

# INFORMATION PACKAGE



**EBG**  
EUREKA BUSINESS GROUP



# FOR LEASE

**708 E Houston St.  
Anna, TX 75409**

**Joseph Gozlan**

P: (903) 600-0616

E: [Joseph@ebgtexas.com](mailto:Joseph@ebgtexas.com)

**5,000SF – 20,000SF  
Industrial/Flex**

# Executive Summary



This modern industrial/Flex building located in Anna, TX presents an exceptional opportunity for businesses seeking high-quality space in one of North Texas's most dynamic growth corridors. Built in 2019 with concrete tilt-up construction, the property offers flexible configurations ranging from 5,000SF to 20,000SF, combining HVAC covered office areas with open warehouse space to accommodate diverse operational needs. The facility features 100% fire suppression coverage, great condition throughout, and immediate availability for occupancy, making it an ideal solution for companies requiring quick deployment in a premium location.

Strategically positioned in the rapidly expanding Dallas-Fort Worth metroplex, the property benefits from the Anna-Melissa area emergence as a key growth area with strong demographics and excellent transportation access. The location enjoys significant traffic with over 20,000 vehicles per day on Hwy121 (0.7 miles from the building), while the surrounding market demonstrates robust fundamentals including low 3.7% vacancy rates and positive rent growth trends. The Outlying Collin County industrial submarket continues to attract businesses seeking modern facilities outside traditional urban centers, offering the advantage of fewer restrictions while maintaining proximity to major metropolitan amenities and transportation networks.

## **Professional Management**

Professional management by [EBG Commercial Management](#) ensures operational efficiency and tenant satisfaction, while the property's flexible space options allow businesses to scale from 5,000 square feet up to the full 20,000 square foot facility as needs evolve. With its combination of modern construction, strategic location, professional oversight, and immediate availability, this facility represents a compelling opportunity for companies looking to establish or expand their operations in one of Texas's most promising industrial markets.



# The Property

708 E Houston St.  
Anna, TX 75409

**Address:** 708 E Houston St. Anna, TX 75409

## Available RBA:

- **5,000SF** combined of 2,500SF of HVAC covered area and 2,500SF of open space (Available immediately)
- **5,000SF** of open space (no office) (Available immediately)
- **10,000SF** combined of 2,500SF of HVAC covered area and 7,500SF of open space (Available immediately)
- **15,000SF** combined of 2,500SF of HVAC covered area and 15,000SF of open space (Available immediately)
- **20,000SF** Entire building. (15,000SF Available immediately + 5,000 of Suite C with 60 days notice)

