

OFFICE FLEX INVESTMENT SALE



**15,608 SF Flex Building
\$1,300,000 (\$83/SF)**

FOR SALE

Property Highlights

- 71% Leased (11,010 SF) w/ long term tenants
- Vacancy - 4,598 SF warehouse with grade level overhead door, semi-dock, fenced and gated loading area.
- Roof under warranty
- Property has abundant power
- Security alarm and camera system
- In heart of Five Points on major corridor
- Easy and direct access to CBD
- Located a few blocks north of minor league baseball stadium site
- Located on a bus line with adjacent stop



North Flores Flex Building

1202 NORTH FLORES STREET | SAN ANTONIO, TX 78212

ELIZE PRUSKE, CCIM
Broker / Principal
epruske@epcommercialrealestate.com

www.epcommercialrealestate.com

TABLE OF CONTENTS

ELIZE PRUSKE, CCIM
BROKER / PRINCIPAL
C: (210) 416-3491
epruske@epcommercialrealestate.co

Property Summary
north flores warehouse
Property Photos - Leased flex Space
Building Layout
Location Maps
Five Points Neighborhood
Business Map
Demographics
Detailed Demographics
Tenant News: Live Laugh Love
Area News: Missions ballpark
Area News: Restaurant Concept
IABS Form
Disclaimer / Disclosures

PROPERTY SUMMARY

North Flores Flex

1202 North Flores Street | San Antonio, TX 78212



Property Summary

BUILDING SF:	15,608
ACRES:	.439
ZONING:	IDZ / C2
EST. TAXES:	\$19,593
NEW ROOF:	2020
Warranty	2030
HVAC UNITS:	5
SALES PRICE:	\$1,300,000
PRICE / SF	\$83.00

Lease Space Overview

LEASED OFFICE FLEX (11,010 SF)

Fully air-conditioned space, with smartly designed layouts. Long term leases include Live, Laugh, Love Club (adult daycare facility) and Ballet Folklorico Sol de San Antonio.

WAREHOUSE (4,598 SF)

Warehouse includes grade O/H door and dock ramp, fenced and gated loading area.

Location Overview

The property is centrally located just outside the San Antonio CBD in the heart of Five Points, a dense urban community in one of the oldest and most walkable neighborhoods in the city.

The property's adjacency to downtown provides direct access into downtown, making the building easily accessible to restaurants, hotels, and entertainment, including the Riverwalk, San Pedro Creek and future minor league baseball stadium.

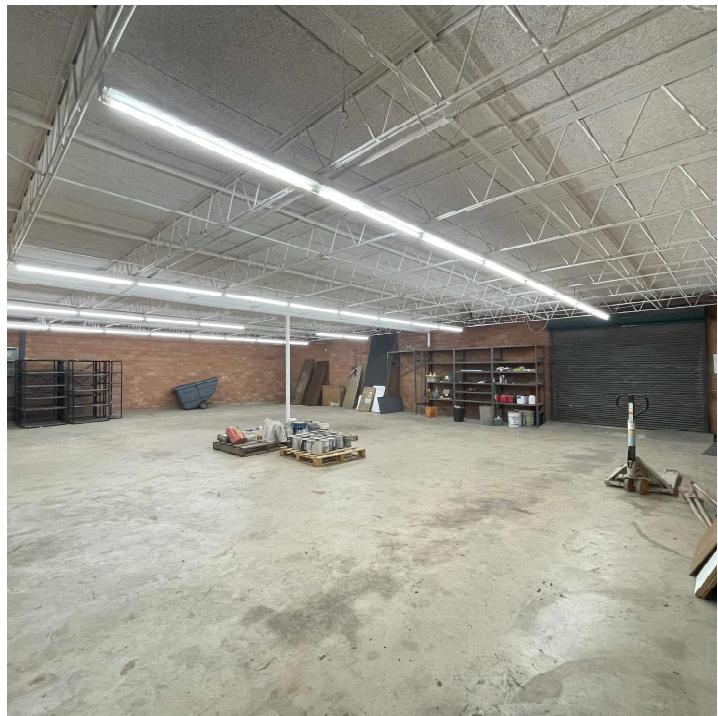
The location on N. Flores is in close proximity to IH 10 and IH 35, providing easy ingress/egress to all highway systems, and making accessibility to all areas of the city easy and convenient.

The property is located on a bus line with a stop at the neighboring property. There is an adjacent market and numerous coffee shops, restaurants, bars and parks that can be reached in as little as 5 minutes.

NORTH FLORES WAREHOUSE

4,598 SF Warehouse - FOR LEASE

1202 North Flores Street | San Antonio, TX 78212



Warehouse (Side 1 man door entry; Side 2 overhead door entry)

Warren Street main entry with Sam Houston Street grade O/H door entry, dock ramp access, fenced and gated loading area.

WAREHOUSE FOR LEASE - 4,598 SF - \$8.00 to \$10.00 NNN (\$1.62) plus electric, water and trash.

