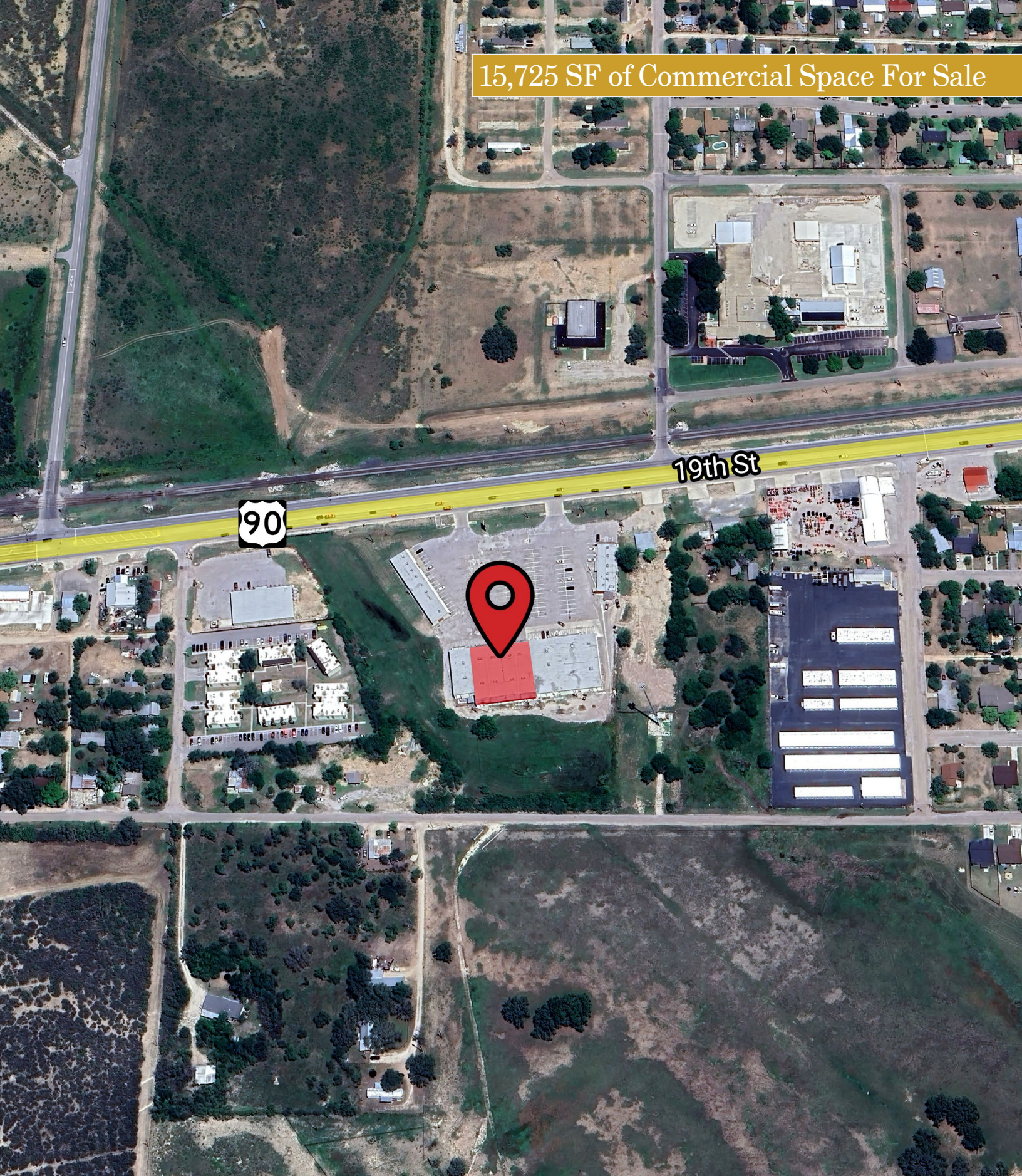


15,725 SF of Commercial Space For Sale



2511 19th St.
Hondo, TX 78861

Offered by:
Andrew J. Lyles
Henry P. Drought

Benefits

Address	2511 19th St, Hondo TX 78861
Location	Main St / US Hwy 90
Size	0.59 Acres 15,725 SF Building Size
Price	\$650,000 (\$41.34 PSF)
Legal Description	TEXAS DIVERSIFIED BLOCK 1 LOT 3 PART OF
Zoning	Commercial
Bldg. Class	C
Year Built	1978
Road Frontage	129 ft on Main Street / Hwy 90

Description

Unique opportunity to own 15,725 SF of commercial space in Hondo, TX. Fit for a wide variety of commercial uses and ideal for big box retailers looking to expand in fast growing markets. This space has an open layout complete with a kitchenette, 2 bathrooms, office space and loading dock in rear. With ample parking, immediate HWY 90 access and credit neighboring tenants, this property is a untapped value-ad potential.

