

OFFICE FOR LEASE

13747 HWY 87

13747 US HIGHWAY 87 EAST, ADKINS, TX 78101



1,600 SF OFFICE FOR LEASE

KW COMMERCIAL | HERITAGE

1717 N Loop 1604 E
San Antonio, Texas 78232



Each Office Independently Owned and Operated

PRESENTED BY:

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EXECUTIVE SUMMARY

13747 US HIGHWAY 87 EAST



Property Overview

Building SF:	1,600
Lease Rate:	\$3,950 per month
PSF	\$29.62 PSF
Lot Size:	≈ 0.75 Acres
Year Built:	2019
Zoning:	Outside City Limits

Property Summary

Highly functional, modern 1,600 SF commercial office building situated on a spacious ≈ 0.75 lot.. Strategically located with excellent highway visibility, this property is perfectly tailored for industrial service providers, contractors, logistics firms, or any business requiring professional office space paired with substantial exterior yard and parking capacity.

- 1,600 SF of versatile, wide-open floor plan
- Situated on ≈0.75 Acres, fully fenced
- Equipped with a fully functional kitchen
- Two dedicated restrooms—one of which includes a full walk-in shower
- Integrated overhead loft space for light storage.
- Prominent location on US Hwy 87 S

AERIAL PHOTOS

13747 US HIGHWAY 87 EAST



PROPERTY PHOTOS

13747 E US HWY 87

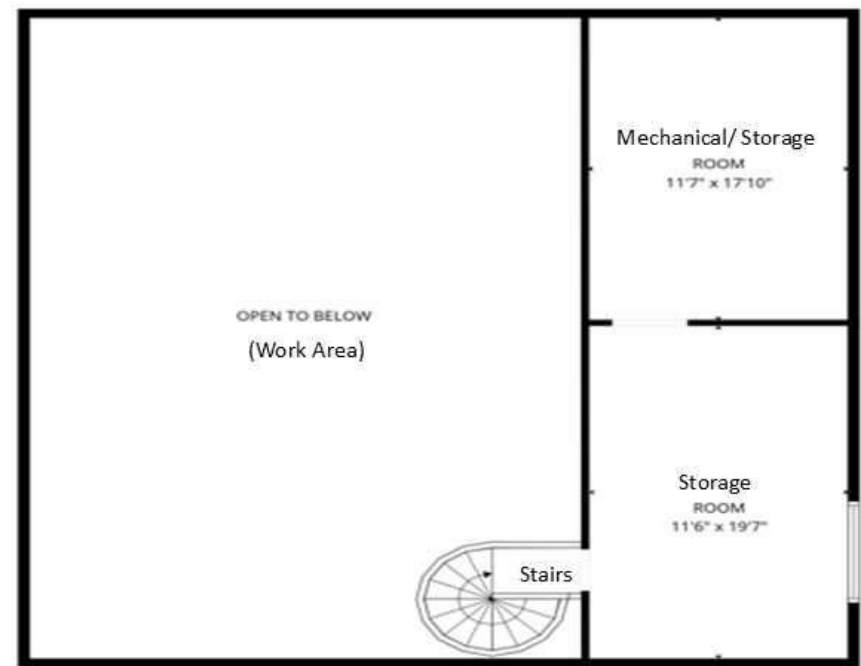


FLOOR PLAN

13747 US HIGHWAY 87 EAST



1st Floor

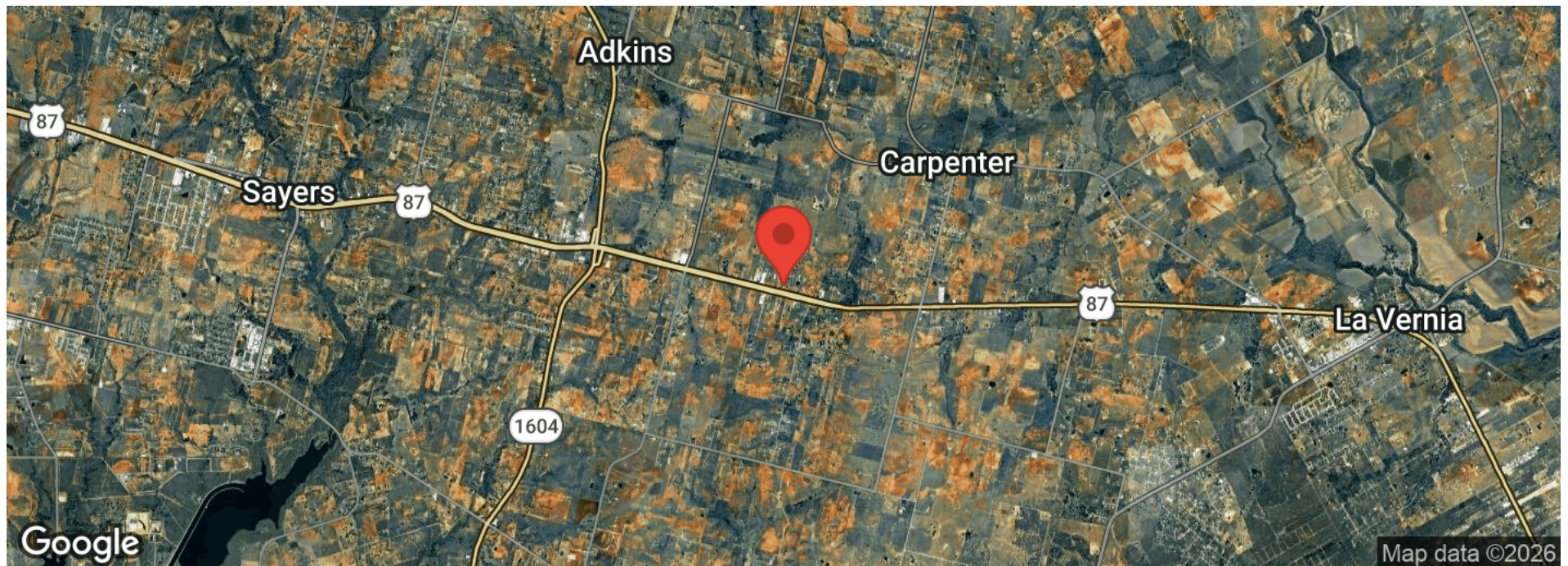
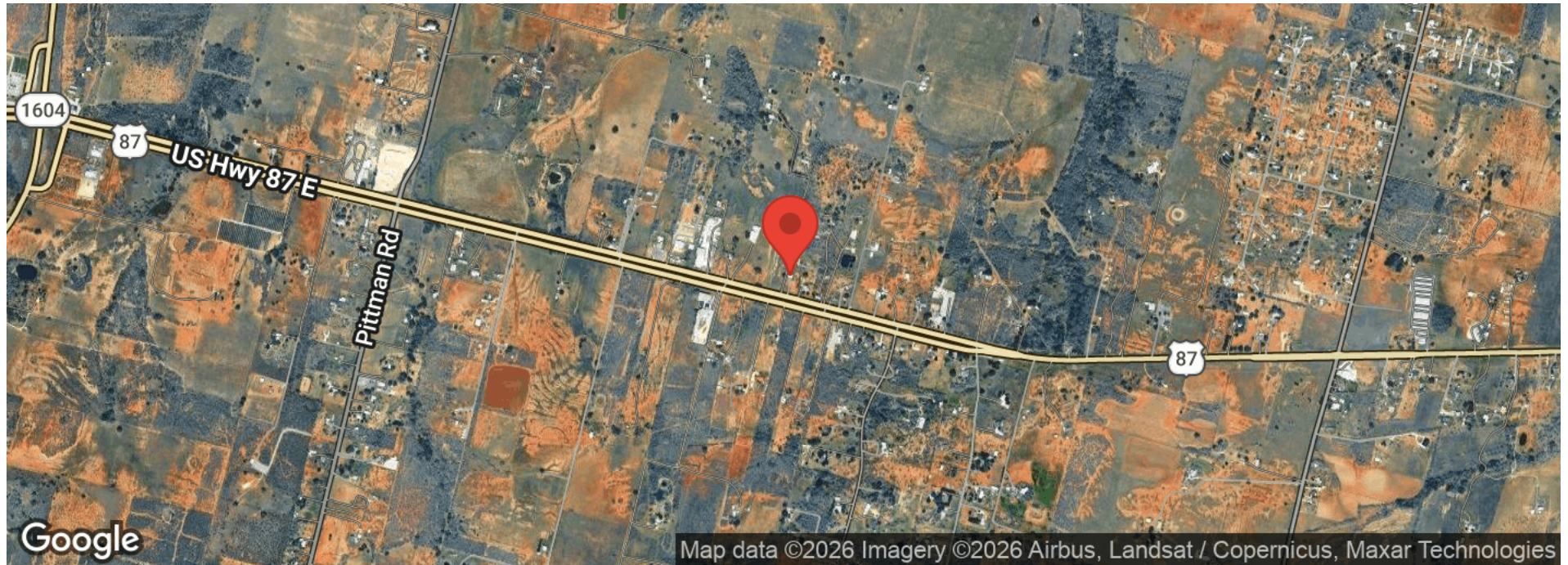


