

*1809 N Bell Street,*  
San Angelo, TX 76903



**ERIC SCHAFFNER**

Managing Director – KW Commercial

Email: [Eric.Schaffner@kw.com](mailto:Eric.Schaffner@kw.com) | Mobile: 210.870.8860



# The Offering



KW Commercial is pleased to present a premier industrial property located in San Angelo, Texas, offering exceptional storage and operational capabilities. The expansive 16± acre site comprises approximately 54,000 square feet, including 23,000 square feet of refrigerated space (down to 32 degrees), which also includes 7,000± square feet of box storage space containing 575 pallets. The facility is equipped with five dock-high doors and multiple bay doors to streamline logistics and operations. Complementing the storage spaces are two office buildings, two additional warehouses, a dedicated warehouse housing ammonia-based cooling equipment, a 2-bay truck shop, and a separate security building. Strategically positioned, the property offers close access to the Texas Pacifico Railroad, enhancing distribution efficiency. The office spaces feature seven private offices, a boardroom, a common cubicle area, two break rooms, two locker rooms, multiple storage areas, and restrooms. The property is powered by reliable 3-phase electricity, supporting a variety of industrial operations. San Angelo Regional Airport (“SJT”) is served by American Airlines and Sun Country Airlines, offering multiple daily flights, providing convenient air travel options for business operations. This exceptional property combines expansive storage solutions with strategic logistical advantages, making it an ideal investment for businesses seeking a robust operational base in San Angelo.



# About the Property



## PROPERTY SUMMARY

Address	1809 N Bell Street, San Angelo, TX 76903
Land Acres	16.02±
Building Size	54,000± SF, incl. 23,000± SF of cold storage
Year Built	1965
Occupancy	Vacant
Clear Height	up to 27'
Dock-High Doors	5
Office Finish	3,400± SF
Yard	Partially fenced, backs to Rail Access

## CONSTRUCTION

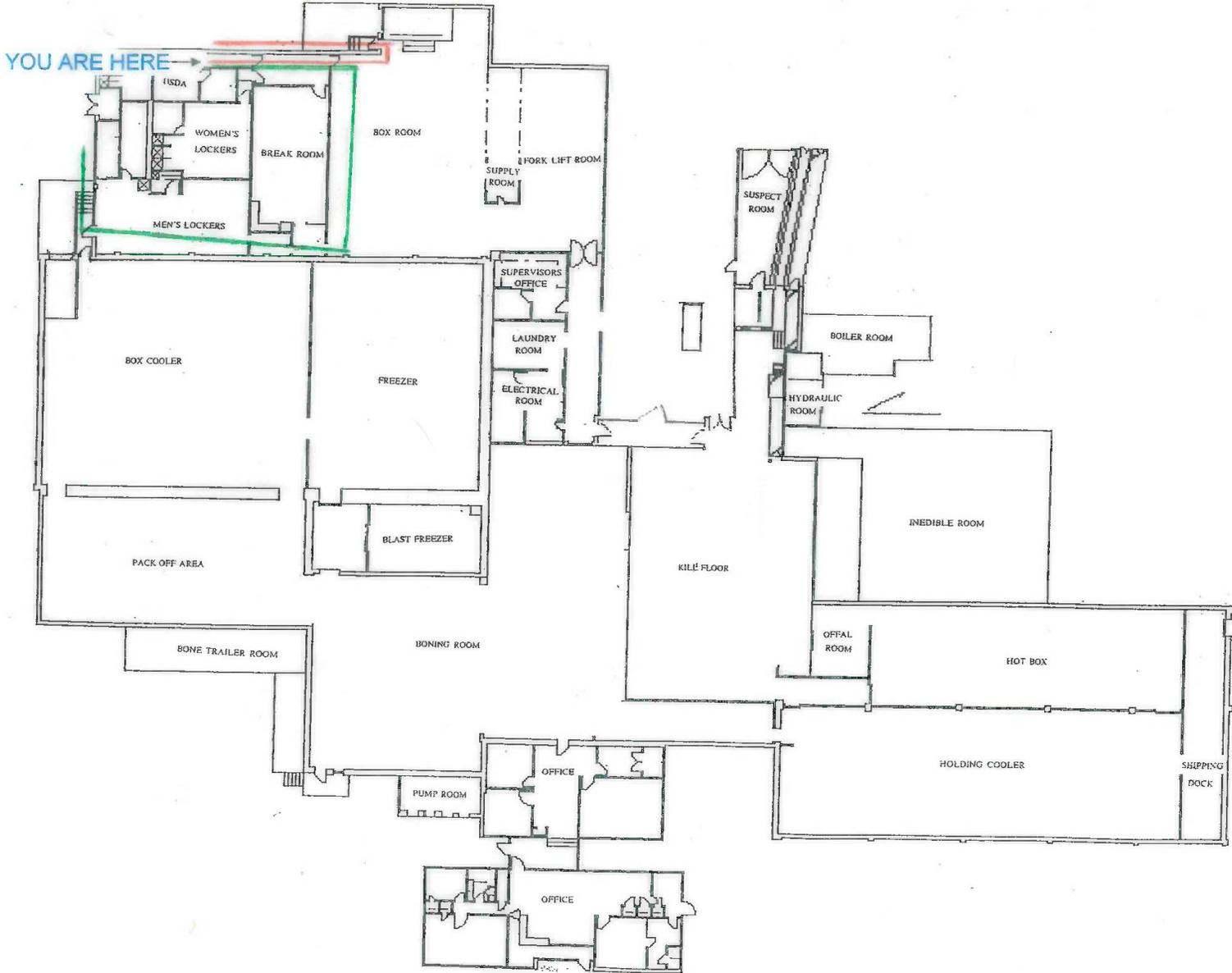
Exterior Walls	Cement Block, Stucco
Roof Type	Unknown / Various