**Year Built:** 2019

**Construction:** Concrete tilt-up

**Zoning:** Outside city limits, no restrictions

**Condition:** Excellent

**Fire Protection:** 100% coverage fire suppression system!

**Availability:** Immediate

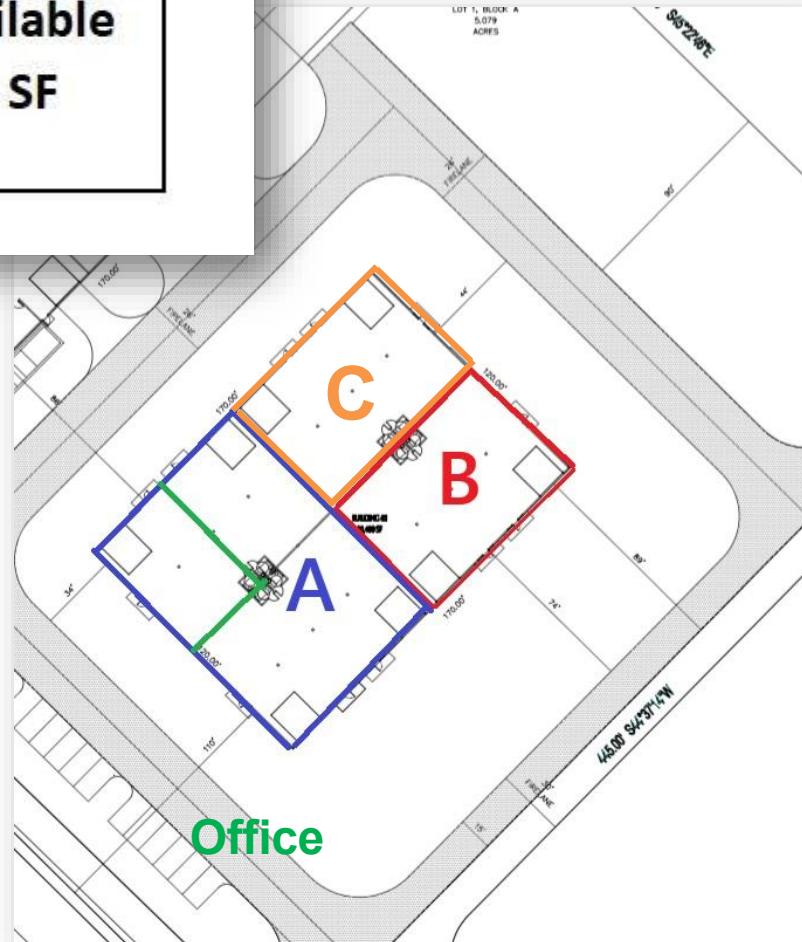
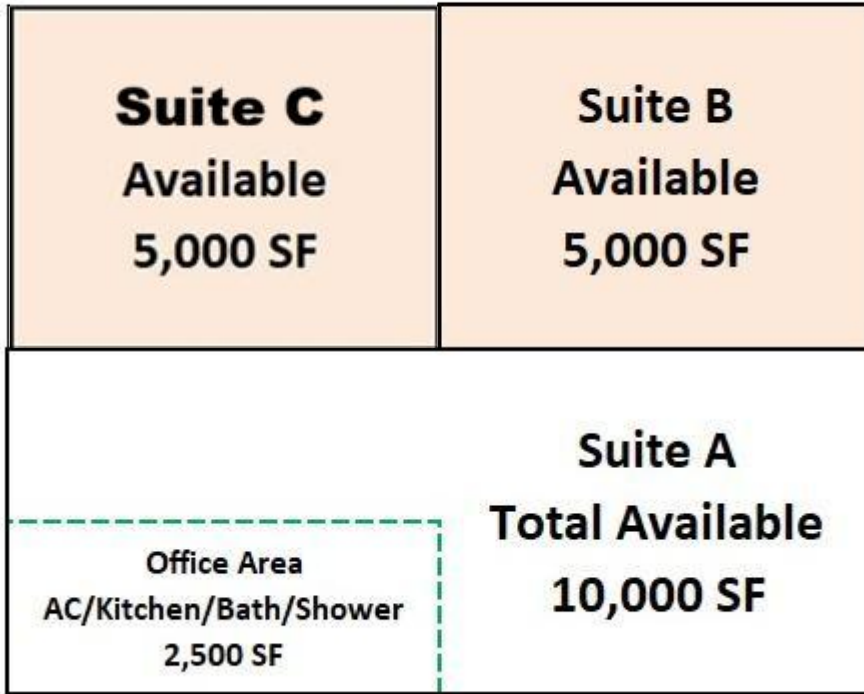
**Asking Rent:** [Contact Broker](#)

→ **Call to Schedule a Tour**  
**(903) 600-0616**

# Floorplan

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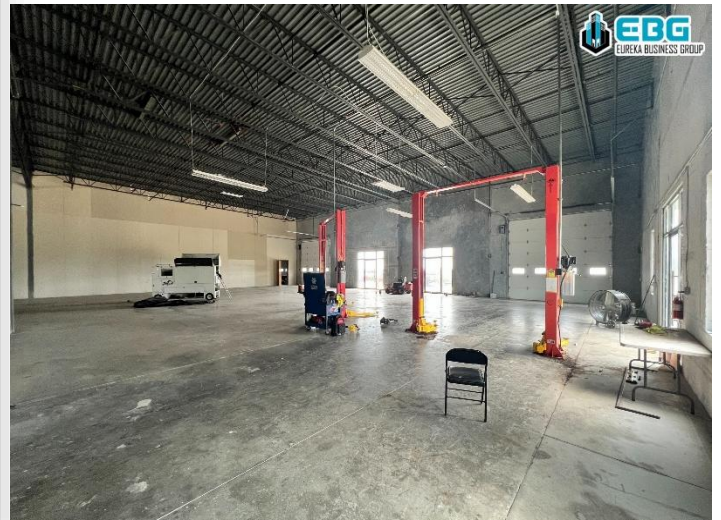
708 E. Houston, Anna, TX



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Charting the Course for Retail Growth!

