

Reduced Rate

1,368 SF Office For Lease



Heidgen House

121 Starr St. San Antonio, TX 78202

Offered by:
Henry P. Drought

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Benefits

Property Highlights

Address	121 Starr St, San Antonio, TX 78202
Location	Starr St & E Houston St
Property Details	1,368 Total Bldg. SF 0.1059 Acres
Legal Description	NCB 866 BLK 50 LOT W IRR 70.44 FT OF A2
Zoning	DHE
Bldg. Class	B
Year Built	1890
No. of Floors	2

Property Description

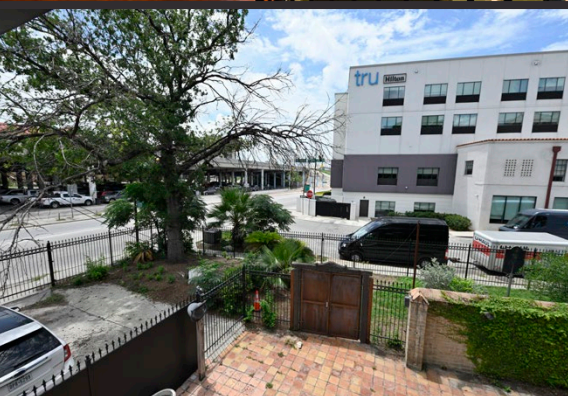
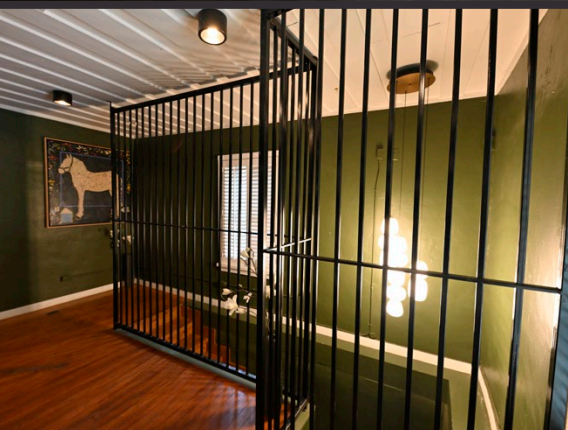
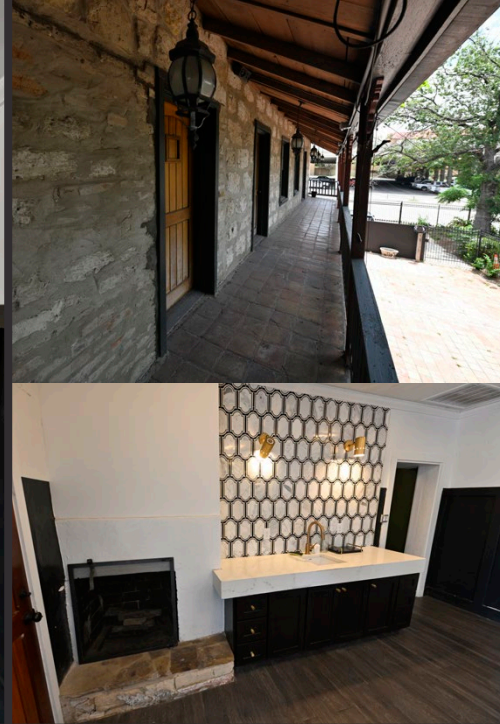
The Johann & Anna Heidgen House was built in 1890 and has been thoughtfully renovated. The attractive limestone and caliche structure is freshly painted and ready for immediate occupancy for a business owner or live/work opportunity with the addition of a kitchen. The property has been attractively landscaped. Guests enter the building through a private walled large courtyard. There is a secured parking pad with room for 3 to 4 vehicles behind an electric gate as well as additional parking on the street.

