

IH-37 Site Near San Antonio CBD

1008 & 1012 Hoefgen Ave.
San Antonio, TX 78210
www.cbre-hoefgen.com



1008 & 1012 Hoefgen

Property Overview

The Subject Property, comprising a 2,555 square foot building on a 1.89 acre site, is located just 1.7 miles from downtown San Antonio. Situated near the Convention Center and the Alamodome, this site offers ample frontage on Hoefgen Ave, right off of IH-37. With its excellent visibility from IH-37, this is a prime opportunity for an investor seeking a development opportunity near San Antonio's CBD.

Location Details

- + IH-37 Visibility
- + Quick ingress/egress via Hoefgen Ave
- + Close proximity to CBD and Alamodome

Zoning

- + IDZ-3 AHOD (High Intensity Infill Development Zone Airport Hazard Overlay District)

Utilities

- + Available to Site

Pricing: Contact Broker

Contact Us

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St. Philip's College
10,897 Students



Edgar Allen Poe Middle School
406 Students

Frost Bank Center

Ferdinand Herff Elementary
545 Students

Subject Property

S Cherry St

Indiana St

Delaware St

Hoefgen Ave





Henry B. Gonzalez
Convention Center

The Alamodome

Joint Base San Antonio
Fort Sam Houston

E Cesar E Chavez Blvd

Subject Property

S Cherry St

Indiana St

Hoefgen Ave

Delaware St

INTERSTATE
37

Aerial View | Facing Southeast



INTERSTATE
10

1008 & 1012 Hoefgen Ave

Tower of the Americas

Brackenridge High School

The Alamodome

Henry B. Gonzalez
Convention Center

Henry B. Gonzalez
Convention Center

W Cesar Chavez Blvd

Hemisfair

INTERSTATE
37

Tower Life Building

Villita Assembly Building

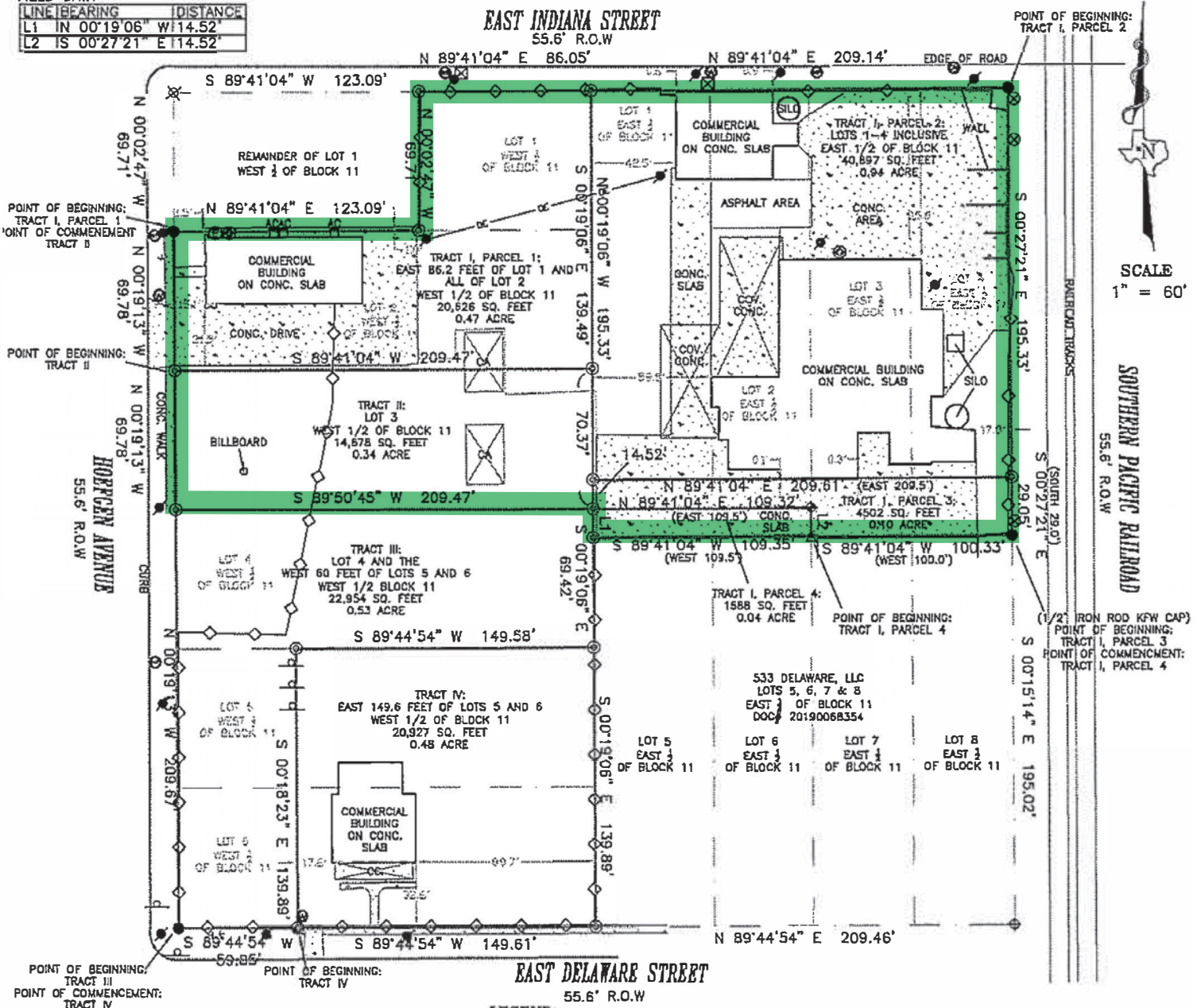
The Alamo

Alamo St

San Antonio River

R.C. DATA	
LINE BEARING	DISTANCE
L1 NORTH	14.50'
L2 SOUTH	14.50'

FIELD DATA	
LINE BEARING	DISTANCE
L1 IN 00°19'06" W	14.52'
L2 IS 00°27'21" E	14.52'



SCALE
1" = 60'

LEGEND

