

Owner-User Investment Property For Sale | Houston, TX



315 N Sam Houston Pkwy E
Office/Retail For Sale/Lease

Offered by:
Andrew J. Lyles

Table of Contents

Benefits	4
Photos.....	5
Aerials & Maps.....	6
Availability & Rates.....	10
Demographics.....	11
TREC Agency Disclosure.....	12

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Benefits

Property Highlights

Address	315 N Sam Houston Pkwy E Houston, TX 77060
Location	N Sam Houston Pkwy E and Imperial Valley Drive
Property Details	6,580 Total Bldg. SF. 3,576 SF available. 1.12 acres
Legal Description	A tract of land being all of Reserve “D” of GREENBRIAR PLACE, an Addition in Harris County, Texas, according to Map or Plat as recorded in Volume 292, Page 62 of Map Records of Harris County, Texas; SAVE AND EXCEPT that certain tract of land described in Deed recorded under Clerk’s File No. S-137000 of the Real Property Records of Harris County, Texas, and being more particularly described by metes and bounds to be furnished.
Bldg. Class	B
Year Built	1999
Road Frontage	160 feet on N Sam Houston Pkwy.
Utilities	Water and electricity

Property Description

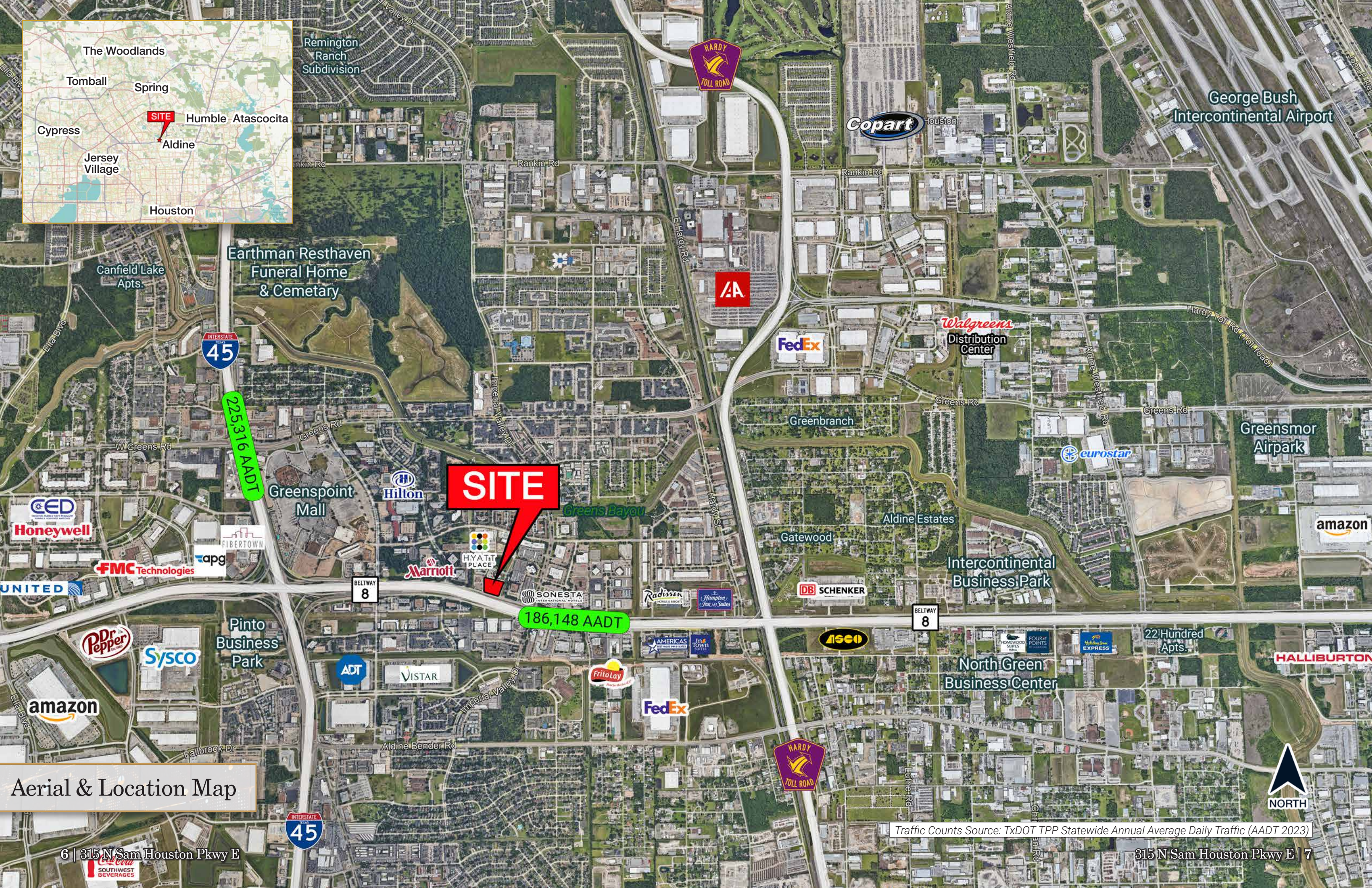
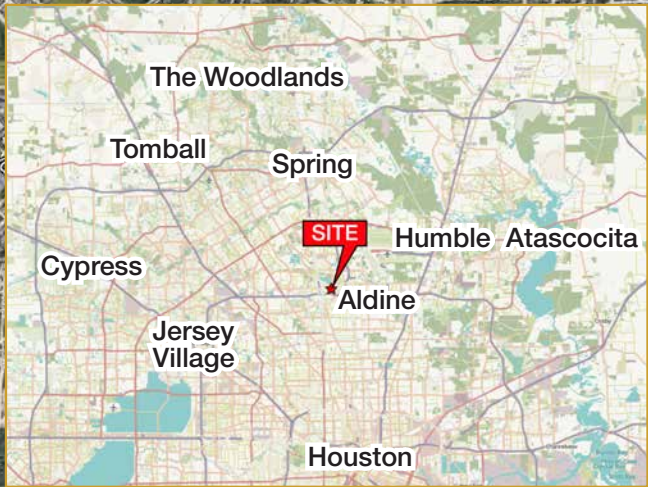
A great owner/user opportunity offering a NN lease with FedEx lease for 3,004 SF until 2032 with two (2) five (5) year options to renew at FMV. Office, medical and retail uses can be accommodated with the existing “vanilla box” finish with plus new HVAC and ADA restrooms.