# Pictures

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Anna, TX 75409



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# Video

## Click Below to Watch the Video Tour



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### INDUSTRIAL FOR LEASE 5,000-20,000 SF

-  No Zoning Restrictions
-  20,461 VPD Hwy 121
-  Fire Suppression System

[Schedule a Visit](#)

**JOSEPH GOZLAN**  
(903) 600-0616  
Joseph@EBGTexas.com

**ANNA, TX**

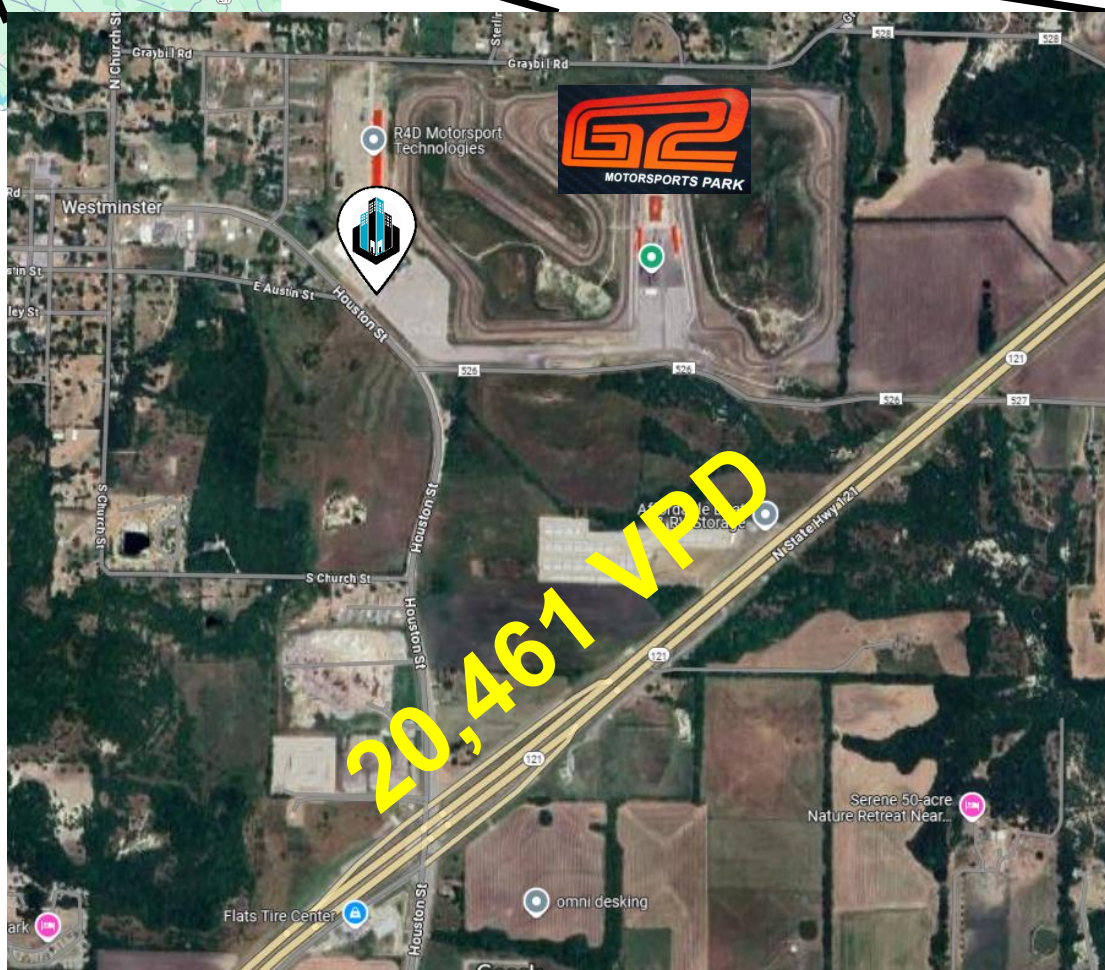
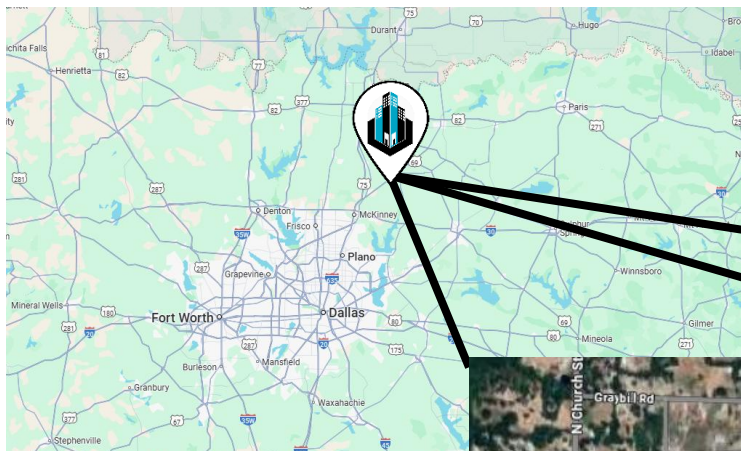
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# Location

