

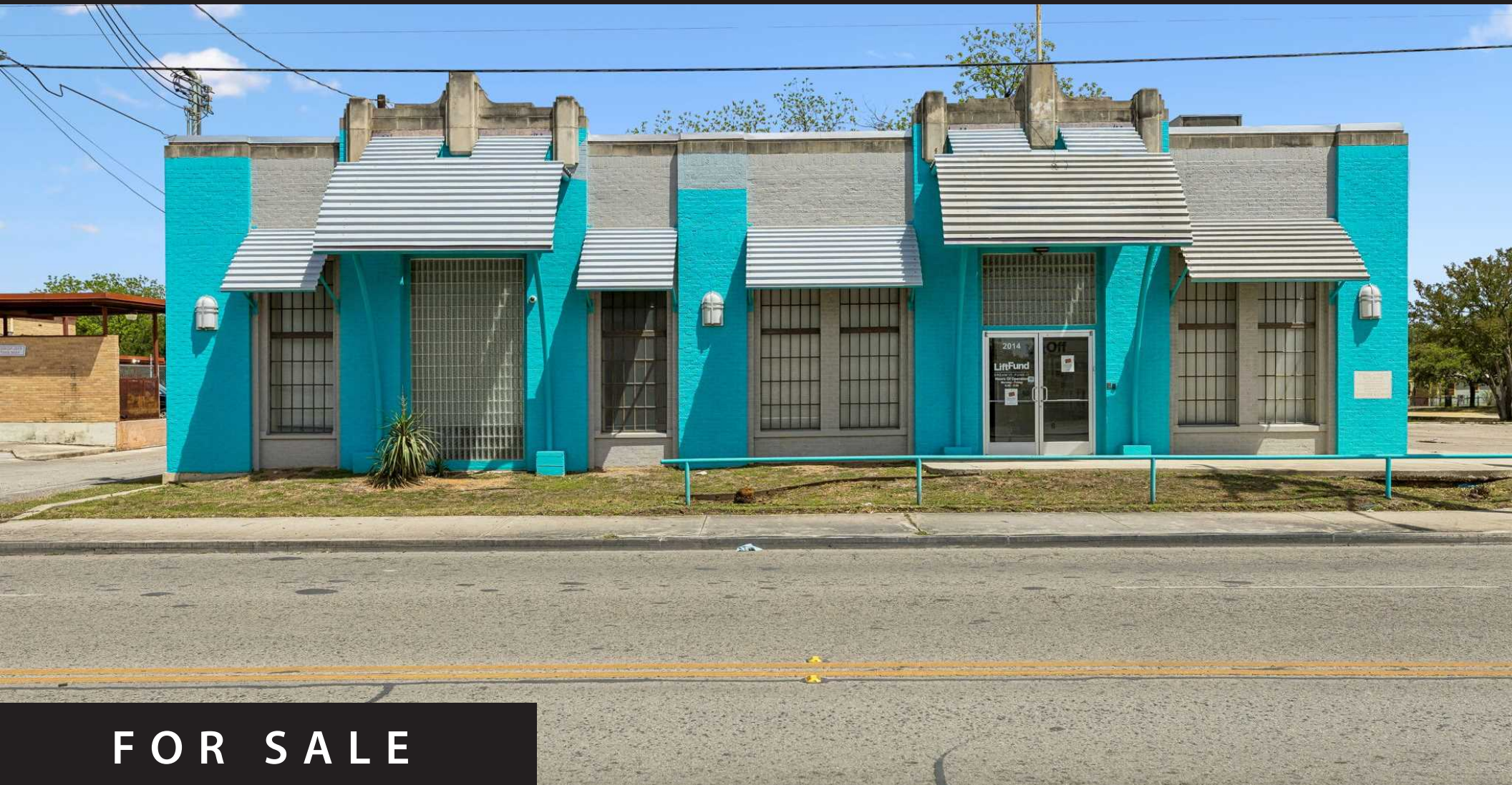
2014 HACKBERRY ST

OFFICE OFFERING MEMORANDUM



BROWNING COMMERCIAL
REAL ESTATE

A division of Phyllis Browning Co Real Estate



FOR SALE

Lisa Grove
lgrove@phyllisbrowning.com
(210) 824-7878

PhyllisBrowning.com
6061 Broadway St
San Antonio, TX 78209
The Very Best for Texas