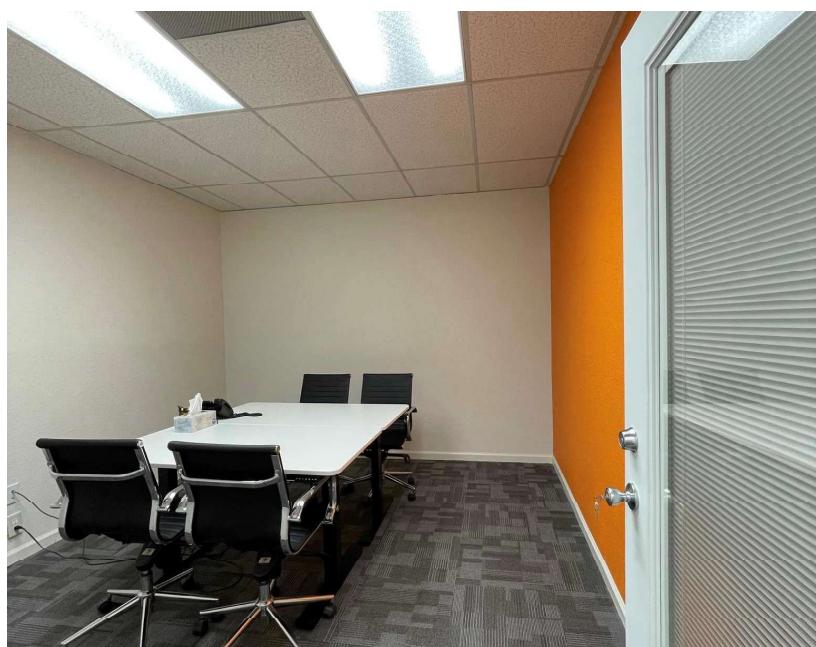
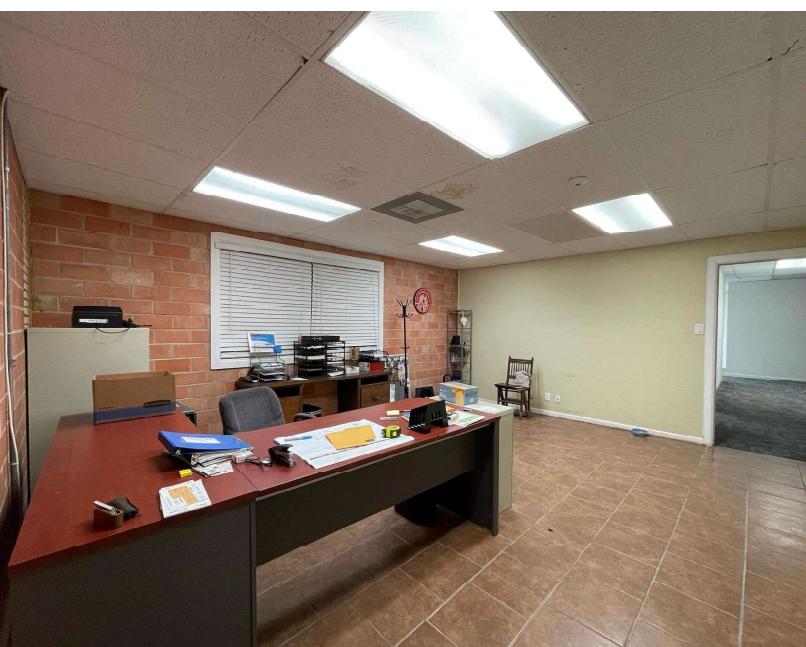
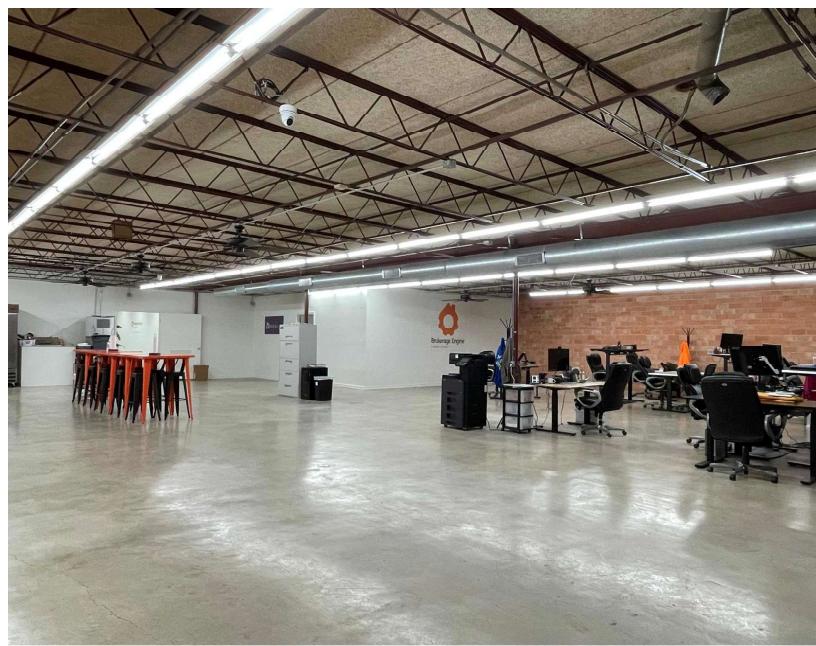
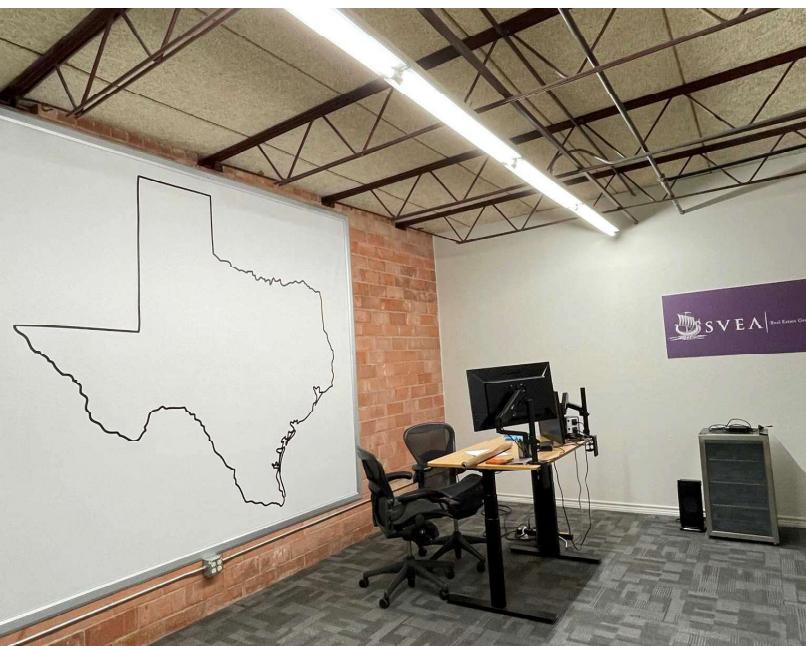
LOCATION - Centrally located just outside the San Antonio CBD on N. Flores in close proximity to IH 10 and IH 35, providing easy ingress/egress to all highway systems, and making accessibility to all areas of the city easy and convenient. Property located on a bus line with a stop at the neighboring property. There is an adjacent market (La Michoacana) and numerous coffee shops, restaurants, bars and parks that can be reached in as little as 5 minutes.



PROPERTY PHOTOS - LEASED FLEX SPACE

North Flores Flex

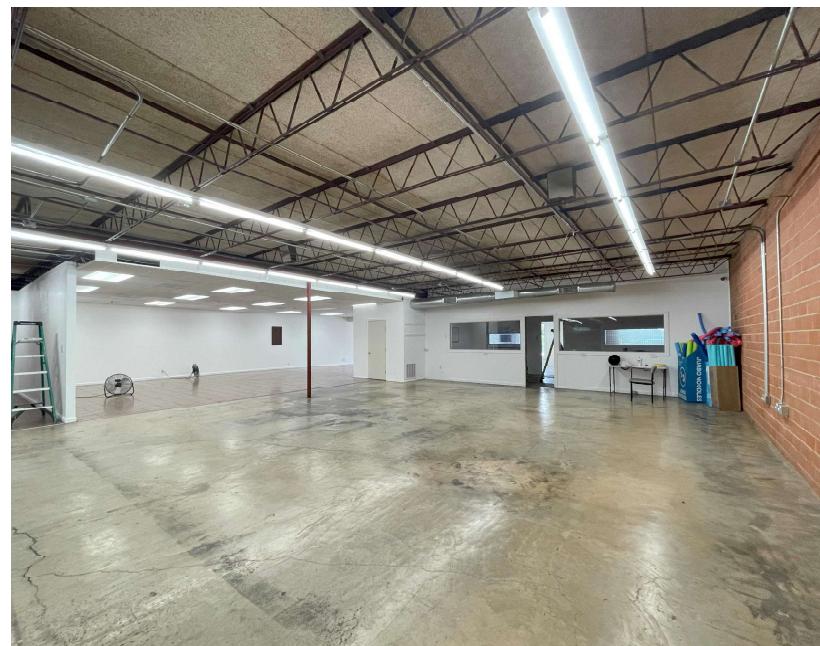
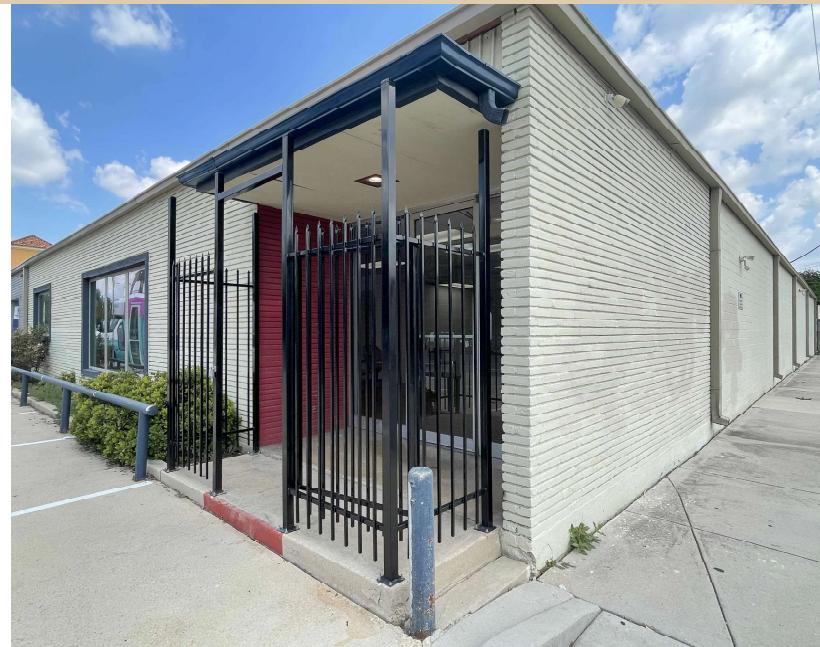
1202 North Flores Street | San Antonio, TX 78212