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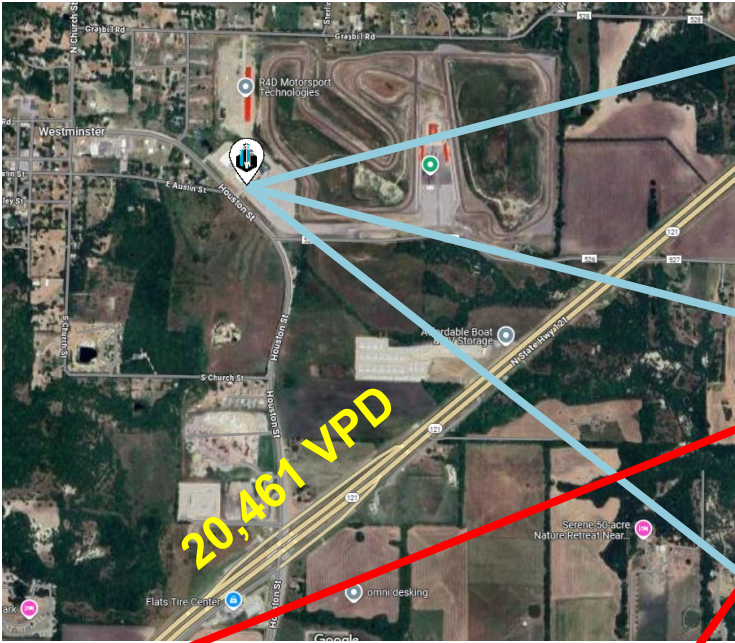


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# The Market

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## Outlying Collin Cnty Submarket Summary

### Outlying Collin Cnty Industrial

The Outlying Collin Cnty industrial submarket has a vacancy rate of 3.7% as of the third quarter of 2025. Over the past year, the submarket's vacancy rate has changed by 0.3%, a result of 31,000 SF of net delivered space and 24,000 SF of net absorption.