Comments

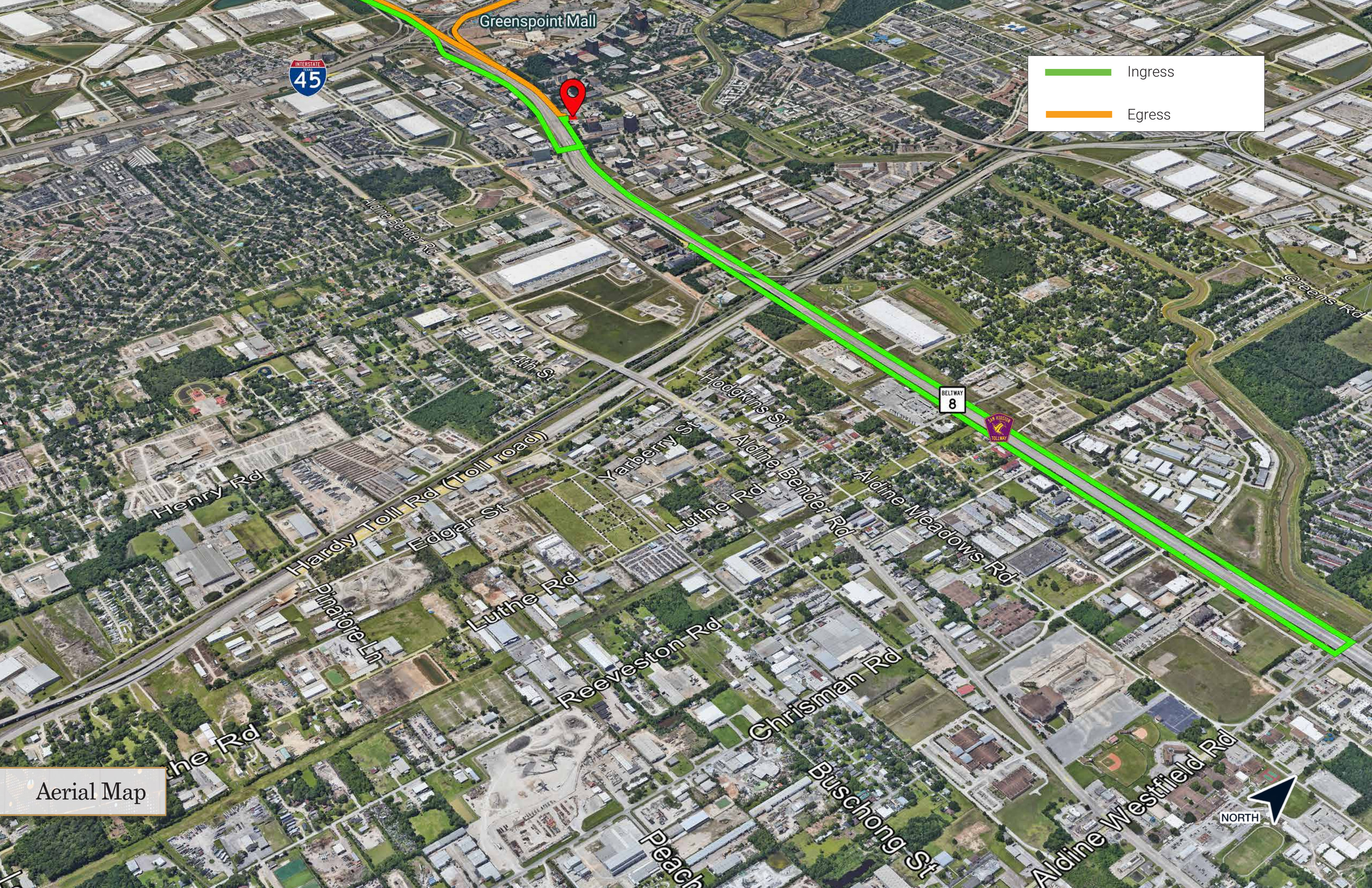
- Easy visibility
- Accessible to downtown and the airport
- Central location with ease of access to all points around town
- Easy ingress/egress to adjacent thoroughfares
- Great Owner-User Investment with FedEx Office lease in place
- 45 surface parking spaces

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





Aerial & Location Map



Greenspoint Mall



Ingress

Egress

BELTWAY 8



Henry Rd

Hardy Toll Rd (Toll road)

Edgar St

Luthe Rd

Yarberry St

Luthe Rd

Hodgkins St

Aldine Bender Rd

Aldine Meadows Rd

the Rd

Pinefore Ln

Reeveston Rd

Chrisman Rd

Peach

Buschong St

Aldine Westfield Rd

Aerial Map



NORTH

Availability & Rates

Available SF	Total available for a user, or lease 3,576 SF
Note	FedEx Office leases 3,004 SF under at NN lease until 2032 with two Five (5) year options to renew at FMV
Sale Price	\$1,850,000 (\$281 PSF)
Lease Rate	\$25.00 psf/year NNN (\$2.08 psf/month NNN)
Triple Net	\$2.75 psf/year
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.

Contact



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Demographics: 1-mile

Summary	Census 2020	2025	2030
Total Population	21,030	20,438	20,330
Total Households	8,166	8,275	8,405
Family Households	4,754	4,596	4,628
Average Household Size	2.57	2.47	2.42
Owner Occupied Housing Units	574	591	623
Renter Occupied Housing Units	7,592	7,684	7,782
Median Age	28.2	28.8	29.0

Trends 2025 - 2030	Area	State	National
Population	-0.1%	1.1%	0.4%
Households	0.3%	1.4%	0.6%
Family Population	0.1%	1.3%	0.5%
Owner Occupied Housing Units	1.1%	1.8%	0.0%
Median Household Income	1.9%	2.3%	2.5%