## MECHANICAL

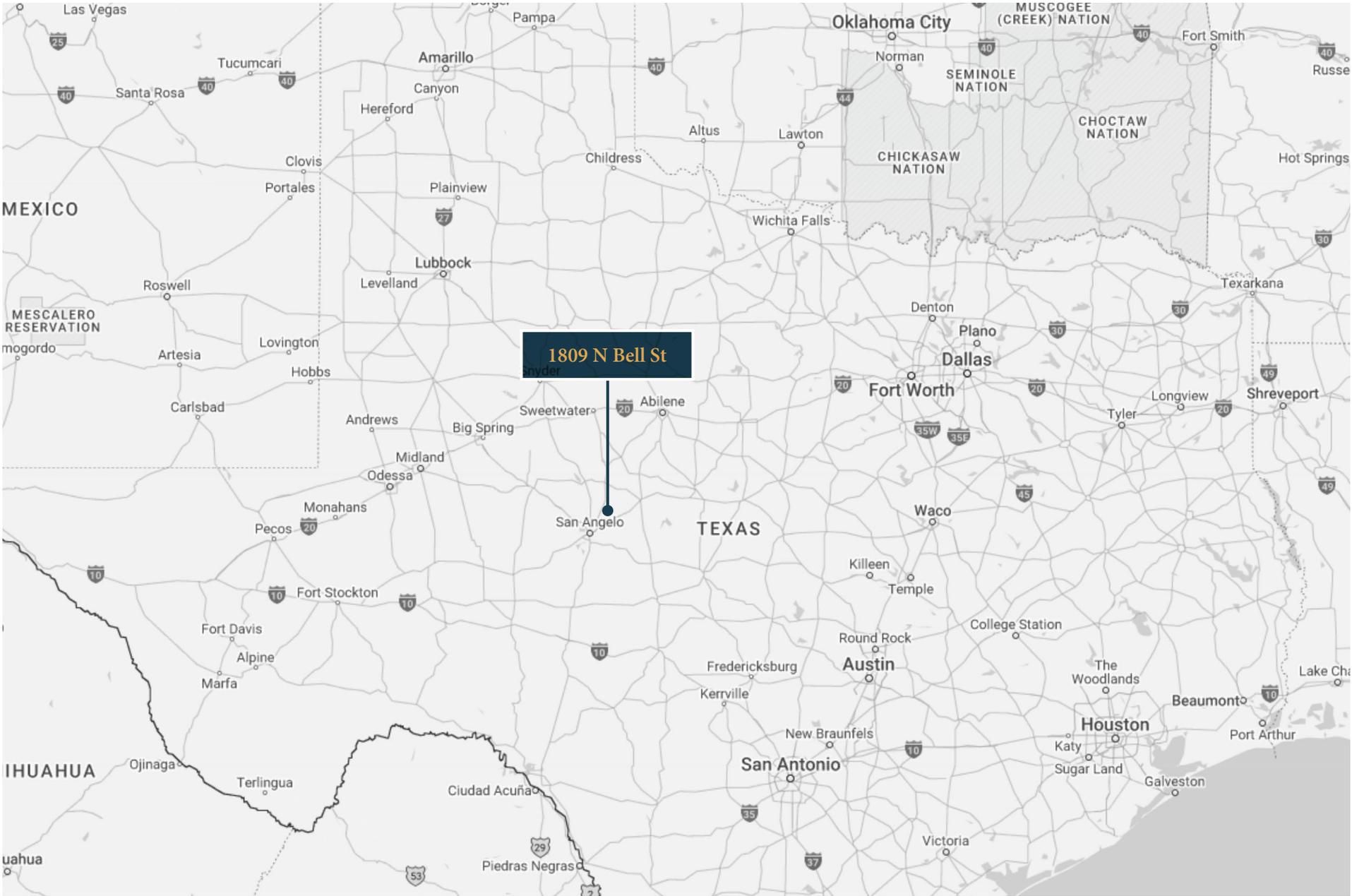
Power	3-Phase
-------	---------



