

# CENTRO

PROPERTIES



FOR LEASE OFFERING

## HOEFGEN INDUSTRIAL

1402 HOEFGEN AVE., SAN ANTONIO, TX 78210

## Executive Summary

Building Size: +/- 6,809 Sf

Site: +/-0.80 Acres

Stories: Single-Story

Grade Level Doors: Five (5)

Bathrooms: One (1)

Gas, Water, Electric Available: Yes

Year Built: 1965

Property Type: Industrial

Zoning: I-1

Previous Use: Construction Company

Parking: Surface & Covered Available

Landlord recently upgraded exterior,  
office & repaved parking lot

Subject Property is enclosed by a fence  
and features outdoor covered storage



## Downtown Industrial



## Lease Offering

Address: 1402 Hoefgen., San Antonio, TX 78210

**3 - 10 Years**

Term

**+/- 6,809 Sf**

Total Square Feet Available

**+/- 5,193 Sf**

Industrial Space

**+/- 1,616 Sf**

Office Space

**10-12'**

Clear Heights

**+/-0.80 Acres**

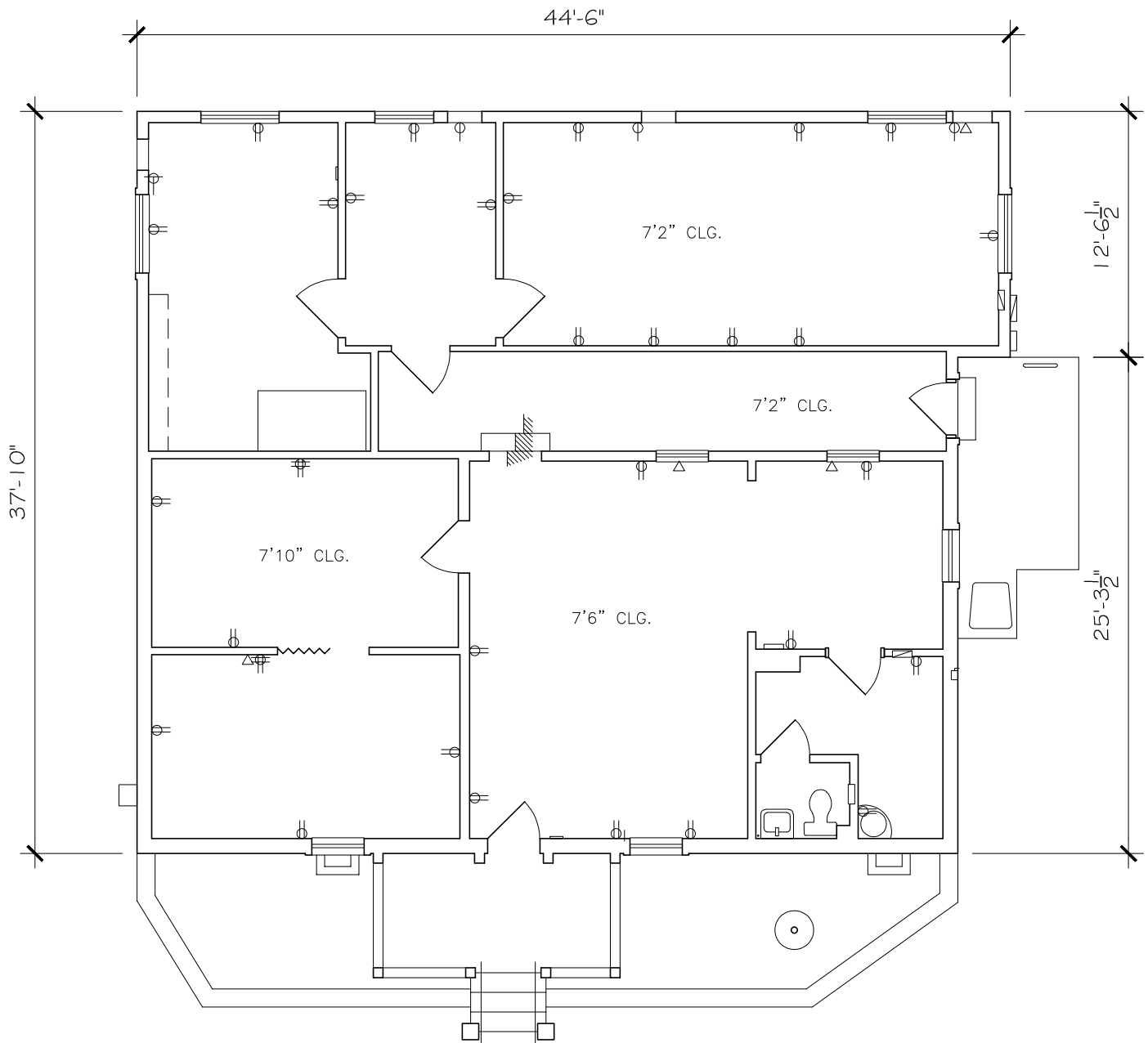
Site Cover

Lease Rate:  
**\$9/Sf**

Lease Structure: NNN

Renewal Options are Negotiable





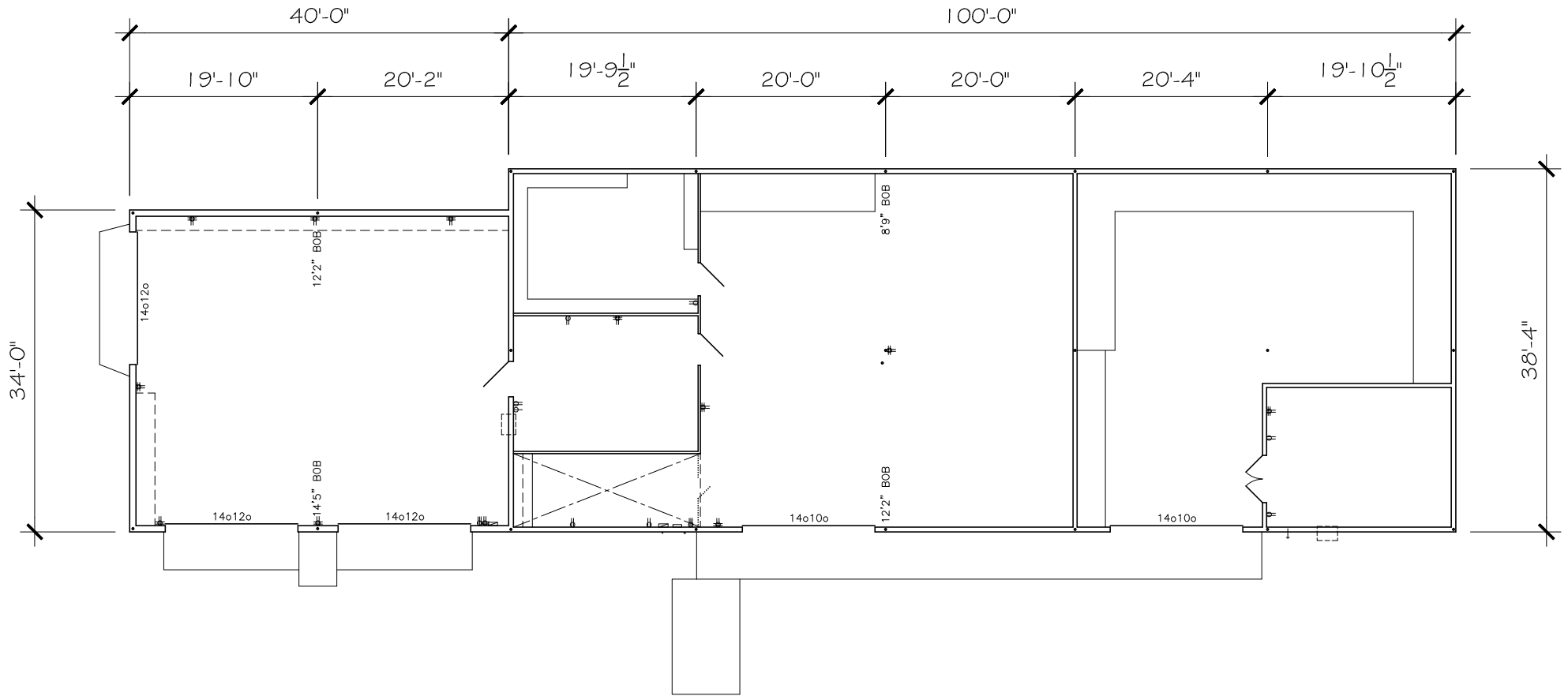
1,616 SQ.FT.