PROPERTY PHOTOS - LEASED FLEX SPACE

1202 North Flores

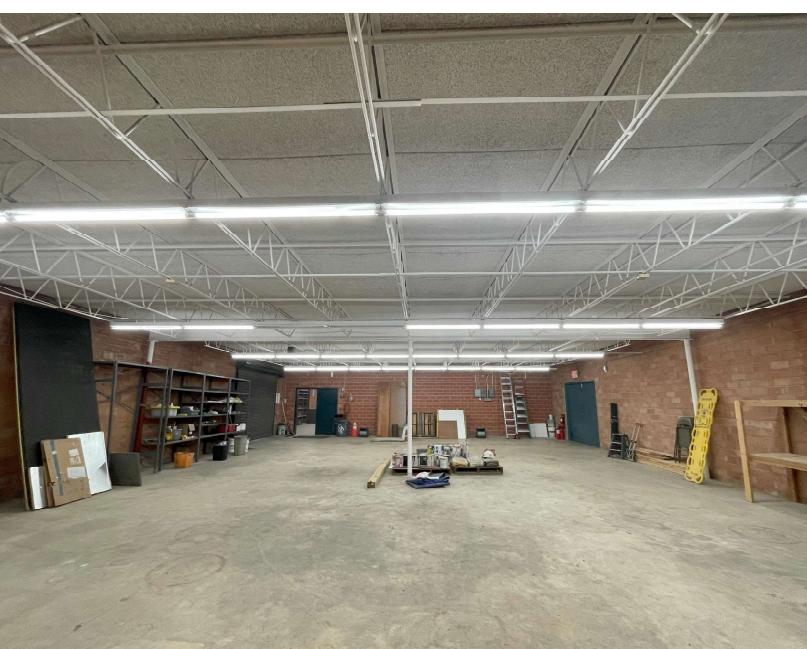
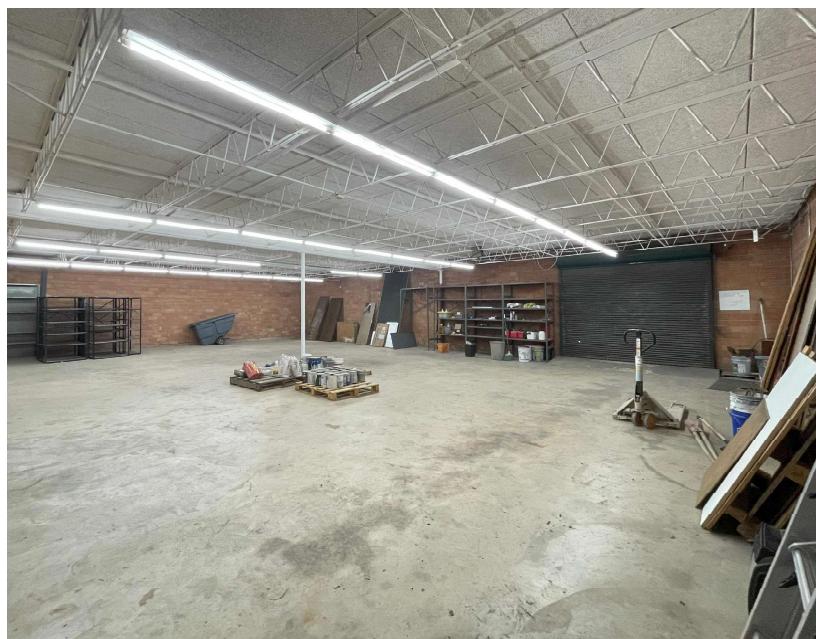
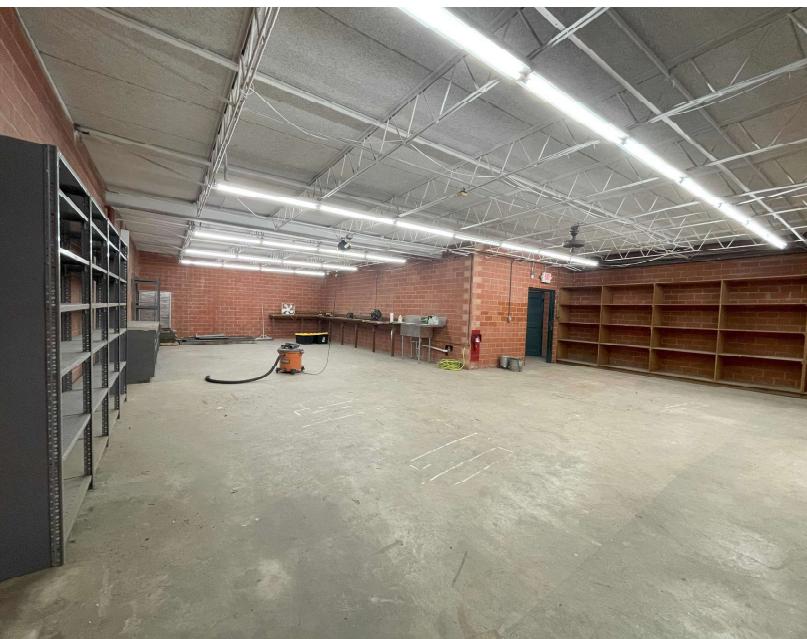
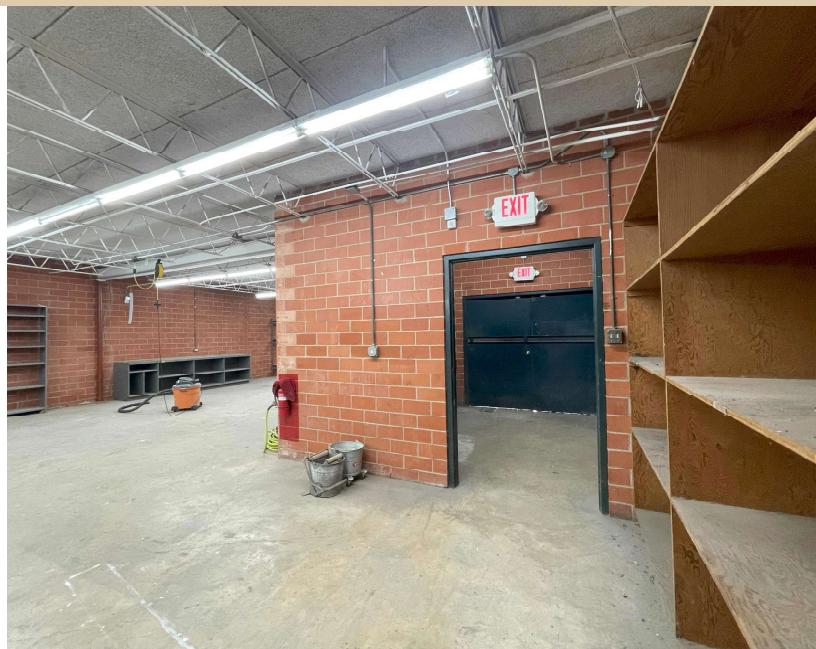
1202 North Flores Street | San Antonio, TX 78212