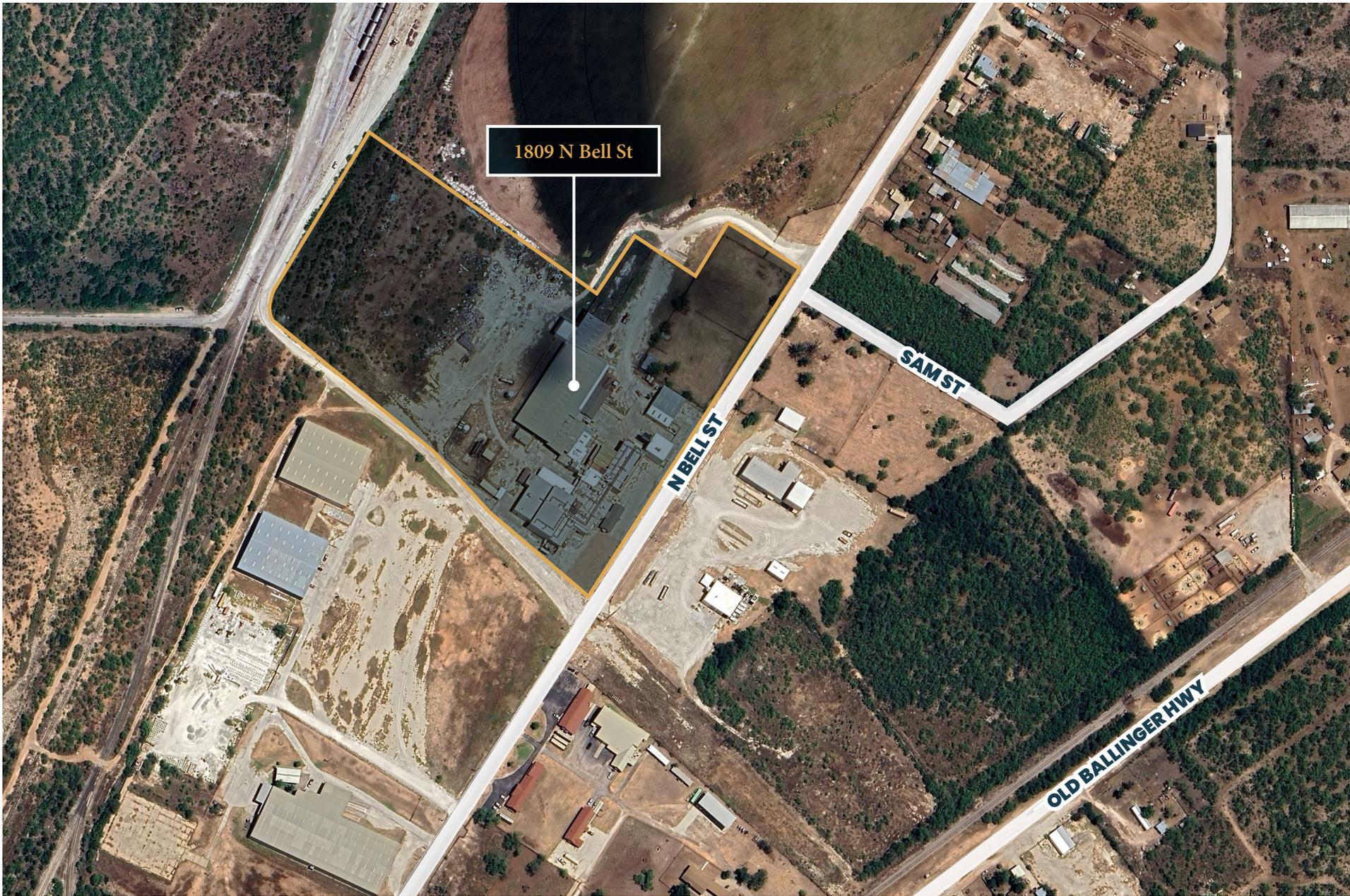
# Floor Plan



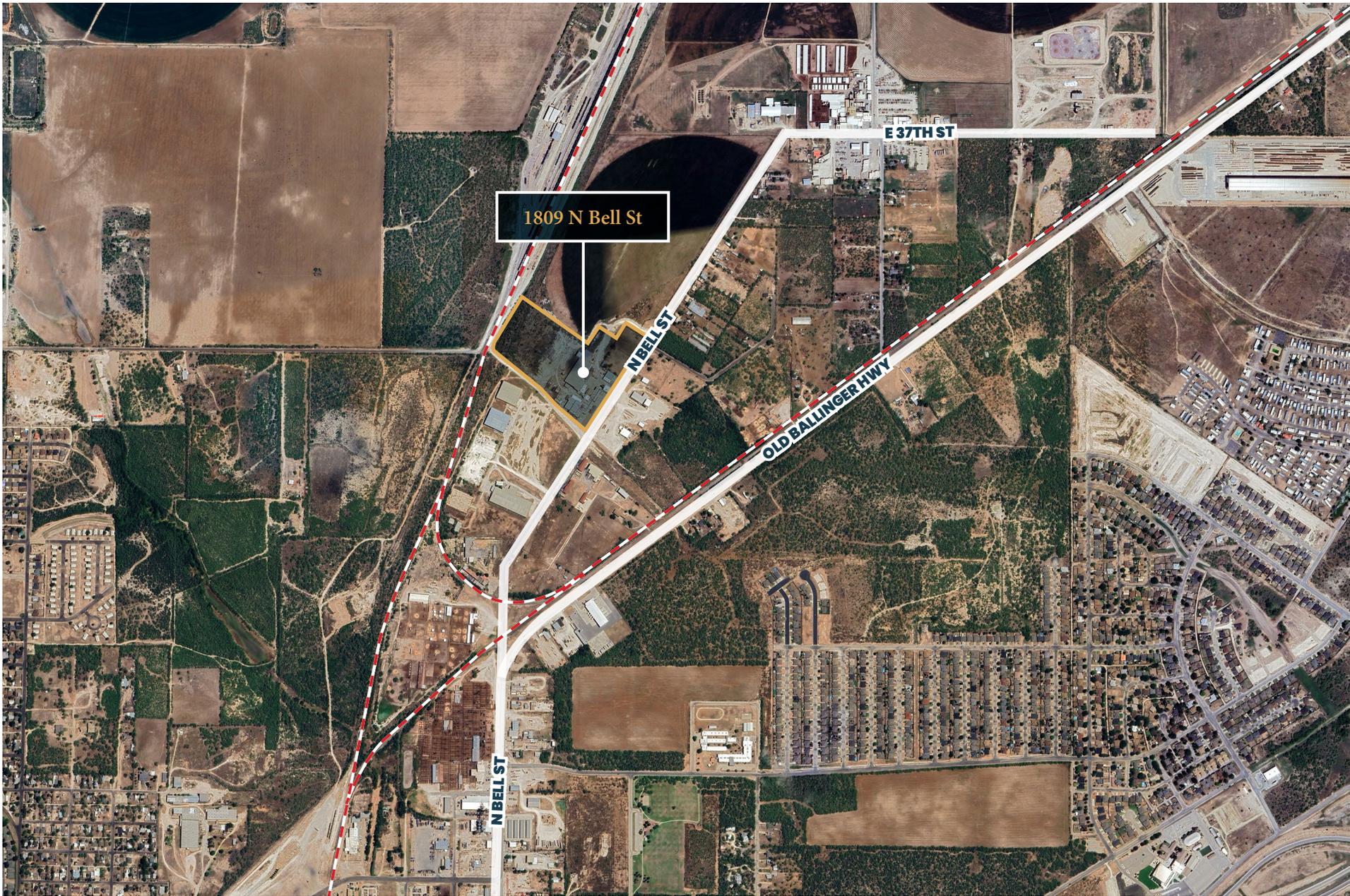
# Location Map