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2014 SOUTH HACKBERRY STREET

LISA GROVE
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BROWNING COMMERCIAL REAL ESTATE
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2014 SOUTH HACKBERRY STREET

2014 SOUTH HACKBERRY STREET

PROPERTY INFORMATION

1

PROPERTY SUMMARY
PROPERTY PHOTOS
FLOOR PLAN

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PROPERTY SUMMARY

2014 SOUTH HACKBERRY STREET | SAN ANTONIO, TX 78210



Property Summary

Price:	\$1,450,000
Building SF:	6300 Sq Ft
Cross Streets:	Hackberry & W Highland
Lot Size:	0.17 Acres
Year Built:	1938
Building Class:	A
Parking:	20 spaces
Zoning:	I-1

Property Overview

Located just south of downtown San Antonio, 2014 S Hackberry Street is a fully renovated, move-in-ready office building offering 6,300 square feet of modern, flexible space in one of the city's fastest-growing corridors. Originally built in 1938, the property has been updated with, new electrical, plumbing, HVAC, roof, and features a bright open floor plan, a dedicated IT room, several conference rooms, and several private work spaces.

With 20 surface parking spaces, flexible I-1 zoning, and proximity to the southward CBD expansion driven by the new baseball stadium, Marvel, and Lone Star redevelopments, this is a rare opportunity to secure a truly turnkey asset in a neighborhood on the rise.

Location Overview

Ideally positioned just south of downtown San Antonio, 2014 S Hackberry Street offers convenient access to both I-10 and I-37, placing the property within minutes of the greater metro area. The immediate surroundings offer everyday convenience with a Chase Bank directly across the street. The property sits next door to the beloved Little Red Barn, one of San Antonio's most iconic local landmarks, and is just a short drive from the Alamodome and the Pearl District, two of the city's most vibrant destinations for dining, entertainment, and community activity.