Property Highlights

- Excellent visibility
- Quick access to Hwy 90 / Main St
- Located off of Main St
- Pylon signage available
- Loading dock in rear of building
- Building in good condition and shows very well
- Ideal for a wide variety of commercial uses
- Surrounding businesses include Planet Fitness and local restaurants
- Abundant parking
- 15,725 SF of Retail Space ideal for a variety of commercial uses
- New roof and HVAC system (2021)
- Kitchenette with vent hood

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





173
TEXAS

19th Street

90

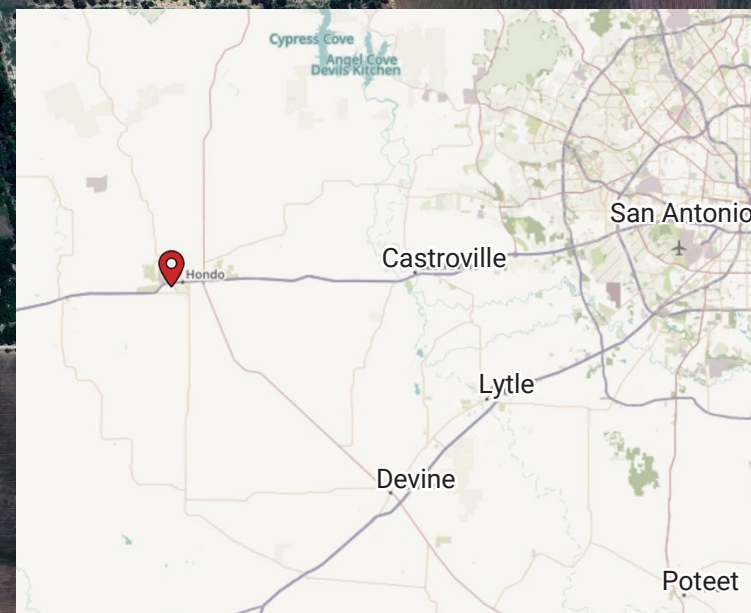
15,968

19th Street

30th St

Avenue U

Avenue E



Aerial Map

Traffic Count Source: TxDOT TPP Statewide Annual Average Daily Traffic Map 2023

Demographics: 1-Mile

Summary	Census 2010		Census 2020		2024		2029	
Population	3,906		3,584		3,464		3,267	
Households	1,295		1,297		1,276		1,214	
Families	942		903		860		804	
Average Household Size	2.57		2.35		2.28		2.23	
Owner Occupied Housing Units	818		778		790		766	
Renter Occupied Housing Units	477		519		486		448	
Median Age	30.8		36.4		36.7		37.2	
Trends: 2024-2029 Annual Rate			Area		State		National	
Population			-1.16%		1.09%		0.38%	
Households			-0.99%		1.36%		0.64%	
Families			-1.34%		1.26%		0.56%	
Owner HHs			-0.62%		1.82%		0.97%	
Median Household Income			1.09%		2.65%		2.95%	
Households by Income					2024		2029	
					Number	Percent	Number	Percent
<\$15,000					144	11.3%	124	10.2%
\$15,000 - \$24,999					83	6.5%	60	4.9%
\$25,000 - \$34,999					137	10.7%	107	8.8%
\$35,000 - \$49,999					134	10.5%	113	9.3%
\$50,000 - \$74,999					448	35.1%	443	36.5%
\$75,000 - \$99,999					103	8.1%	108	8.9%
\$100,000 - \$149,999					143	11.2%	152	12.5%
\$150,000 - \$199,999					66	5.2%	94	7.7%
\$200,000+					18	1.4%	14	1.2%
Median Household Income					\$54,917		\$57,990	
Average Household Income					\$66,790		\$74,724	
Per Capita Income					\$20,716		\$23,593	
Census 2010			Census 2020		2024		2029	
Population by Age	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	273	7.0%	188	5.2%	178	5.1%	170	5.2%
5 - 9	272	7.0%	224	6.2%	192	5.5%	162	5.0%
10 - 14	254	6.5%	211	5.9%	203	5.9%	162	5.0%
15 - 19	337	8.6%	226	6.3%	211	6.1%	193	5.9%
20 - 24	429	11.0%	284	7.9%	300	8.7%	283	8.7%
25 - 34	583	14.9%	595	16.6%	568	16.4%	558	17.1%
35 - 44	471	12.1%	425	11.9%	451	13.0%	441	13.5%
45 - 54	456	11.7%	443	12.4%	395	11.4%	358	11.0%
55 - 64	362	9.3%	418	11.7%	421	12.2%	370	11.3%
65 - 74	243	6.2%	331	9.2%	304	8.8%	311	9.5%
75 - 84	157	4.0%	158	4.4%	175	5.1%	196	6.0%
85+	70	1.8%	82	2.3%	66	1.9%	64	2.0%
Census 2010			Census 2020		2024		2029	
Race and Ethnicity	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	3,188	81.6%	1,894	52.8%	1,755	50.6%	1,589	48.6%
Black Alone	231	5.9%	203	5.7%	224	6.5%	206	6.3%
American Indian Alone	33	0.8%	19	0.5%	21	0.6%	21	0.6%
Asian Alone	102	2.6%	21	0.6%	21	0.6%	19	0.6%
Pacific Islander Alone	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Some Other Race Alone	272	7.0%	704	19.6%	705	20.3%	716	21.9%
Two or More Races	80	2.0%	743	20.7%	739	21.3%	716	21.9%
Hispanic Origin (Any Race)	2,462	63.0%	2,190	61.1%	2,183	63.0%	2,172	66.5%
Data Note: Income is expressed in current dollars.								
Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 decennial Census in 2020 geographies.								

