

Jonathan Geserick 214.207.0708 jgeserick@dhrp.us

MIXED-USE AND REDEVELOPMENT POTENTIAL AT 1919 SAN PEDRO

1919 San Pedro Ave | San Antonio, TX 78212



FOR SALE

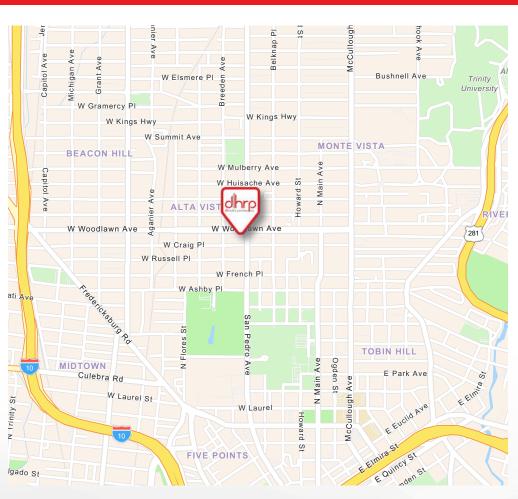


SALE

Jennifer R. Vitera, MBA 281.923.4998 vitera@dhrp.us Jonathan Geserick 214.207.0708 jgeserick@dhrp.us

MIXED-USE AND REDEVELOPMENT POTENTIAL AT 1919 SAN PEDRO

1919 San Pedro Ave | San Antonio, TX 78212



HIGHLIGHTS

- Rare opportunity to own a piece of San Antonio history
- Highly visible and convenient location at San Pedro Ave and W Woodlawn Ave
- Full of historic charm and character
- 44 surface parking spaces

DESCRIPTION

Own a **true San Antonio landmark**. Formerly home to the celebrated **French restaurant Chez Ardid**, 1919 San Pedro blends architectural character with modern potential—an ideal foundation for a boutique destination, culinary revival, or creative business hub. Set on **0.75 acres with 44 surface parking spaces**, this highly visible property offers prominent street presence and practical on-site parking, making activation, branding, and customer access seamless. With **authentic heritage**, a storied address, and built-in name recognition, the property carries cultural significance that enhances any future vision. The **developer-ready site** supports flexible use cases including boutique food and beverage, event space, creative offices, showroom retail, or a mixed creative concept. Commanding frontage in a **well-traveled corridor** ensures visibility and accessibility for both destination concepts and everyday traffic. Bring your concept—and give a San Antonio classic its next chapter.

BUILDING SIZE

ZONING

SALE PRICE

±6,171 SF

C-2, O-2 and NCD2

Contact Brokers

The information herein was obtained from sources deemed reliable; however, DH Realty Partners, Inc. makes no guarantees, warranties, or representations as to the completeness of accuracy thereof. The presentation of this property is submitted subject to errors, omissions, changes of price, prior to sale or lease, or withdrawal without notice. All Floor plans, property lines, areas, and dimensions are approximate and for illustration purposes only. DHRP | DH Realty Partners, Inc. ®2025. A Texas Corporation.



SALE

Jennifer R. Vitera, MBA 281.923.4998 vitera@dhrp.us Jonathan Geserick 214.207.0708 jgeserick@dhrp.us

MIXED-USE AND REDEVELOPMENT POTENTIAL AT 1919 SAN PEDRO

1919 San Pedro Ave | San Antonio, TX 78212

PHOTOS





The information herein was obtained from sources deemed reliable; however, DH Realty Partners, Inc. makes no guarantees, warranties, or representations as to the completeness of accuracy thereof. The presentation of this property is submitted subject to errors, omissions, changes of price, prior to sale or lease, or withdrawal without notice. All Floor plans, property lines, areas, and dimensions are approximate and for illustration purposes only. DHRP | DH Realty Partners, Inc. ®2025. A Texas Corporation.



