

**FOR LEASE | HISTORICALLY & ARCHITECTURALLY DISTINCT BUILDING**



1226 E. Houston St, San Antonio, TX 78205

# • HOWDY YALL!



# SAN ANTONIO, TX

## AREA OVERVIEW

San Antonio, TX is a city with a population of over 1.5 million people, making it the second-largest in Texas and the seventh-largest in the United States. The city is located in south-central Texas and is known for its rich cultural heritage, vibrant arts, and cultural scene, warm climate, abundant natural beauty, and affordable cost of living.

San Antonio's diverse economy is supported by industries such as healthcare, bioscience, aerospace, and cybersecurity. The city is also home to major military installations, including Joint Base San Antonio, which is the largest single employer in the city. The city's strong tourism industry is another major contributor to its economy, with popular attractions such as the Alamo, River Walk, and Six Flags Fiesta Texas drawing millions of visitors each year.

Over the last decade, San Antonio has experienced a population growth of 16.6%, attracting major companies such as USAA, Valero Energy Corporation, H-E-B, and Toyota to relocate to the area.

The city has invested in its infrastructure, including expanding its public transportation system, technology, and innovation hubs, and promoting small business growth through programs like the San Antonio Economic Development Foundation.

Looking ahead, San Antonio's economy is expected to continue to grow, with new developments in the works such as the \$550 million San Antonio Texas Research Park, which is set to become one of the nation's largest innovation centers. The city's commitment to innovation and entrepreneurship has attracted a growing number of startups and entrepreneurs, making San Antonio an attractive destination for investors looking for opportunities in emerging industries.

# WELCOME

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## THE HUGO - AN ICONIC PIECE OF SAN ANTONIO HISTORY?

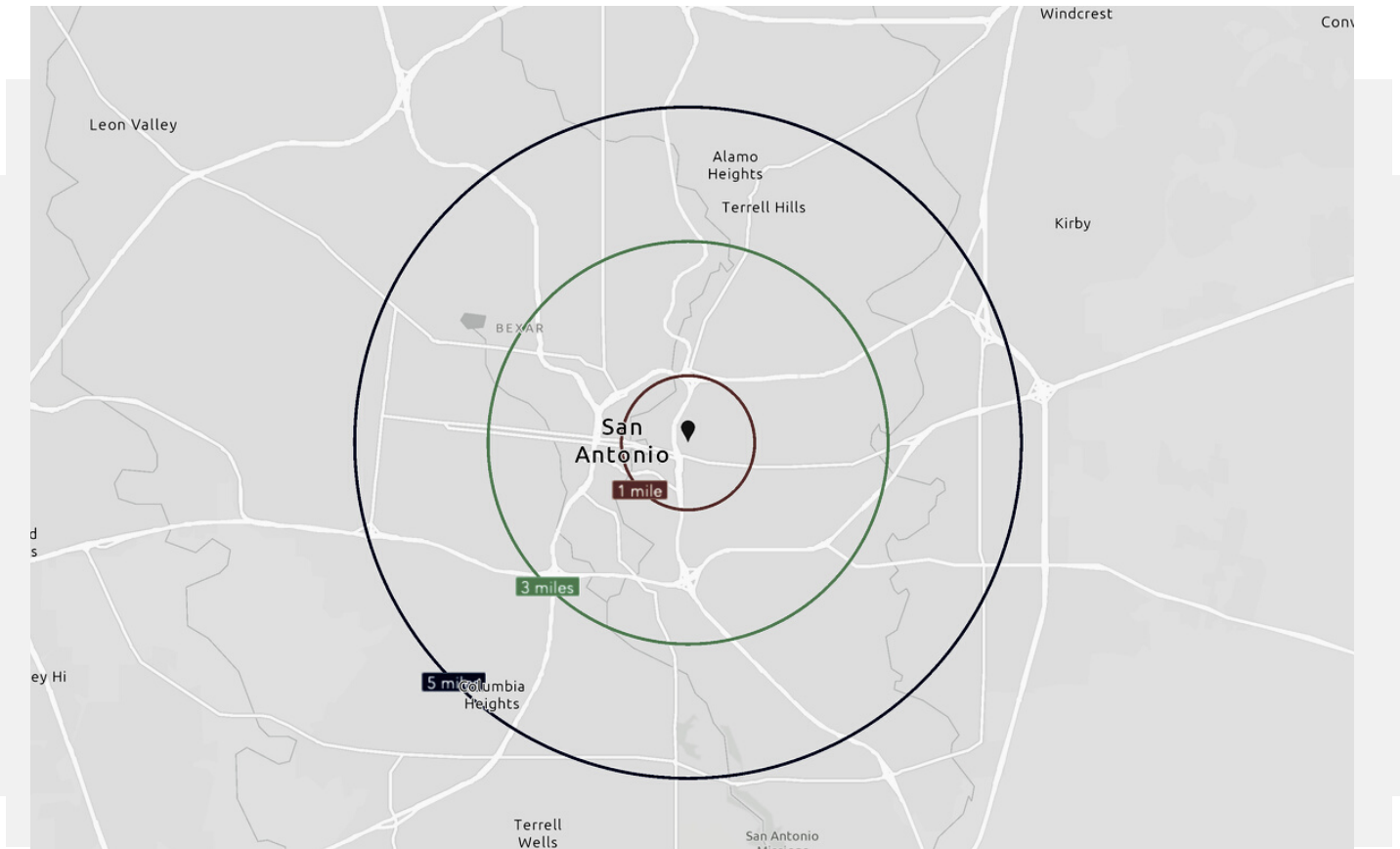
Built in 1907 for the Hugo-Schmeltzer Company after their headquarters next door to the Alamo burned down, the building at 1226 E Houston served as numerous storage and warehouse use before being converted into the Lucchese Boot Factory before becoming the Spaghetti Warehouse restaurant. The building retains its historic massing, masonry ornament, and wood-hung windows. The interior retains its utilitarian, warehouse character with non-historic alterations dating from its use as the Spaghetti Warehouse.

