FREESTANDING - INDUSTRIAL/WAREHOUSE FOR LEASE

5885 E HOUSTON ST, SAN ANTONIO, TX 78220

ENDURA® ADVISORY GROUP
commercial real estate solutions

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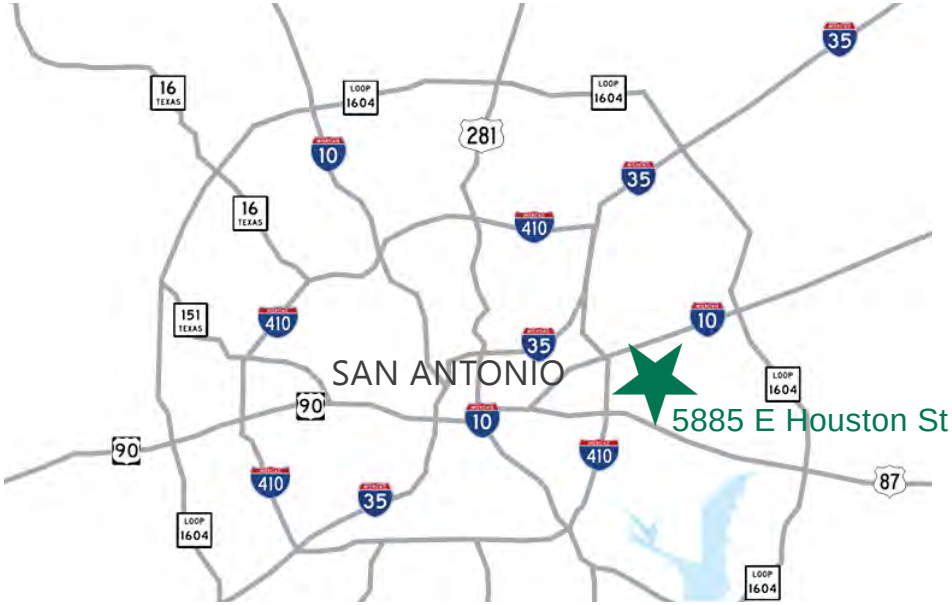
5885 E HOUSTON ST / OVERVIEW

FOR LEASE

Location:	5885 E Houston St San Antonio, TX 78220
Building Size:	51,128 sf
Available:	51,128 sf (fenced yard - up to 2.5 acres available)
Rental Rate:	$4.95 sf/yr/NNN
Clear Height:	22’
Zoning:	I-1



- Fully Sprinkled
- Covered dock

The industrial facility is located on E Houston St between S East Loop 410 and N Foster Rd. It’s just under a 1/2 mile from the new H-E-B Distribution Center and just under a mile from the newly announced Amazon Distribution Center site on N Foster Rd. The facility is well located to capitalize on the industrial growth in this area.

The information contained herein is believed to be accurate but is not warranted, as the information may change or be updated without notice. Seller or Landlord makes no representation as to the environmental condition of the property and recommends purchaser’s or tenant’s independent investigation.

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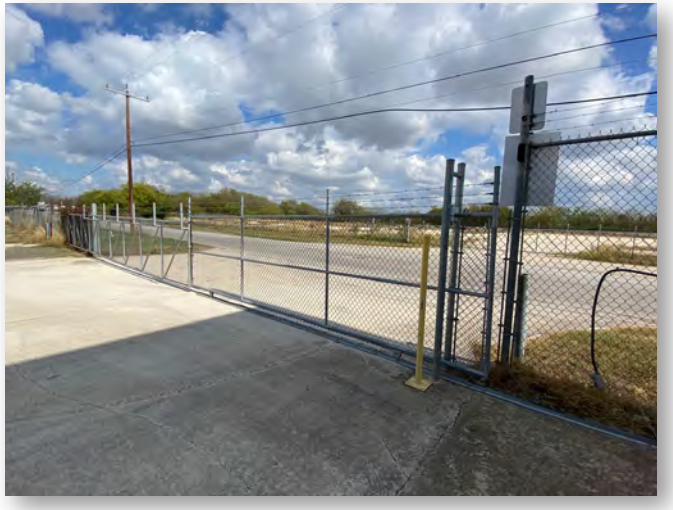
5885 E HOUSTON ST / PHOTOS