FRONT PORCH = 80 SQ.FT.

EXISTING OFFICE BUILDING 10-5-23

1/8" = 1'-0"

**1402 HOEGEN**  
SAN ANTONIO, TX. 78210



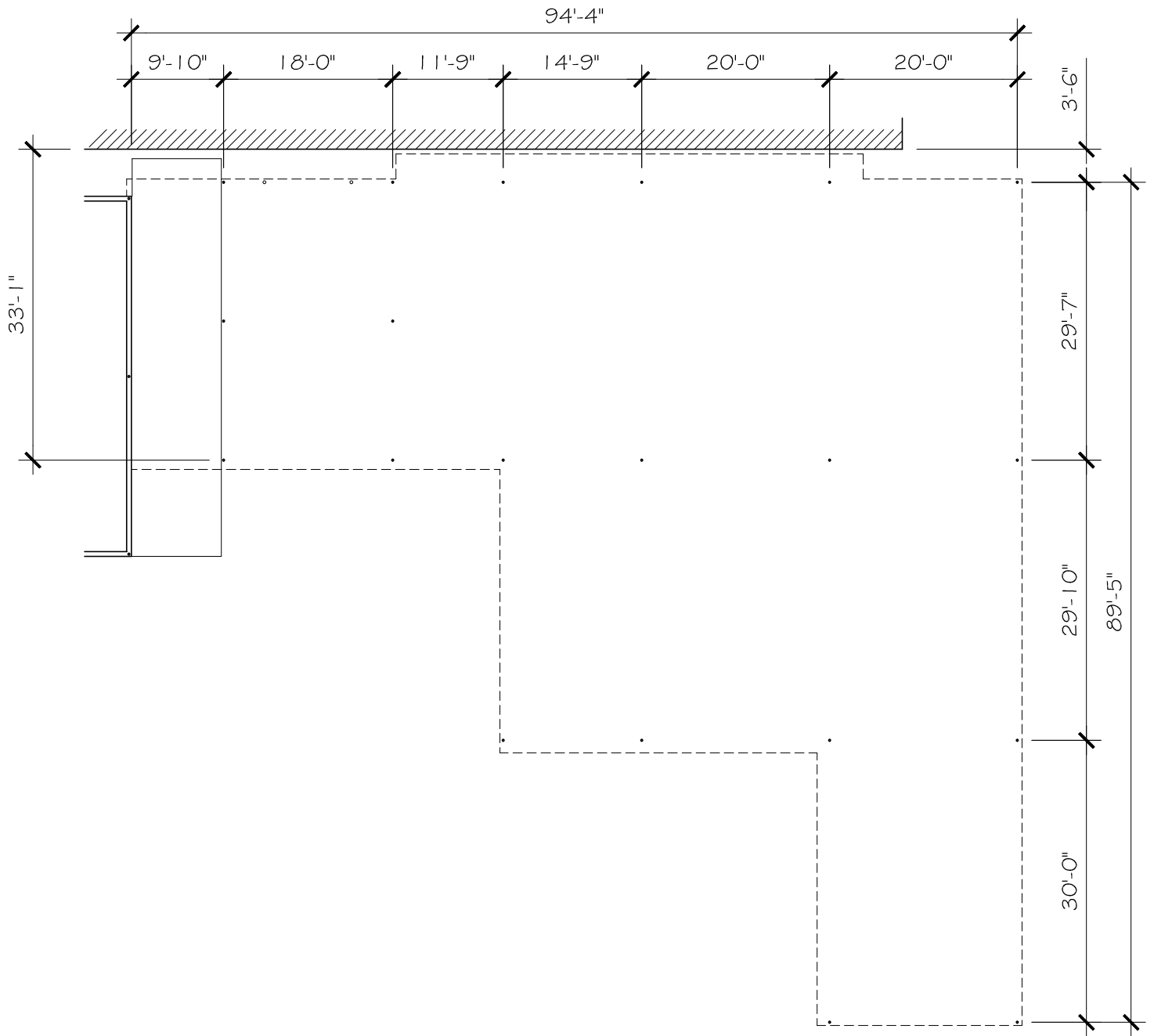
BOJ - BOTTOM OF JOIST  
 BOB - BOTTOM OF BEAM

**5,193 SQ.FT.**

**EXISTING SHOP BUILDING 10-5-23**

1/16" = 1'-0"