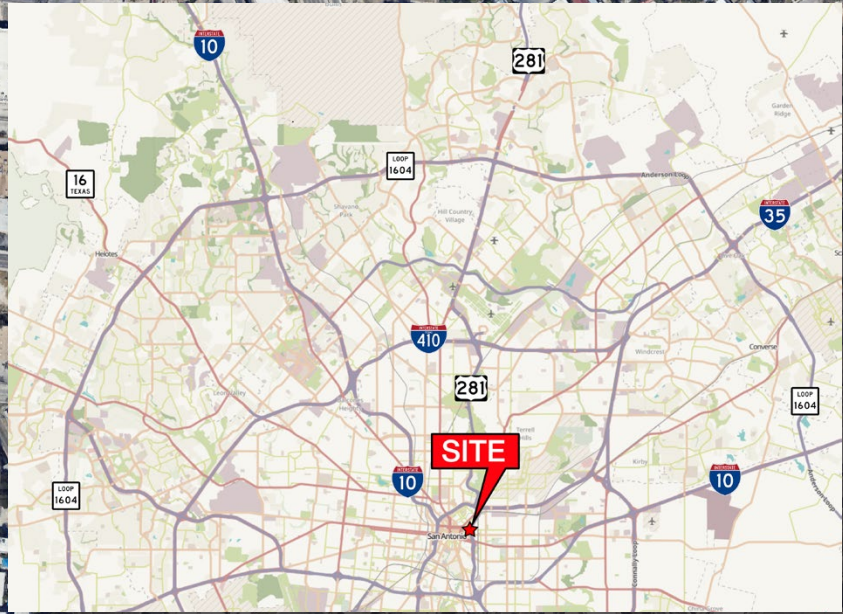
Comments

- Minutes from the Federal and the Bexar County Courthouse
- Three blocks northeast of the Alamo
- Unique office space in a beautifully preserved historic building
- Renovated interior
- Fully landscaped
- Great presence, image and exterior architecture
- Ideal for a wide variety of commercial uses
- Secured parking pad with room for 3+ vehicles behind an electric gate
- Additional parking along the street
- Classified as a “Historic Exceptional Landmark”

REOC San Antonio believes this information to be accurate but makes no representations or warranties as to the accuracy of this information.







San Antonio
Museum of Art

INTERSTATE
35

Camden St

Dallas St

Augusta St

N St Mary's St

Avenue B

Broadway

INTERSTATE
37

Navarro St

Central
Library

Thompson
Hotel

Tobin
Center

Future
Missions'
Stadium

UTSA
SOUTHWEST
SCHOOL OF ART

Artpace

Convent St

E Martin St

E Pecan St

Travis
Park

E Travis St

E Houston St

SITE

W Martin St

N Santa Rosa St

W Travis St

Frost
Bank

W Houston St

Milam
Park

Historic
Market
Square

W Commerce St

Dolorosa St

San Fernando
Cathedral

Bexar County
Courthouse

W Nueva St

Briscoe Art
Museum

The
Alamo

The
Monarch
Hotel

La Villita

Lila Cockrell
Theatre

UTSA
Downtown
Campus

Aerial & Location Map

Availability & Rates

Available	1,368 SF
Lease Rate	\$19.00/SF/Yr + NNN
Triple Net	Contact broker
Lease Term	Three (3) years to five (5) years
First Month’s Rental	Due upon execution of lease document by Tenant
Deposit	Equal to one (1) month’s Base Rental (typical)
Financial Information	Required prior to submission of lease document by Landlord
Disclosure	A copy of the attached Real Estate Agency Disclosure Form should be signed by the appropriate individual and returned to Seller’s representative

Actual Base Rental under any proposed lease is a function of the relationship of expense and income characteristics, the credit worthiness of tenant, condition of space leased, term of lease and other factors deemed important by the Landlord. This Quote Sheet does not constitute an offer. Neither this document nor any oral discussions between the parties is intended to be a legally binding agreement, but merely expresses terms and conditions upon which the Landlord may be willing to enter into an agreement. This Quote Sheet is subject to modification, prior leasing or withdrawal without notice and neither party hereto shall be bound until definitive written agreements are executed by and delivered to all parties to the transaction. The information provided herein is deemed reliable, however, no warranties or representations as to the accuracy are intended, whether expressed or implied.