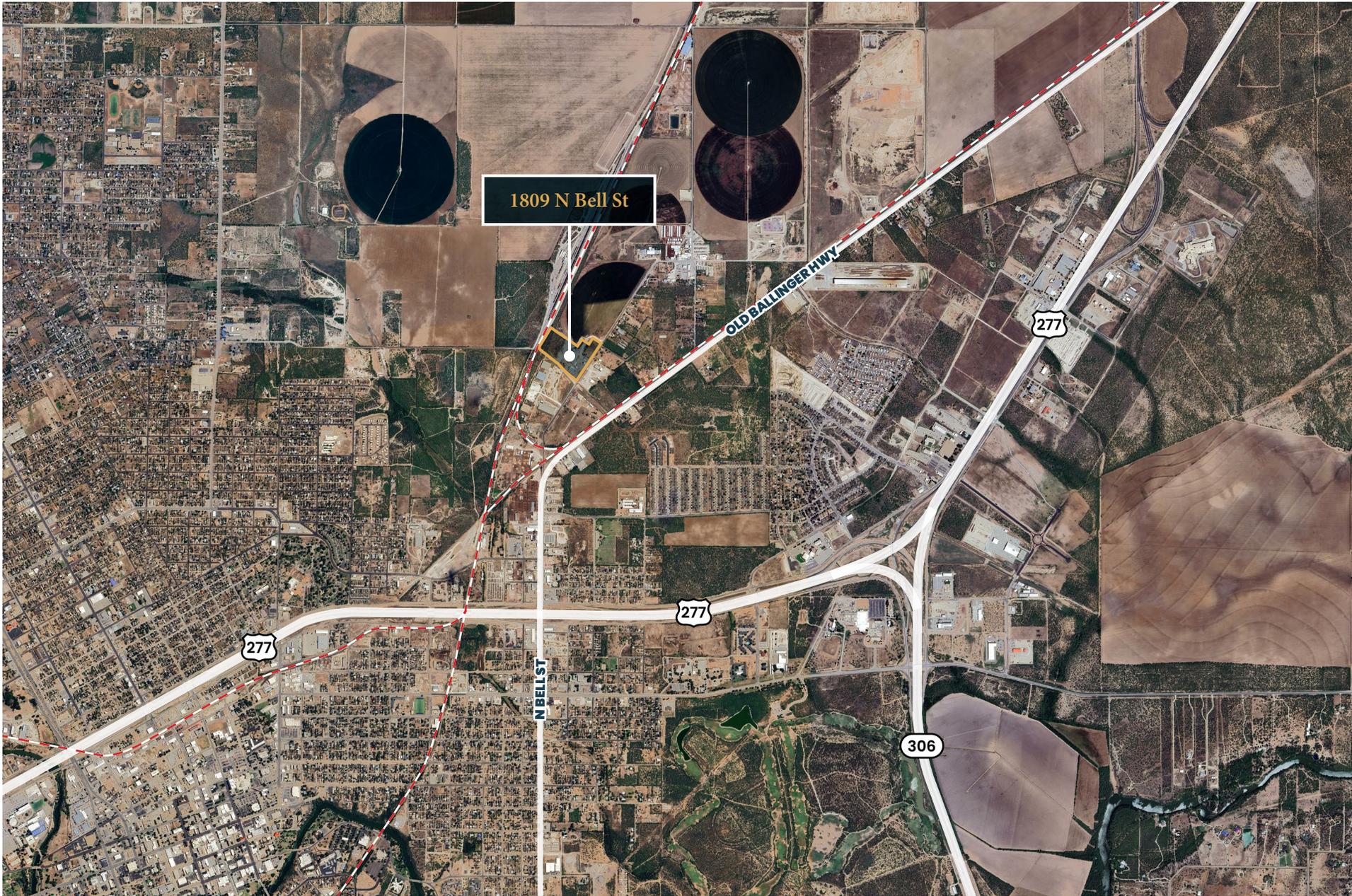
# Location Map



# Location Map



# Location Map



# Nearby Industrial