This iconic piece of San Antonio history is situated on .93 acres, with an additional .7713 acres across E. Houston Street, allowing for up to a total of 120+ parking spaces.

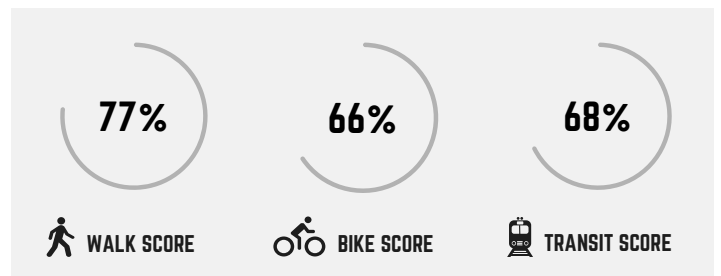


# THE AREA

The Epicenter of Home, Work & Play



1226 E Houston Street is located in the Eastside neighborhood of San Antonio, Texas. This area is a mix of residential and commercial properties, with a focus on retail and entertainment. This location is extremely walkable with a mix of residents, tourists, and shoppers. The presence of popular destinations like the Alamo, the River Walk, Pearl Brewery, and the Henry B. Gonzalez convention center ensure that there is a constant flow of people in the area.



## 'AREA HIGHLIGHTS

- **HENRY B. CONVENTION CENTER** - .49 MI
- **PEARL DISTRICT** - 1.7 MI
- **ALAMO DOME** - 1.3 MI
- **THE ESPEE** - 678 YD
- **VELOCITY TX** - 128 YD
- **THE ALAMO** - .57 MI
- **SHOPS @ RIVERCENTER** - .41 MI

# THE PROPERTY

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**ADDRESS** 1226 E. HOUSTON ST SAN ANTONIO , TX

