

FOR SALE

**1403 E. HOUSTON STREET
SAN ANTONIO, TX 78202**

**USER BUILDING OR REDEVELOPMENT SITE
COLD WAREHOUSE & OFFICE
4,295 SF ON 1.020 ACRES**



M Kidd Properties, Inc.
1775 Saint James Place | Suite 100
Houston, TX 77056
www.mkiddproperties.com

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SAN ANTONIO, TX 78202

PROPERTY SUMMARY

Land Area	1.020 Acres (44,431 SF)
Building Size	4,295 SF
Year Built	1966
Zoning	I-1 & RM-4
Frontage	218' on N. Cherry & 198' on E. Houston
Utilities	All Available (City of San Antonio)
Floodplain	Outside Flood Zone (Zone X)
School District	San Antonio ISD
Sales Price	\$ 1,300,000



FOR MORE INFORMATION, PLEASE CONTACT:

Mark Kidd, Sr.

713.545.1901

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Mark Kidd, Jr.

713.828.8480

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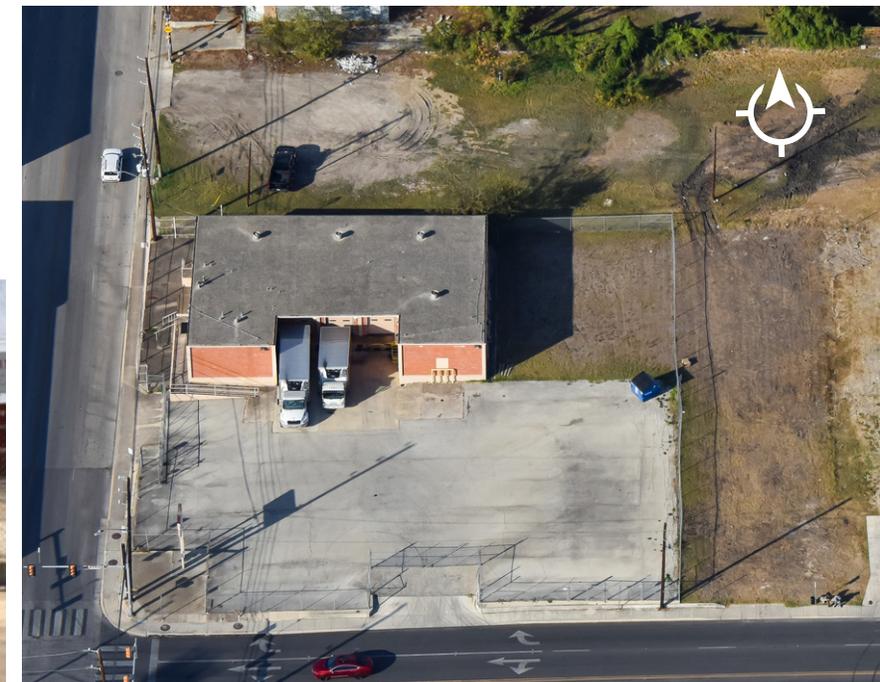
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PROPERTY FEATURES

- Contiguous vacant lot for expansion
- 20 Parking Spaces
- Fenced Perimeter Gate
- Signalized Intersection
- Office Features
 - 1,413 SF
 - Bull Pen
 - Conference Room
 - Office and Warehouse Restrooms
- Warehouse Features
 - 2,059 SF of Refrigerated Warehouse Space
 - 823 Dry Goods Storage
- Loading
 - 3 Dock High Doors (Front Load)