2nd Floor

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

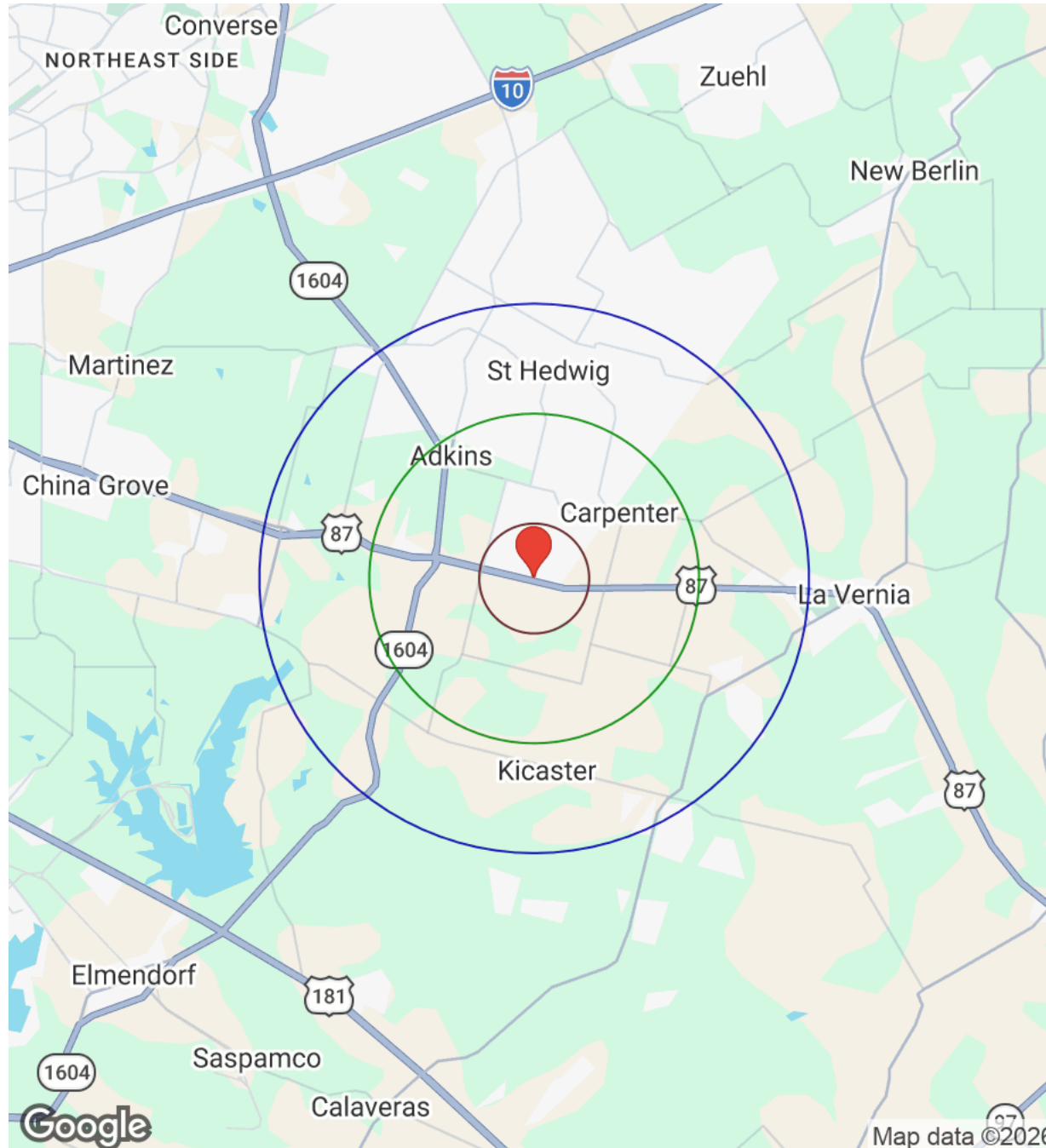
LOCATION MAPS

13747 US HIGHWAY 87 EAST



DEMOGRAPHICS

13747 US HIGHWAY 87 EAST



Population	1 Mile	3 Miles	5 Miles
Male	272	1,628	5,379
Female	276	1,649	5,367
Total Population	548	3,277	10,746

Race / Ethnicity	1 Mile	3 Miles	5 Miles
White	299	1,737	5,938
Black	15	111	348
Am In/AK Nat	1	8	26
Hawaiian	N/A	1	2
Hispanic	213	1,318	4,126
Asian	7	31	85
Multiracial	11	63	197
Other	2	9	25

Housing	1 Mile	3 Miles	5 Miles
Total Units	222	1,329	4,176
Occupied	206	1,230	3,928
Owner Occupied	167	986	3,284
Renter Occupied	39	244	644
Vacant	17	99	248

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	90	569	1,919
Ages 15 - 24	63	376	1,263
Ages 25 - 54	180	1,116	3,747
Ages 55 - 64	83	491	1,603
Ages 65+	131	724	2,213

Income	1 Mile	3 Miles	5 Miles
Median	\$89,080	\$86,010	\$101,941
Under \$15k	12	91	236
\$15k - \$25k	11	70	175
\$25k - \$35k	7	69	188
\$35k - \$50k	19	120	292
\$50k - \$75k	35	203	602
\$75k - \$100k	33	138	430
\$100k - \$150k	50	286	912
\$150k - \$200k	21	125	491
Over \$200k	18	128	602

Distance: ○ 1 Mile ○ 3 Miles ○ 5 Miles

Map data ©2026

DISCLAIMER

5250 CALLAGHAN ROAD



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