FOR LEASE



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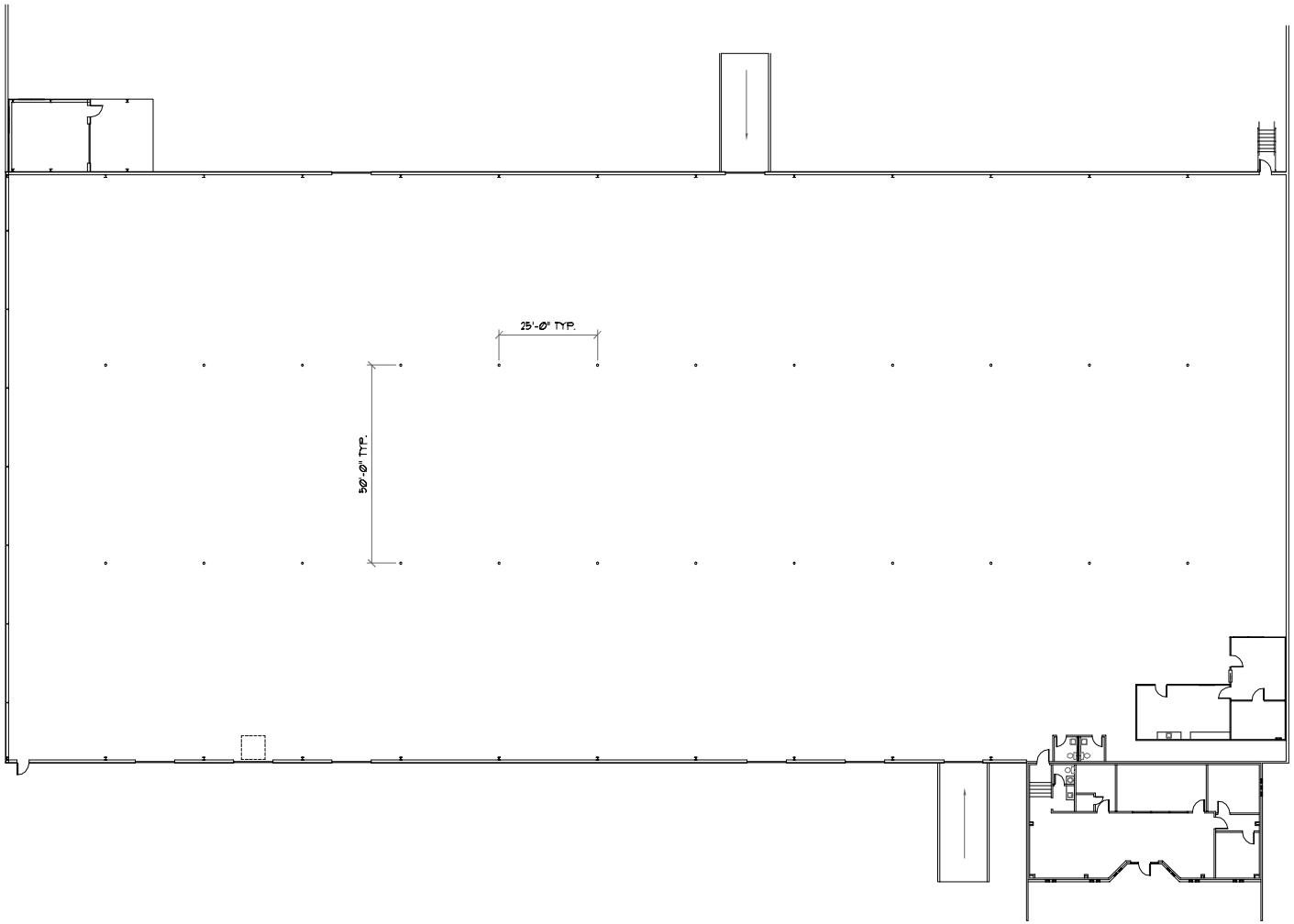
5885 E HOUSTON ST / FLOOR PLAN