PROPERTY PHOTOS - VACANT WAREHOUSE SPACE

North Flores Flex

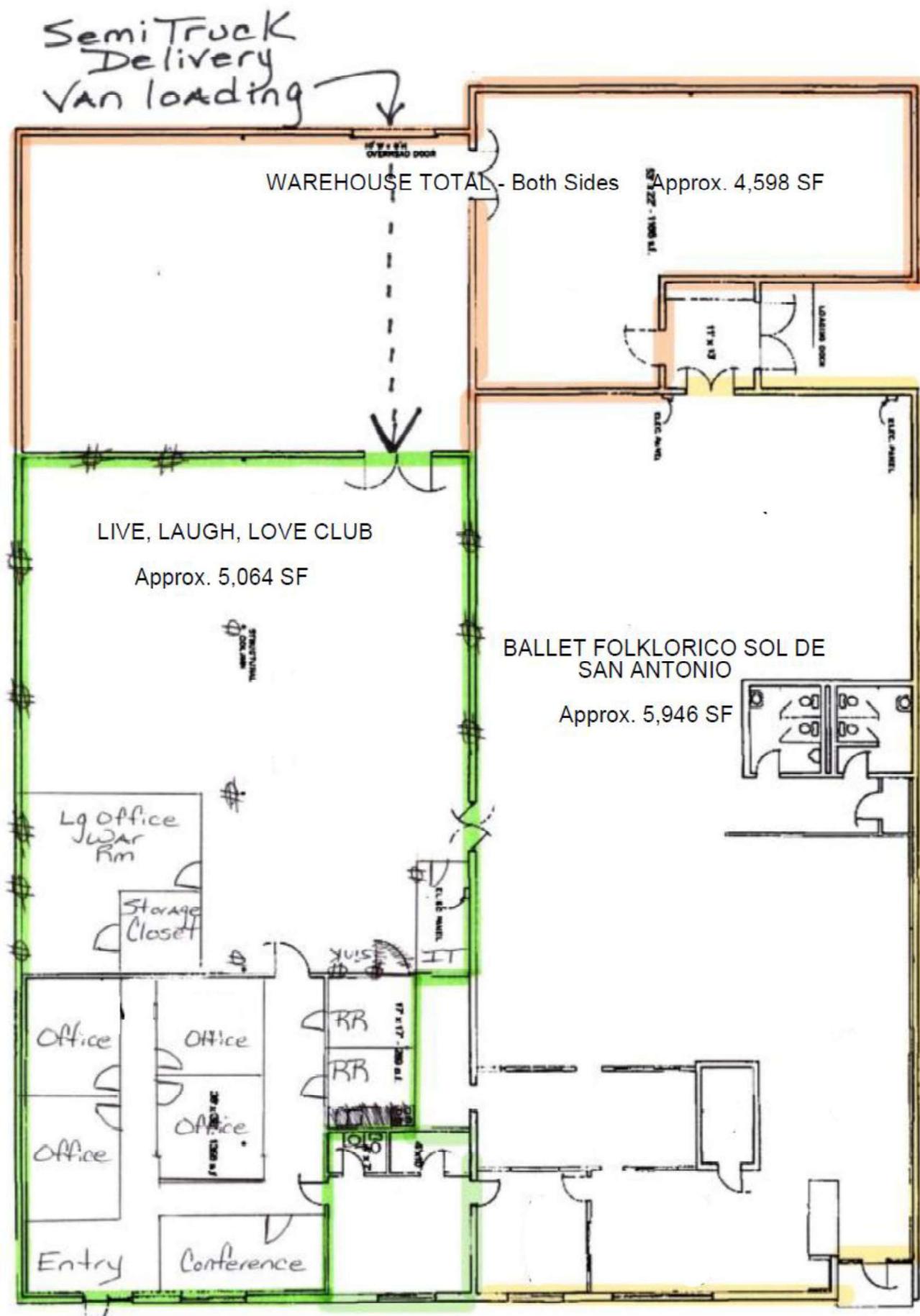
1202 North Flores Street | San Antonio, TX 78212



BUILDING LAYOUT

North Flores Flex

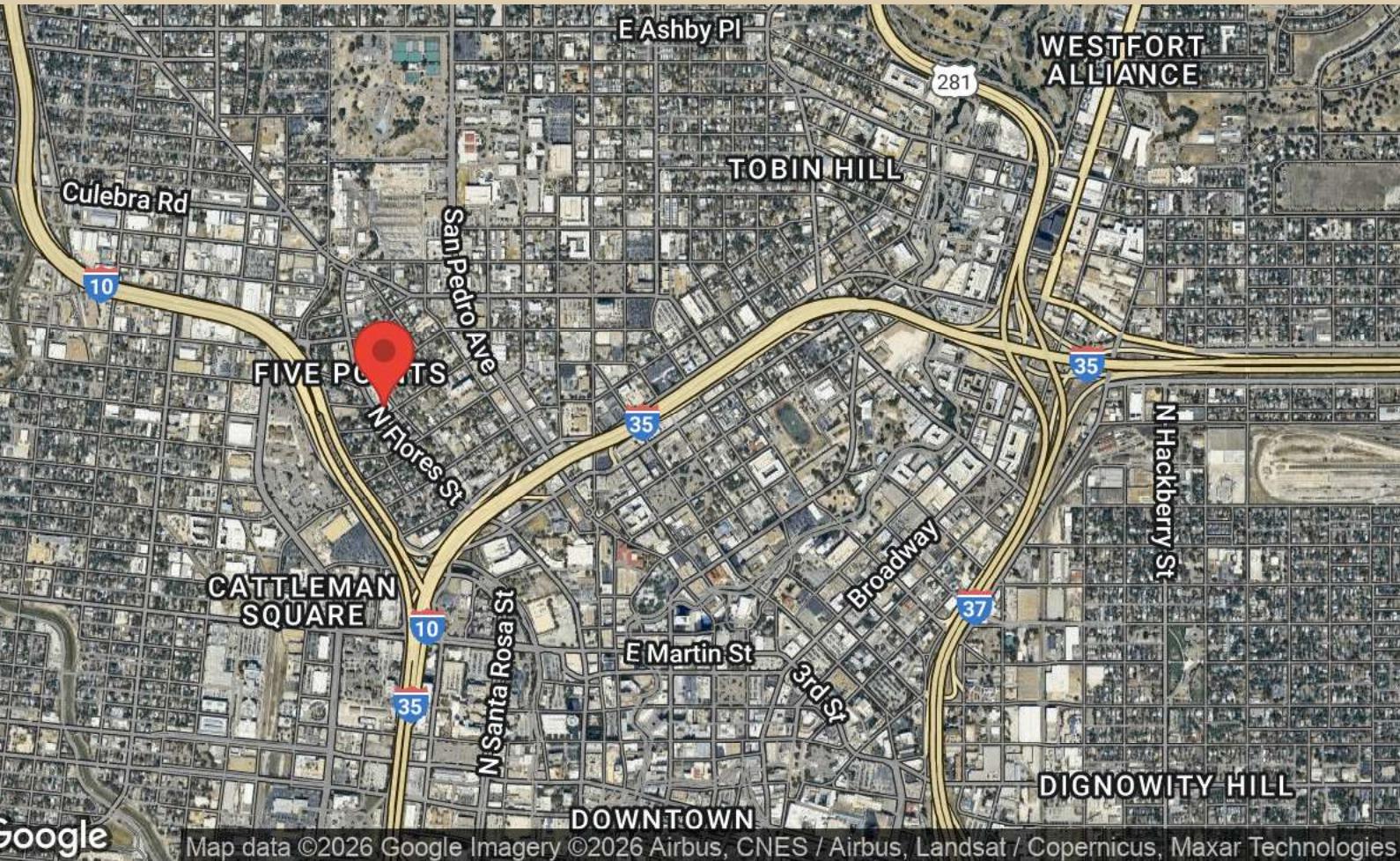
1202 North Flores Street | San Antonio, TX 78212