Demographics: 3-Mile

Summary	Census 2010		Census 2020		2024		2029			
Population	9,181		8,702		8,703		8,254			
Households	2,535		2,535		2,484		2,365			
Families	1,836		1,763		1,673		1,565			
Average Household Size	2.85		2.71		2.68		2.62			
Owner Occupied Housing Units	1,663		1,645		1,656		1,599			
Renter Occupied Housing Units	872		890		828		766			
Median Age	31.0		35.5		35.9		36.1			
Trends: 2024-2029 Annual Rate			Area		State		National			
Population			-1.05%		1.09%		0.38%			
Households			-0.98%		1.36%		0.64%			
Families			-1.33%		1.26%		0.56%			
Owner HHs			-0.70%		1.82%		0.97%			
Median Household Income			1.38%		2.65%		2.95%			
Households by Income					2024		2029			
					Number	Percent	Number	Percent		
<\$15,000					235	9.5%	199	8.4%		
\$15,000 - \$24,999					182	7.3%	128	5.4%		
\$25,000 - \$34,999					214	8.6%	167	7.1%		
\$35,000 - \$49,999					356	14.3%	308	13.0%		
\$50,000 - \$74,999					765	30.8%	749	31.7%		
\$75,000 - \$99,999					197	7.9%	202	8.5%		
\$100,000 - \$149,999					336	13.5%	354	15.0%		
\$150,000 - \$199,999					166	6.7%	233	9.9%		
\$200,000+					32	1.3%	27	1.1%		
Median Household Income					\$55,568		\$59,501			
Average Household Income					\$69,842		\$78,792			
Per Capita Income					\$20,280		\$22,967			
Population by Age			Census 2010		Census 2020		2024		2029	
			Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4			572	6.2%	431	5.0%	415	4.8%	393	4.8%
5 - 9			590	6.4%	483	5.6%	452	5.2%	391	4.7%
10 - 14			582	6.3%	487	5.6%	449	5.2%	395	4.8%
15 - 19			802	8.7%	584	6.7%	507	5.8%	438	5.3%
20 - 24			1,087	11.8%	787	9.0%	871	10.0%	794	9.6%
25 - 34			1,400	15.2%	1,521	17.5%	1,550	17.8%	1,586	19.2%
35 - 44			1,114	12.1%	1,042	12.0%	1,136	13.1%	1,103	13.4%
45 - 54			1,071	11.7%	1,008	11.6%	967	11.1%	882	10.7%
55 - 64			849	9.2%	984	11.3%	978	11.2%	859	10.4%
65 - 74			573	6.2%	812	9.3%	765	8.8%	753	9.1%
75 - 84			368	4.0%	396	4.6%	452	5.2%	496	6.0%
85+			171	1.9%	165	1.9%	161	1.8%	164	2.0%
Race and Ethnicity			Census 2010		Census 2020		2024		2029	
			Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone			7,548	82.2%	4,670	53.7%	4,441	51.0%	4,039	48.9%
Black Alone			692	7.5%	638	7.3%	749	8.6%	687	8.3%
American Indian Alone			57	0.6%	46	0.5%	49	0.6%	48	0.6%
Asian Alone			135	1.5%	49	0.6%	49	0.6%	45	0.5%
Pacific Islander Alone			1	0.0%	2	0.0%	2	0.0%	2	0.0%
Some Other Race Alone			591	6.4%	1,709	19.6%	1,795	20.6%	1,851	22.4%
Two or More Races			157	1.7%	1,588	18.2%	1,618	18.6%	1,582	19.2%
Hispanic Origin (Any Race)			5,446	59.3%	5,026	57.8%	5,185	59.6%	5,226	63.3%
Data Note: Income is expressed in current dollars.										
Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 decennial Census in 2020 geographies.										