**YEAR BUILT** 1907

**STORIES** 2 STORIES WITH BASEMENT

**FRONTAGE** 141 +/- FT

**PARKING** 120 +/- PARKING SPOTS

**TOTAL BUILDING SF:** 39,270 +/- SF

**1ST-FLOOR SF:** 14,630 SF

**2ND-FLOOR SF** 12,320 SF

**BASEMENT SF** 8,000 +/- USABLE SF

TOTAL SF OF BASEMENT 12,320

**ZONING** D

**LEASE RATE** NEGOTIABLE

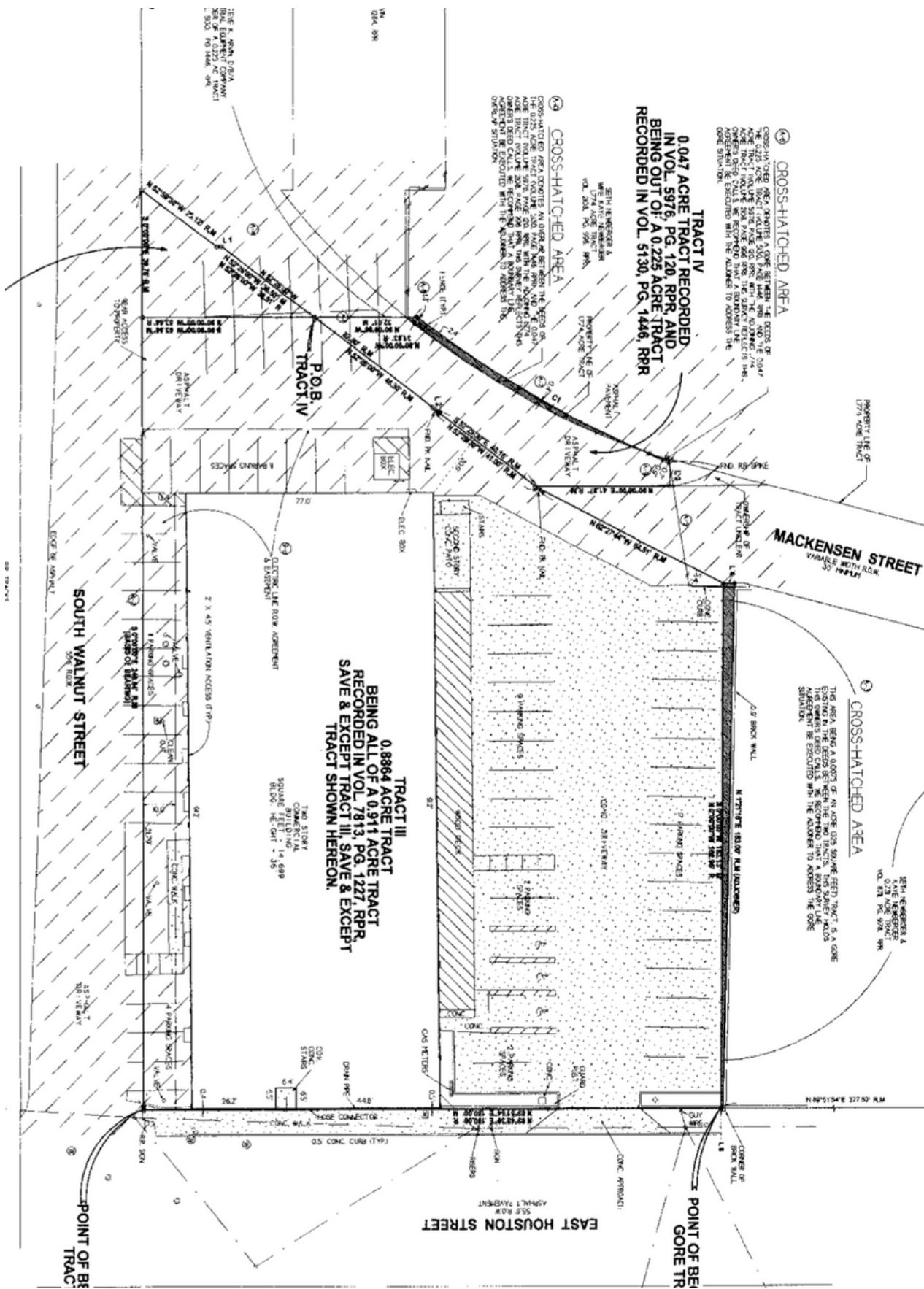
**EST. NNN** TBD

**TENANT IMPROVEMENT ALLOWANCE** TBD

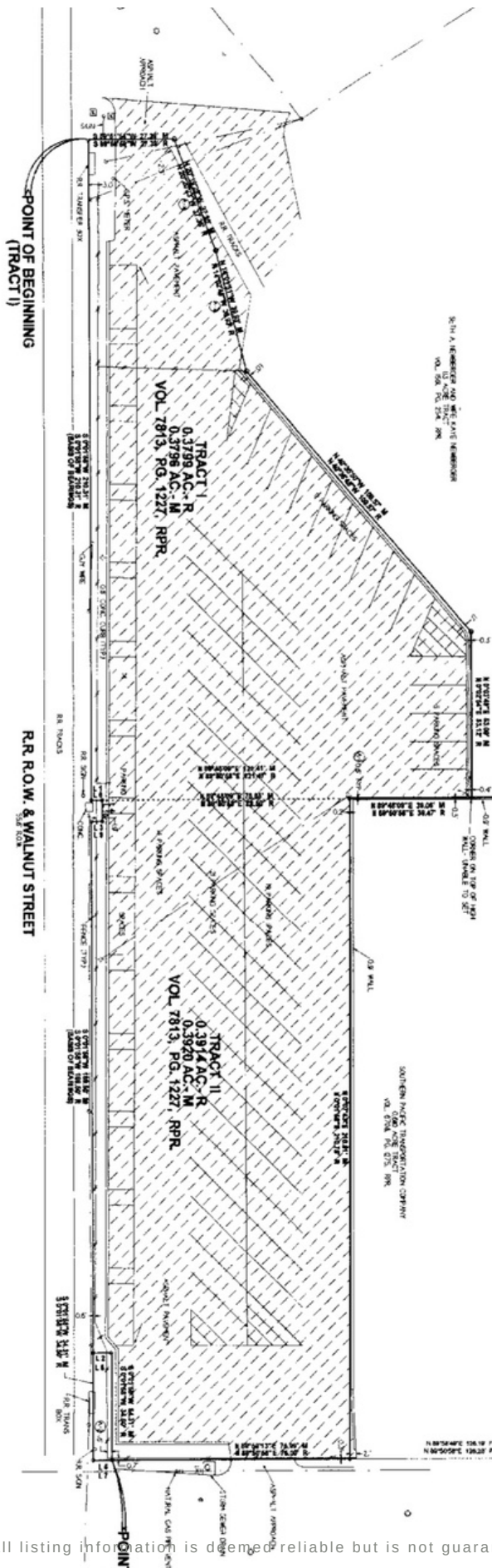
## STANDOUT FEATURES

- Fully Sprinklered
- ~120 Parking Spots
- High Traffic & Exceptional Visibility
- Historically Significant & Architecturally Distinct Building