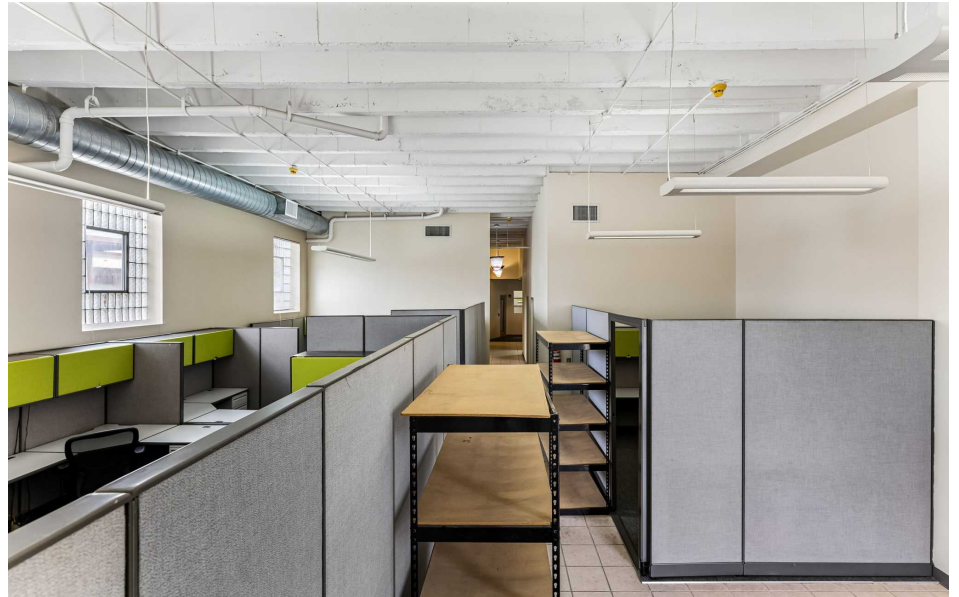
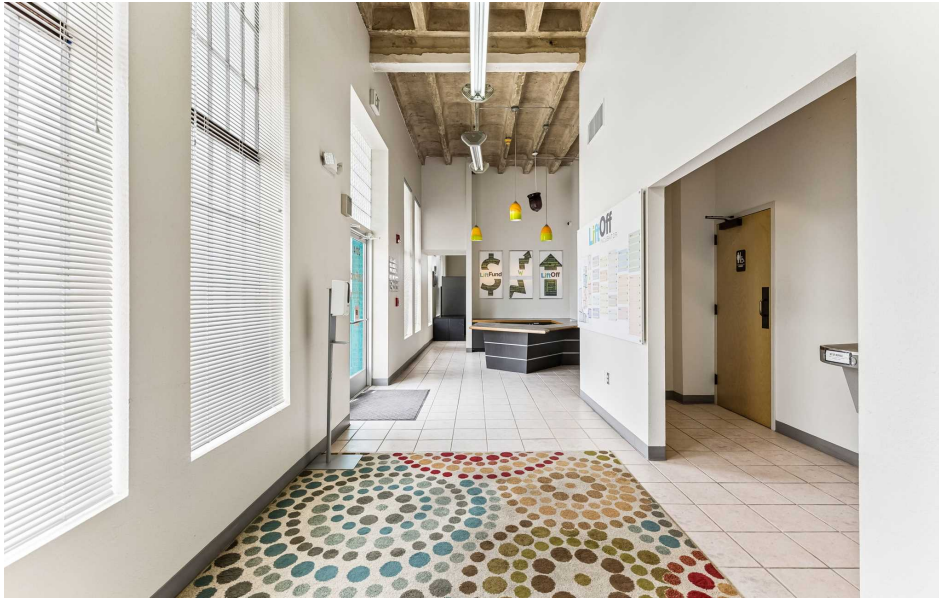
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PROPERTY PHOTOS