**1402 HOEGEN**  
 SAN ANTONIO, TX. 78210



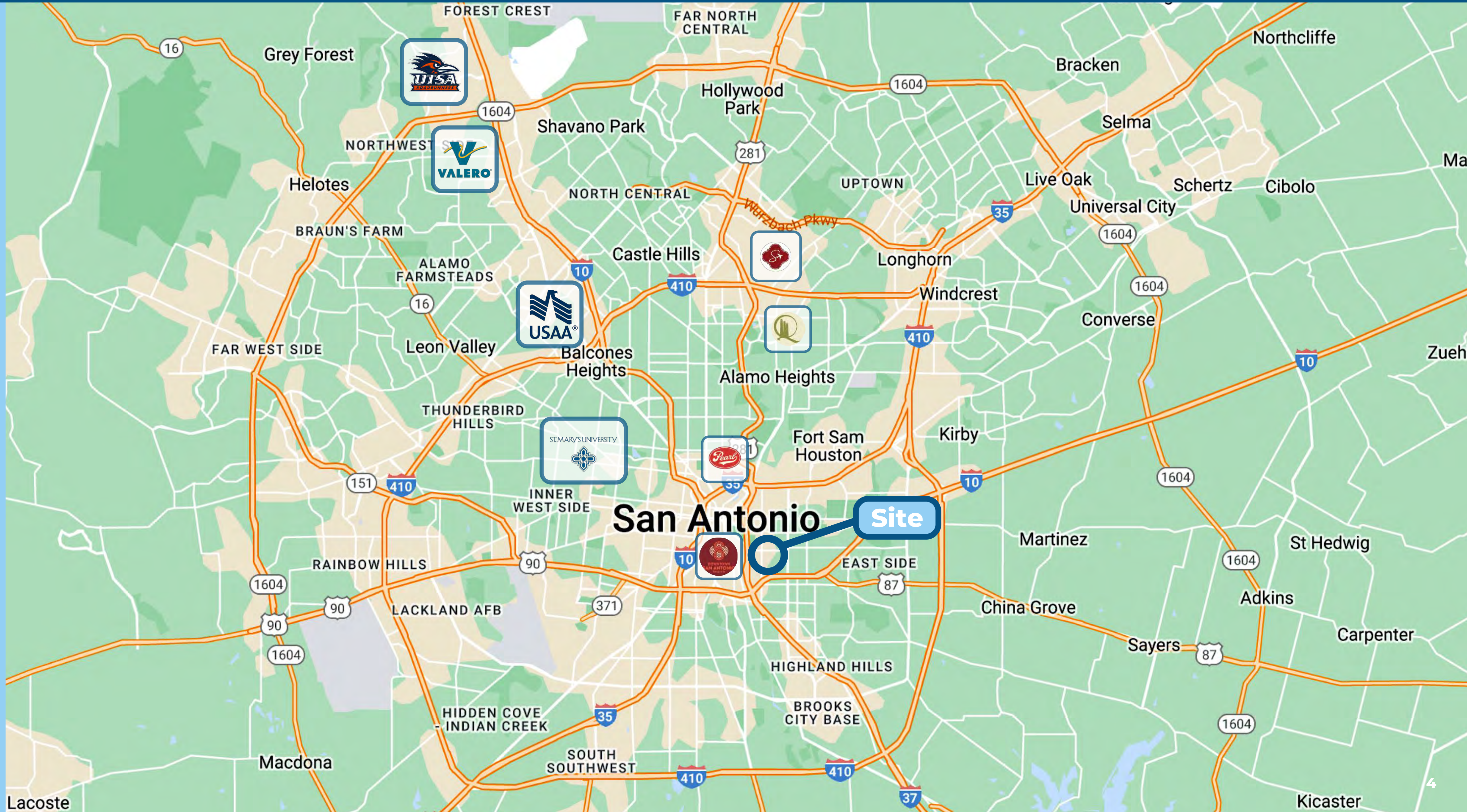
5,375 SQ.FT. ( dripline )