Population by Age	Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent
0-4	2,143	10.2%	1,954	9.6%	1,936	9.5%
5-9	1,976	9.4%	1,850	9.1%	1,670	8.2%
10-14	1,609	7.7%	1,611	7.9%	1,554	7.6%
15-19	1,465	7.0%	1,594	7.8%	1,628	8.0%
20-24	1,957	9.3%	1,757	8.6%	1,922	9.4%
25-29	2,120	10.1%	1,918	9.4%	1,811	8.9%
30-34	2,018	9.6%	1,828	8.9%	1,697	8.3%
35-39	1,657	7.9%	1,603	7.8%	1,537	7.6%
40-44	1,423	6.8%	1,441	7.0%	1,414	7.0%
45-49	1,158	5.5%	1,177	5.8%	1,244	6.1%
50-54	988	4.7%	1,008	4.9%	1,015	5.0%
55-59	843	4.0%	801	3.9%	837	4.1%
60-64	710	3.4%	663	3.2%	657	3.2%
65-69	418	2.0%	554	2.7%	527	2.6%
70-74	259	1.2%	337	1.6%	439	2.2%
75-79	139	0.7%	183	0.9%	236	1.2%
80-84	74	0.3%	100	0.5%	134	0.7%
Age 85+	77	0.4%	58	0.3%	73	0.4%
Median Household Income	\$34,847		-	\$38,227		-
Average Household Income	\$41,184		-	\$44,467		-
Per Capita Income	\$16,633		-	\$18,337		-

Race and Ethnicity	Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent
White Alone	2,935	14.0%	2,681	13.1%	2,592	12.8%
Black Alone	6,406	30.5%	6,100	29.9%	5,757	28.3%
American Indian	309	1.5%	318	1.6%	318	1.6%
Asian Alone	262	1.3%	242	1.2%	235	1.2%
Pacific Islander	37	0.2%	36	0.2%	36	0.2%
Some Other Race	7,529	35.8%	7,596	37.2%	7,897	38.8%
Two or More Races	3,553	16.9%	3,464	16.9%	3,495	17.2%
Hispanic (Any Race)	13,187	62.7%	13,156	64.4%	13,540	66.6%

[Source:](#) Esri forecasts for 2025 and 2030. U.S. Census Bureau 2020 decennial Census data

Demographics: 3-mile


Summary	Census 2020	2025	2030
Total Population	96,547	97,445	98,525
Total Households	31,654	33,115	34,165
Family Households	22,285	22,571	23,127
Average Household Size	3.05	2.94	2.88
Owner Occupied Housing Units	9,532	10,207	10,872
Renter Occupied Housing Units	22,122	22,908	23,292
Median Age	29.1	29.9	30.6

Trends 2025 - 2030	Area	State	National
Population	0.2%	1.1%	0.4%
Households	0.6%	1.4%	0.6%
Family Population	0.5%	1.3%	0.5%
Owner Occupied Housing Units	1.3%	1.8%	0.0%
Median Household Income	2.0%	2.3%	2.5%

Population by Age	Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent
0-4	8,254	8.6%	7,990	8.2%	7,948	8.1%
5-9	8,692	9.0%	7,759	8.0%	7,255	7.4%
10-14	8,726	9.0%	7,744	8.0%	7,032	7.1%
15-19	8,010	8.3%	8,391	8.6%	7,590	7.7%
20-24	7,944	8.2%	8,690	8.9%	9,264	9.4%
25-29	8,068	8.4%	8,275	8.5%	9,187	9.3%
30-34	7,994	8.3%	7,758	8.0%	7,728	7.8%
35-39	7,661	7.9%	7,078	7.3%	7,004	7.1%
40-44	6,754	7.0%	6,976	7.2%	6,486	6.6%
45-49	5,830	6.0%	6,012	6.2%	6,281	6.4%
50-54	4,912	5.1%	5,347	5.5%	5,435	5.5%
55-59	4,384	4.5%	4,273	4.4%	4,669	4.7%
60-64	3,644	3.8%	3,753	3.9%	3,743	3.8%
65-69	2,449	2.5%	3,117	3.2%	3,266	3.3%
70-74	1,534	1.6%	2,078	2.1%	2,635	2.7%
75-79	822	0.8%	1,201	1.2%	1,637	1.7%
80-84	473	0.5%	609	0.6%	869	0.9%
Age 85+	393	0.4%	394	0.4%	496	0.5%