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PROPERTY PHOTOS

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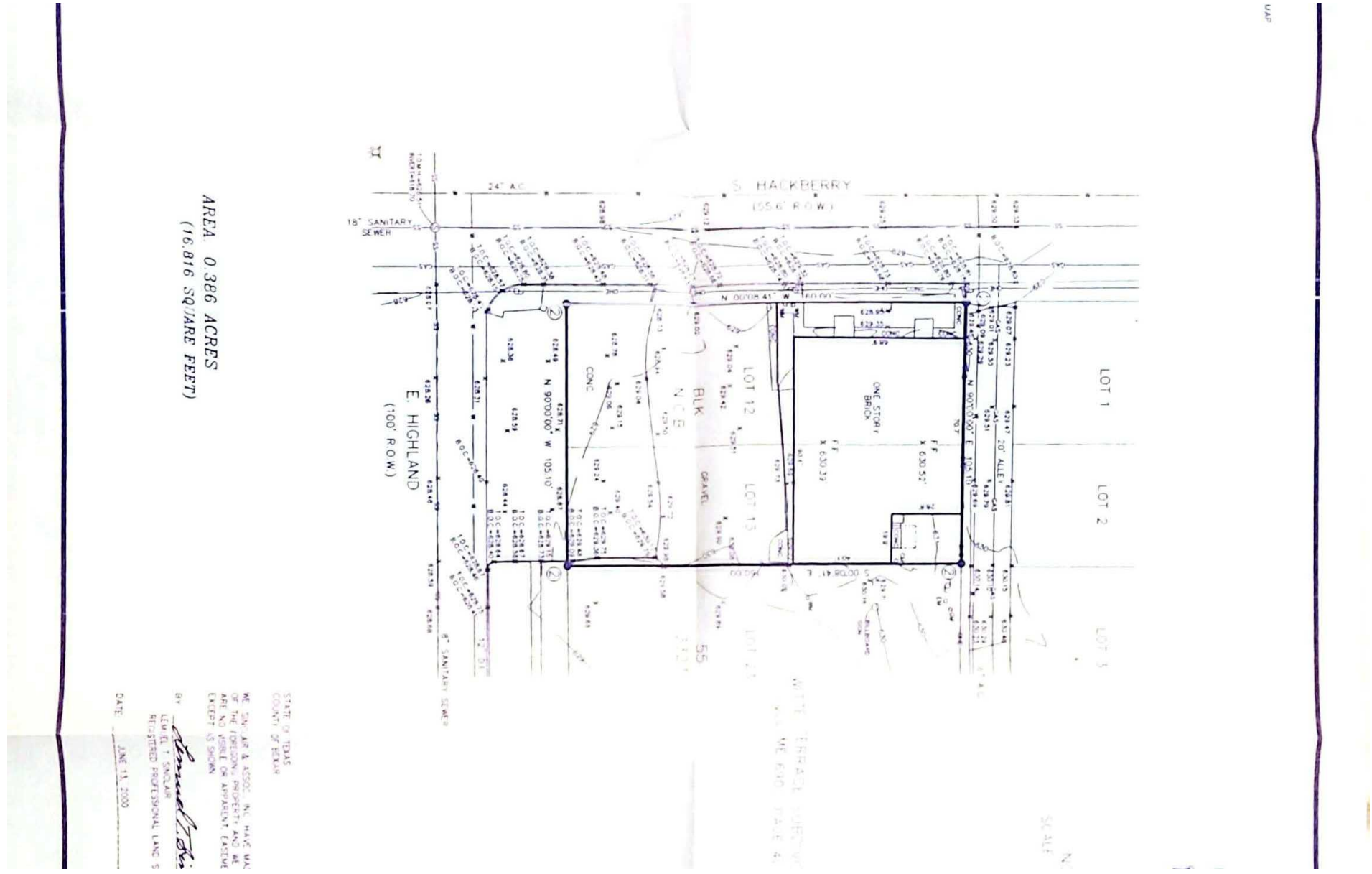
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SURVEY

2014 SOUTH HACKBERRY STREET | SAN ANTONIO, TX 78210



AREA: 0.386 ACRES
(16,816 SQUARE FEET)

STATE OF TEXAS
COUNTY OF BEXAR

WE, SIGNAR & ASSOC., INC., HAVE WAIVED THE FOREGOING, PRESENTLY AND WE ARE NO AGENE OR APPARENT AGENTS EXCEPT AS SHOWN.

