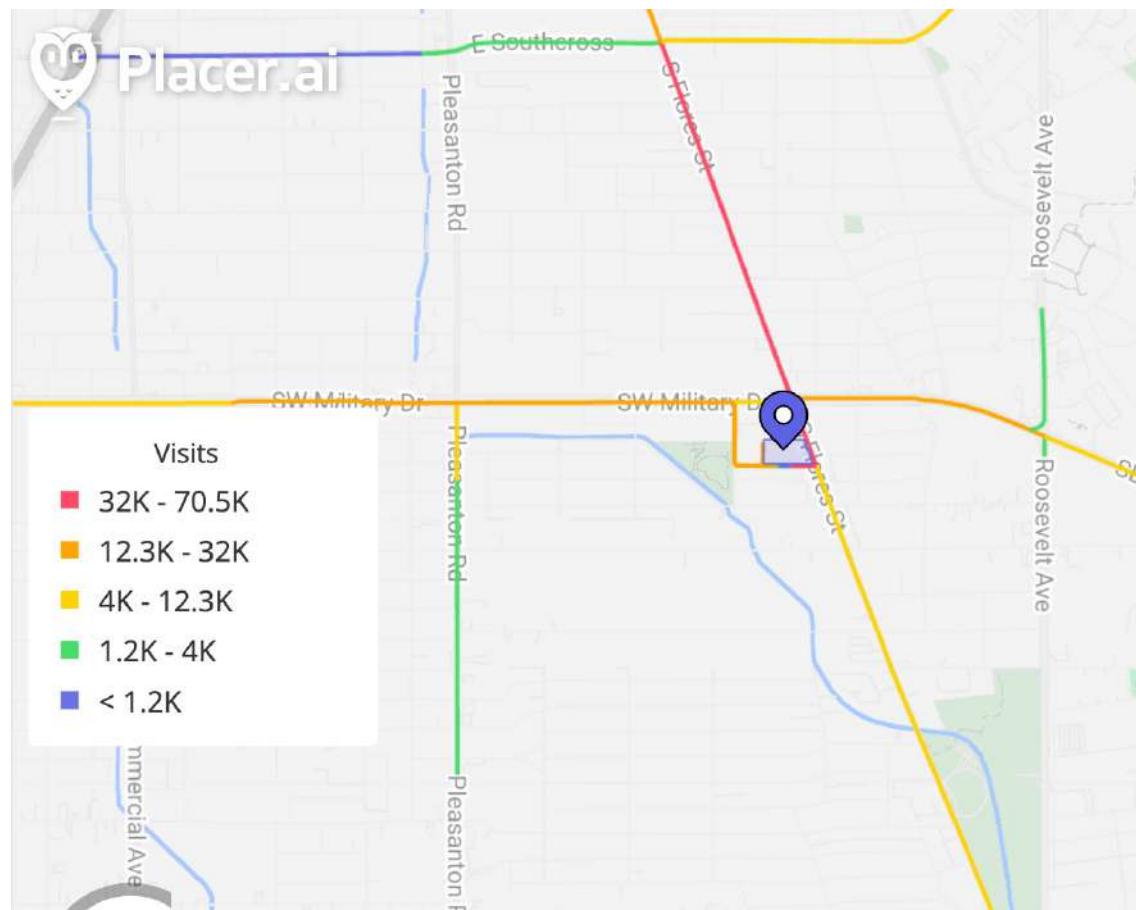
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VISITOR VOLUME

Placer.ai



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LOCATION INFORMATION

TRAFFIC COUNTS



DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	13,757	101,411	251,288
Median Age	38.7	37.3	36.3
Avg Household Size	2.8	2.8	2.8
Median Household Income	\$51,825	\$54,330	\$56,147

Source: ESRI, 2024

ZONING MAP



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SAN ANTONIO MARKET OVERVIEW

San Antonio is aptly known as "Military City, USA" due to its pivotal role in supporting the nation's defense. **Joint Base San Antonio (JBSA) is the largest military installation in the Department of Defense**, directly employing over 67,000 people and contributing an estimated \$55 billion to Texas's economy. Brooke Army Medical Center (BAMC), located at JBSA, stands out as **the largest DoD medical facility and a Level I Trauma Center**, providing critical care to both military and civilian populations.

The city's healthcare landscape is bolstered by the **900-acre South Texas Medical Center (STMC)**, home to hundreds of medical facilities and anchored by institutions like University Hospital, Methodist Healthcare, and UT Health.

As San Antonio's second-largest employer, the STMC underscores the city's strength in **healthcare and bioscience** industries.