FOR LEASE

Office Area = 1,687 SF
Warehouse Area = 49,441 SF
Total Area = 51,128 SF



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5885 E HOUSTON ST / SITE

FOR LEASE

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5885 E HOUSTON ST / AERIAL

FOR LEASE

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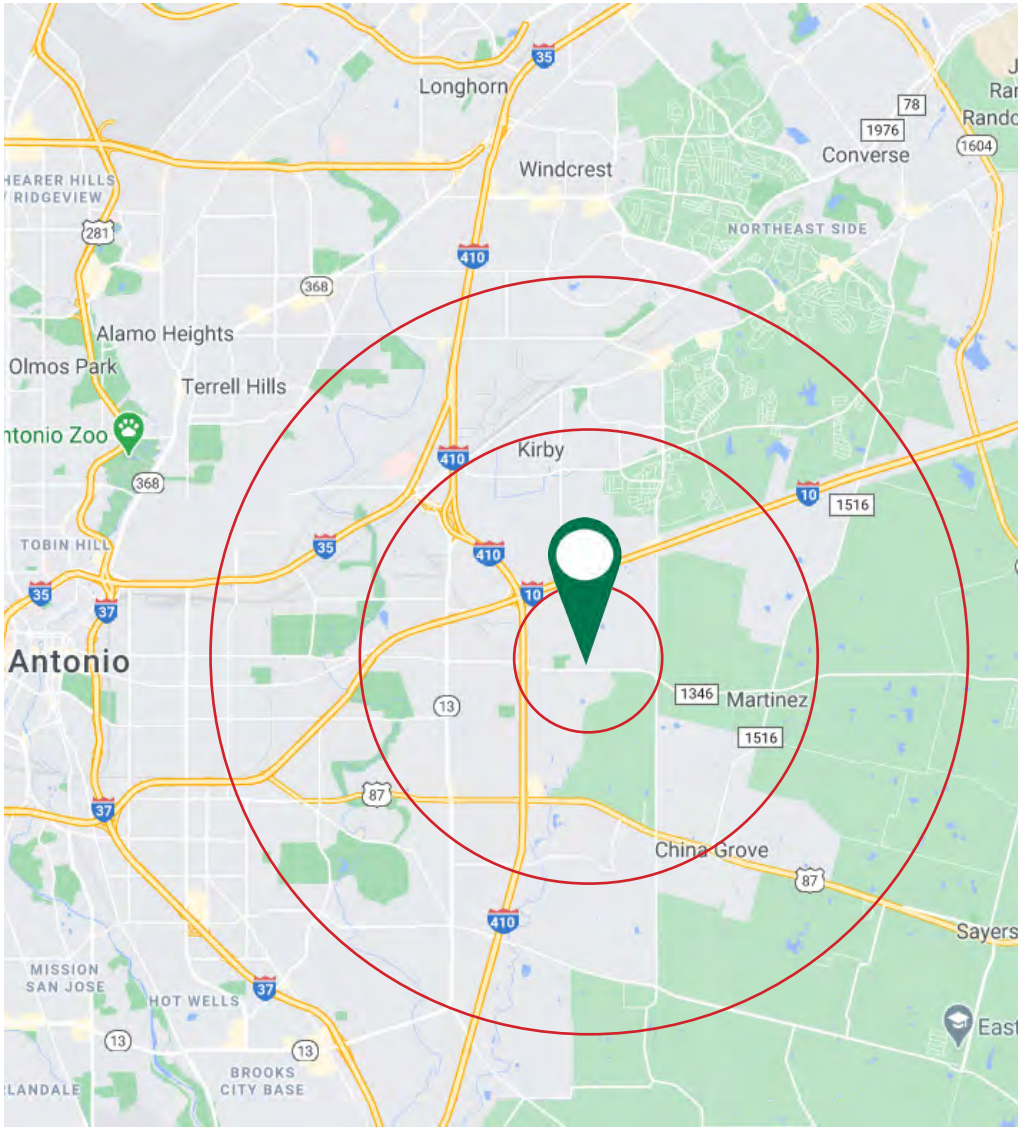
5885 E HOUSTON ST / DEMOGRAPHICS

FOR LEASE



	1 Mile	3 Mile	5 Mile
Population			
2020 Total Population:	1,353	46,539	140,042
2025 Population Projection:	1,471	49,425	149,480
Annual Growth 2020-2025:	1.7%	1.2%	1.3%
Average Age:	33.5	33.5	32.2
Households			
2020 Total Households:	453	15,485	45,478
Annual Growth 2020-2025:	1.7%	1.1%	1.3%
Median Household Income:	$37,692	$39,653	$40,266
Average Household Size:	2.9	2.9	3
2020 Average Household Vehicles:	1	2	2
Housing			
Median Home Value:	$66,393	$90,204	$103,913
Median Year Built:	1992	1978	1979
Daytime Employment			
Total Businesses:	43	1,152	4,304
Total Employees:	954	15,778	61,353
Vehicle Traffic			
Loop 410 @ Eunice St:	80,540 vpd		
E Houston St (1346) @ St Hedwig:	7,028 vpd		
N Foster Rd @ Lancer Blvd:	6,762 vpd		

Source: Costar

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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.

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.

Endura Advisory Group, GP, LLC	581037	jlundblad@endurasa.com	(210) 366-2222
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
James G. Lundblad	337803	jlundblad@endurasa.com	(210) 366-2222
Designated Broker of Firm	License No.	Email	Phone
James G. Lundblad	337803	jlundblad@endurasa.com	(210) 366-2222
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
William Kempf	617303	wkempf@endurasa.com	(210) 366-2222
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ _____ Date _____

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