



812 S Hackberry St

Presented by Cuspid Realty LLC for Christine R Leyva



Christine R Leyva, MBA
christine@cuspidrealty.com
Phone: (210) 439-8891

FOR LEASE



FOR LEASE

812 S Hackberry St



Location

The building is nestled in between the historic districts of Dignowity Hills and Denver Heights. Close proximity to the highways and less than a block to the Saint Paul District and Alamodome. The location is in a thriving district that the City is developing quickly with mixed use buildings, housing and businesses.

Description

The building was constructed in 1940. It boasts over 3000 square feet. The first floor is currently occupied by the Carol Clinic. It is a family medicine clinic. The entire second level of the building is available for lease, approximately 1,406 square feet. There are 3 large offices with great views of Downtown San Antonio. It makes it perfect for creative office space. Professional office or beauty services. You get your own entrance and the parking lot is secured by a fence. Not to mention, the second level has its own full bathroom with a shower.



Building Size

3156 square feet



Lease Terms

1-5 years



Zoning

NC S



Parking

1:1



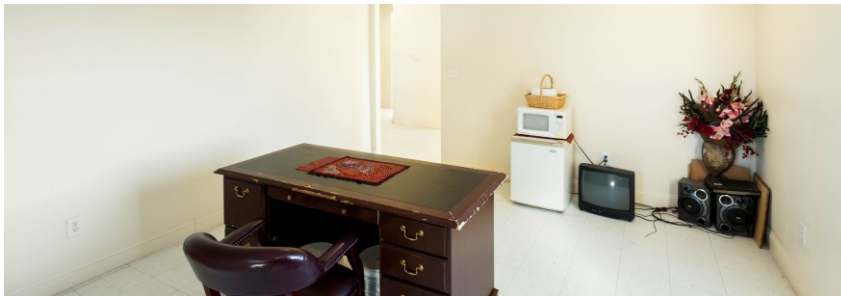
Lease Rate

Call Broker



Available Space

1406 or may rent by office



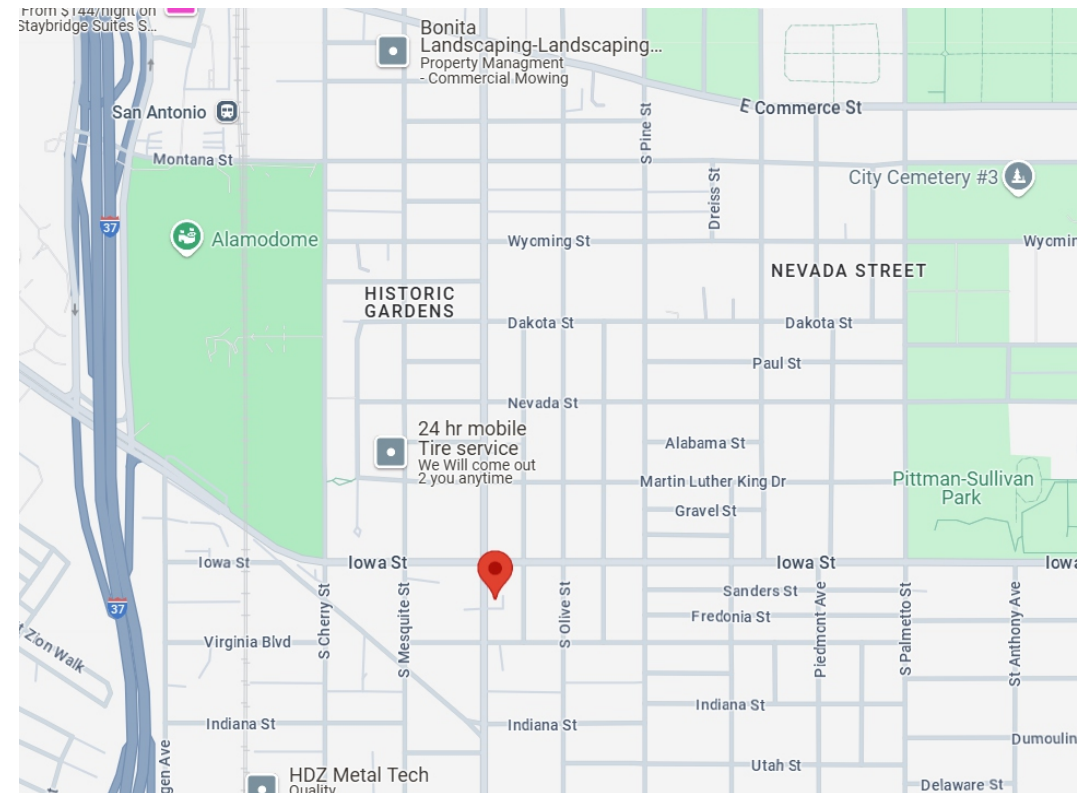
Highlights

- Downtown San Antonio
- Gated parking
- Natural Light
- Flexible lease terms
- Highway accessibility

