

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



**INTERNATIONAL**

Each Office Independently Owned and Operated

*PRESENTED BY:*

**MARCELINO GARCIA, CRE**

Broker Associate

O: (210) 381-3722

C: (210) 381-3722

marcelino.kwcommercial@gmail.com

59919, Texas

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

# EXECUTIVE SUMMARY

13747 US HIGHWAY 87 EAST



## Property Overview

Building SF:	1,600
Lease Rate:	\$4,800 Per month
PSF	\$36 PSF
Lot Size:	1.50 Acres
Year Built:	2019
Zoning:	Outside City Limits

## Property Summary

Highly functional, modern 1,600 SF commercial office building situated on a spacious 1.5-acre lot. Strategically located on HWY 87 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.

- Equipped with a fully functional kitchen
- Two dedicated restrooms—one with a full walk-in shower
- Integrated overhead loft space for light storage.
- Carport
- 18 Miles to Downtown San Antonio
- Less than 1 mile to Loop 1604 (Bexar County Outer Loop)

# AERIAL PHOTOS

13747 US HIGHWAY 87 EAST



- Metal Building
- 1,600 SF Office
- Storage Mezzanine
- 1.5 Acres
- Fenced Yard
- Electric Gates
- Septic System

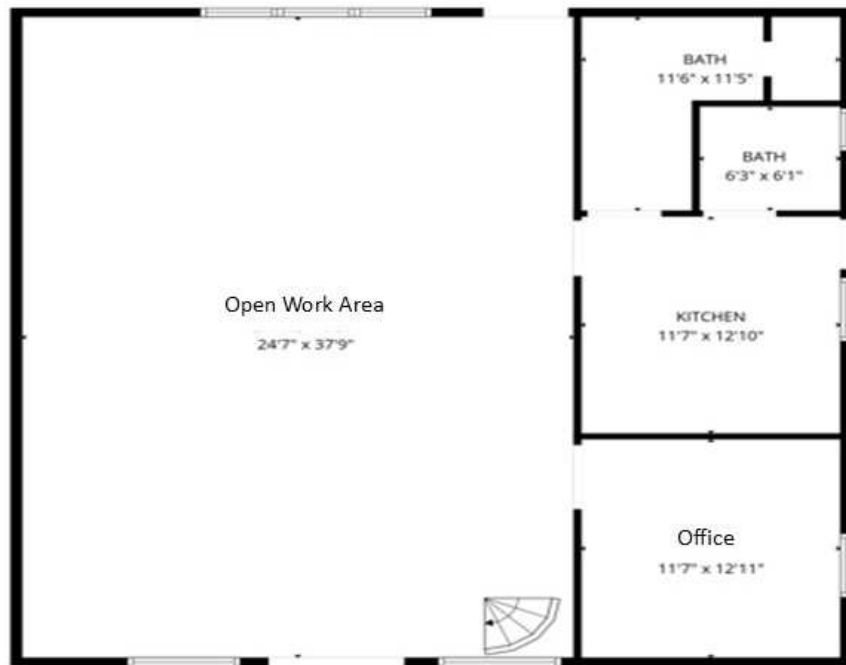
# PROPERTY PHOTOS

13747 E US HWY 87

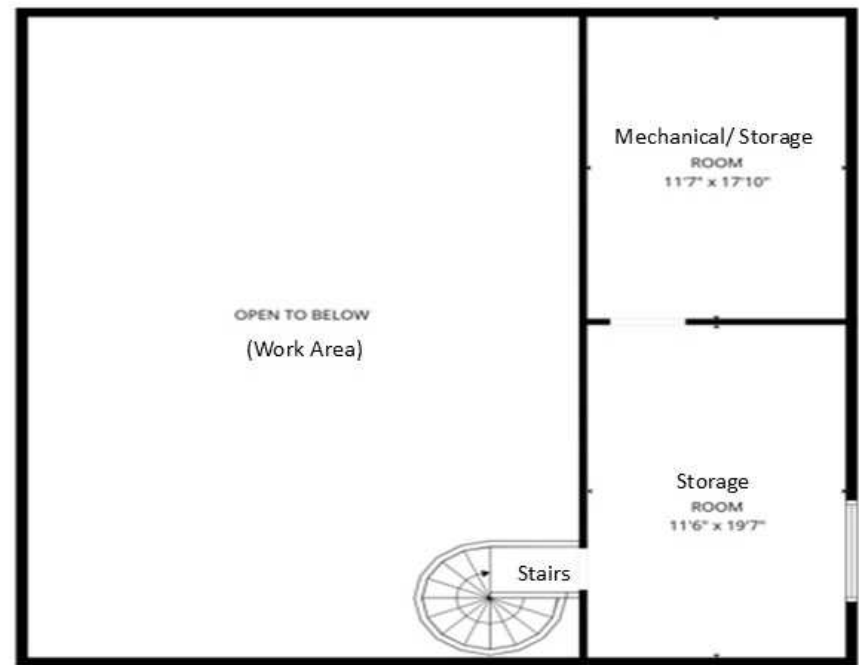


# FLOOR PLAN

13747 US HIGHWAY 87 EAST



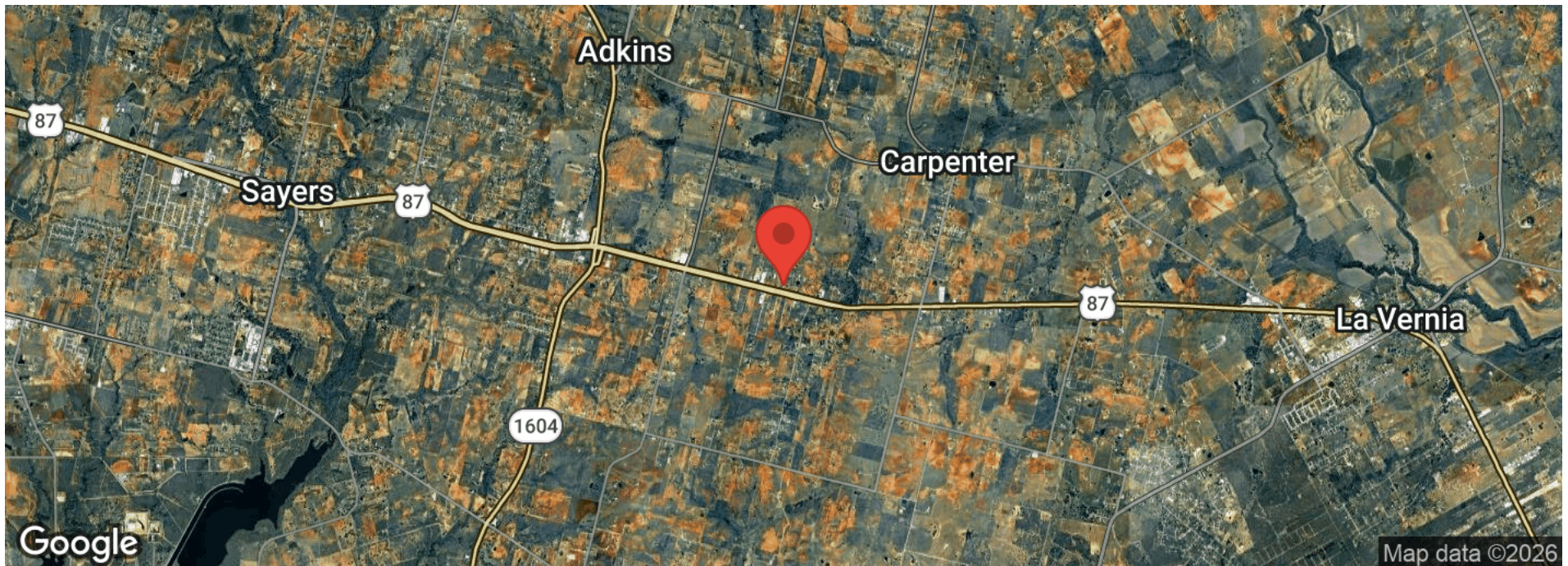
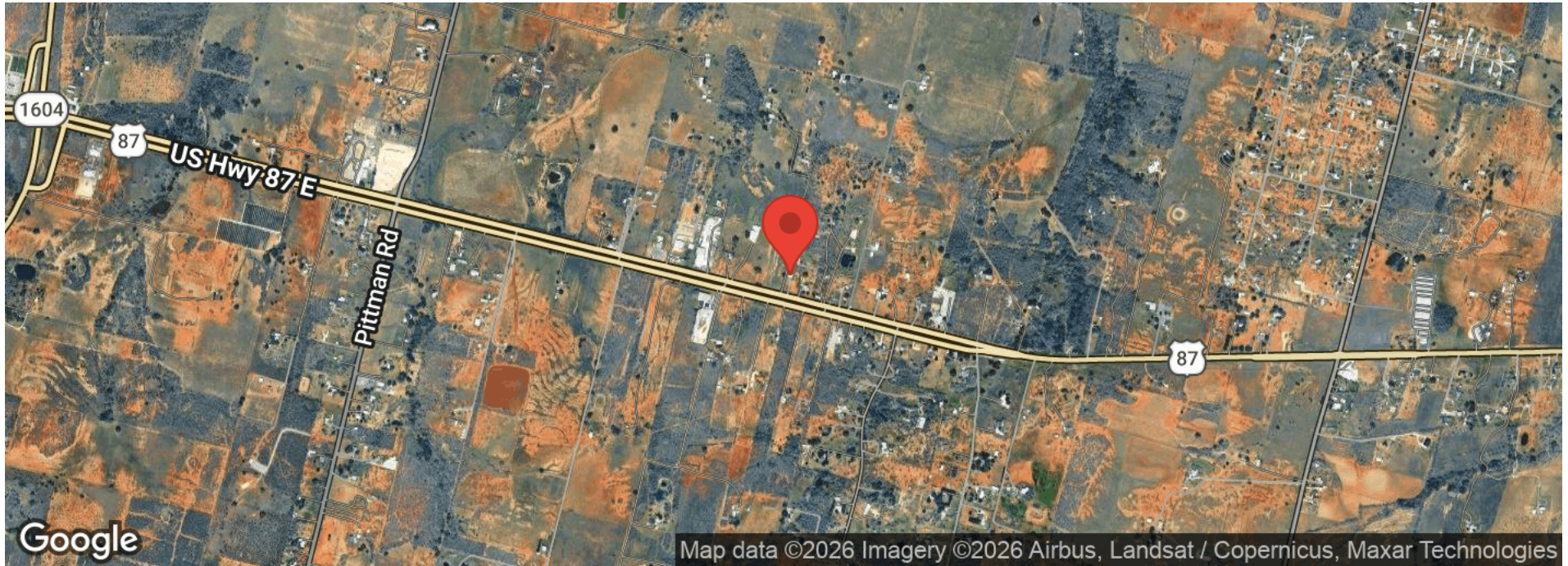
**1<sup>st</sup> Floor**



