

CENTRO

PROPERTIES

FOR SALE OFFERING



HOEFGEN INDUSTRIAL

1402 HOEFGEN AVE., SAN ANTONIO, TX 78210

Executive Summary

Building Size: +/- 12,950 Sf

Site: +/-2.03 Acres

Stories: One Story

Docks: One (1)

Grade Level Doors: Six (8)

Bathrooms: Two (2)

Gas, Water, Electric Available: Yes

Year Built/Renovated: 1965, 2024

Property Type: Industrial

Zoning: I-1

Previous Use: Construction Company

Parking: Surface & Covered Available

Landlord recently upgraded
exterior/interior & re-paved the Subject



Downtown Industrial



For Sale Offering

Address: 1402 Hoefgen., San Antonio, TX 78210

12,950

Total Square Feet Available

+/- 1,600

Total Square Feet Available-Office

2.03 Acres

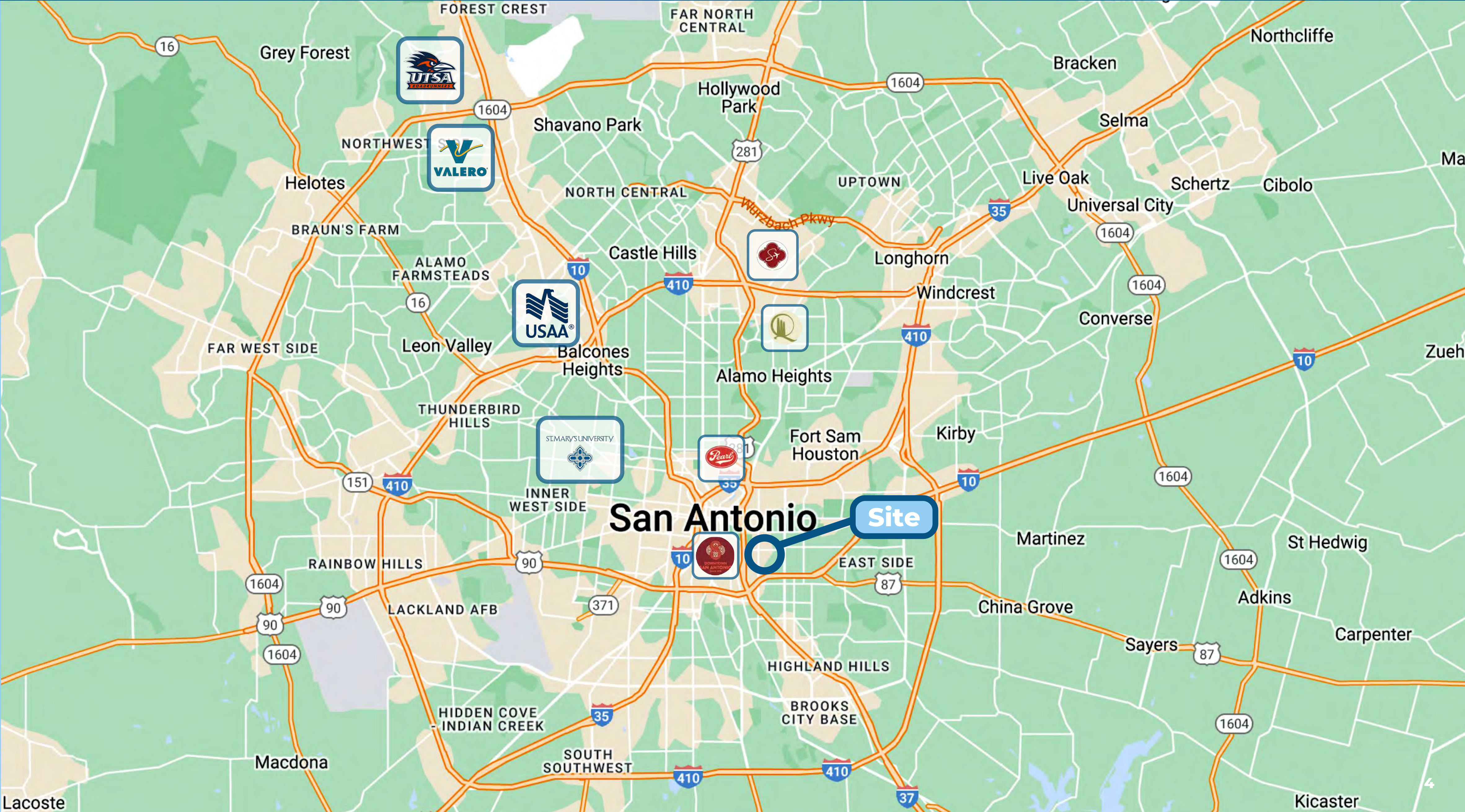
Site Size

Sales Price:

Inquire with Broker



San Antonio City Aerial



UTSA ROADRUNNERS

La Villita

HENRY B. GONZÁLEZ CONVENTION CENTER

H-E-B Grocer Headquarters

Hemisfair

ALAMODOME

Southtown

THE RIVERWALK
SAN ANTONIO
TEXAS

Site

INTERSTATE 35

281

S Laredo St

S Alamo St

Nogalitos St

S Presa St

Roosevelt Ave

Stevens Ave

90

10

37



Site Aerial



Subject Property



Subject Property



Subject Property



Subject Property



Subject Property



Subject Property





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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.

11-2-2015



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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Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Collin Newton	763425	collin@centroproperties.net	2102689880
Sales Agent/Associate's Name	License No.....	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date