



EBG
EUREKA BUSINESS GROUP

FOR LEASE

708 E Houston St.

Anna, TX 75409

5,100 SF - 20,400 SF

Contact:

Joseph Gozlan, Managing Principal

joseph@ebgtexas.com · (903) 600-0616

www.EBGTx.com

INDUSTRIAL / FLEX



NO ZONING RESTRICTIONS

PROPERTY OVERVIEW

708 E Houston St, Anna, TX 75409



This modern industrial/flex facility in Anna, TX offers flexible configurations from 5,100 SF to 20,400 SF within a 2019-built concrete tilt-up structure. The building combines HVAC-covered office areas with open warehouse space, features 100% fire suppression coverage, and is available for immediate occupancy. Located in the rapidly expanding Outlying Collin County corridor with proximity to Hwy 121 (20,461 VPD), the property benefits from strong demographic growth and low submarket vacancy.

TOTAL BUILDING

20,400

Square Feet

AVAILABLE FROM

5,100

Square Feet

YEAR BUILT

2019

Concrete Tilt-Up

FIRE SUPPRESSION

100%

Full Building Coverage

KEY DETAILS

Zoning	Outside city limits, no restrictions
Fire Protection	100% coverage fire suppression system
Condition	Great
Availability	Immediate occupancy
Asking Rent	Contact broker

AVAILABLE SPACES

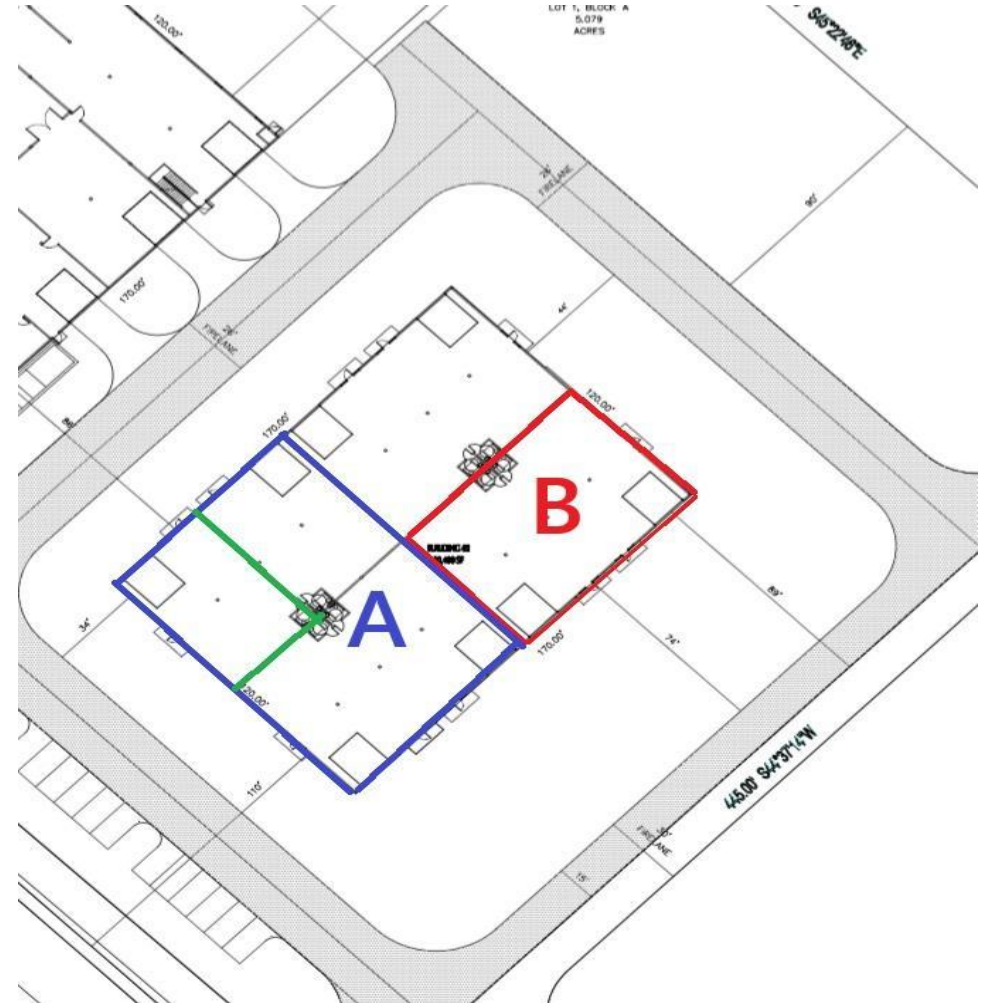
708 E Houston St, Anna, TX 75409

CONFIGURATION	DESCRIPTION	AVAILABILITY
5,100 SF	2,550 SF HVAC-covered office + 2,550 SF open warehouse	Available Immediately
5,100 SF	Open warehouse space (no office component)	Available Immediately
10,200 SF	2,550 SF HVAC-covered office + 7,650 SF open warehouse	Available Immediately
15,300 SF	2,550 SF HVAC-covered office + 12,750 SF open warehouse	Available Immediately
20,400 SF	Entire building (15,300 SF immediately + Suite C with 30-day notice)	30-Day Notice for Full Building