**2<sup>nd</sup> Floor**

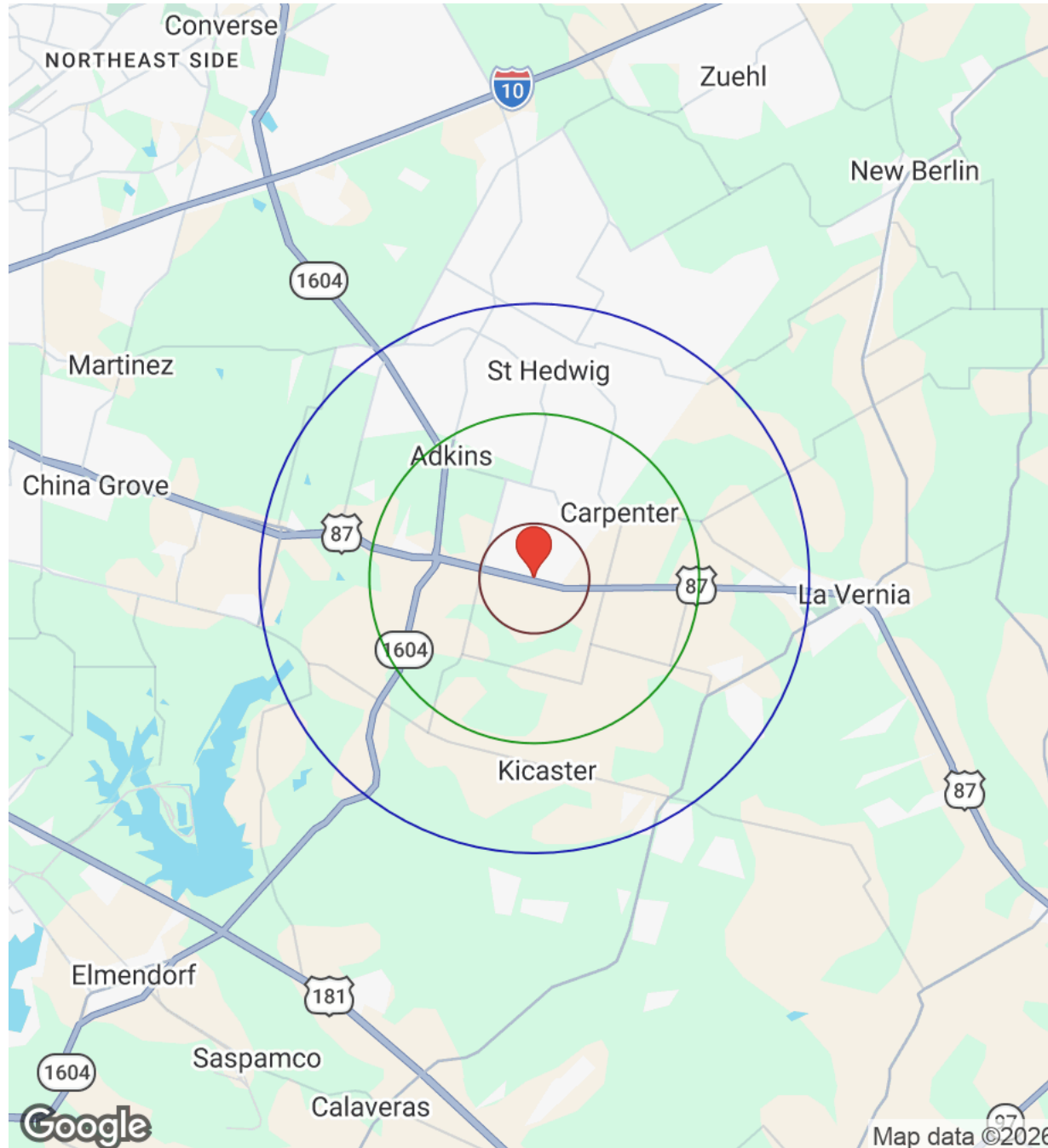
# LOCATION MAPS

13747 US HIGHWAY 87 EAST



# DEMOGRAPHICS

13747 US HIGHWAY 87 EAST



Distance: ○ 1 Mile ○ 3 Miles ○ 5 Miles

Population	1 Mile	3 Miles	5 Miles
Male	277	1,643	5,422
Female	271	1,634	5,324
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

## DISCLAIMER

5250 CALLAGHAN ROAD



All materials and information received or derived from KW Commercial its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither KW Commercial its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. KW Commercial will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. KW Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. KW Commercial does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by KW Commercial in compliance with all applicable fair housing and equal opportunity laws.

### KW COMMERCIAL | HERITAGE

1717 N Loop 1604 E  
San Antonio, Texas 78232



Each Office Independently Owned and Operated

### PRESENTED BY:

#### MARCELINO GARCIA, CRE

Broker Associate  
O: (210) 381-3722  
C: (210) 381-3722  
marcelino.kwcommercial@gmail.com  
59919, Texas

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.