SALE

Jonathan Geserick 214.207.0708 jgeserick@dhrp.us

MIXED-USE AND REDEVELOPMENT POTENTIAL AT 1919 SAN PEDRO

1919 San Pedro Ave | San Antonio, TX 78212

PHOTOS





The information herein was obtained from sources deemed reliable; however, DH Realty Partners, Inc. makes no guarantees, warranties, or representations as to the completeness of accuracy thereof. The presentation of this property is submitted subject to errors, omissions, changes of price, prior to sale or lease, or withdrawal without notice. All Floor plans, property lines, areas, and dimensions are approximate and for illustration purposes only. DHRP | DH Realty Partners, Inc. ®2025. A Texas Corporation.



Jennifer R. Vitera, MBA

Jonathan Geserick

281.923.4998

vitera@dhrp.us

Jonathan Geserick 214.207.0708 jgeserick@dhrp.us

MIXED-USE AND REDEVELOPMENT POTENTIAL AT 1919 SAN PEDRO

1919 San Pedro Ave | San Antonio, TX 78212

PHOTOS





The information herein was obtained from sources deemed reliable; however, DH Realty Partners, Inc. makes no guarantees, warranties, or representations as to the completeness of accuracy thereof. The presentation of this property is submitted subject to errors, omissions, changes of price, prior to sale or lease, or withdrawal without notice. All Floor plans, property lines, areas, and dimensions are approximate and for illustration purposes only. DHRP | DH Realty Partners, Inc. ®2025. A Texas Corporation.

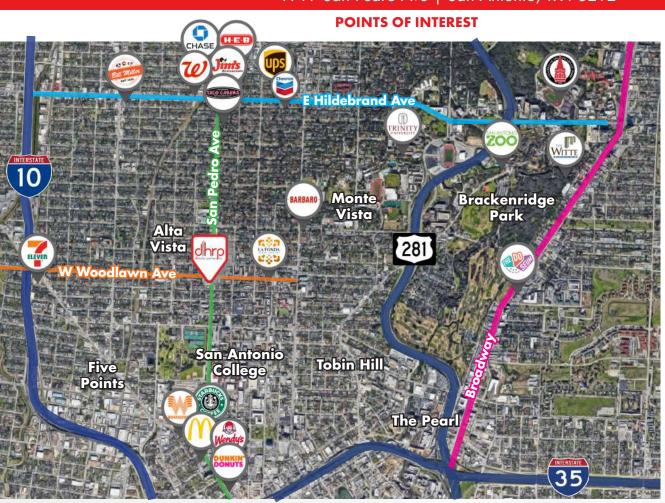


SALE

Jennifer R. Vitera, MBA 281.923.4998 vitera@dhrp.us Jonathan Geserick 214.207.0708 jgeserick@dhrp.us

MIXED-USE AND REDEVELOPMENT POTENTIAL AT 1919 SAN PEDRO

1919 San Pedro Ave | San Antonio, TX 78212



- La Fonda on Main
- Seven Eleven
- San Antonio College
- Whataburger
- Starbucks
- McDonald's
- Wendy's
- Dunkin'
- Philo Coffee
- Barbaro
- Taco Cabana
- Bill Miller Bar-B-Q
- Walgreens
- Chase Bank
- Jim's Restaurants
- H-E-B
- UPS Store
- Chevron
- Trinity University
- San Antonio Zoo
- The Witte Museum
- The DoSeum
- The University of the Incarnate Word

The information herein was obtained from sources deemed reliable; however, **DH Realty Partners, Inc. makes no guarantees, warranties, or representations as to the completeness of accuracy thereof. The presentation of this property is submitted subject to errors, omissions, changes of price, prior to sale or lease, or withdrawal without notice.** All Floor plans, property lines, areas, and dimensions are approximate and for illustration purposes only. DHRP | DH Realty Partners, Inc. ®2025. A Texas Corporation.





