

120 Eda Street

Industrial Warehouse -
Owner/User, Value-add Investor
Or Redevelopment Opportunity

120 Eda Street
San Antonio, TX 78202
www.cbre.com/sanantonio

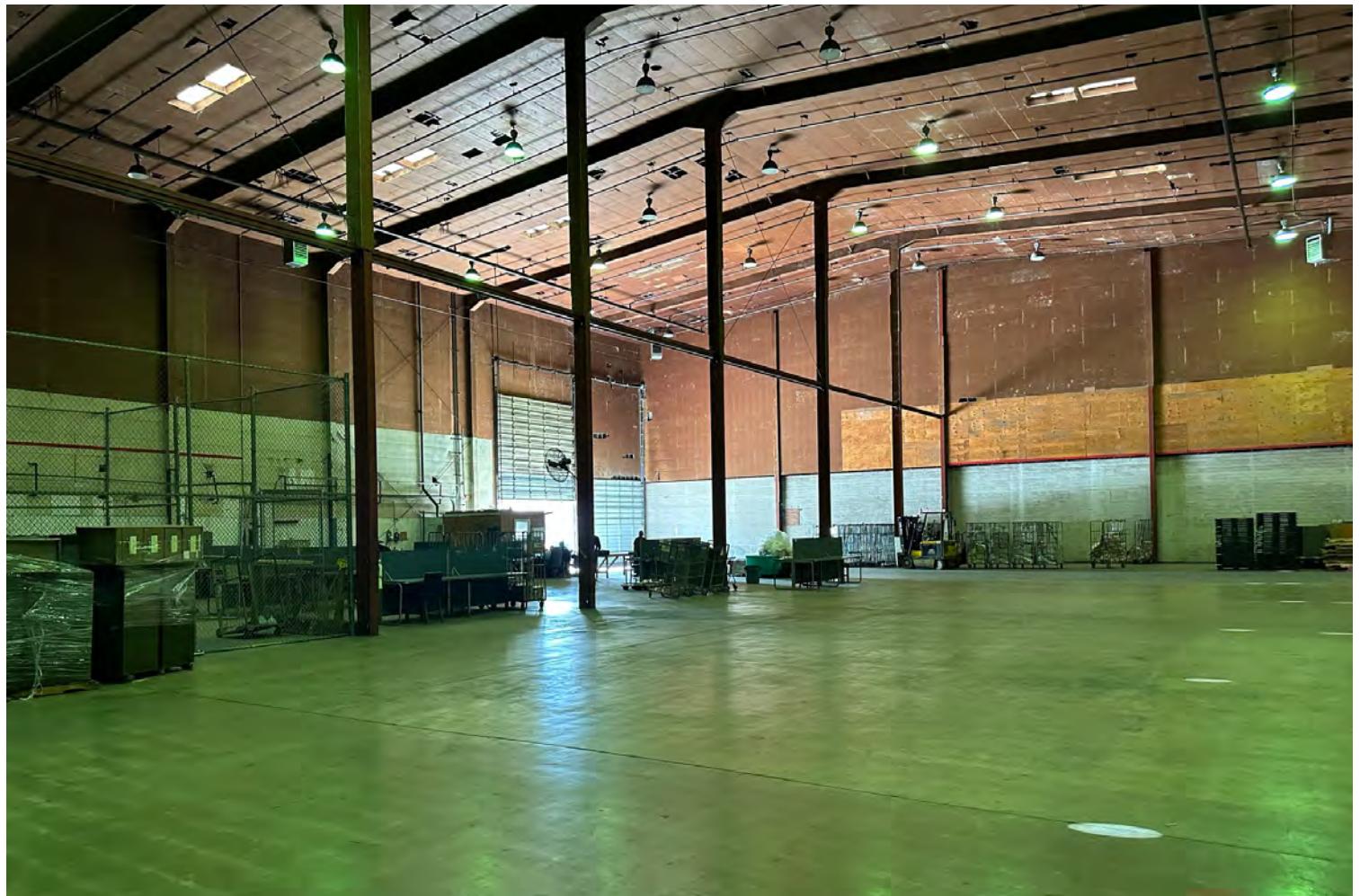
****REDUCED PRICE** | ± 16,940 SF Building on .3961 Acres for Sale**



±16,940 SF Industrial Warehouse for Sale

120 Eda Street | San Antonio, TX 78202

For Sale



120 Eda Street

Property Overview

The property located at 120 Eda offers an ideal position for users seeking a well-appointed and strategically located building adjacent to the CBD or a redevelopment opportunity near San Antonio's urban core. This versatile property is suited for a range of industrial/manufacturing uses, or offers the potential to be an excellent redevelopment opportunity.