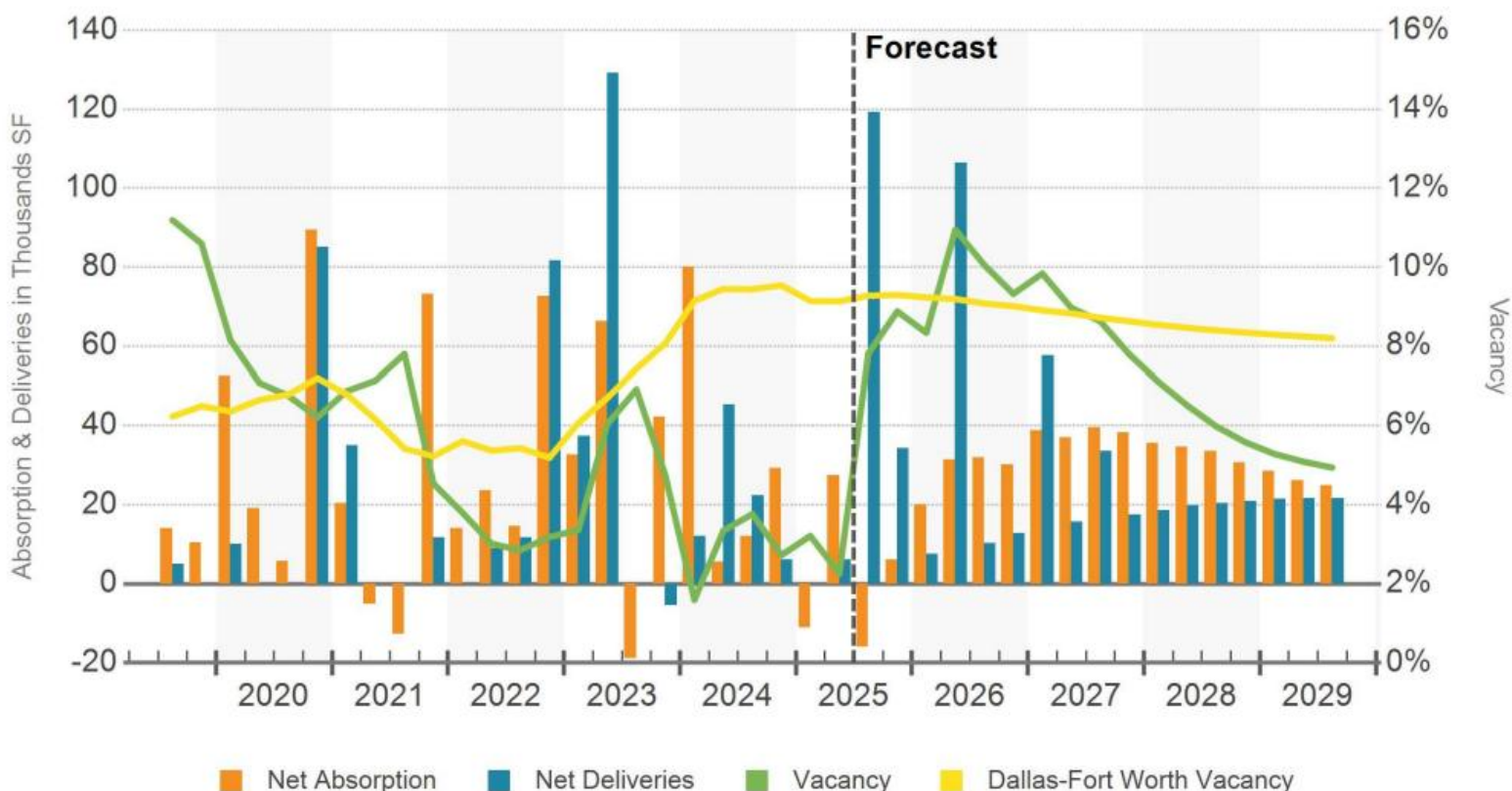
Outlying Collin Cnty's vacancy rate of 3.7% compares to the submarket's five-year average of 4.5% and the 10-year average of 6.1%.

The Outlying Collin Cnty industrial submarket has roughly 260,000 SF of space listed as available, for an availability rate of 10.1%. As of the third quarter of 2025, there is 320,000 SF of industrial space under construction in Outlying Collin Cnty. In comparison, the submarket has averaged 140,000 SF of under construction inventory over the past 10 years.

The Outlying Collin Cnty industrial submarket contains roughly 2.3 million SF of inventory. The submarket has approximately 1.5 million SF of logistics inventory, 470,000 SF of flex inventory, and 250,000 SF of specialized inventory.

Market rents in Outlying Collin Cnty are \$16.50/SF. Rents average around \$15.90/SF for logistics buildings, \$18.40/SF for flex properties, and \$16.80/SF for specialized assets.

Rents have changed by 2.3% year over year in Outlying Collin Cnty, compared to a change of 3.1% market wide. Market rents have changed by 2.2% in logistics buildings year over year, 3.0% in flex buildings, and 1.0% in specialized buildings. In Outlying Collin Cnty, five-year average annual rent growth is 7.3% and 10-year average annual rent growth is 6.3%.