# Aerial Photos



 [Click Here for Additional Photos](#)



# Exterior Photos



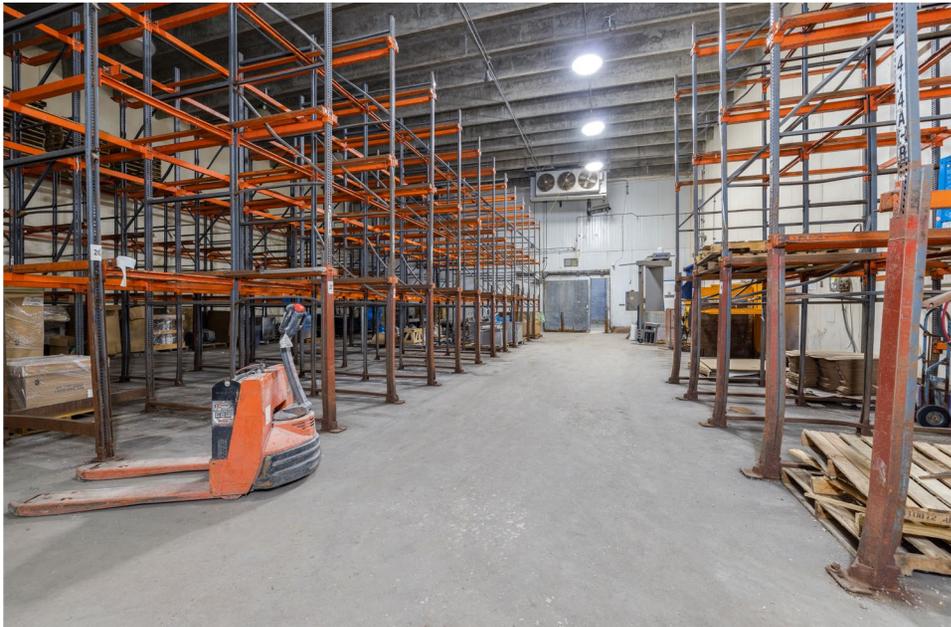
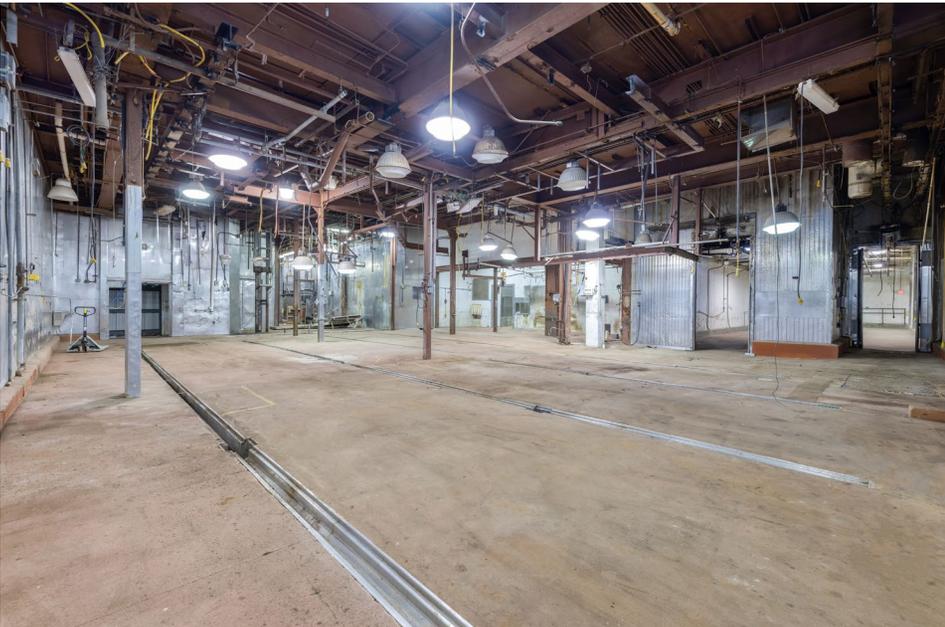
 [Click Here for Additional Photos](#)