Demographics: 5-Mile

Summary	Census 2010		Census 2020		2024		2029			
Population	9,773		9,295		9,303		8,848			
Households	2,747		2,748		2,708		2,590			
Families	1,999		1,919		1,832		1,722			
Average Household Size	2.83		2.71		2.67		2.62			
Owner Occupied Housing Units	1,841		1,824		1,847		1,792			
Renter Occupied Housing Units	907		924		861		798			
Median Age	31.8		36.2		36.5		36.7			
Trends: 2024-2029 Annual Rate			Area		State		National			
Population			-1.00%		1.09%		0.38%			
Households			-0.89%		1.36%		0.64%			
Families			-1.23%		1.26%		0.56%			
Owner HHs			-0.60%		1.82%		0.97%			
Median Household Income			1.43%		2.65%		2.95%			
Households by Income					2024		2029			
					Number	Percent	Number	Percent		
<\$15,000					243	9.0%	206	8.0%		
\$15,000 - \$24,999					197	7.3%	138	5.3%		
\$25,000 - \$34,999					225	8.3%	176	6.8%		
\$35,000 - \$49,999					373	13.8%	323	12.5%		
\$50,000 - \$74,999					832	30.7%	813	31.4%		
\$75,000 - \$99,999					220	8.1%	226	8.7%		
\$100,000 - \$149,999					372	13.7%	390	15.1%		
\$150,000 - \$199,999					202	7.5%	276	10.7%		
\$200,000+					45	1.7%	44	1.7%		
Median Household Income					\$56,577		\$60,730			
Average Household Income					\$72,424		\$81,988			
Per Capita Income					\$21,491		\$24,480			
Population by Age			Census 2010		Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent		
0 - 4	601	6.1%	458	4.9%	440	4.7%	418	4.7%		
5 - 9	627	6.4%	511	5.5%	485	5.2%	420	4.7%		
10 - 14	627	6.4%	523	5.6%	481	5.2%	430	4.9%		
15 - 19	843	8.6%	623	6.7%	541	5.8%	467	5.3%		
20 - 24	1,114	11.4%	819	8.8%	905	9.7%	824	9.3%		
25 - 34	1,453	14.9%	1,573	16.9%	1,605	17.3%	1,651	18.7%		
35 - 44	1,190	12.2%	1,106	11.9%	1,202	12.9%	1,167	13.2%		
45 - 54	1,165	11.9%	1,086	11.7%	1,042	11.2%	950	10.7%		
55 - 64	941	9.6%	1,084	11.7%	1,071	11.5%	942	10.6%		
65 - 74	631	6.5%	899	9.7%	854	9.2%	844	9.5%		
75 - 84	400	4.1%	437	4.7%	503	5.4%	553	6.3%		
85+	182	1.9%	177	1.9%	175	1.9%	181	2.0%		
Race and Ethnicity			Census 2010		Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent		
White Alone	8,079	82.7%	5,112	55.0%	4,877	52.4%	4,458	50.4%		
Black Alone	702	7.2%	646	6.9%	759	8.2%	696	7.9%		
American Indian Alone	59	0.6%	49	0.5%	52	0.6%	52	0.6%		
Asian Alone	136	1.4%	50	0.5%	50	0.5%	46	0.5%		
Pacific Islander Alone	1	0.0%	2	0.0%	2	0.0%	2	0.0%		
Some Other Race Alone	629	6.4%	1,764	19.0%	1,853	19.9%	1,914	21.6%		
Two or More Races	167	1.7%	1,672	18.0%	1,709	18.4%	1,679	19.0%		
Hispanic Origin (Any Race)			5,661	57.9%	5,241	56.4%	5,418	58.2%	5,479	61.9%
Data Note: Income is expressed in current dollars.										
Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 decennial Census in 2020 geographies.										



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. **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.

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.

REOC General Partner, LLC	493853	alyles@reocsanantonio.com	(210) 524-4000
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Andrew J. Lyles	720555	alyles@reocsanantonio.com	(210) 524-1306
Designated Broker of Firm	License No.	Email	Phone
N/A	N/A	N/A	N/A
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Andrew J. Lyles	720555	alyles@reocsanantonio.com	(210) 524-1306
Sales Agent/Associate’s Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date



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2-10-2025



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 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
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REOC General Partner, LLC Licensed Broker /Broker Firm Name or Primary Assumed Business Name	493853 License No.	alyles@reocsanantonio.com Email	(210) 524-4000 Phone
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Andrew J. Lyles Licensed Supervisor of Sales Agent/ Associate	720555 License No.	alyles@reocsanantonio.com Email	(210) 524-1306 Phone
Henry Patrick Drought IV Sales Agent/Associate’s Name	644414 License No.	hdrought@reocsanantonio.com Email	(210) 889-0976 Phone

Buyer/Tenant/Seller/Landlord Initials

Date



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