Median Household Income	\$43,764	-	\$48,407	-
Average Household Income	\$57,687	-	\$64,005	-
Per Capita Income	\$19,603	-	\$22,185	-

Race and Ethnicity	Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent
White Alone	14,997	15.5%	14,124	14.5%	13,738	13.9%
Black Alone	25,896	26.8%	26,371	27.1%	25,882	26.3%
American Indian	1,589	1.6%	1,690	1.7%	1,705	1.7%
Asian Alone	1,728	1.8%	1,727	1.8%	1,747	1.8%
Pacific Islander	114	0.1%	118	0.1%	119	0.1%
Some Other Race	35,075	36.3%	36,187	37.1%	37,797	38.4%
Two or More Races	17,149	17.8%	17,229	17.7%	17,536	17.8%
Hispanic (Any Race)	62,979	65.2%	64,401	66.1%	66,655	67.7%

 [Source:](#) Esri forecasts for 2025 and 2030. U.S. Census Bureau 2020 decennial Census data

Demographics: 5-mile


Summary	Census 2020	2025	2030
Total Population	243,169	242,759	245,333
Total Households	74,316	76,816	79,165
Family Households	56,252	56,611	58,048
Average Household Size	3.27	3.16	3.09
Owner Occupied Housing Units	35,607	37,541	39,826
Renter Occupied Housing Units	38,709	39,275	39,339
Median Age	30.4	31.2	32.3

Trends 2025 - 2030	Area	State	National
Population	0.2%	1.1%	0.4%
Households	0.6%	1.4%	0.6%
Family Population	0.5%	1.3%	0.5%
Owner Occupied Housing Units	1.2%	1.8%	0.0%
Median Household Income	2.4%	2.3%	2.5%

Population by Age	Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent
0-4	18,809	7.7%	18,249	7.5%	18,202	7.4%
5-9	20,439	8.4%	18,053	7.4%	17,091	7.0%
10-14	21,944	9.0%	18,447	7.6%	16,747	6.8%
15-19	20,945	8.6%	20,406	8.4%	17,691	7.2%
20-24	19,357	8.0%	21,175	8.7%	21,272	8.7%
25-29	18,764	7.7%	20,458	8.4%	22,826	9.3%
30-34	18,259	7.5%	18,405	7.6%	19,609	8.0%
35-39	17,773	7.3%	16,448	6.8%	16,949	6.9%
40-44	16,579	6.8%	16,424	6.8%	15,472	6.3%
45-49	15,526	6.4%	15,088	6.2%	15,275	6.2%
50-54	13,715	5.6%	14,371	5.9%	13,932	5.7%
55-59	12,407	5.1%	12,009	5.0%	12,742	5.2%
60-64	10,392	4.3%	10,819	4.5%	10,853	4.4%
65-69	7,557	3.1%	8,913	3.7%	9,562	3.9%
70-74	4,971	2.0%	6,295	2.6%	7,581	3.1%
75-79	2,859	1.2%	3,874	1.6%	5,048	2.1%
80-84	1,601	0.7%	2,034	0.8%	2,824	1.1%
Age 85+	1,273	0.5%	1,290	0.5%	1,657	0.7%

Median Household Income	\$52,273	-	\$58,827	-
Average Household Income	\$71,642	-	\$80,369	-
Per Capita Income	\$22,669	-	\$25,933	-

Race and Ethnicity	Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent
White Alone	39,026	16.1%	36,406	15.0%	35,378	14.4%
Black Alone	64,443	26.5%	64,947	26.8%	63,873	26.0%
American Indian	4,236	1.7%	4,442	1.8%	4,464	1.8%
Asian Alone	8,457	3.5%	8,214	3.4%	8,287	3.4%
Pacific Islander	232	0.1%	239	0.1%	243	0.1%
Some Other Race	82,884	34.1%	84,845	35.0%	88,650	36.1%
Two or More Races	43,891	18.1%	43,668	18.0%	44,438	18.1%
Hispanic (Any Race)	155,382	63.9%	157,314	64.8%	162,627	66.3%

 [Source:](#) Esri forecasts for 2025 and 2030. U.S. Census Bureau 2020 decennial Census data



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.