# SURVEY



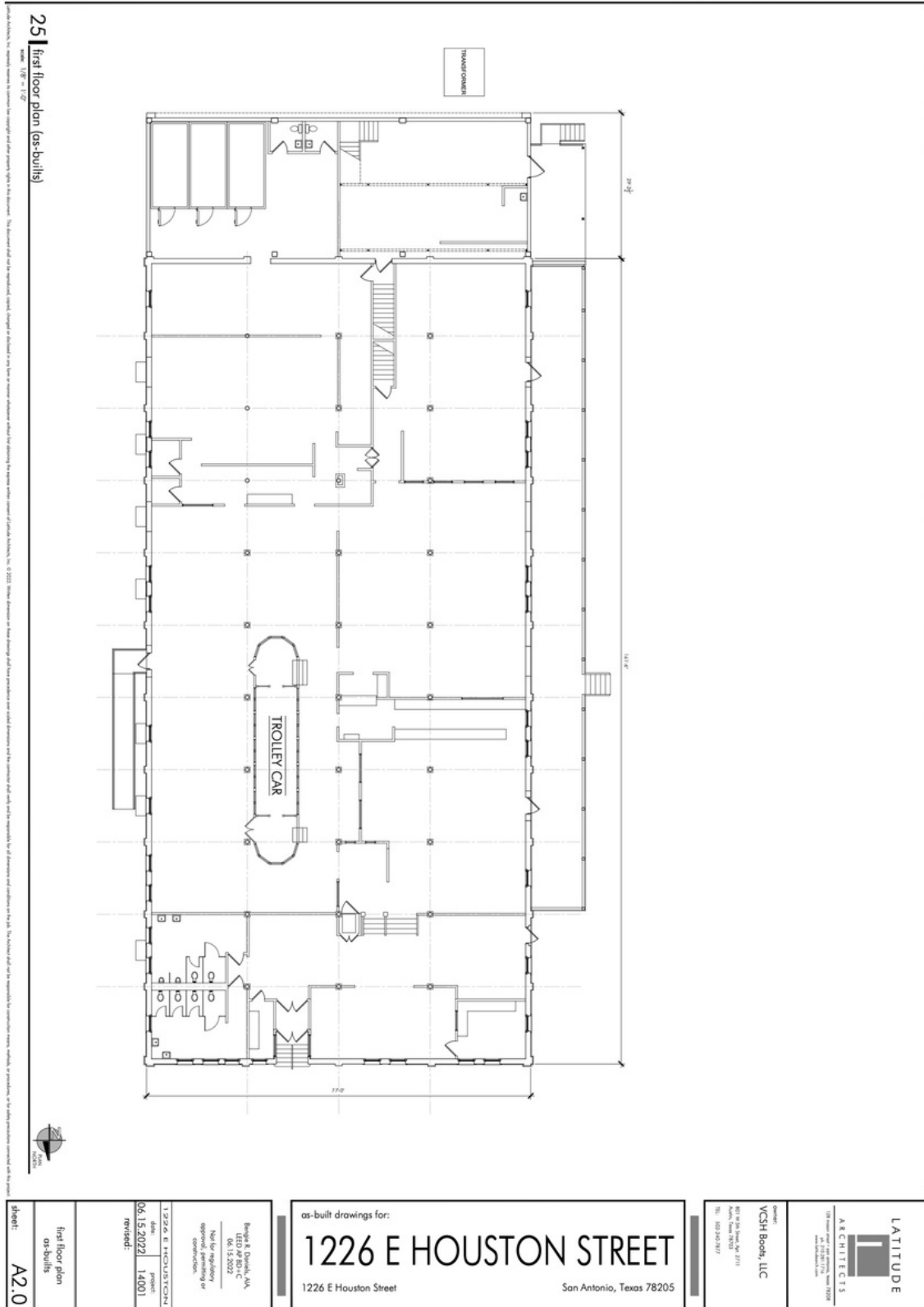
# SURVEY



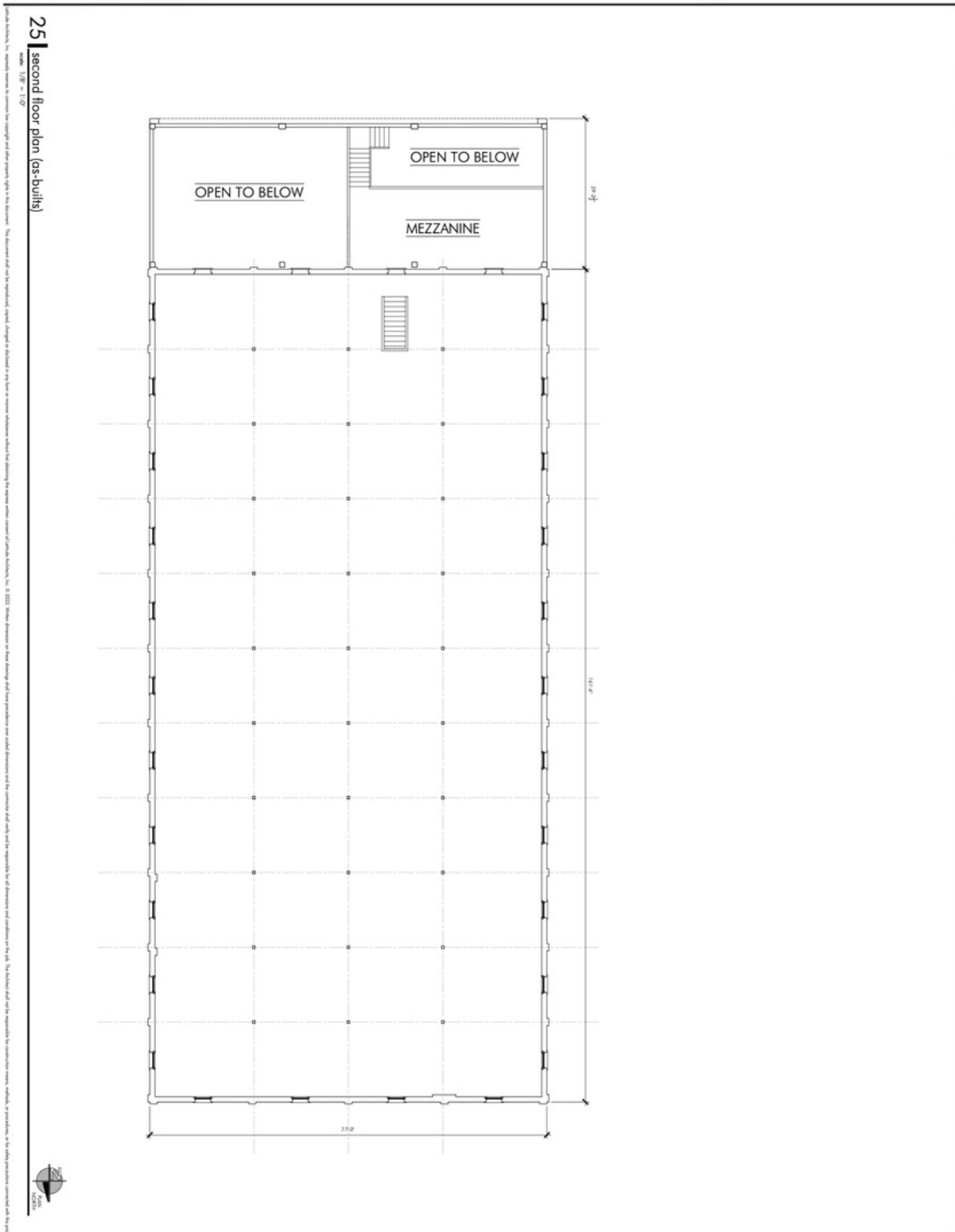
All listing information is deemed reliable but is not guaranteed and should be independently verified



# AS-BUILT - 1ST FLOOR



# AS-BUILT - 2ND FLOOR.



25 | second floor plan (as-built)

Scale: 1/8" = 1'-0"