San Antonio Facts

- Seventh largest and one of the fastest growing cities in the U.S.
- Host to more than 39 million visitors a year, including 31.1 million overnight guests
- Home to the River Walk – a 15-mile network of stone paths along the San Antonio River that connect hotels, shops, restaurants, theaters and more
- Destination for professional sports teams: San Antonio Spurs (NBA), San Antonio FC (USL) and San Antonio Missions (MiLB)

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DEMOGRAPHICS

San Antonio, TX

Place in: 3 counties, San Antonio-New Braunfels, TX Metro Area, Texas, United States

1,458,954 **498.9** square miles
Population
2,924.2 people per square mile
Census data: ACS 2023 5-year unless noted

Economics

Income

\$32,983

Per capita income

about 90 percent of the amount in the San Antonio-New Braunfels, TX Metro Area: \$37,425

about 80 percent of the amount in Texas: \$39,446

Over \$200K: 7%

about two-thirds of the rate in the San Antonio-New Braunfels, TX Metro Area: 10%

about three-fifths of the rate in Texas: 12%

\$62,917

Median household income

about 80 percent of the amount in the San Antonio-New Braunfels, TX Metro Area: \$74,297

about 80 percent of the amount in Texas: \$76,292

Household income

40%
Under \$50K
32%
\$50K - \$100K
22%
\$100K - \$200K
7%
Over \$200K

Educational attainment

84.3%

High school grad or higher

a little less than the rate in the San Antonio-New Braunfels, TX Metro Area: 87.3%

about the same as the rate in Texas: 85.7%

28.7%

Bachelor's degree or higher

about 90 percent of the rate in the San Antonio-New Braunfels, TX Metro Area: 31.9%

about 90 percent of the rate in Texas: 33.1%

Post-grad: 11%

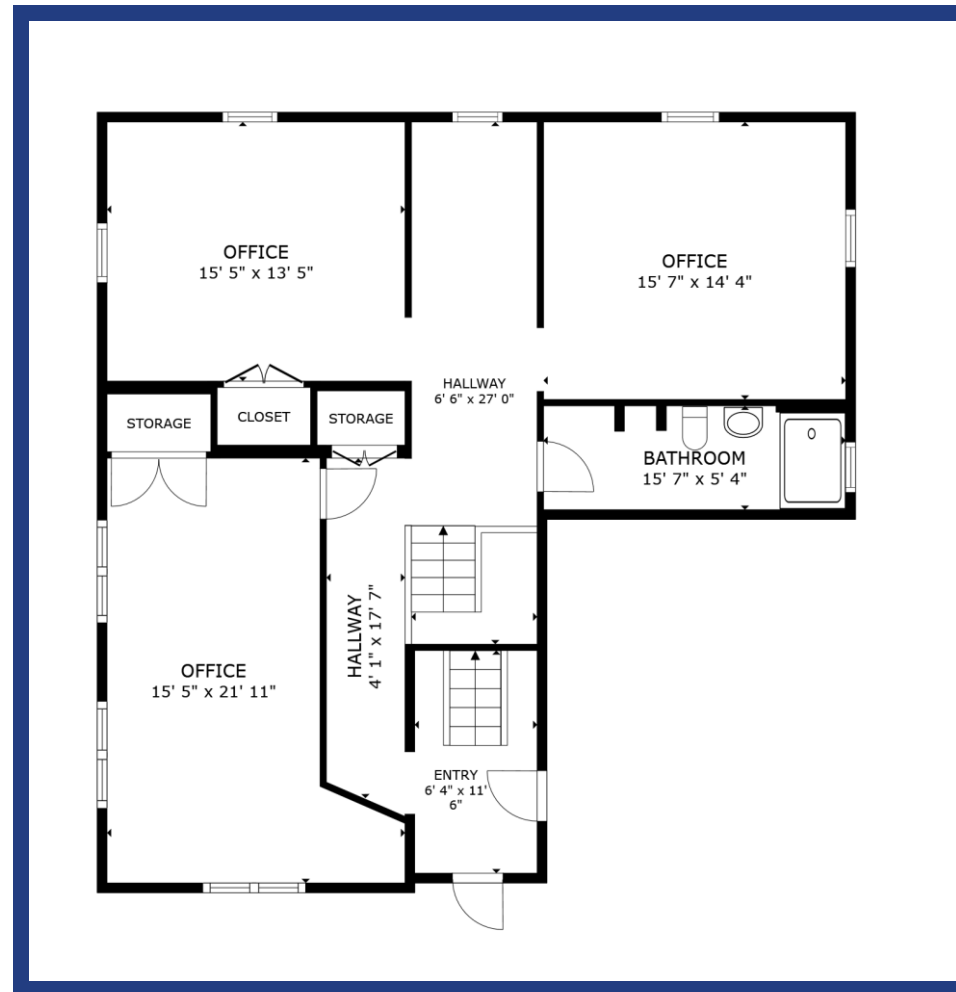
about 90 percent of the rate in the San Antonio-New Braunfels, TX Metro Area: 12%