Lease Contact



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Demographics: 1-mile

Summary	Census 2010	Census 2020	2025	2030
Population	9,147	10,738	12,434	14,812
Households	3,886	5,705	7,138	9,013
Families	1,500	1,998	2,189	2,585
Average Household Size	2.00	1.72	1.60	1.53
Owner Occupied Housing Units	980	1,298	1,366	1,482
Renter Occupied Housing Units	2,906	4,407	5,772	7,530
Median Age	38.3	37.9	39.2	40.7
Median Household Income		\$64,483	\$71,534	
Average Household Income		\$88,128	\$94,983	
Per Capita Income		\$50,842	\$57,674	

Population by Age	Census 2010		Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	550	6.0%	348	3.2%	385	3.1%	443	3.0%
5 - 9	468	5.1%	328	3.1%	349	2.8%	386	2.6%
10 - 14	449	4.9%	367	3.4%	363	2.9%	404	2.7%
15 - 19	400	4.4%	392	3.7%	428	3.4%	481	3.2%
20 - 24	683	7.5%	761	7.1%	805	6.5%	966	6.5%
25 - 34	1,603	17.5%	2,628	24.5%	2,838	22.8%	3,061	20.7%
35 - 44	1,263	13.8%	1,647	15.3%	2,217	17.8%	2,747	18.5%
45 - 54	1,389	15.2%	1,384	12.9%	1,497	12.0%	1,884	12.7%
55 - 64	1,080	11.8%	1,389	12.9%	1,488	12.0%	1,567	10.6%
65 - 74	666	7.3%	932	8.7%	1,251	10.1%	1,626	11.0%
75 - 84	437	4.8%	433	4.0%	640	5.1%	960	6.5%
85+	158	1.7%	128	1.2%	174	1.4%	287	1.9%

Race and Ethnicity	Census 2010		Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	5,948	65.0%	5,269	49.1%	6,037	48.6%	7,037	47.5%
Black Alone	1,131	12.4%	904	8.4%	1,025	8.2%	1,144	7.7%
American Indian Alone	142	1.6%	153	1.4%	185	1.5%	219	1.5%
Asian Alone	113	1.2%	327	3.0%	426	3.4%	548	3.7%
Pacific Islander Alone	9	0.1%	10	0.1%	12	0.1%	17	0.1%
Some Other Race Alone	1,479	16.2%	1,627	15.2%	1,876	15.1%	2,301	15.5%
Two or More Races	326	3.6%	2,448	22.8%	2,872	23.1%	3,547	23.9%
Hispanic Origin (Any Race)	6,060	66.3%	5,759	53.6%	6,689	53.8%	8,195	55.3%

Trends: 2025-2030 Annual Rate	Area	State	National
Population	3.56%	1.10%	0.42%
Households	4.78%	1.41%	0.64%
Families	3.38%	1.31%	0.54%
Owner HHs	1.64%	1.80%	0.91%
Median Household Income	2.10%	2.27%	2.53%

Source: U.S. Census, Esri

Demographics: 3-mile

Summary	Census 2010	Census 2020	2025	2030
Population	127,809	122,917	122,966	124,776
Households	43,834	46,884	49,964	52,746
Families	25,982	25,855	25,632	26,010
Average Household Size	2.66	2.41	2.24	2.16
Owner Occupied Housing Units	20,031	20,097	20,786	21,743
Renter Occupied Housing Units	23,803	26,787	29,178	31,003
Median Age	33.3	35.9	37.0	38.2
Median Household Income		\$50,487	\$57,352	
Average Household Income		\$74,954	\$81,597	
Per Capita Income		\$30,967	\$34,984	

Population by Age	Census 2010		Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	9,975	7.8%	6,609	5.4%	6,315	5.1%	6,222	5.0%
5 - 9	8,772	6.9%	6,871	5.6%	6,459	5.3%	6,029	4.8%
10 - 14	8,111	6.3%	7,222	5.9%	6,468	5.3%	6,277	5.0%
15 - 19	10,077	7.9%	8,806	7.2%	8,655	7.0%	8,196	6.6%
20 - 24	11,501	9.0%	9,814	8.0%	10,317	8.4%	10,418	8.3%
25 - 34	18,454	14.4%	20,608	16.8%	19,545	15.9%	19,116	15.3%
35 - 44	16,027	12.5%	15,937	13.0%	17,328	14.1%	18,076	14.5%
45 - 54	17,051	13.3%	14,283	11.6%	13,635	11.1%	14,503	11.6%
55 - 64	13,208	10.3%	15,057	12.2%	13,864	11.3%	12,814	10.3%
65 - 74	7,416	5.8%	10,696	8.7%	12,023	9.8%	12,840	10.3%
75 - 84	4,947	3.9%	4,794	3.9%	6,165	5.0%	7,661	6.1%
85+	2,269	1.8%	2,219	1.8%	2,192	1.8%	2,626	2.1%