Property Details

Building Details

- + Building Area: ±16,940 SF
- Warehouse: ±15,256 SF
- Office/Bathroom: ±900 SF
- + Total Land Area: 0.3961 AC
- + Clear Height: ±40' feet
- + Two (2) rail-served doors (Rail service is to be confirmed with the Southern Pacific Railroad)
- + Grade & Dock High Loading: 1 Grade Level Door
- 1 Dock High Door
- + Wet Pipe Sprinkler Systems
- + Parking: 6 Spaces
- + Parcel: One Parcel, ID: #105615
- + Zoning: D - Downtown



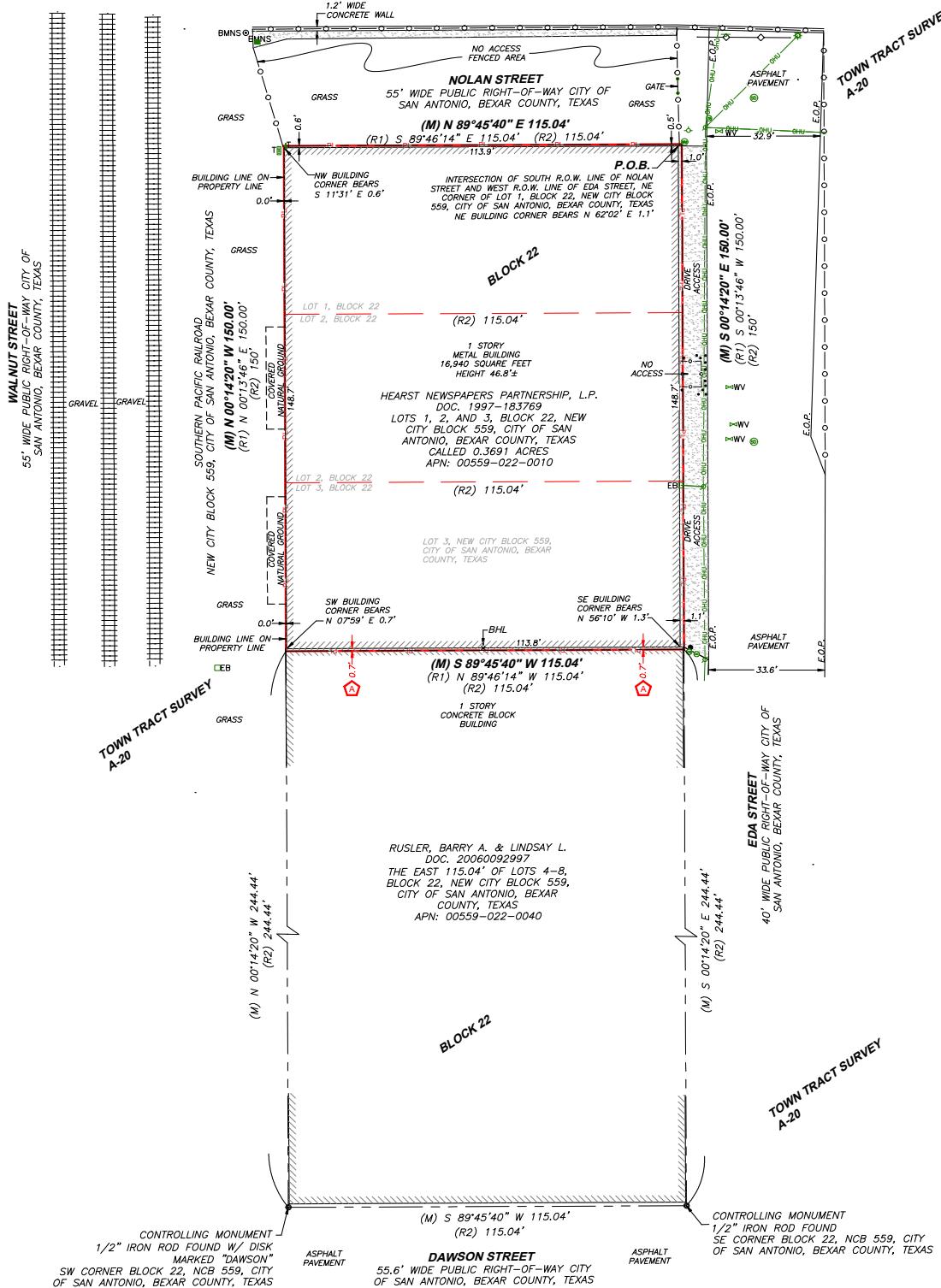
Location Highlights

- + Located in the Northeast Submarket
- + Easy access to IH-37/US Highway 281
- + Easy Access to IH-35
- + Close proximity to **VelocityTX Incubator**

"VelocityTX was established in 2017 as a nonprofit organization and a subsidiary of the Texas Research & Technology Foundation (TRTF). To help companies scale, VelocityTX built the first Innovation Center in the city's near eastside to facilitate collaboration and the collision of ideas, drive innovation, and foster the entrepreneurial spirit. This 17,000 square foot state of the art facility brings together a like-minded community of people who want to change the world – innovators, thinkers, doers, connectors."