LOCATION MAPS

North Flores Flex

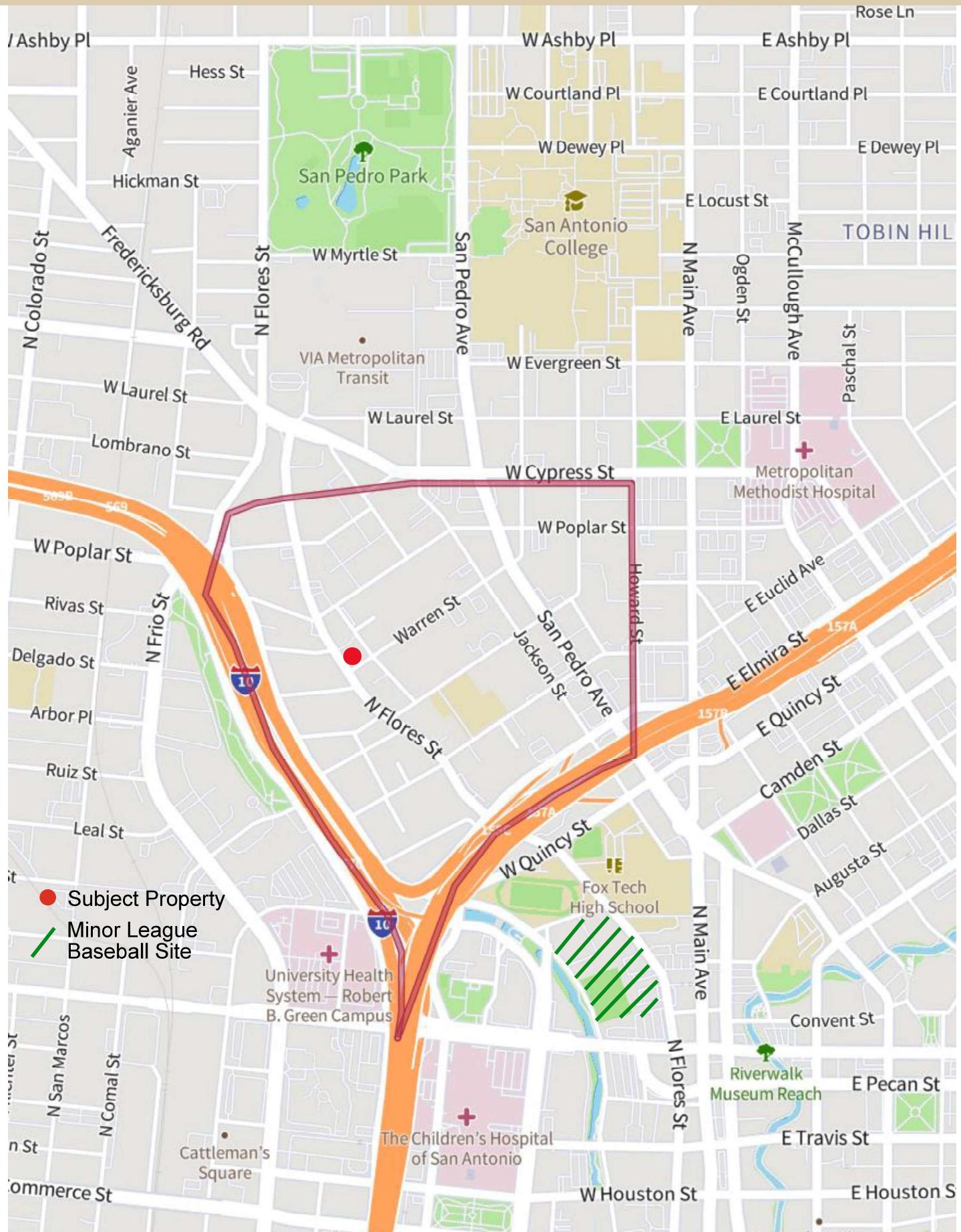
1202 North Flores Street | San Antonio, TX 78212



FIVE POINTS NEIGHBORHOOD

North Flores Flex

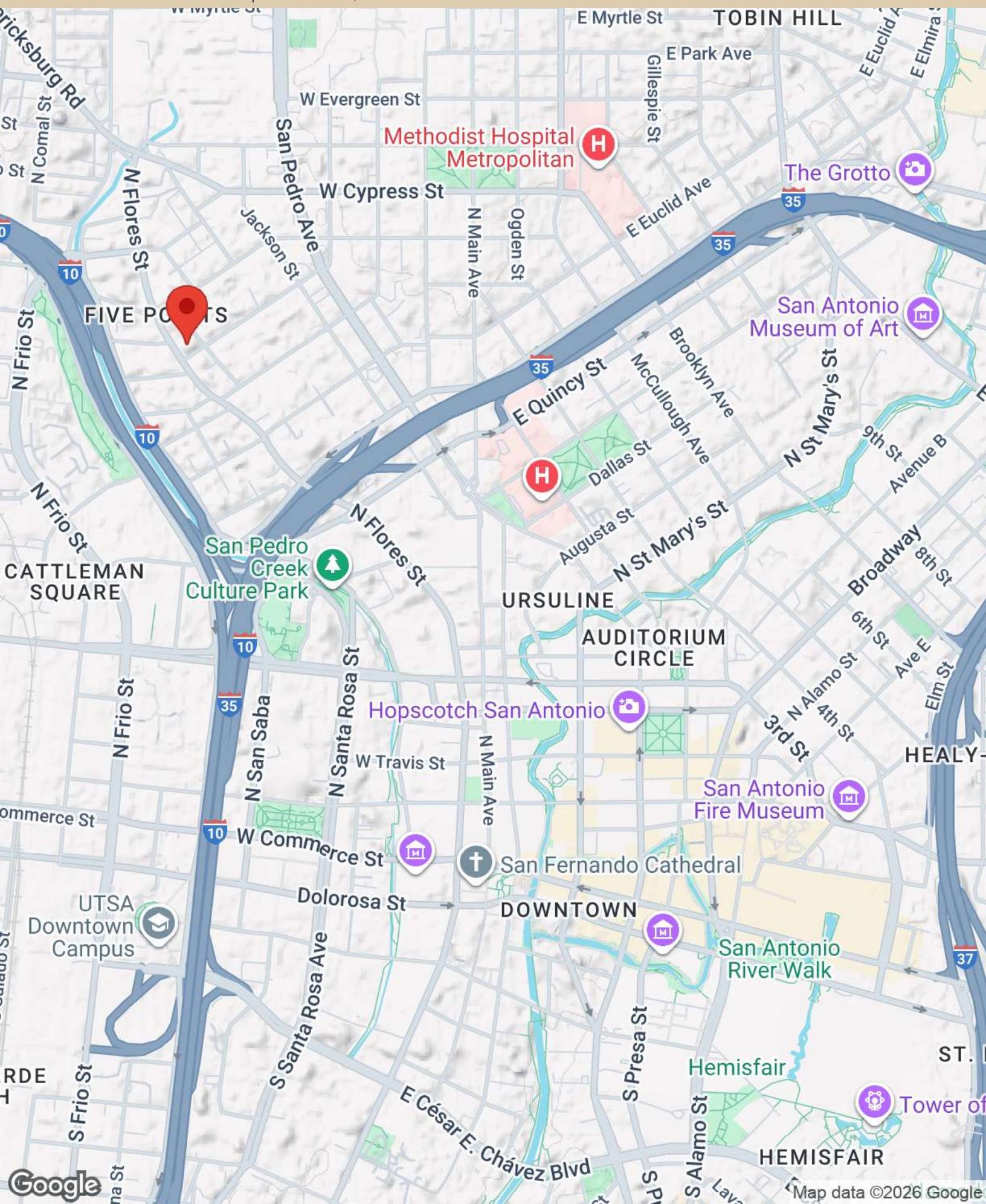
1202 North Flores Street | San Antonio, TX 78212