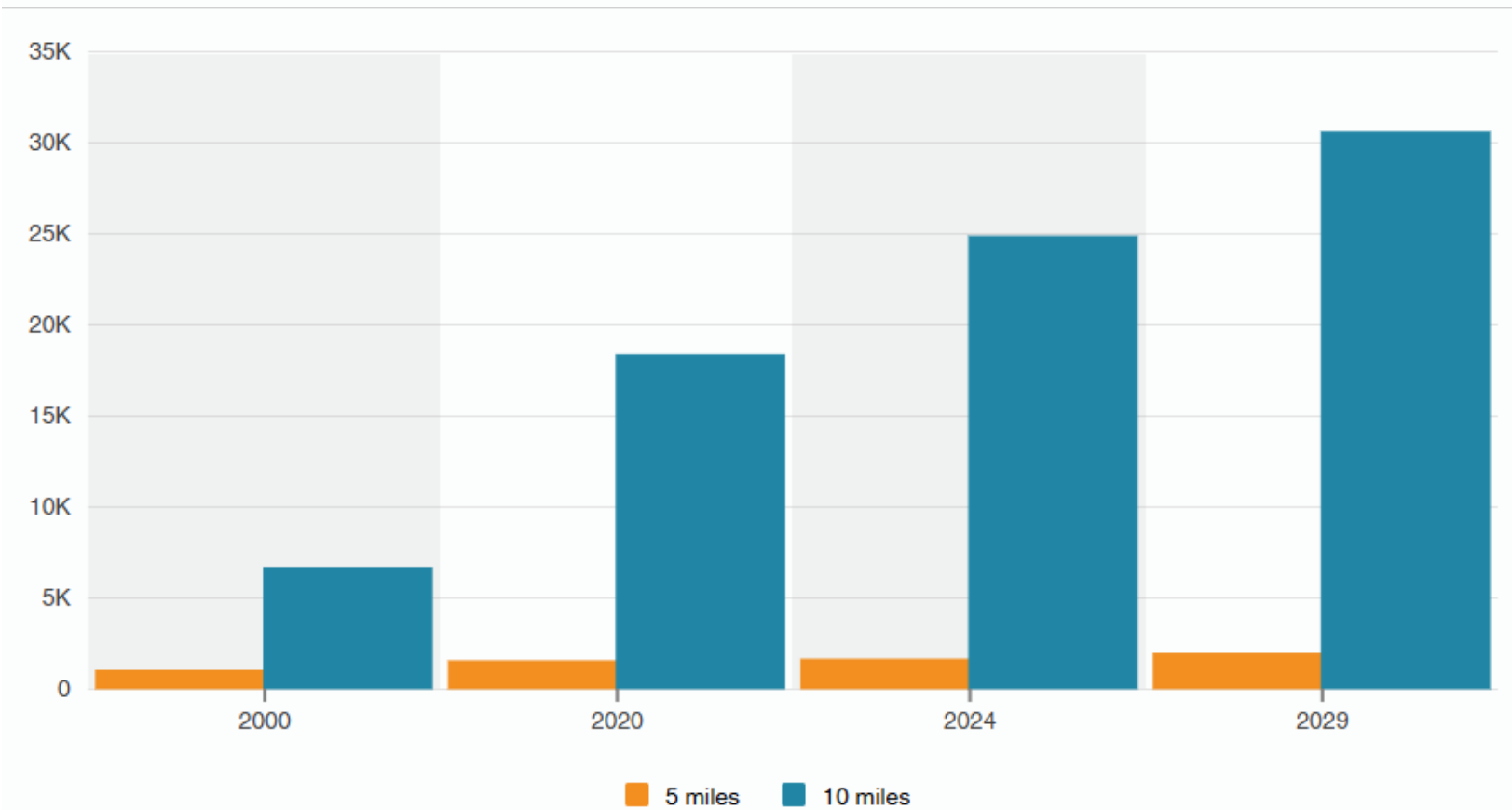
# Demographics

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## Income

	3 miles	5 miles	10 miles
Avg Household Income	\$87,678	\$93,880	\$110,606
Median Household Income	\$61,709	\$65,559	\$87,352

## Households



# Contact



JOSEPH GOZLAN

THE RETAIL NAVIGATOR™

## Joseph Gozlan

### Managing Principal

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# Our Services



## COMMERCIAL REAL ESTATE



Investment Sales



Landlord/Tenant  
Representation



Consulting Services



Commercial Property  
Management



[www.ebgtx.com](http://www.ebgtx.com)



[\(903\) 600-0616](tel:(903)600-0616)



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# Legal Disclaimer

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## **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 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 Eureka Business Group in compliance with all applicable fair housing and equal opportunity laws.





# Information About Brokerage Services

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

### TYPES OF REAL ESTATE LICENSE HOLDERS:

- **ABROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **ASALESAGENT** must be sponsored by a broker and works with clients on behalf of the broker.

### ABROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interest 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 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.

<u>Joseph Gozlan</u>	<u>0593483</u>	<u>Joseph@EBGTexas.com</u>	<u>(903)600-0616</u>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	LicenseNo.	Email	Phone
<u>Designated Broker of Firm</u>	<u>LicenseNo.</u>	<u>Email</u>	<u>Phone</u>
Licensed Supervisor of Sales Agent/ Associate	LicenseNo.	Email	Phone
<u>Sales Agent/Associate's Name</u>	<u>LicenseNo.</u>	<u>Email</u>	<u>Phone</u>
<u>Buyer/Tenant/Seller/Landlord Initials</u>		<u>Date</u>	