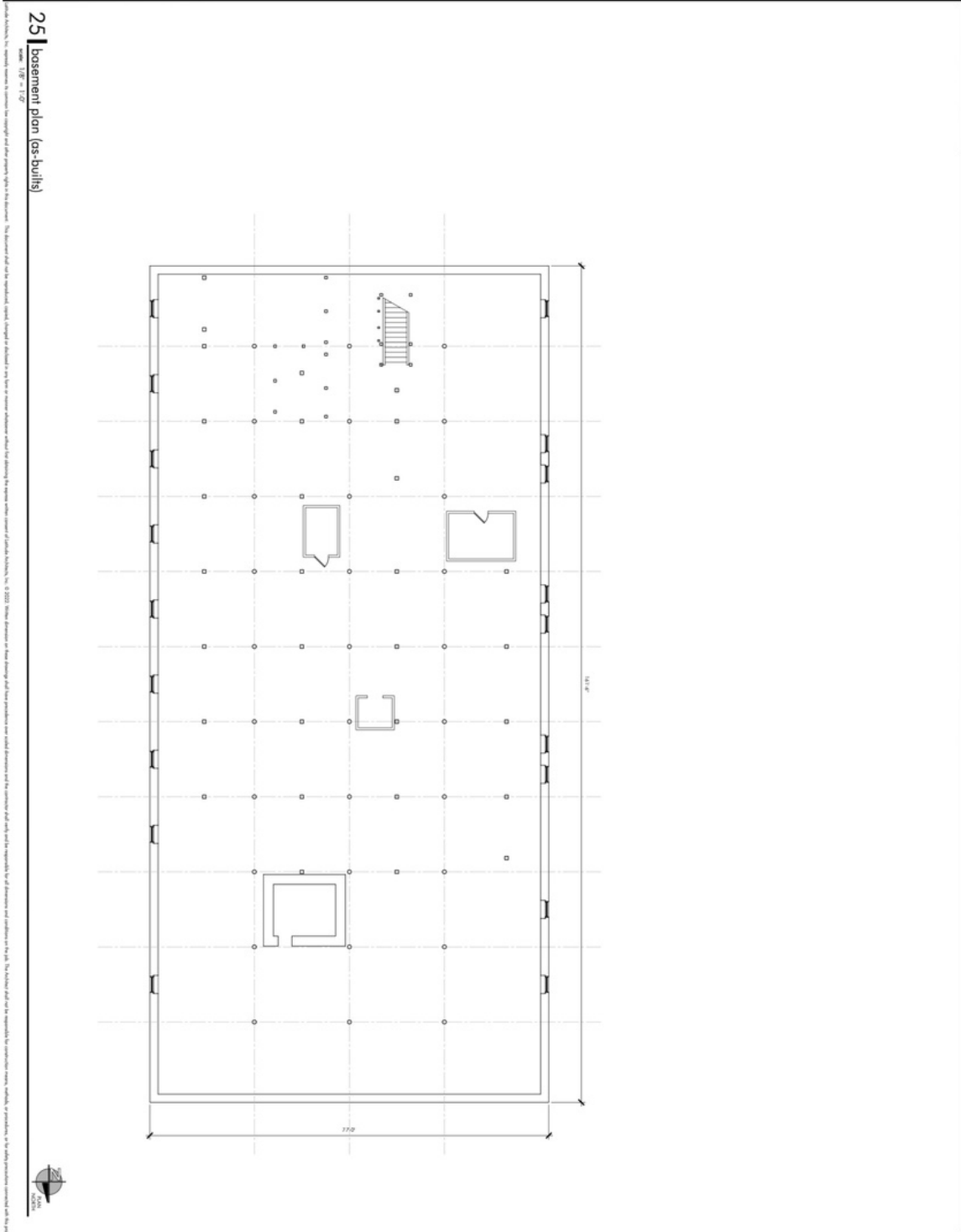
Architect's Note: This drawing is intended for informational purposes only and does not constitute a contract. The drawings and specifications shall be subject to change without notice. The Architect shall not be responsible for construction means, methods, or procedures, or for any conditions not shown on the drawings.

1226 E HOUSTON  
 date: 06.15.2021  
 project: 14001  
 revised:  
 second floor plan  
 as-built  
 sheet: A2.1

as-built drawings for:  
**1226 E HOUSTON STREET**  
 1226 E Houston Street  
 San Antonio, Texas 78205

LATITUDE ARCHITECTS  
 1301 River Street, Suite 700  
 San Antonio, Texas 78205  
 TEL: 214.240.3477  
 VCSH Body, LLC  
 601 W. 15th Street, Apt. 2111  
 Austin, Texas 78703  
 TEL: 512.340.3477

# AS-BUILT - BASEMENT



Sheet:	A2.2	
	basement plan as-built	
Client:	T 2324 E HOUSTON	
Date:	06.15.2022	Project:
Drawn by:	14001	Reviewed by:
Approved by:		Approved by:
Checked by:		Checked by:

as-built drawings for:

## 1226 E HOUSTON STREET

1226 E Houston Street  
San Antonio, Texas 78205

Architect:

**VCSH Booth, LLC**

1211 E. Loop West, Suite 1700  
Houston, Texas 77029  
Tel: 832.343.3477

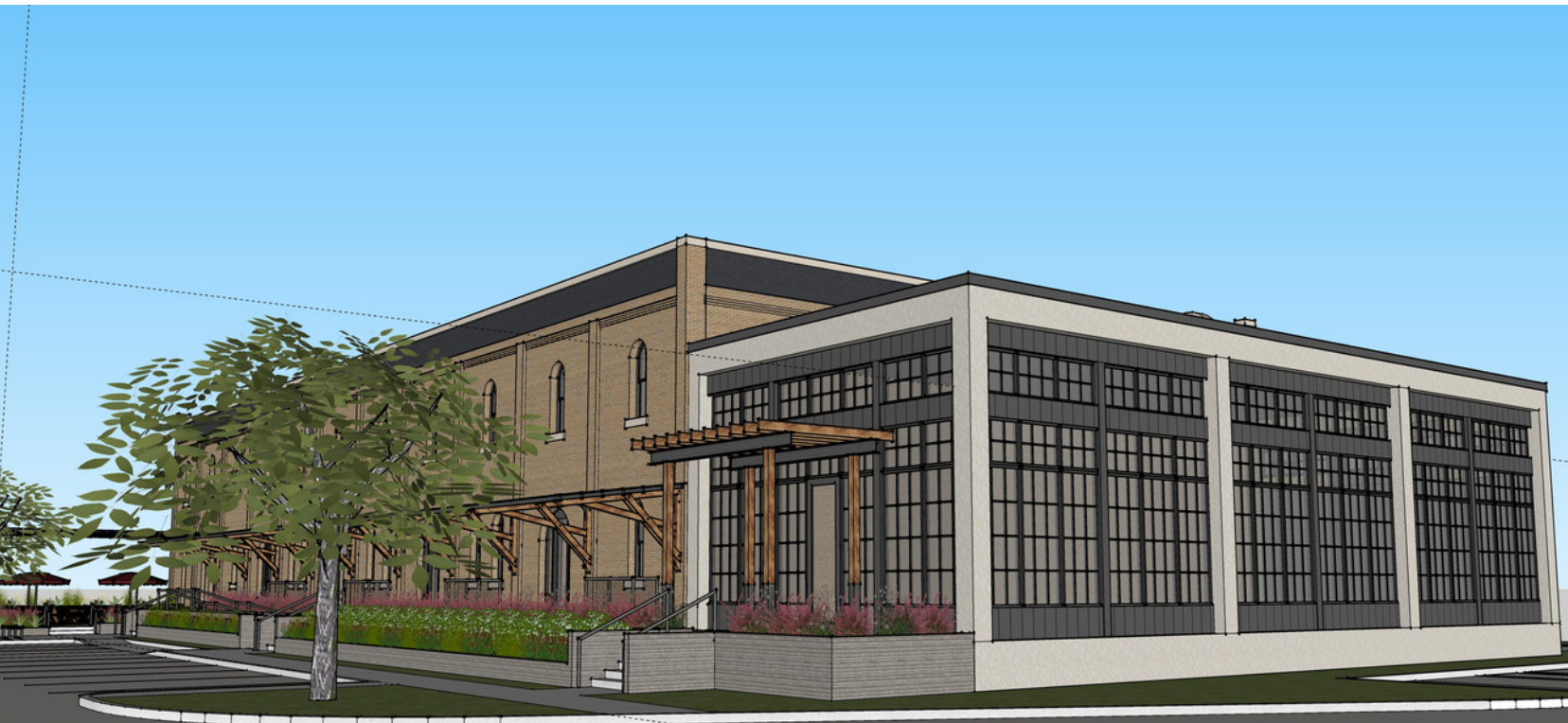
**LATITUDE**  
ARCHITECTS

1211 E. Loop West, Suite 1700  
Houston, Texas 77029  
Tel: 832.343.3477

# RENDERINGS



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EXCLUSIVELY MARKETED BY



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