BY: *Phyllis Browning*
LISA GROVE
REGISTERED PROFESSIONAL LAND SURVEYOR

DATE: JUNE 11, 2008

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LOCATION INFORMATION

2

BUSINESS MAP

ZONING MAP

DEMOGRAPHICS

PROFESSIONAL BIO

LISA GROVE

DISCLAIMER

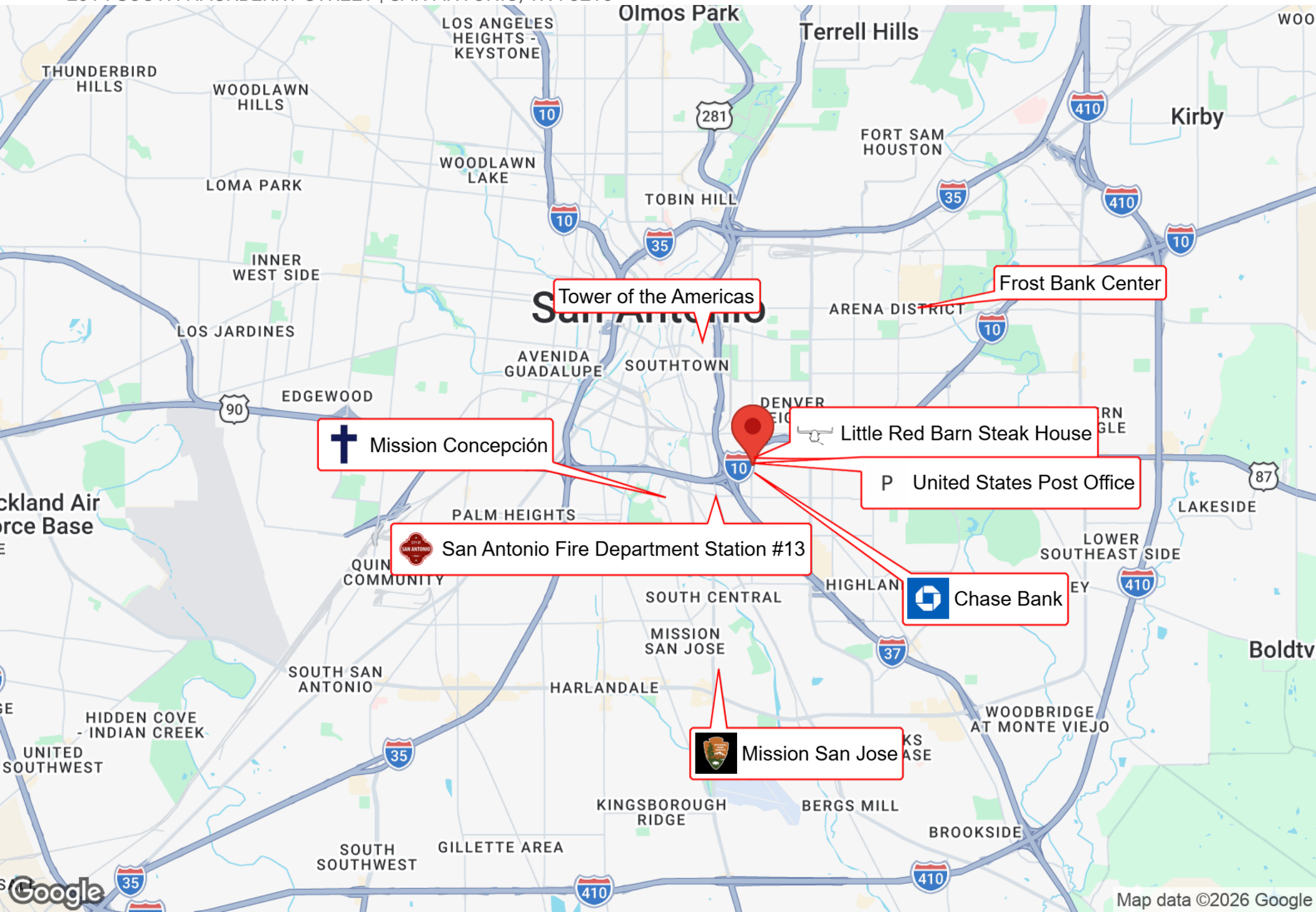
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BUSINESS MAP