EXISTING COVERED STORAGE 10-5-23

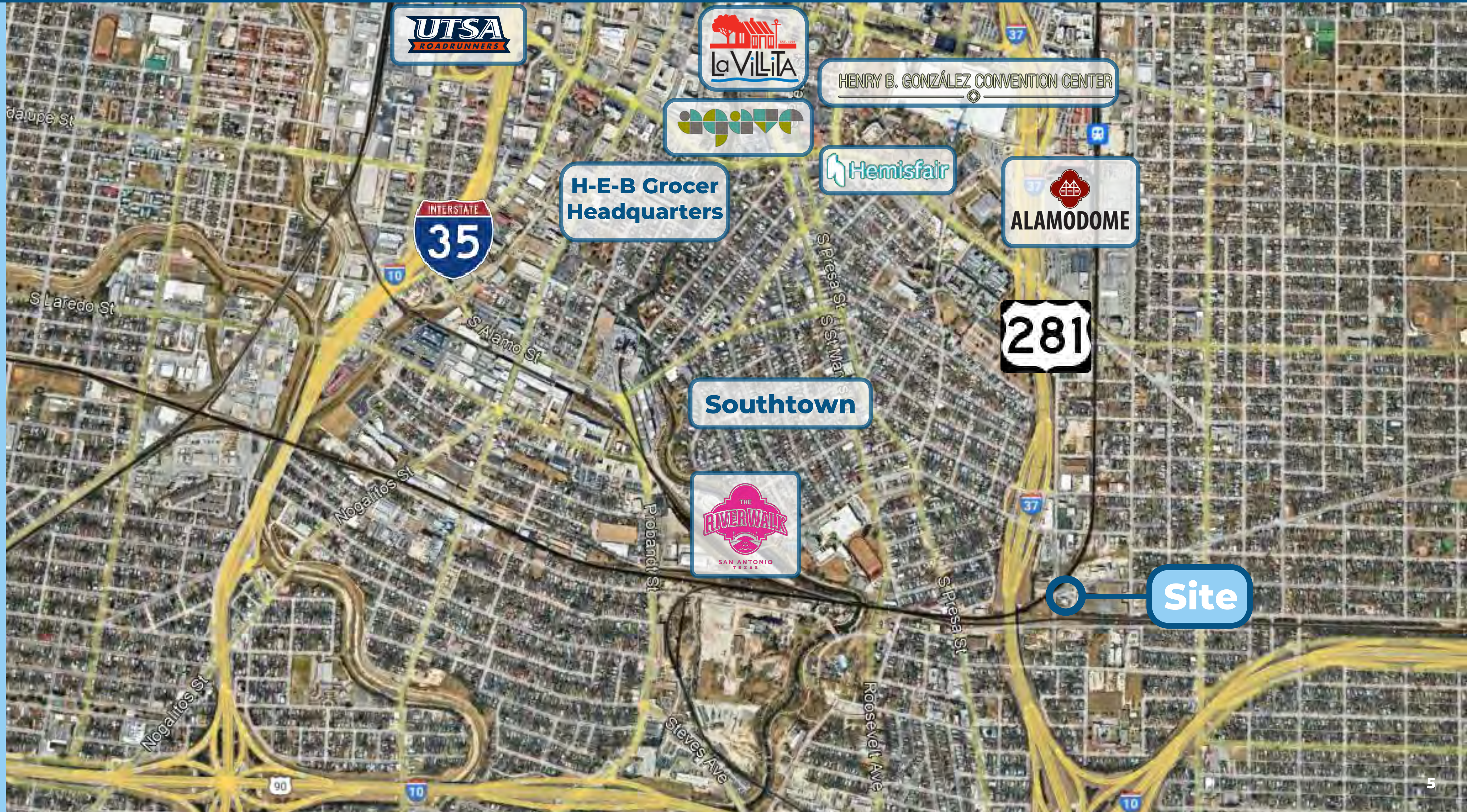
1/16" = 1'-0"