Race and Ethnicity	Census 2010		Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	86,748	67.9%	51,579	42.0%	50,633	41.2%	50,390	40.4%
Black Alone	11,363	8.9%	9,302	7.6%	9,318	7.6%	9,130	7.3%
American Indian Alone	1,625	1.3%	1,934	1.6%	1,977	1.6%	1,978	1.6%
Asian Alone	867	0.7%	1,471	1.2%	1,649	1.3%	1,826	1.5%
Pacific Islander Alone	60	0.0%	104	0.1%	110	0.1%	114	0.1%
Some Other Race Alone	23,097	18.1%	26,460	21.5%	26,720	21.7%	27,636	22.1%
Two or More Races	4,048	3.2%	32,068	26.1%	32,558	26.5%	33,701	27.0%
Hispanic Origin (Any Race)	98,065	76.7%	88,244	71.8%	88,892	72.3%	91,780	73.6%

Trends: 2025-2030 Annual Rate	Area	State	National
Population	0.29%	1.10%	0.42%
Households	1.09%	1.41%	0.64%
Families	0.29%	1.31%	0.54%
Owner HHs	0.90%	1.80%	0.91%
Median Household Income	2.58%	2.27%	2.53%

Source: U.S. Census, Esri

May 27, 2026

Demographics: 5-mile

Summary	Census 2010	Census 2020	2025	2030
Population	347,182	336,626	327,973	323,983
Households	117,332	121,497	124,848	127,186
Families	77,057	75,967	73,763	73,224
Average Household Size	2.82	2.65	2.50	2.42
Owner Occupied Housing Units	63,234	62,073	63,340	65,058
Renter Occupied Housing Units	54,097	59,424	61,508	62,128
Median Age	33.6	36.3	37.2	38.3
Median Household Income		\$51,041	\$57,055	
Average Household Income		\$79,370	\$85,947	
Per Capita Income		\$30,693	\$34,232	

Population by Age	Census 2010		Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	27,357	7.9%	19,932	5.9%	18,888	5.8%	18,301	5.6%
5 - 9	25,755	7.4%	21,724	6.5%	19,544	6.0%	18,025	5.6%
10 - 14	24,397	7.0%	22,919	6.8%	20,114	6.1%	18,584	5.7%
15 - 19	27,602	8.0%	25,176	7.5%	24,122	7.4%	22,105	6.8%
20 - 24	27,933	8.0%	24,500	7.3%	25,058	7.6%	24,649	7.6%
25 - 34	46,649	13.4%	48,380	14.4%	46,670	14.2%	45,420	14.0%
35 - 44	42,483	12.2%	41,441	12.3%	42,676	13.0%	43,227	13.3%
45 - 54	45,785	13.2%	39,186	11.6%	36,655	11.2%	37,393	11.5%
55 - 64	36,277	10.4%	41,500	12.3%	37,535	11.4%	33,941	10.5%
65 - 74	21,403	6.2%	30,569	9.1%	33,018	10.1%	34,191	10.6%
75 - 84	15,021	4.3%	14,652	4.4%	17,414	5.3%	21,086	6.5%
85+	6,517	1.9%	6,647	2.0%	6,278	1.9%	7,062	2.2%

Race and Ethnicity	Census 2010		Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	245,668	70.8%	140,342	41.7%	133,687	40.8%	129,654	40.0%
Black Alone	24,348	7.0%	22,375	6.6%	22,375	6.8%	21,822	6.7%
American Indian Alone	3,876	1.1%	5,100	1.5%	5,102	1.6%	4,961	1.5%
Asian Alone	2,004	0.6%	3,280	1.0%	3,531	1.1%	3,753	1.2%
Pacific Islander Alone	209	0.1%	295	0.1%	300	0.1%	304	0.1%
Some Other Race Alone	60,918	17.5%	73,026	21.7%	71,966	21.9%	72,315	22.3%
Two or More Races	10,159	2.9%	92,208	27.4%	91,012	27.7%	91,174	28.1%
Hispanic Origin (Any Race)	269,942	77.8%	253,474	75.3%	248,412	75.7%	248,701	76.8%

Trends: 2025-2030 Annual Rate	Area	State	National
Population	-0.24%	1.10%	0.42%
Households	0.37%	1.41%	0.64%
Families	-0.15%	1.31%	0.54%
Owner HHs	0.54%	1.80%	0.91%
Median Household Income	2.25%	2.27%	2.53%