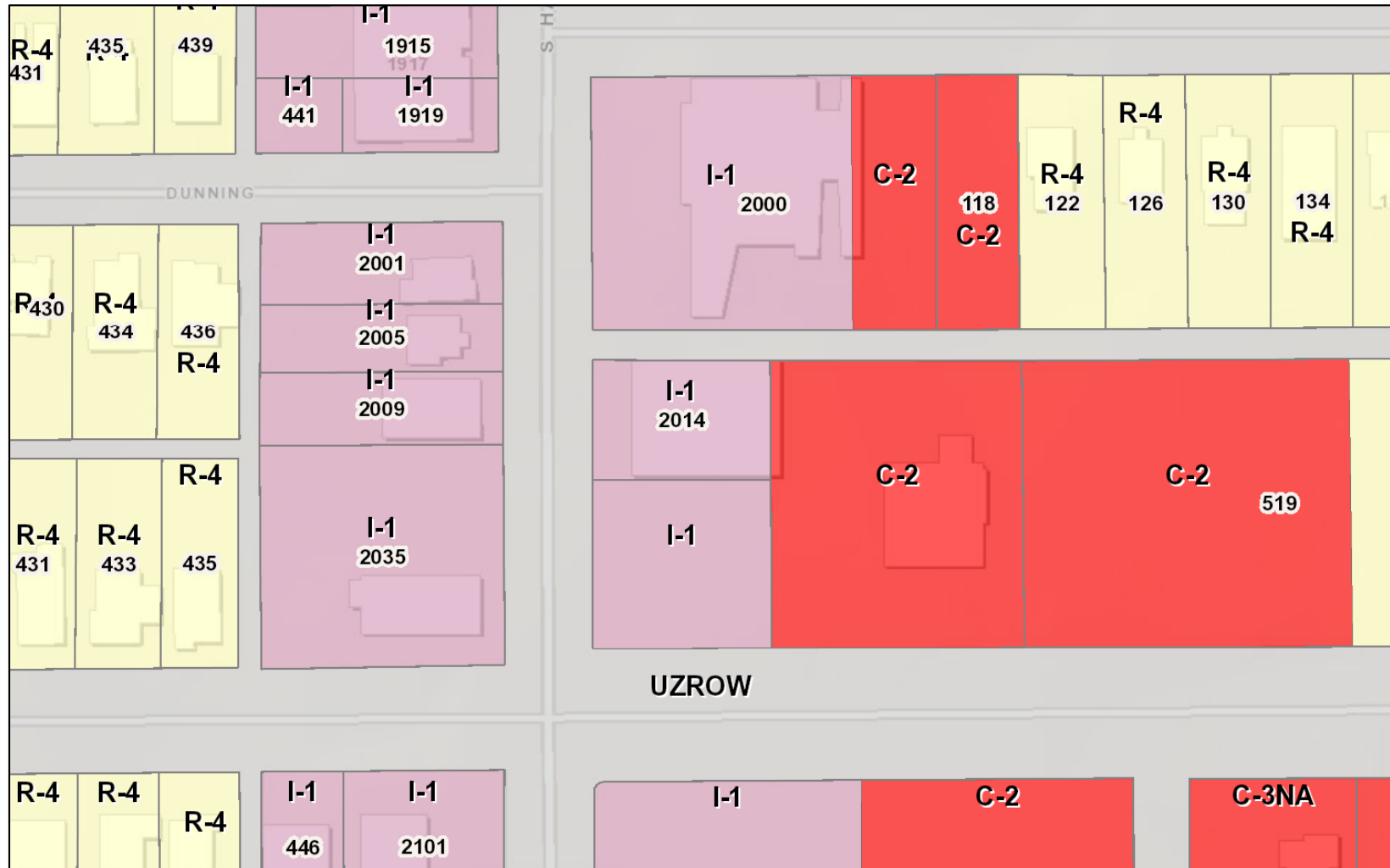
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ZONING MAP

