



FOR LEASE

831 E Crockett St,
San Antonio, TX 78202

±6,500 SF | OFFICE/WAREHOUSE

SUMMARY

Property Specs

LEASE RATE	Contact Agent
BUILDING SIZE SF	±6,500 SF
LOT SIZE	±0.52 Acre
ZONING	I-1
YEAR BUILT	1949
TYPE	Industrial Office/Retail Warehouse

- Ten Parking Spaces
- 3 Phase Power
- Fully Fenced and Secured Yard Space
- Six (6) Dock High Loading Doors



OR TEXT 23172 TO 39200

Message frequency will vary. Message and data rates may apply. Reply HELP for help or STOP to cancel.

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PHOTOS

1949
YEAR BUILT

I-1
ZONING

± 6,500
TOTAL SF AVAILABLE

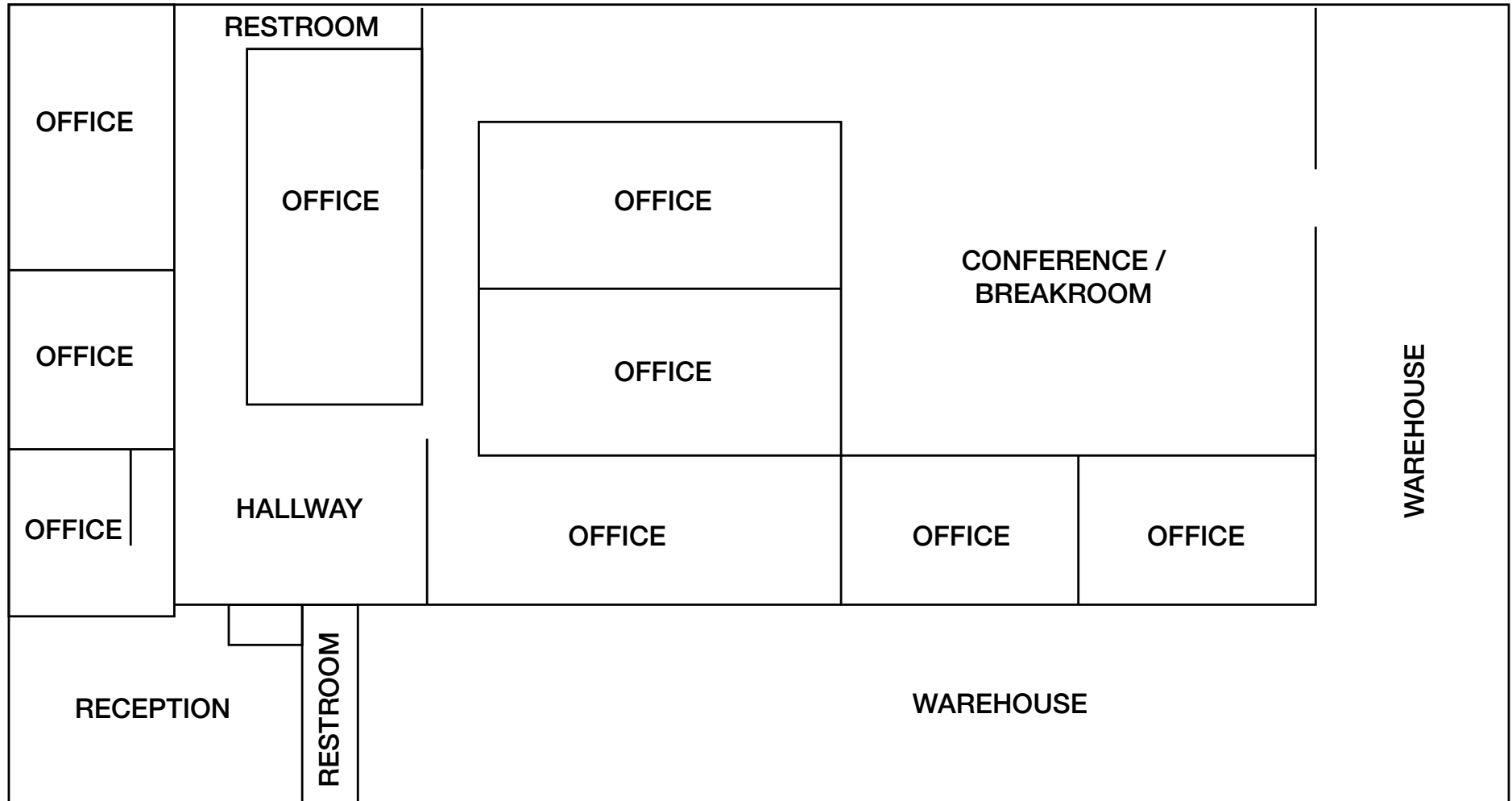




PHOTOS



FLOOR PLAN



AREA MAP



BRACKENRIDGE GOLF COURSE

FORT SAM HOUSTON

PEARL DISTRICT

UTSA

DOWN TOWN

3RD ST

NEW BRAUNFELS AVE



SITE

HOUSTON ST

SHOPS AT RIVER CENTER

COMMERCE ST

HENRY B GONZALEZ CONVENTION CENTER

SAN ANTONIO ALAMODOME

- Shops/Tenants
- Schools
- Public Parks
- Govt. Buildings
- Airport



DEMOGRAPHICS

POPULATION

2025 Population

HOUSEHOLDS

2025 Households

INCOME

2025 Average HH Income

1-mile

11,396

1-mile

5,201

1-mile

\$85,532

3-mile

116,520

3-mile

47,728

3-mile

\$73,209

5-mile

320,325

5-mile

122,180

5-mile

\$79,471

Traffic Counts

STREET

E Commerce St

E Houston St

AADT

8,555

6,290

Cities Nearby

Austin, Texas

79.5 miles

Waco, Texas

180 miles

Houston, Texas

197 miles

Fort Worth, Texas

268 miles

Dallas, Texas

273 miles

TERMS & CONDITIONS

Terms and Conditions

This offering, including any related digital marketing, contains selected information pertaining to the Property and does not purport to be a representation of the state of the Property, to be all-inclusive, or to contain all or part of the information which interested parties may require to evaluate a purchase or lease of real property.

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Any and all financial projections and information are provided for general reference purposes only and have been gathered from sources deemed reliable. Certain assumptions have been made relating to the general economy, market conditions, competition and other factors beyond the control of seller and NAI Excel. Therefore, all projections, assumptions and other information provided and made herein are subject to material variation.

Summary Documents

Additionally, all references to acreage, square feet, and other measurements are approximations. Any demographics, geographic information systems(GIS), maps, photography, zoning, site plan, survey, engineering, architectural drawings, and any other information are without assurance of their accuracy, time sensitivity, completeness, or status of approval. Documents presented may be preliminary, have no assurance of being “as built”, and may not reflect actual property boundaries or improvements. Additional information and an opportunity to inspect the Property can be made available to qualified parties. In this Memorandum, certain documents are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full documents referenced herein. Interested parties are expected to review and confirm all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner.

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Neither the seller or NAI Excel, nor any of their respective directors, officers, Affiliates or representatives make any representation or warranty, expressed or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents, as to the financial performance of the property, or as to the condition of the Property, malfunctions or mechanical defects on the Property or to any improvements thereon, including but not limited to the material, workmanship or mechanical components of the structures, foundations, roof, heating, plumbing, electrical or sewage system, drainage or moisture conditions, air conditioning, or damage by the presence of pests, mold or other organisms, environmental condition, soils conditions, the zoning of the Property, the suitability of the Property for Interested parties intended use or purpose, or for any other use or purpose.

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1.1 BIL
SF MANAGED

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PROFESSIONALS

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