Property Survey

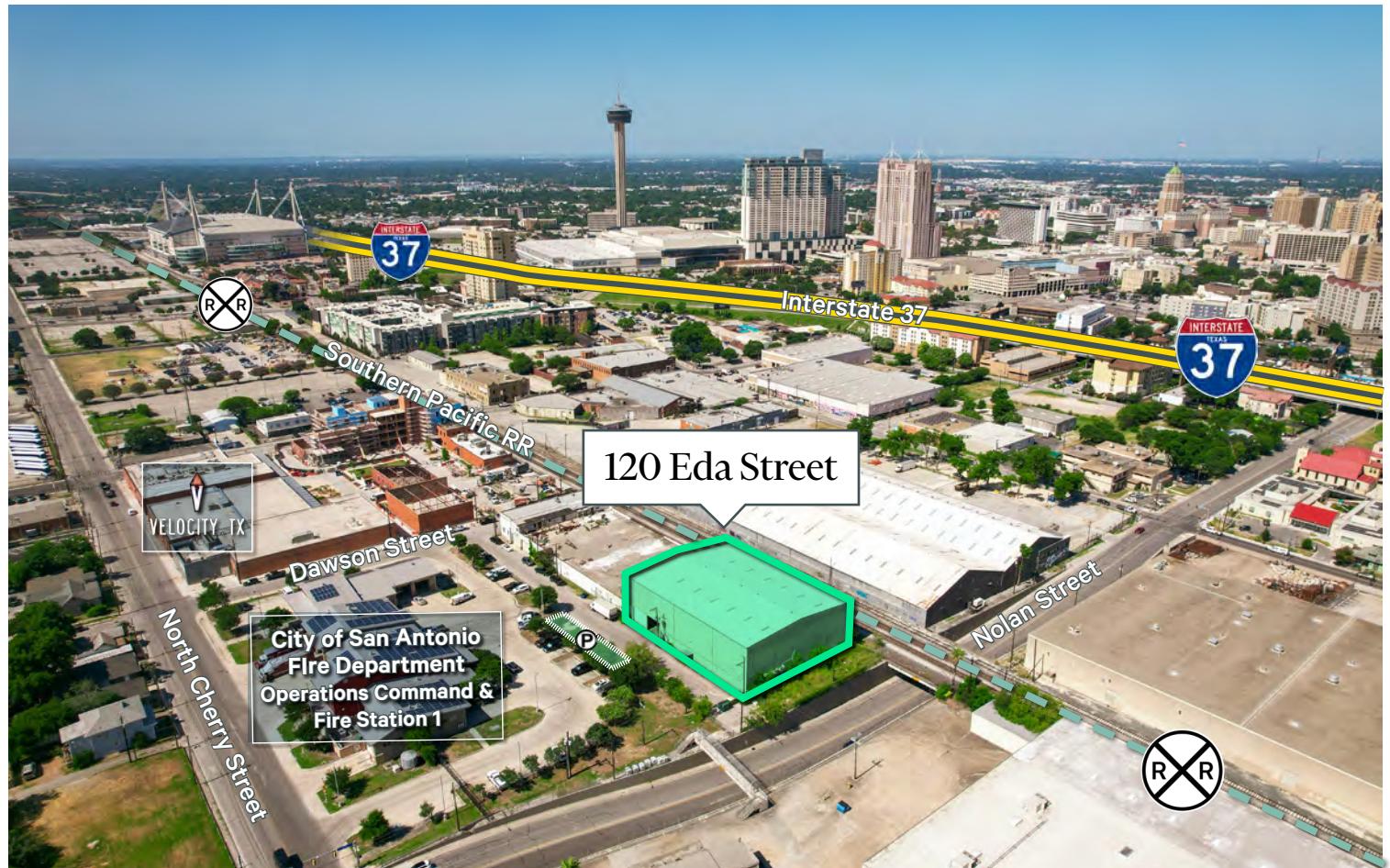


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Aerial View

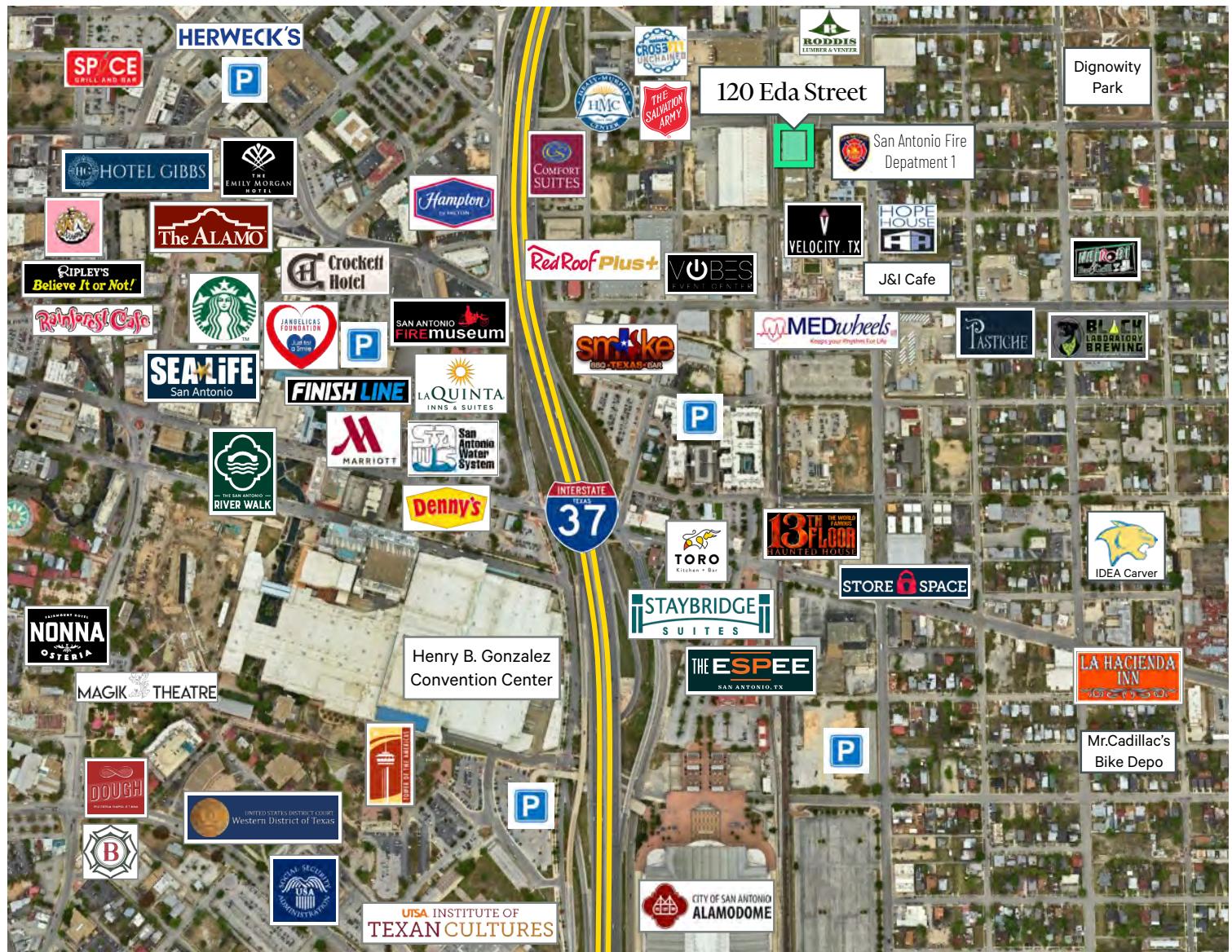


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Nearby Uses and Amenities



Demographics

| Demographics | 1 Mile | 3 Miles | 5 Miles |
|-----------------------|----------|----------|----------|
| Population 2023 | 16,721 | 140,818 | 355,856 |
| Households 2023 | 6,647 | 49,308 | 122,329 |
| Avg. Household Income | \$76,432 | \$58,534 | \$60,737 |

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Location Map



Contact Us

Brad O'Neill

Senior Associate

+1 210 253 6070

brad.oneill@cbre.com

Joshua Aguilar, SIOR

Executive Vice President

+1 210 253 6049

joshua.aguilar@cbre.com

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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.

11-2-2015



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.

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| CBRE, Inc. | 299995 | texaslicensing@cbre.com | +1 210 225 1000 |
| Licensed Broker /Broker Firm Name or Primary Assumed Business Name | License No. | Email | Phone |
| Jeremy McGown | 620535 | jeremy.mcgowen@cbre.com | +1 214 979 6100 |
| Designated Broker of Firm | License No. | Email | Phone |
| John Moake | 540146 | john.moake@cbre.com | +1 210 841 3217 |
| Licensed Supervisor of Sales Agent/Associate | License No. | Email | Phone |
| Brad O'Neill | 728463 | brad.oneill@cbre.com | +1 210 253 6070 |
| Sales Agent/Associate's Name | License No. | Email | Phone |

Buyer/Tenant/Seller/Landlord Initials

Date

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