**1402 HOEGEN**  
SAN ANTONIO, TX. 78210

San Antonio City Aerial

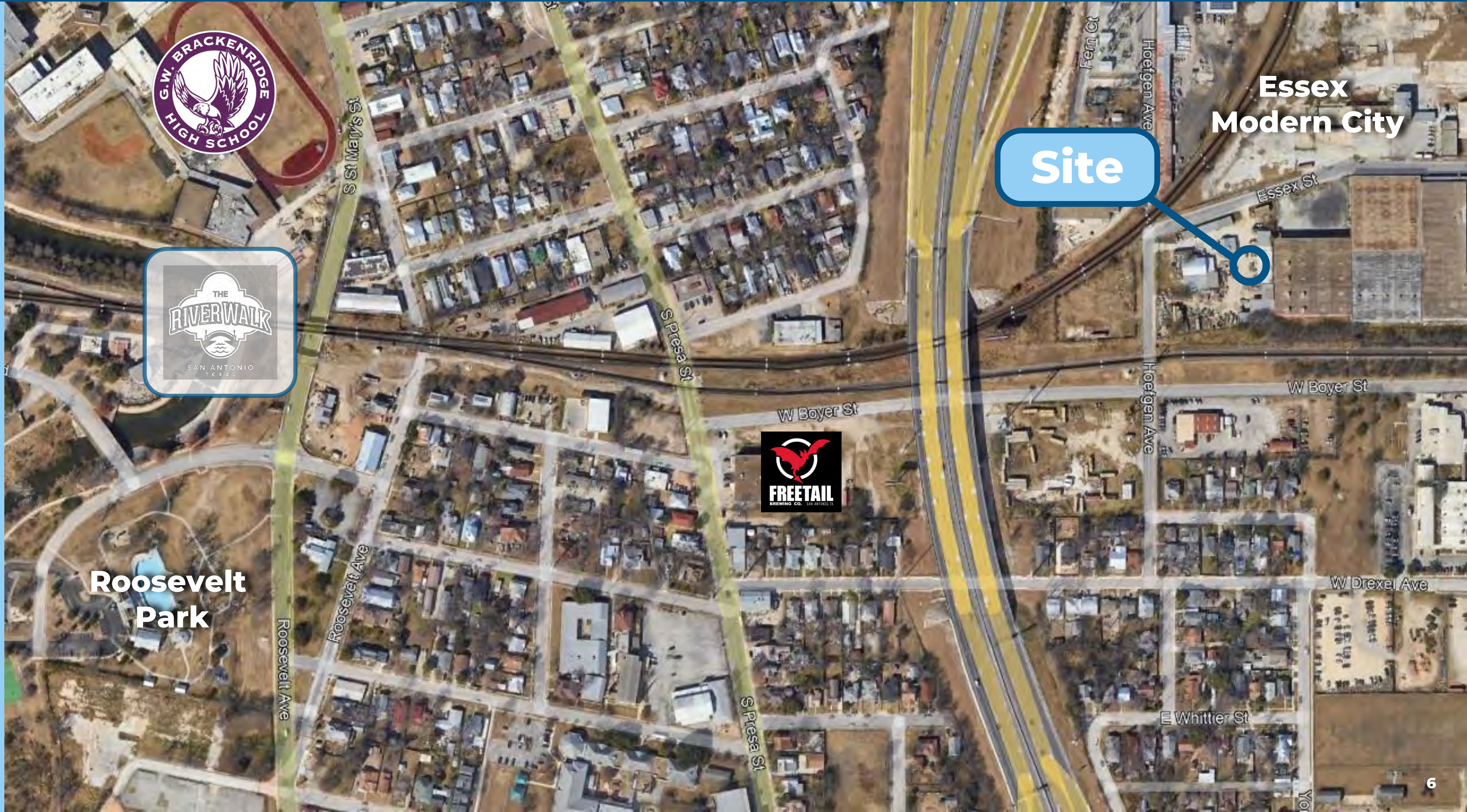


Downtown Aerial





Site Aerial



**Essex  
Modern City**

**Site**

**Roosevelt  
Park**

Site Aerial



CHRISTOPHER STUART  
CAST STONE<sup>LLC</sup>  
Manufacturing and Design

Essex St

Hoefgen Ave

+/-0.80  
Acres



Subject Property



Subject Property



Subject Property



Subject Property



Subject Property



An aerial view of a city skyline, likely New York City, with a prominent skyscraper featuring a flag on top. The entire image is overlaid with a semi-transparent blue filter.

# CENTRO

PROPERTIES

Collin Newton | 210-268-9880 | [Collin@centroproperties.net](mailto:Collin@centroproperties.net)

The information contained herein was obtained from the Landlord and other sources deemed reliable; however, there are no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease; or withdrawal. information should be verified prior to purchase or lease





# 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.

**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.

**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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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>Thomas Baldwin</b>	<b>456660</b>	<b>baldwint333@gmail.com</b>	<b>2106023263</b>
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date