about 90 percent of the rate in Texas: 12%

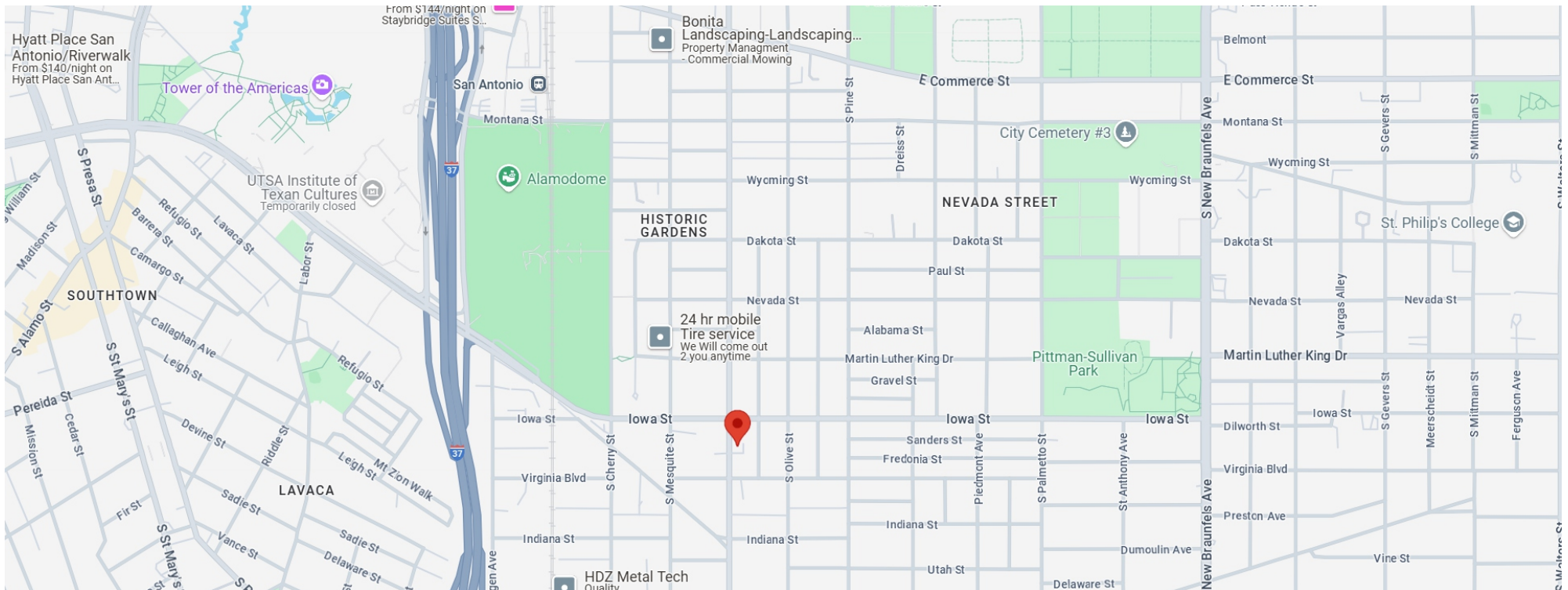
Population by highest level of education

| | |
|--------------|-----------|
| 16% | 11% |
| No degree | Post-grad |
| 26% | |
| High school | |
| 30% | |
| Some college | |
| 18% | |
| Bachelor's | |
| 18% | |
| Bachelor's | |

FLOOR PLAN



LOCATION



INFORMATION ABOUT BROKERAGE SERVICES

Texas law requires all real estate licensees 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.

AGENT FOR BUYER/TENANT: As 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.

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.

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| Cuspid Realty LLC | 9004582 | info@cuspidrealty.com | (210)255-8963 |
| Licensed Broker /Broker Firm Name or Primary Assumed Business Name | License No. | Email | Phone |
| James McCall | 160383 | info@cuspidrealty.com | (210)255-8963 |
| Designated Broker of Firm | License No. | Email | Phone |
| Christine R Leyva | 674136 | christine@cuspidrealty.com | (210)255-8963 |

| | | | |
|--|-------------|----------------------------|---------------|
| Licensed Supervisor of Sales Agent/Associate | License No. | Email | Phone |
| Christine Leyva | 674136 | christine@cuspidrealty.com | (210)439-8891 |
| Sales Agent/Associate's Name | License No. | Email | Phone |
| Buyer/Tenant/Seller/Landlord Initials | | Date | |