San Antonio also boasts a thriving local economy, attracting businesses with its **central location, low taxes, and business-friendly policies**. Since 2018, over 100 companies have relocated to Texas from California, drawn by the city's low cost of living and impressive wage growth. Key industries such as aerospace, IT, and cybersecurity continue to flourish, with the aerospace sector alone **employing over 46,000 professionals**. These factors highlight San Antonio's sustained growth and its appeal as a hub for innovation, healthcare, and defense.

2.7M

TOTAL
POPULATION

7TH

LARGEST CITY
IN THE U.S.

JOB GROWTH
2018-2023

15-20%

PROJECTED
POPULATION
GROWTH

ACCREDITED
UNIVERSITIES &
COLLEGES

NEW RESIDENTS
PER DAY



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SAN ANTONIO **BUSINESSES & EXPANSIONS**



JCB (UK): Two new South Side plants (2023–2024), totaling over **\$265M** and **1,500 jobs** by 2027.



Sanko Texas Corp + OpTech: Announced **\$39.8M** plastic pallet plant near Toyota (2025), **50 jobs** by 2029.



Guidehouse: Entered SA market in 2024, bringing **1,000 jobs** over five years.

Skipcart: Moved HQ from Boerne to downtown SA in 2021, with **100+ jobs** planned.

Matthews International (Saueressig): Opened **\$9M** North American HQ in 2021 with **50 high-wage jobs**.



SafeRide Health: Launched downtown San Antonio operations in 2021.



Sprouts Farmers Market: New **23,300 sq ft** store coming to far NW SA in 2026.

Microsoft: Building a **20,000 sq ft Circular Center** for tech recycling as part of **\$3.5B** local investment.



Nopalera: Relocating HQ from NYC to San Antonio in mid-2025.



University Health: Opened new hospital (2023) and broke ground on two others (2024), opening in 2027.



USAA: Ongoing HQ campus renovation since 2017, with **\$158M+** invested and a current **\$39M** project through 2027.





HAZARDOUS MATERIAL DISCLOSURE

Every purchaser, seller, landlord and/or tenant of any interest in real property ("Property") is notified that prior or current uses of the Property or adjacent properties may have resulted in hazardous or undesirable materials being located on the Property. These materials may not be visible or easily detected. Current or future laws may require removal or clean-up of areas containing these materials. In order to determine if hazardous or undesirable materials are present on the Property, expert inspections are necessary and removal or clean-up of these materials will require the services of experts. Real Estate Agents are not qualified experts.

If you are a seller or landlord, it is your responsibility to ensure that the transaction documents include disclosures and/or disclaimers that are appropriate for the transaction and the Property.

If you are a purchaser or tenant, it is your responsibility to ensure that the transaction documents include provisions to permit consultation with attorneys, environmental consultants and others to make prudent investigations, and further that such inspections are conducted.

ADA DISCLOSURE

In order to ensure that all business establishments are accessible to persons with a variety of disabilities, the Americans with Disabilities Act was enacted under federal law and there are also state and local laws that may require alterations to a Property in order to allow access. Texas has enacted the Architectural Barriers Removal Act to also accommodate persons with disabilities. Real Estate Agents are not qualified to advise you if the Property complies with these laws or what changes may be necessary. You should consult with attorneys, engineers and other experts to determine if the Property is in compliance with these laws.

FLOOD PLAIN INFORMATION DISCLOSURE

It is the sole responsibility of every purchaser, seller, landlord and/or tenant of any interest in Property to independently review the appropriate flood plain designation maps proposed and adopted by federal, state, and local resources including, but not limited to, the Federal Emergency Management Association ("FEMA") and the San Antonio River Authority ("SARA"), in order to determine the potential flood risk of their Property. Real Estate Agents are not qualified to assess and cannot warrant, guarantee, or make any representations about the flood risk of a particular piece of Property. All decisions made or actions taken or not taken by a purchaser, seller, landlord and/or tenant with respect to the flood risk of a particular piece of Property shall be the sole responsibility of such party.

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11-03-2025

Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.



TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

DH Realty Partners, Inc.

147342

www.dhrp.us

(210)222-2424

Name of Sponsoring Broker (Licensed Individual or Business Entity)

License No.

Email

Phone

Daniel Briggs

311372

danielbriggs@dhrp.us

(210)222-2424

Name of Designated Broker of Licensed Business Entity, if applicable

License No.

Email

Phone

Michael D. Hoover

391636

hoover@dhrp.us

(210)222-2424

Name of Licensed Supervisor of Sales Agent/Associate, if applicable

License No.

Email

Phone

Michael D. Hoover

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(210)222-2424

Name of Sales Agent/Associate

License No.

Email

Phone

Buyer/Tenant/Seller/Landlord Initials

Date