2-10-2025



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.

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:

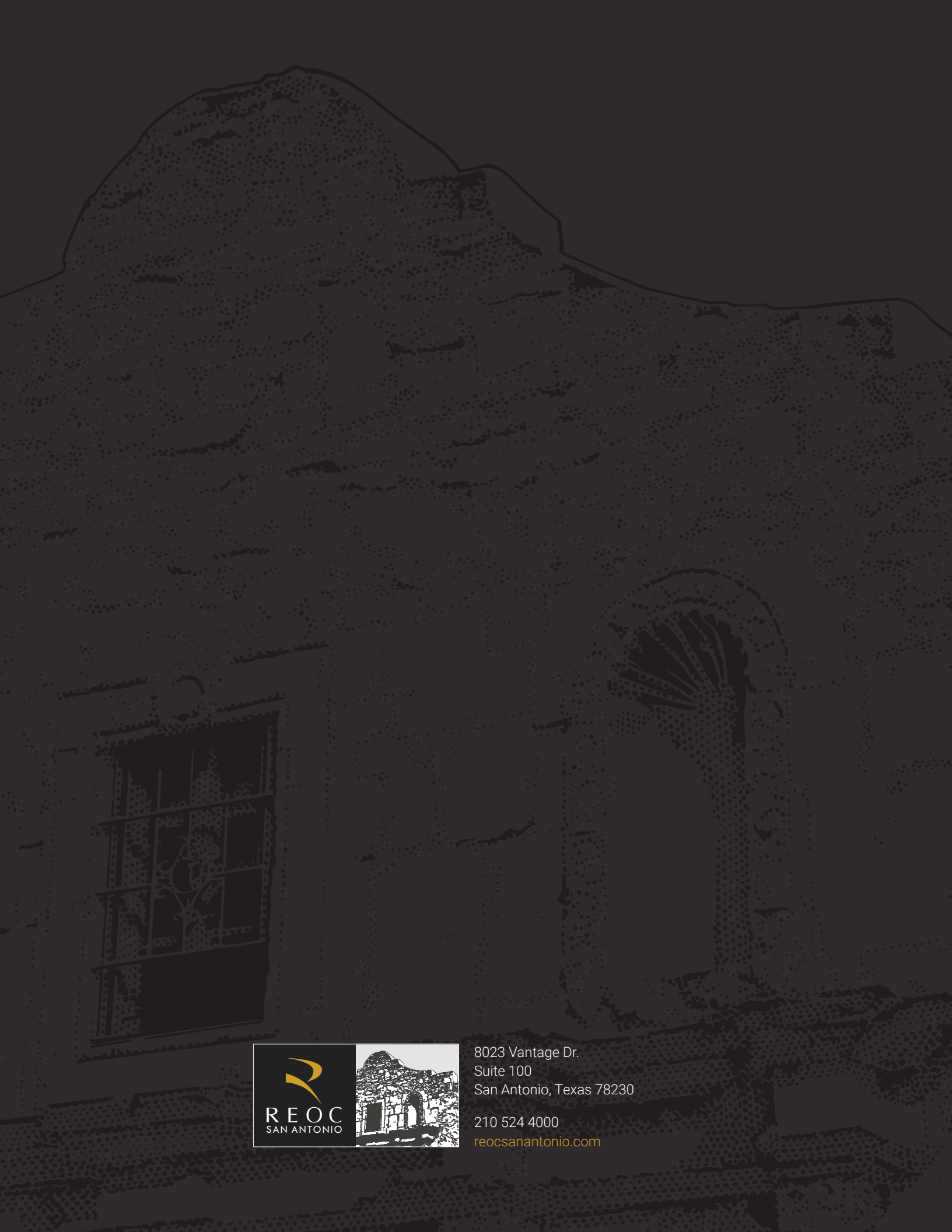
- The broker’s duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

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.

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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
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Buyer/Tenant/Seller/Landlord Initials

Date



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