Asking Rent: Contact Broker | All configurations include 100% fire suppression coverage

FLOORPLAN

708 E Houston St, Anna, TX 75409



PROPERTY GALLERY



VIDEO TOUR

Click to Watch
the Video Tour

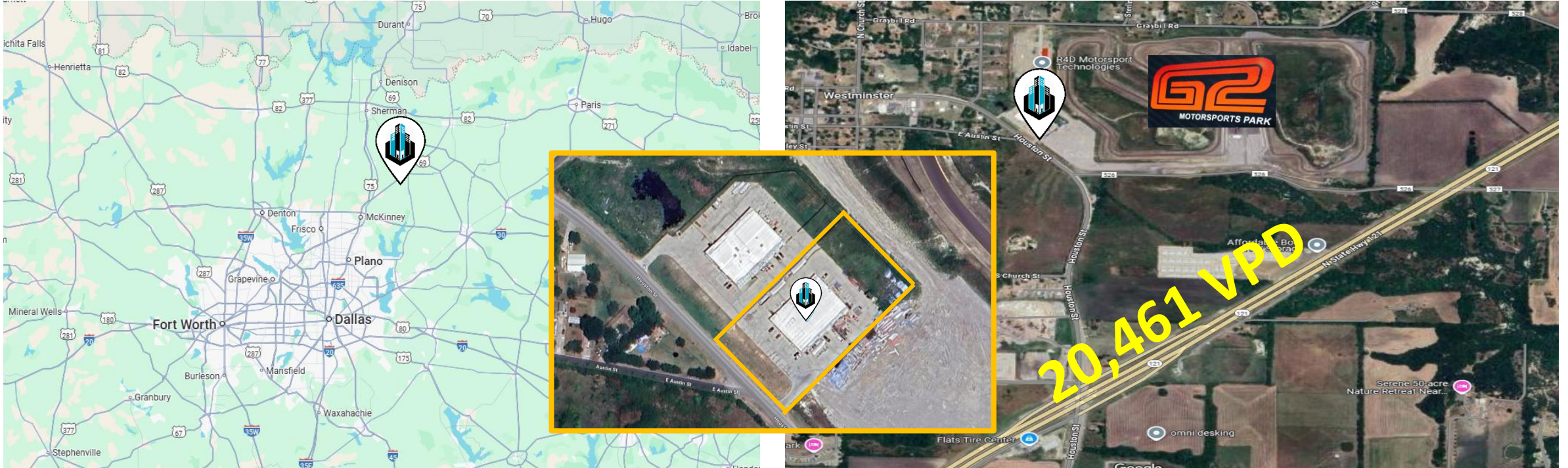
Anna, TX



To Schedule an In-Person Tour Call: (903) 600-0616

LOCATION

708 E Houston St, Anna, TX 75409



20,461

Vehicles Per Day

Hwy 121 (0.7 mi)

Outside city limits with no zoning restrictions

Adjacent to G2 Motorsports Park

Strong growth corridor in North Collin County

Professionally Managed by EBG
Commercial Management

OUTLYING COLLIN COUNTY INDUSTRIAL OVERVIEW

SUBMARKET SUMMARY

The Outlying Collin Cnty industrial submarket covers 2.4 million SF of logistics, flex, and specialized inventory across northeastern Collin County communities along US-380, US-289, and SH-121. Vacancy stands at 9.2% as of Q2 2026, above the five-year average of 4.8%, while the availability rate of 14.7% reflects additional sublease options on the market. At this inventory scale, individual transactions can move submarket metrics meaningfully.

Most of the available space is in the N.W. side of Collin County, specifically in the Celina-Prosper corridor

Asking rents average \$16.23/SF NNN with 2.4% year-over-year growth, a deceleration from the submarket's 6.6% five-year average. Approximately 308,000 SF is currently under construction, with additional projects in the proposal pipeline for delivery over the next two years. YTD net absorption has been modestly negative, indicating tenants hold stronger market leverage than in recent years.

SEGMENT SNAPSHOT

Segment	Vacancy	Asking Rent	YOY Growth
Logistics	8.0%	\$15.18/SF	+2.6%
Specialized	9.2%	\$17.28/SF	+3.1%
Flex	12.9%	\$18.35/SF	+1.7%

9.2%

VACANCY RATE

5-yr avg: 4.8% · 10-yr avg: 6.6%

2.4%

RENT GROWTH (YOY)

DFW market: 2.9% · 5-yr avg: 6.6%

\$16.23

AVG. ASKING RENT

Per SF/yr · NNN basis

\$18.40

AVG. FLEX RENT

Per SF/yr · NNN basis

INVENTORY & SUPPLY

2.4M SF

Total Inventory

182K SF

Delivered (TTM)

308K SF

Under Construction

SUBMARKET CONTEXT

Northern Collin County fringe · US-380, US-289 and SH-121 corridors · Small-bay logistics and flex product · 308K SF under construction