— BOUNDARY	⊙ SET IRON ROD	⊗ TPED (TEL PEDESTAL)	⊕ WM (WATER METER)	⊕ CC COVERED CONCRETE	⊕ *x* SET IN CONC.
— MISC-CONCRETE	⊙ FOUND IRON ROD	⊗ PP (POWER POLE)	⊕ EM (ELECTRIC METER)	⊕ AIR CONDITIONER	⊕ CALCULATED POINT
— ADJACINER	⊙ FOUND PK NAIL	⊗ GA (GLY ANCHOR)	⊕ FIBER PEDESTAL	⊕ COVERED AREA	
— OVERHEAD ELECTRIC	⊙ FND. "x" ON CONC.	⊗ SIGN	⊕ RAILROAD SIGN		
— CHAINLINK FENCE	() RECORD INFORMATION	⊗ GM (GAS METER)	⊕ NO PARKING SIGN		

NOTES

1. ALL FIELD BEARINGS ARE REFERENCED TO THE NORTH AMERICAN DATUM OF 1983 (NAD83) HORIZONTAL DATUM, TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE.

2. PER SCHEDULE B OF THE TITLE COMMITMENT REFERENCED ABOVE, THE FOLLOWING ITEMS MAY AFFECT THIS TRACT:

NO PLOTTABLE RESTRICTIONS DESCRIBED IN SCHEDULE B

10H) HISTORIC DESIGNATION: VERIFIED CERTIFICATE, AS PROVIDED THEREIN, RECORDED IN VOLUME 6260, PAGE 1919 AND VOLUME 16817, PAGE 1967, REAL PROPERTY RECORDS, BEXAR COUNTY, TEXAS, (AS TO TRACT IV) This survey is hereby accepted with all encroachments, overlaps, defects, and discrepancies in improvements, boundary lines, and/or area.



ACCORDING TO FEMA MAP NO. 48029C04150 WITH AN EFFECTIVE DATE OF SEPTEMBER 29, 2010 AND A REVISION DATE OF AUGUST 6, 2016, THIS PROPERTY LIES WITHIN ZONE X AND IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA. THIS INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE MAP REVISIONS BY FEMA.

I, Caesar A. Garcia, a Registered Professional Land Surveyor do hereby certify that the above plat represents an actual on the ground survey performed under my direct supervision and is true and correct to the best of my knowledge and belief and that there are no visible encroachments, overlapping of improvements and no discrepancies, shortages of area and conflicts in the boundary lines except as shown. I further certify that this survey meets the minimum standards established by the Texas Board of Professional Land Surveying.