Source: U.S. Census, Esri

May 27, 2026

San Antonio Market Overview

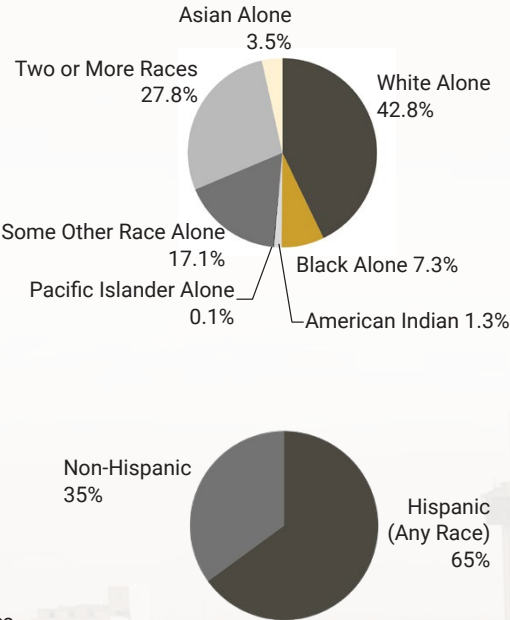
Largest U.S. Cities

- 1
- New York
- 2
- Los Angeles
- 3
- Chicago
- 4
- Houston
- 5
- Phoenix
- 6
- Philadelphia
- 7
- San Antonio
- 8
- San Diego
- 9
- Dallas
- 10
- Jacksonville

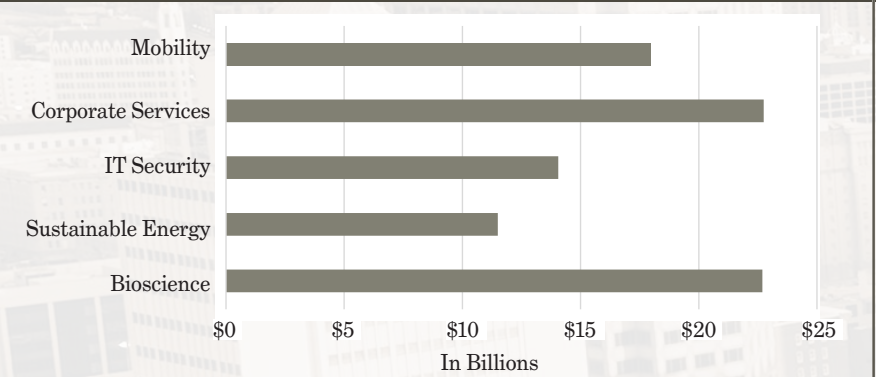


Located in South Central Texas within Bexar County, San Antonio occupies approximately 504 square miles. Situated about 140 miles north of the Gulf of Mexico where the Gulf Coastal Plain and Texas Hill Country meet.

Ethnicity 2025 Forecast

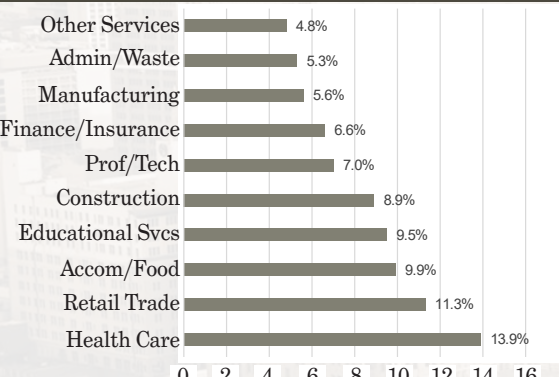


Industry Clusters by GDP



Source: City of San Antonio Open Data Dec. 15, 2025

Labor Force by Industry (Top Ten)



Source: US Census ACS

San Antonio-New Braunfels Metro Area

	Population	Median Age	Total Households	Avg. Household Income	Median Household Income	Per Capita Income
2020 Census	1,434,395	34.9	538,191	—	—	—
2025 Estimate	1,450,229	35.9	566,012	\$88,746	\$65,316	\$34,767
2030 Projection	1,472,091	37.1	588,682	\$96,616	\$71,692	\$38,765

Sources: U.S. Census Bureau 2020, ESRI forecasts for 2025 & 2030



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:
 - 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.