# Warehouse Space Photos



 [Click Here for Additional Photos](#)



# Office Space Photos



 [Click Here for Additional Photos](#)



# Other Photos



 [Click Here for Additional Photos](#)



# About San Angelo



*San Angelo, Texas*, is a vibrant city located in the central-western part of the state, known for its rich history, cultural heritage, and beautiful natural surroundings. Founded in 1867, it has grown into a thriving community with a mix of small-town charm and modern amenities. The city is situated along the Concho River and offers a variety of outdoor activities, including hiking, fishing, and boating at places like Lake Nasworthy and the Concho River Walk. San Angelo also has a strong connection to its agricultural roots, particularly in livestock and cotton production, and is home to Goodfellow Air Force Base, which plays a significant role in the local economy.



Culturally, San Angelo is a hub for art and history, with attractions like the San Angelo Museum of Fine Arts, the Grace Museum, and the Concho Valley Historical Museum. The city hosts the annual San Angelo Stock Show and Rodeo, celebrating its ranching traditions. With a warm semi-arid climate and an easygoing pace of life, San Angelo offers a low cost of living and a friendly, close-knit community. It's an ideal location for those seeking a quieter lifestyle with a rich cultural experience and plenty of outdoor recreation options.



# Disclaimer



All materials and information received or derived from KW Commercial its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither KW Commercial its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. KW Commercial will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

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. KW Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. KW Commercial 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 KW Commercial in compliance with all applicable fair housing and equal opportunity laws.



# 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.

Keller Williams - Heritage	434367	broker@mykwsa.com	210.493.3030
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Garret Brandt	742614	broker@mykwsa.com	210.493.3030
Designated Broker of Firm	License No.	Email	Phone
Garret Brandt	742614	broker@mykwsa.com	210.493.3030
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Eric Schaffner	683331	eric.schaffner@kw.com	210.870.8860
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

*1809 N Bell Street,*

San Angelo, TX 76903

---

**ERIC SCHAFFNER**

Managing Director – KW Commercial

Email: [Eric.Schaffner@kw.com](mailto:Eric.Schaffner@kw.com)

Mobile: 210.870.8860