BUSINESS MAP

1202 North Flores

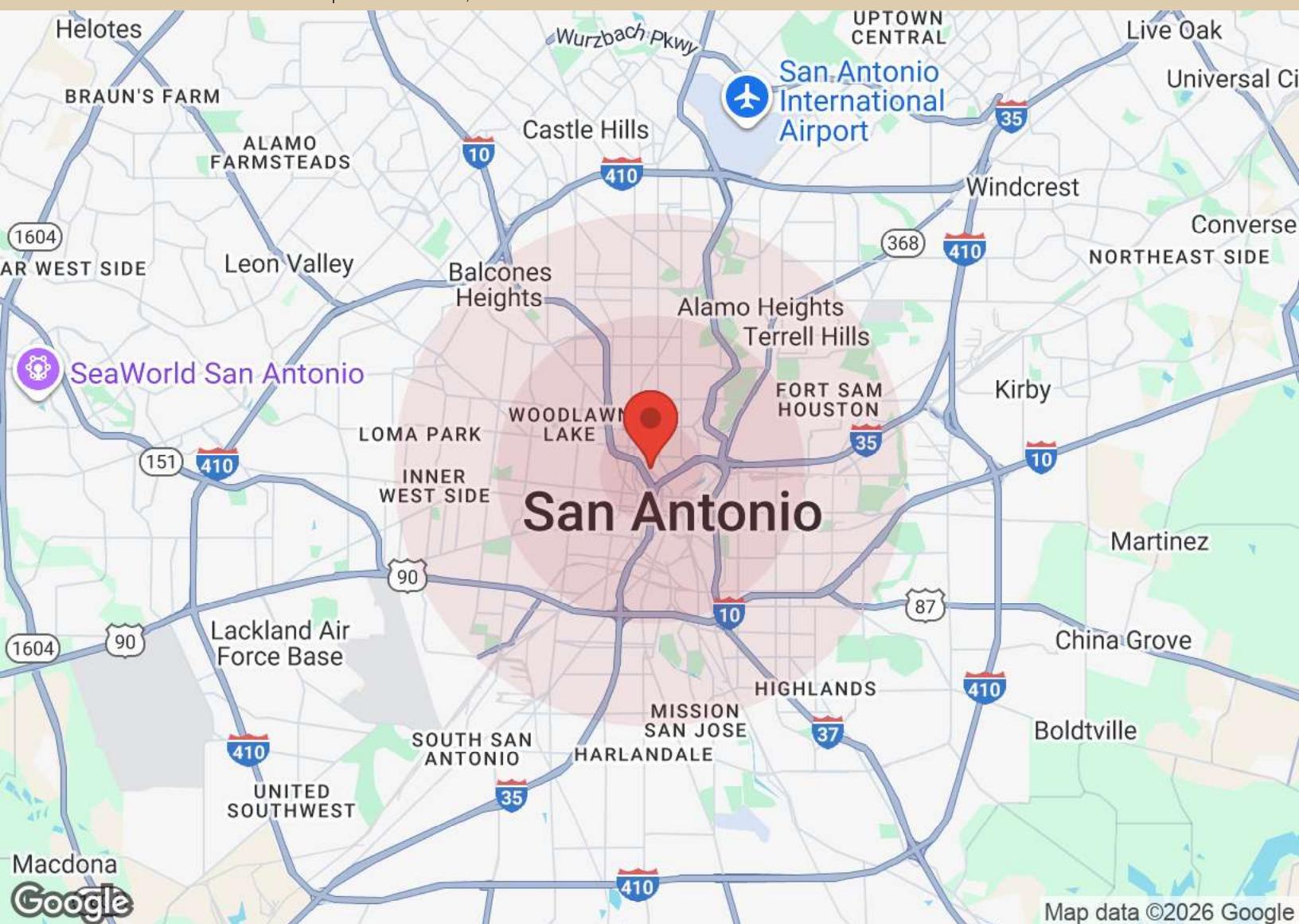
1202 North Flores Street | San Antonio, TX 78212



DEMOGRAPHICS

North Flores Flex

1202 North Flores Street | San Antonio, TX 78212



Map data ©2026 Google

Population	1 Mile	3 Miles	5 Miles
Male	11,737	79,130	189,409
Female	5,577	67,995	177,733
Total Population	17,315	147,125	367,142
Age	1 Mile	3 Miles	5 Miles
Ages 0-14	1,657	24,248	65,363
Ages 15-24	2,168	22,050	54,512
Ages 25-54	8,552	63,364	150,745
Ages 55-64	2,170	16,288	41,068
Ages 65+	2,766	21,174	55,454
Race	1 Mile	3 Miles	5 Miles
White	4,078	28,895	67,444
Black	1,368	6,724	18,063
Am In/AK Nat	42	280	698
Hawaiian	5	59	147
Hispanic	11,281	107,313	272,603
Asian	192	1,648	3,451
Multi-Racial	178	1,780	3,855
Other	170	427	881

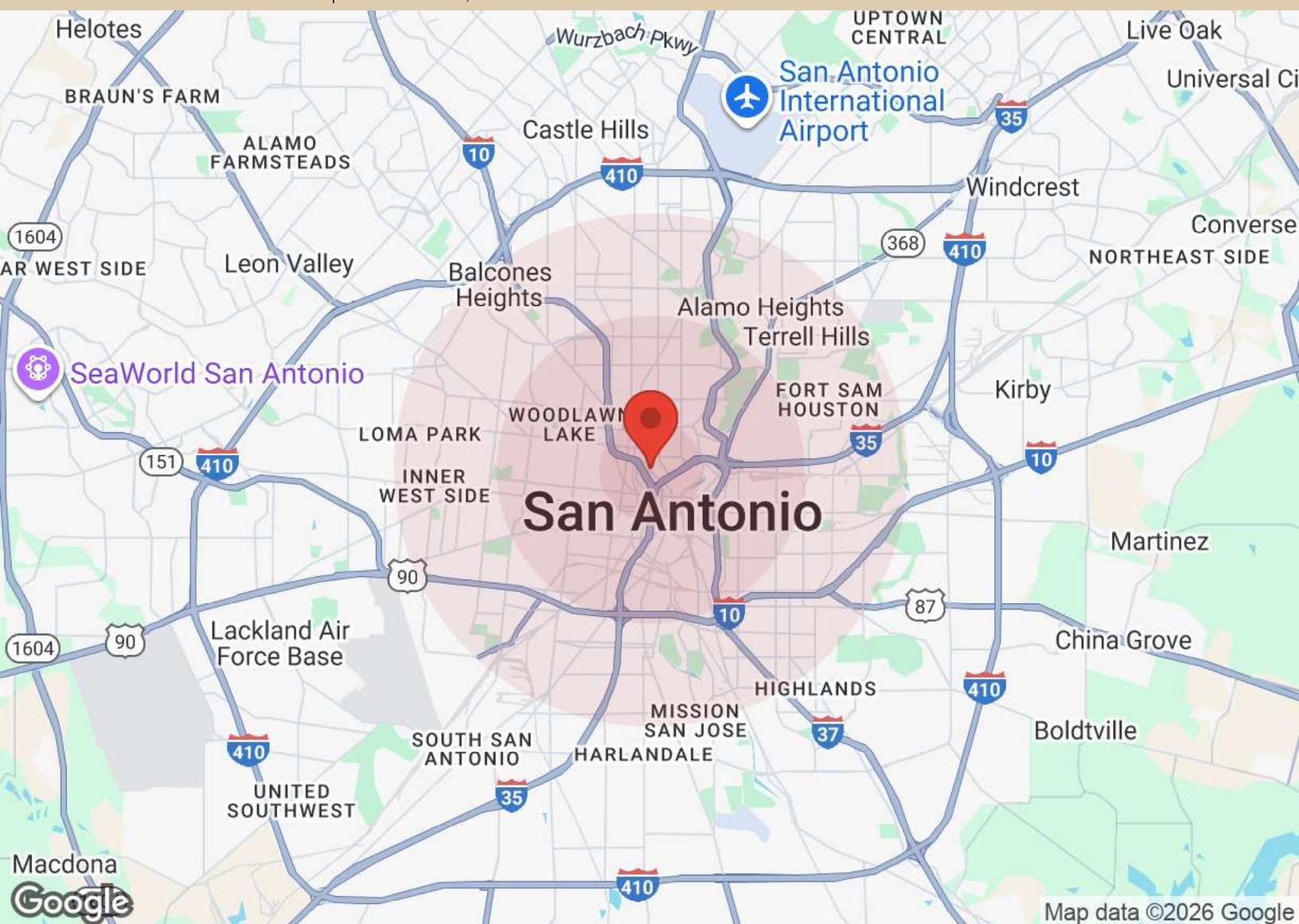
Income	1 Mile	3 Miles	5 Miles
Median	\$36,331	\$53,523	\$53,537
< \$15,000	1,129	8,409	18,615
\$15,000-\$24,999	1,100	6,130	14,008
\$25,000-\$34,999	890	6,272	14,835
\$35,000-\$49,999	728	6,558	17,214
\$50,000-\$74,999	788	8,799	22,892
\$75,000-\$99,999	702	6,494	15,258
\$100,000-\$149,999	578	7,603	17,197
\$150,000-\$199,999	185	2,846	6,271
> \$200,000	219	4,462	10,611

Housing	1 Mile	3 Miles	5 Miles
Total Units	7,205	65,373	153,464
Occupied	6,318	57,574	136,901
Owner Occupied	1,453	24,602	67,340
Renter Occupied	4,865	32,972	69,561
Vacant	887	7,799	16,563