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.

REOC General Partner, LLC	493853	alyles@reocsanantonio.com	210-524-4000
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
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Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
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Henry Patrick Drought IV	644414	hdrought@reocsanantonio.com	210-889-0976
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

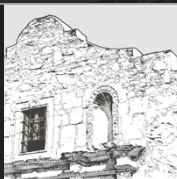
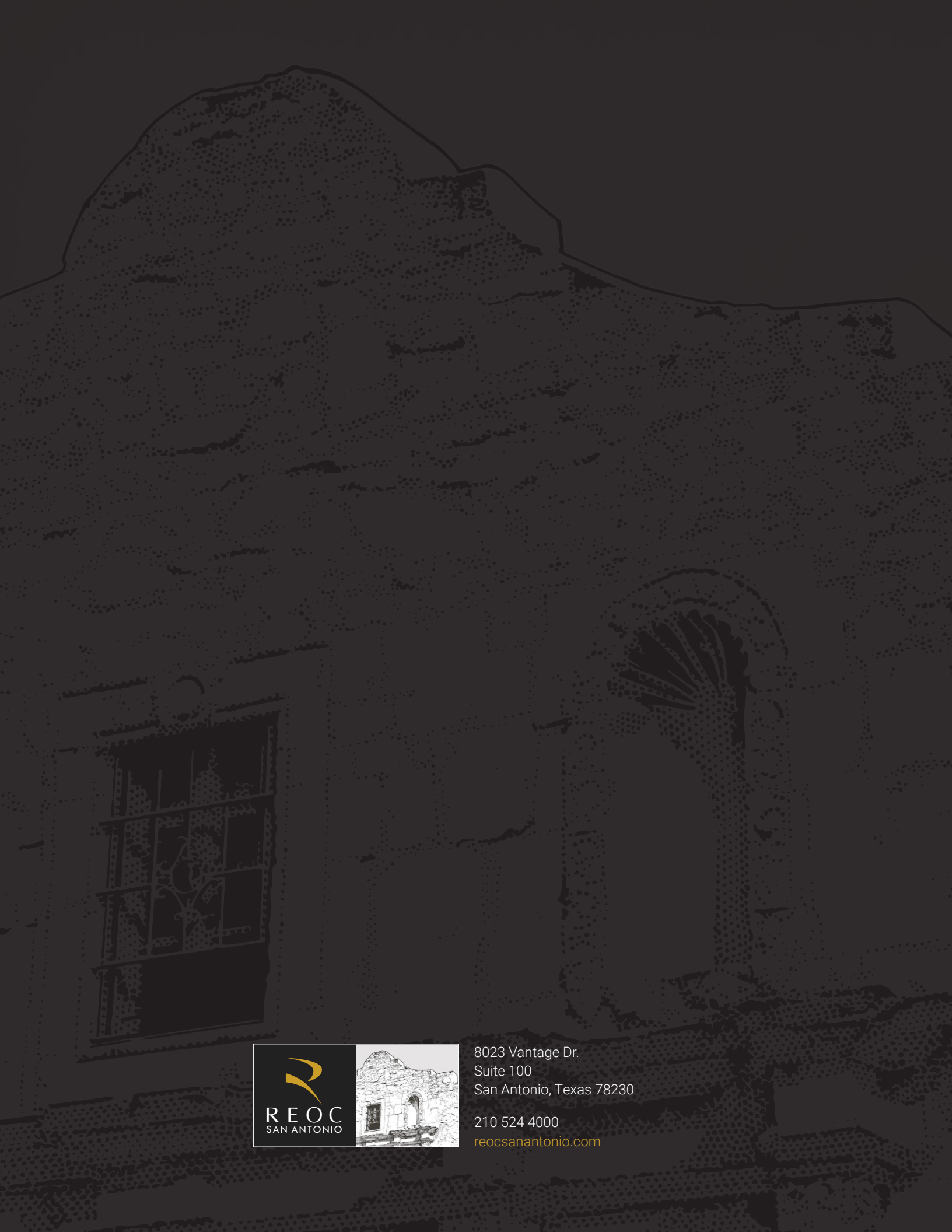
Date

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Regulated by the Texas Real Estate Commission

Phone 210 524 4000 Fax 210 524 4029

Information available at www.trec.texas.gov IABS 1-2



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