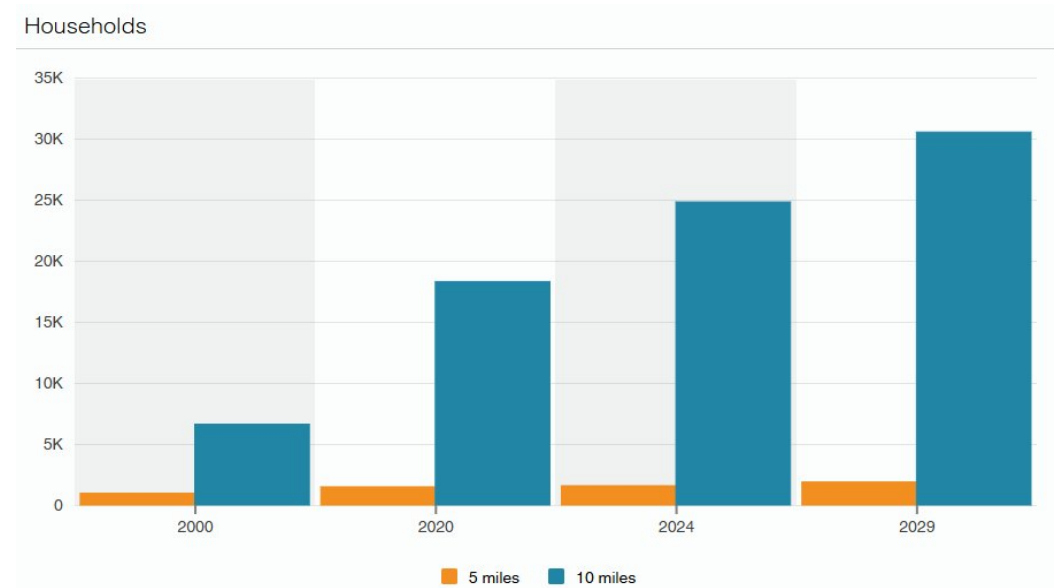
DEMOGRAPHICS

708 E Houston St, Anna, TX 75409

HOUSEHOLD INCOME

	3 MILES	5 MILES	10 MILES
Average HH Income	\$87,678	\$93,880	\$110,606
Median HH Income	\$61,709	\$65,559	\$87,352

HOUSEHOLD GROWTH



GROWTH CORRIDOR HIGHLIGHTS

The Anna-Melissa corridor represents one of the fastest-growing areas in North Texas. The 10-mile radius household count has grown from approximately 6,500 in 2000 to over 25,000 in 2024, with projections exceeding 30,000 by 2029. Average household incomes at the 10-mile radius exceed \$110,000, reflecting the area's appeal to higher-income suburban families. This demographic trajectory supports continued demand for industrial/flex space serving both local and regional distribution needs.

CONTACT INFO & ADVISORY TEAM



JOSEPH GOZLAN
Managing Principal



(903) 600-0616



Joseph@EBGTexas.com



www.EBGTX.com

THE RETAIL NAVIGATOR®

\$85M+

Texas Closed

18+ YRS

DFW Market

B.Sc.

Information Systems
Engineering

Eureka Business Group · 1400 N. Coit Rd. Suite 602, McKinney, TX 75071 · TREC License #593483-B

EUREKA BUSINESS GROUP

DFW Retail, Land & Net Lease Investment Advisory

Active Investor, Not Just a Broker

The principals of Eureka Business Group are experienced commercial real estate investors with assets in the DFW market. We bring investor-operator perspective to every transaction.

1031 Exchange & Net Lease Capability

Dedicated 1031 buyer outreach through QI networks. Buyer relationships spanning institutional funds to private HNW investors in the \$3M to \$25M band.

Hyperlocal DFW Expertise

18+ years of ground-level DFW real estate experience. Based in McKinney, we understand the local Dallas – Fort Worth market dynamics that national brokerages cannot replicate.

EBG Commercial Management

Eureka Business Group has a commercial property management division operating in the DFW Metroplex, managing properties across different asset classes such as retail, industrial, office, etc.

LEGAL DISCLAIMER

All materials and information received or derived from Eureka Business Group 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 business, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the business, projected financial performance of the business for any party's intended use or any and all other matters.

Neither Eureka Business Group its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any 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. Eureka Business Group 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. Eureka Business Group makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Eureka Business Group 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 business.

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 business and whether the business complies with applicable governmental requirements should be discussed by the party with

appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties, businesses and services are marketed by Eureka Business Group in compliance with all applicable fair housing and equal opportunity laws.

INFORMATION ABOUT BROKER SERVICES



NORTH TEXAS COMMERCIAL ASSOCIATION OF REALTORS®

EXHIBIT "C"

11-2-2015

INFORMATION ABOUT BROKERAGE SERVICES

Texas law requires all real estate licensee 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.

Eureka Business Group

Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Joseph Gozlan	593483-B	Joseph@EBGTexas	(903)600-0616
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

©Copyright 2022 NTCAR - (11/2022) -- EXHIBIT "C"

IABS 1-0