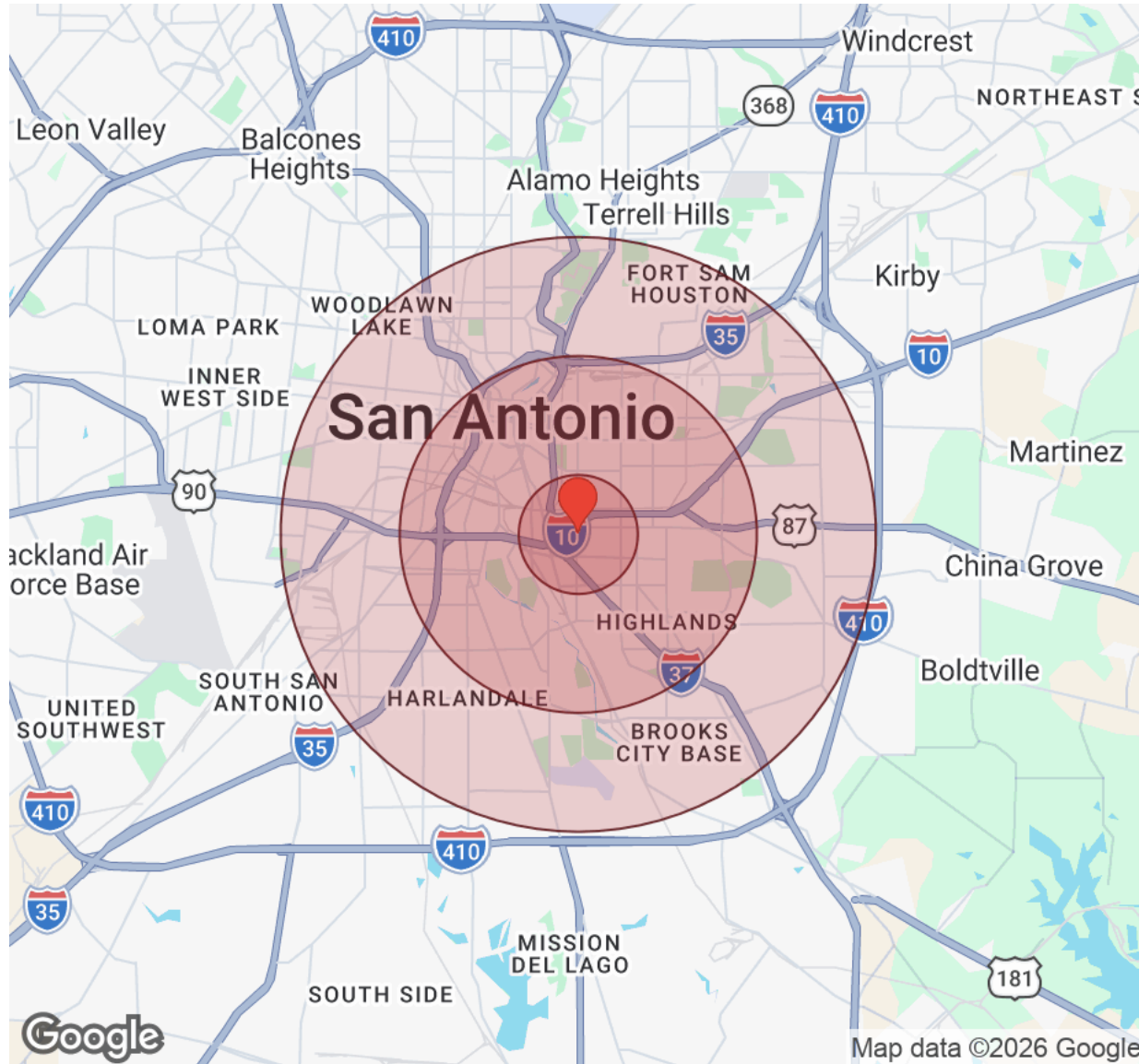
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City of San Antonio One Stop



DEMOGRAPHICS

2014 SOUTH HACKBERRY STREET | SAN ANTONIO, TX 78210



Distance: ● 1 Mile ● 3 Miles ● 5 Miles

Population	1 Mile	3 Miles	5 Miles
Male	7,588	66,734	162,143
Female	7,523	62,421	151,766
Total Population	15,111	129,156	313,909