DETAILED DEMOGRAPHICS

North Flores Flex

1202 North Flores Street | San Antonio, TX 78212

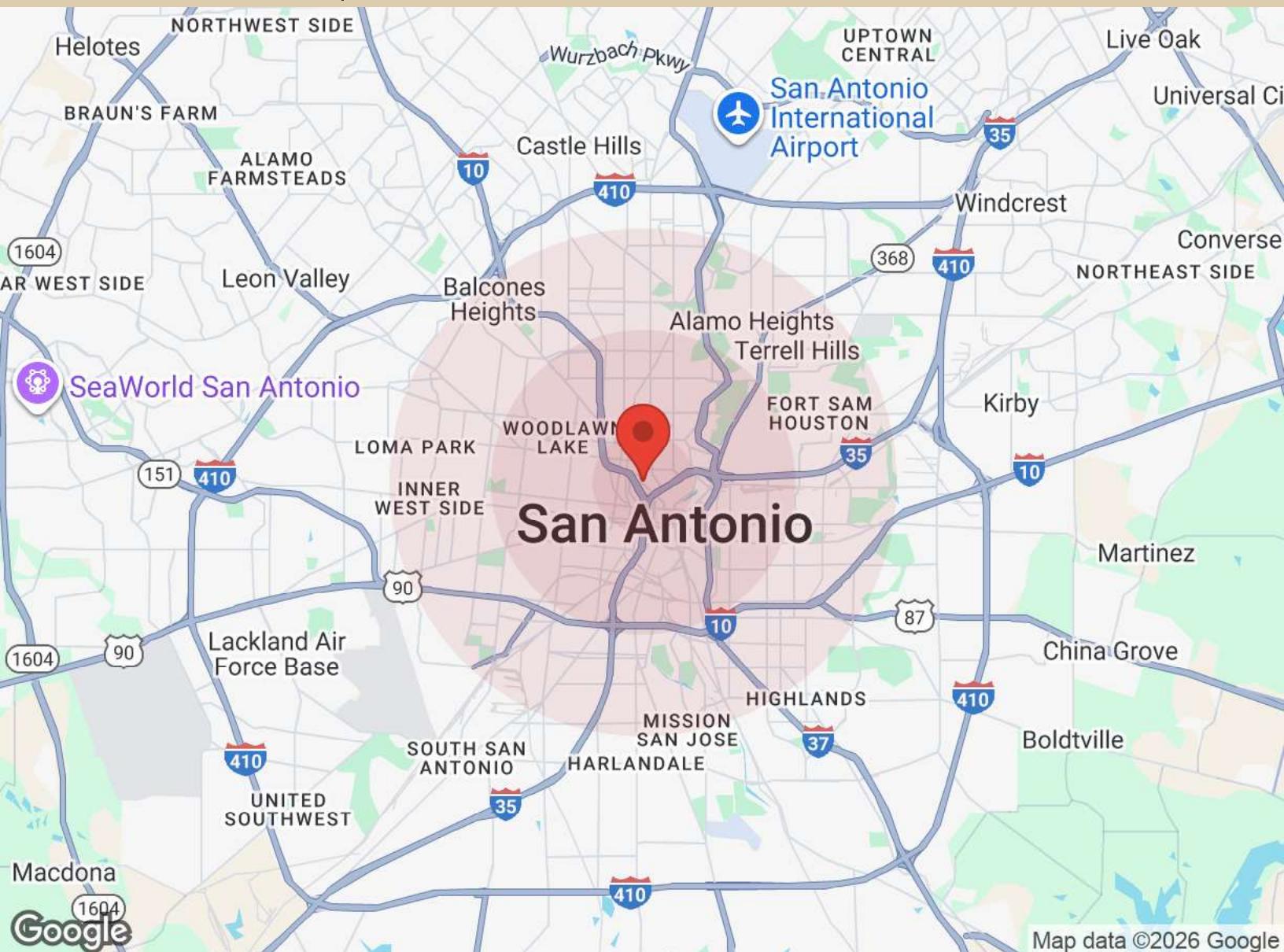


	1 Mile	3 Miles	5 Miles
Population			
Male	11,737	79,130	189,409
Female	5,577	67,995	177,733
Total Population	17,315	147,125	367,142
Housing			
Total Units	7,205	65,373	153,464
Occupied	6,318	57,574	136,901
Owner Occupied	1,453	24,602	67,340
Renter Occupied	4,865	32,972	69,561
Vacant	887	7,799	16,563
Race			
White	4,078	28,895	67,444
Black	1,368	6,724	18,063
Am In/AK Nat	42	280	698
Hawaiian	5	59	147
Hispanic	11,281	107,313	272,603
Asian	192	1,648	3,451
Multi-Racial	178	1,780	3,855
Other	170	427	881

DETAILED DEMOGRAPHICS

1202 North Flores

1202 North Flores Street | San Antonio, TX 78212



Age	1 Mile	3 Miles	5 Miles	Income	1 Mile	3 Miles	5 Miles
Ages 0-4	602	7,902	20,449	Median	\$36,331	\$53,523	\$53,537
Ages 5-9	511	8,108	22,028	< \$10,000	448	4,471	10,330
Ages 10-14	544	8,238	22,886	\$10,000-\$14,999	681	3,938	8,285
Ages 15-19	821	10,165	26,599	\$15,000-\$19,999	737	3,457	7,510
Ages 20-24	1,347	11,885	27,913	\$20,000-\$24,999	363	2,673	6,498
Ages 25-29	1,725	12,454	28,304	\$25,000-\$29,999	351	2,675	6,862
Ages 30-34	1,869	12,833	28,264	\$30,000-\$34,999	539	3,597	7,973
Ages 35-39	1,556	10,950	25,974	\$35,000-\$39,999	153	2,130	6,275
Ages 40-44	1,255	9,837	24,445	\$40,000-\$44,999	297	2,382	6,007
Ages 45-49	1,021	8,503	21,657	\$45,000-\$49,999	278	2,046	4,932
Ages 50-54	1,126	8,787	22,101	\$50,000-\$59,999	425	4,022	10,682
Ages 55-59	1,150	8,191	20,540	\$60,000-\$74,999	363	4,777	12,210
Ages 60-64	1,020	8,097	20,528	\$75,000-\$99,999	702	6,494	15,258
Ages 65-69	827	6,938	17,653	\$100,000-\$124,999	315	4,773	10,985
Ages 70-74	621	5,431	13,892	\$125,000-\$149,999	263	2,830	6,212
Ages 75-79	531	4,133	10,717	\$150,000-\$199,999	185	2,846	6,271
Ages 80-84	292	2,343	6,566	> \$200,000	219	4,462	10,611
Ages 85+	495	2,329	6,626				

Business owner hopes to serve more adults with special needs through upcoming fundraiser

Since opening their doors in October, Edith Rockett serves only five clients through the Live Laugh Love Club.



SAN ANTONIO – A **downtown business** owner who has dedicated her life to serving adults with developmental and intellectual disabilities is raising money to provide services to more families who can't afford long-term care.

Edith Rockett is the founder and director of Live Laugh Love Club, located at 1202 N. Flores, Suite 101. She received her official license to operate in September.

"We are a day program for adults with intellectual and developmental disabilities," Rockett said. "What that means is that they come to us, and they spend the day with us. We have them explore their hobbies, explore volunteering opportunities, and we go out into the community and engage with San Antonio because this is their city."

Rockett said having programs like hers, which specializes as an ISS (Individualized Skills and Socialization) provider, helps take a weight off parents.

"There are plenty of programs in the school system when they are underage, but once they turn 18, their resources are limited, and that makes it a little bit more difficult for families that still need to continue working but no longer have the school system to fall back on," she said.

Rockett started this organization out of her passion to help the most vulnerable during her career.

"I was a special education educator and specialist for 20 plus years," she said. "And as I went through many years trying to reiterate to parents and making sure teachers were reiterating to parents to get on that Medicaid waiver list, I just started to see the need that there wasn't enough places for the families to be able to take their kids. There are wait lists for them at various locations and so we just needed more places like this."