CAESAR A. GARCIA
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5904

C.A.G.

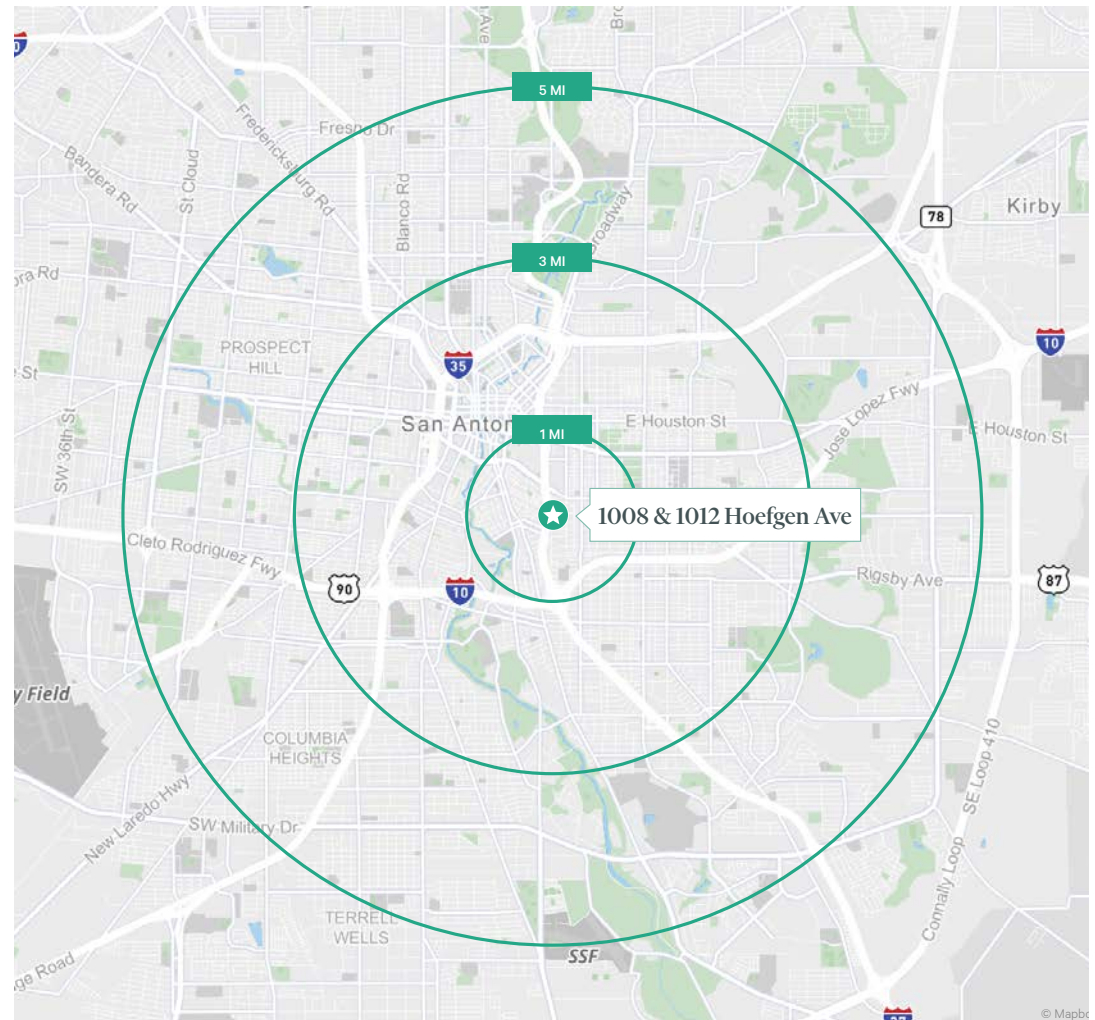
Trade Area

2023 Demographic Summary

	1 Mile	3 Miles	5 Miles
Population	12,608	129,014	323,693
Daytime Population	10,754	115,915	189,661
Est. Households	5,307	49,781	119,114
Avg. HH Income	\$76,803	\$61,183	\$65,563
2028 Avg. HH Income - 5 Yr Projected	\$87,008	\$70,033	\$73,752

Traffic Counts

Hwy 281/IH-37	112,162 vpd
E Cesar Chavez Blvd	11,063 vpd



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