Race / Ethnicity	1 Mile	3 Miles	5 Miles
White	2,196	19,916	51,638
Black	432	9,984	23,951
Am In/AK Nat	42	297	628
Hawaiian	5	39	126
Hispanic	12,261	96,441	230,723
Asian	50	904	2,857
Multiracial	113	1,279	3,296
Other	14	297	659

Housing	1 Mile	3 Miles	5 Miles
Total Units	6,550	56,018	130,007
Occupied	5,680	49,509	116,118
Owner Occupied	3,354	22,623	54,642
Renter Occupied	2,326	26,886	61,476
Vacant	870	6,509	13,888

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	2,394	23,092	57,371
Ages 15 - 24	2,126	17,543	47,708
Ages 25 - 54	6,393	55,512	130,011
Ages 55 - 64	1,856	15,006	34,712
Ages 65+	2,343	18,004	44,106

Income	1 Mile	3 Miles	5 Miles
Median	\$63,513	\$52,984	\$52,684
Under \$15k	642	7,604	17,680
\$15k - \$25k	434	4,497	10,945
\$25k - \$35k	437	5,780	12,816
\$35k - \$50k	596	5,771	14,309
\$50k - \$75k	1,272	8,728	20,334
\$75k - \$100k	784	6,702	14,535
\$100k - \$150k	694	5,672	14,201
\$150k - \$200k	477	2,258	5,113
Over \$200k	343	2,498	6,186

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Lisa's dedication and commitment to her clients have propelled her to become one of the top commercial real estate agents in San Antonio. She began her career in 1996 at a small commercial firm in Dallas, Texas, where she built a strong foundation in real estate. Eventually, Lisa returned to her hometown of San Antonio to expand her expertise and grow her business.

Passionate about guiding clients through the buying, selling, or leasing process, Lisa thrives on the unique challenges and rewarding outcomes of every transaction. No project is too large or too small, and she approaches each situation with personalized care and professionalism. One client noted, "It was a pleasure to work with Lisa. My property had many difficulties, but Lisa always came up with solutions. Thank you for being professional and completing the sale." – BH

Recognized for her excellence, Lisa was named Top Commercial Agent by SABOR in both 2020 and 2021 and was nominated for the MySA Express-News "Best Real Estate Agent." She values the loyalty and trust of her clients and strives to reciprocate that dedication in every interaction.

Lisa has a proven ability to navigate even the most complex transactions. As another client shared, "Lisa really helped with a commercial property that had non-standard funding. Appreciate all the help." – NK. Her experience and problem-solving mindset help clients feel supported every step of the way.

Lisa is an active member of Commercial Real Estate Women (CREW) and is currently pursuing her Certified Commercial Investment Member (CCIM) designation.

Outside of work, though that's a rare occurrence, Lisa enjoys traveling, exploring new restaurants, savoring great wine, and contributing to nonprofit causes.

LISA GROVE

2014 SOUTH HACKBERRY STREET | SAN ANTONIO, TX



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.

11-03-2025



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.

<u>Phyllis Browning Co.</u>	<u>400203</u>	<u>realty@phyllisbrowning.com</u>	<u>(210)824-7878</u>
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
<u>Michelle Ellis</u>	<u>612745</u>	<u>broker@phyllisbrowning.com</u>	<u>(210)824-7878</u>
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
<u>Jo Ann Gonzales</u>	<u>532414</u>	<u>jgonzales@phyllisbrowning.com</u>	<u>(210)824-7878</u>
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
<u>Lisa D. Grove</u>	<u>444720</u>	<u>lgrove@phyllisbrowning.com</u>	<u>(210)824-7878</u>
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

IABS 1-2

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

TXR 2501

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DISCLAIMER

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EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Browning Commercial Real Estate makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Browning Commercial Real Estate does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by Browning Commercial Real Estate in compliance with all applicable fair housing and equal opportunity laws.

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PRESENTED BY:

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The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.