LOCAL NEWS

Japhanie Gray, Anchor/Reporter
Sal Salazar, Photojournalist

Published: April 17, 2025 at 6:52 AM

KSAT.com

BUSINESS & DEVELOPMENT

SAISD moves forward with land sale for downtown Missions ballpark

by **Xochilt Garcia**
July 15, 2025



SAISD board approved the sale of a 2.29-acre lot to Bexar County for a new downtown ballpark July 14. Credit: Diego Medel / San Antonio Report

The Missions Minor League Baseball team are one step closer to building a new \$160 million 7,500-seat stadium in downtown San Antonio, following official approval by San Antonio Independent School District to execute the purchase of the final piece of land: a 2.29 acre gravel lot.

Located on Cameron Street, the dusty lot is owned by SAISD, and opponents of the new baseball stadium hoped the school district could put the brakes on downtown development by delaying its sale.

AREA NEWS: MISSIONS BALLPARK

North Flores Flex

1202 North Flores Street | San Antonio, TX 78212

But following months of tough bargaining and closed-door meetings, the school board approved a resolution giving the district's superintendent and board president the power to finalize a deal and transfer ownership of the lot from SAISD to Bexar County.

This comes after many residents from the nearby Soap Factory Apartments, who will have to relocate as a result of the stadium's construction, asked the school board not to play ball with the Missions and developer Weston Urban.

Weston Urban's co-founder Graham Weston and CEO Randy Smith are part of Designated Bidders LLC, an investment group that bought the Missions baseball team three years ago. The team currently plays at the Nelson W. Wolff Municipal Stadium, which opened in 1994 on the city's West Side.

In December, the SAISD entered into a non-binding memo of understanding with the City of San Antonio, Bexar County, Weston Urban Management LLC and Designated Bidders.

This was in exchange for land for a new Advanced Learning Academy campus, employee parking lot, at least 1,250 affordable housing units within the district's boundaries, access to the future stadium for event space and a seat on the Houston Street Tax Increment Reinvestment Zone.

Board members voted last-minute to alter a few elements the district will receive in exchange for the land sale after meeting in closed session for nearly three hours Monday night:

- Appointing an SAISD official to the San Antonio Housing Trust and Foundation
- Bexar County's "commitment to adopt" a five-year plan for affordable housing in consultation with the district by Dec. 31
- Land for SAISD to expand an ALA program
- Land for a new parking garage near the Fox Tech campus, including the construction use and eventual ownership of the garage
- Change to the Quincy Street parking garage lease to "alleviate" parking fees and give the district more operational control of the garage
- Access and use of the new baseball park for SAISD students and events

"The benefits the district will receive in terms of the land for the ALA expansion and more parking for Fox Tech will be long lasting," said board member Ed Garza. "Those are projects the districts couldn't have been able to do on its own."

Chef Michael Sohocki unveils three new concepts in SA's Five Points neighborhood

Jan 11, 2022, 2:46pm CST **Updated: Jan 11, 2022, 3:12pm CST**

In an industry still being battered by the pandemic, Chef [Michael Sohocki](#), known for his farm-to-table dishes at the now-shuttered Restaurant Gwendolyn, is now welcoming patrons at both his reopened Kimura location as well as his new fine-dining concept, aptly named 5 Points, in San Antonio's Five Points neighborhood.

Kimura, a Japanese ramen house and Izakaya (a Japanese bar serving snacks), officially reopened on Monday at 1017 N. Flores St., while 5 Points Food & Drink opened today.

The new home for Sohocki's team will act as the fresh bastion for his [Gwendolyn Group](#), compromised of 42 employees.

Like its predecessor Restaurant Gwendolyn, 5 Points aims to offer locally sourced, upscale European and New American fare in the same building as Kimura, with staff from both restaurants working on the same line in the same kitchen.

"This new business is a combination of Kimura and the mostly European food that Gwendolyn used to execute. We've perfected a lot of heavy hitters. We wanted it to be more casual and easygoing. Half of the downstairs is 5 Points, the other half is Kimura," Sohocki said.

The property's upstairs will be home to Dash, a bar concept.

"This is more like a western bar. We have liquors from all over the world, and we've done some odes to Kimura's culture with ingredients from Japan. It should be well rounded."

The property will also feature two outside dining spaces. With supplies and appliances brought over from the previous restaurants, the space will aesthetically combine the best of Gwendolyn Group.

"We've taken at least half of the existing equipment and put it back into use. We gutted Kimura and Gwendolyn and brought it over," he said.

Sohocki — who trained at New York's Culinary Institute of America — remains focused on sustainable food despite rising prices, increased competition and the many challenges facing the food service industry during the pandemic.

"We still buy from local farmers and ranchers," he said. "I want to support them and keep telling their story all day long — I want it to be idealistically pure."

But a transforming South Texas food movement has altered his plans slightly, with Sohocki saying local ingredients have been harder to purchase in the past four years, a fact that he says the pandemic didn't help.

"The local food movement took a dive, it stopped being the bill paying momentum. It became less cool by the large numbers."

Sohocki, citing the financial strain of operating restaurants downtown, closed his ramen concept — founded with Japanese native [Jennifer Wade](#) — and Gwendolyn in the fall of 2021.

Both Kimura and 5 Points Food & Wine will welcome diners Mondays through Saturdays from 11 a.m. to 11 p.m.

Karly Williams

Digital Producer

San Antonio Business Journal



GABE HERNANDEZ | SABJ

Owner Michael Sohocki of Kimura Ramen, 5 Points and Dash restaurant on Tuesday, Jan. 11, 2022, in San Antonio.



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.

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 or subagent 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:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - 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.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

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.

EP COMMERCIAL REAL ESTATE, LLC	9008404	epruske@epcommercialrealestate.com	210-416-3491
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
ELIZE PRUSKE	367619	epruske@epcommercialrealestate.com	210-416-3491
Designated Broker of Firm	License No.	Email	Phone
ELIZE PRUSKE	367619	epruske@epcommercialrealestate.com	210-416-3491
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

DISCLAIMER / DISCLOSURES

North Flores Flex

1202 North Flores Street | San Antonio, TX 78212

GENERAL DISCLAIMER

The information provided herein has been obtained from sources believed reliable but is not warranted. You and your advisors should conduct a careful, independent investigation of the property and verify all information to determine suitability of the property for your needs. **EP Commercial Real Estate, LLC** makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior sale or lease, or withdrawal without notice.

DISCLOSURES

Regarding any Property lease, sale, or purchase, it is the responsibility of every Seller/Landlord and Buyer/Tenant with interest in any Property to conduct their own due diligence with affiliated professionals, experts, attorneys, advisors, or persons with experience, to advise you concerning the Property on the following matters.

- HAZARDOUS MATERIAL
- AMERICANS WITH DISABILITIES ACT
- FLOOD PLAIN DESIGNATION

EP COMMERCIAL REAL ESTATE, LLC AND ANY AFFILIATED BROKERS/AGENTS ARE NOT QUALIFIED EXPERTS TO DETERMINE COMPLIANCE OR MAKE SUCH ASSESSMENTS.

HAZARDOUS MATERIAL DISCLOSURE

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 by past, present and/or future owners and/or operators.

It is the responsibility of Seller/Landlord and Buyer/Tenant to ensure transaction documents include disclosures and/or disclaimers that are appropriate for the transaction and the Property, and to retain qualified experts, attorneys, environmental consultants, and others to make prudent investigations, conduct inspections, detect, and correct such matters.

ADA DISCLOSURE

To ensure that all business establishments are accessible to persons with a variety of disabilities, the Americans with Disabilities Act (“ADA”) was enacted under federal law and there are also state and local laws that may require alterations to a Property to allow access.

You should consult with attorneys, engineers, qualified design professionals, and other experts to determine if the Property is compliant with relevant laws.

FLOOD PLAIN INFORMATION DISCLOSURE

It is the sole responsibility of Seller/Landlord and Buyer/Tenant with 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”), to determine the potential flood risk of their Property.