Jonathan Geserick 214.207.0708 jgeserick@dhrp.us

MIXED-USE AND REDEVELOPMENT POTENTIAL AT 1919 SAN PEDRO

1919 San Pedro Ave | San Antonio, TX 78212

LOCATION INFORMATION

TRAFFIC COUNTS

E Ashby 0.1 <u></u> ⊞mi

DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	14,442	129,721	349,625
Households	6,978	51,927	133,041
Avg Household Income	\$95,282	\$95,680	\$89,267
Median Household Income	\$58,181	\$58,695	\$56,495

Source: ESRI, 2024



The information herein was obtained from sources deemed reliable; however, DH Realty Partners, Inc. makes no guarantees, warranties, or representations as to the completeness of accuracy thereof. The presentation of this property is submitted subject to errors, omissions, changes of price, prior to sale or lease, or withdrawal without notice. All Floor plans, property lines, areas, and dimensions are approximate and for illustration purposes only. DHRP | DH Realty Partners, Inc. ®2025. A Texas Corporation.



Jonathan Geserick 214.207.0708 jgeserick@dhrp.us

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.

The information herein was obtained from sources deemed reliable; however, DH Realty Partners, Inc. makes no guarantees, warranties, or representations as to the completeness of accuracy thereof. The presentation of this property is submitted subject to errors, omissions, changes of price, prior to sale or lease, or withdrawal without notice. All Floor plans, property lines, areas, and dimensions are approximate and for illustration purposes only. DHRP | DH Realty Partners, Inc. ®2025. A Texas Corporation.

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:

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 The broker becomes the property owner's agent through an agreement with the owner, AGENT FOR OWNER (SELLER/LANDLORD): negotiable.

σ 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 The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through seller's agent. A buyer/tenant's agent fees are not set by law and are fully negotiable. AGENT FOR BUYER/TENANT:

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: To act as an intermediary between the parties the broker must first obtain the FOR BOTH - INTERMEDIARY: AGENT

- each party (owner and 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 (owr 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 0
- that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
- 2 any confidential information or any other information that a party specifically instructs the broker in writing not disclose, unless required to do so by law. 0 0

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.

AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH: 2

- 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.

s (210)222-2424	Phone	1rp.us (210)222-2424	Phone	us (210)222-2424	Phone	us (210)222-2424	Phone
www.dhrp.us	Email	danielbriggs@dhrp.us	Email	hoover@dhrp.us	Email	vitera@dhrp.us	Email
147342	License No.	311372	License No.	391636	License No.	597840	License No.
DH Realty Partners, Inc.	Licensed Broker /Broker Firm Name or Primary Assumed Business Name	Daniel Briggs	Designated Broker of Firm	Michael D. Hoover	Licensed Supervisor of Sales Agent/ Associate	Jennifer Vitera	Sales Agent/Associate's Name

Buyer/Tenant/Seller/Landlord Initials

Date

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:

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 The broker becomes the property owner's agent through an agreement with the owner, AGENT FOR OWNER (SELLER/LANDLORD): negotiable.

σ 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 The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through seller's agent. A buyer/tenant's agent fees are not set by law and are fully negotiable. AGENT FOR BUYER/TENANT:

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: To act as an intermediary between the parties the broker must first obtain the FOR BOTH - INTERMEDIARY: AGENT

- each party (owner and 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 (owr 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 0
- that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
- 2 any confidential information or any other information that a party specifically instructs the broker in writing not disclose, unless required to do so by law. 0 0

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.

AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH: 2

- 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.

(210)222-2424	Phone	(210)222-2424	Phone	(210)222-2424	Phone	(210)222-2424	Phone
www.dhrp.us	Email	danielbriggs@dhrp.us	Email	hoover@dhrp.us	Email	jgeserick@dhrp.us	Email
147342	License No.	311372	License No.	391636	License No.	736363	License No.
DH Realty Partners, Inc.	Licensed Broker /Broker Firm Name or Primary Assumed Business Name	Daniel Briggs	Designated Broker of Firm	Michael D. Hoover	Licensed Supervisor of Sales Agent/ Associate	Jonathan Geserick	Sales Agent/Associate's Name

•
(
•
•
•

Date