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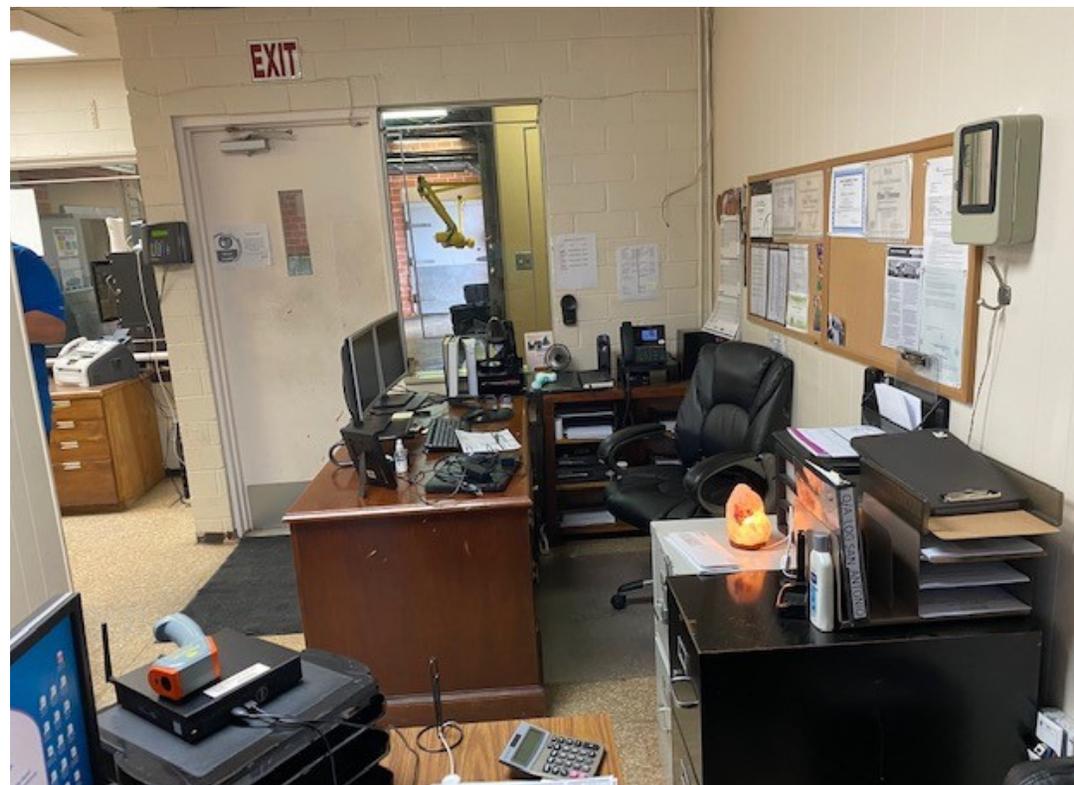
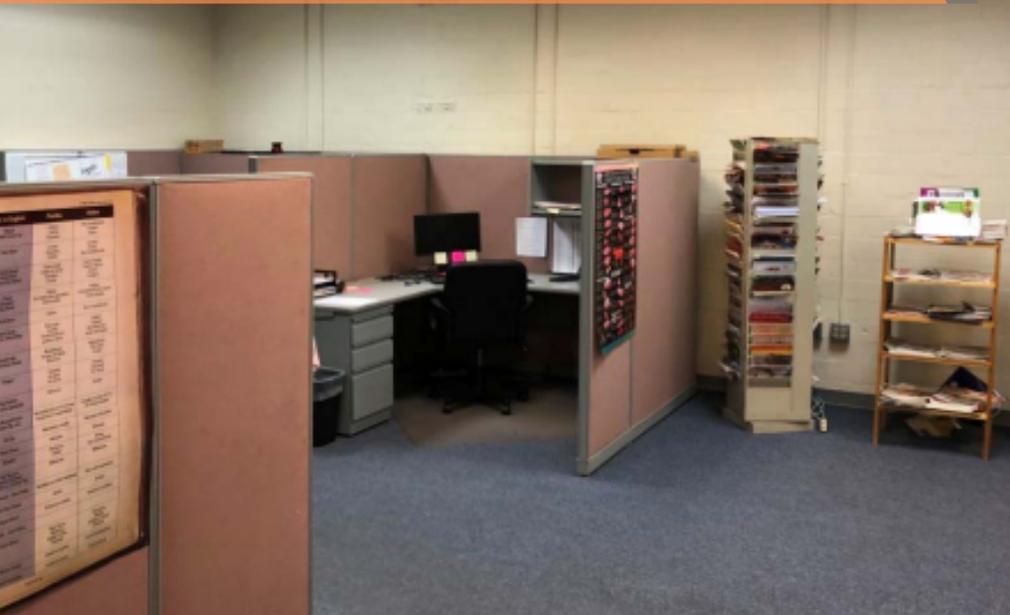
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AREA DEMOGRAPHICS

Population	2 MILE	5 MILE	10 MILE
Estimated	69,770	374,433	1,053,288
5-Year Population Growth (Est.)	75,365	396,196	1,117,452
Household Income (Est.)	\$52,007	\$54,110	\$56,614



DIGNOWITY HILL

DAWSON ST.



INNOVATION
DISTRICT

SITE

VELOCITY TX



E. HOUSTON ST.

N. CHERRY ST.

N. MESQUITE ST.

N. HACKBERRY ST.

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TAX RATES	
BEXAR COUNTY ROAD & FLOOD	0.023668
SAN ANTONIO RIVER AUTHORITY	0.018580
ALAMO COMMUNITY COLLEGE	0.149150
UNIVERSITY HEALTH SYSTEM	0.276235
BEXAR COUNTY	0.277429
CITY OF SAN ANTONIO	0.558270
SAN ANTONIO ISD	1.502300
TOTAL	2.805632

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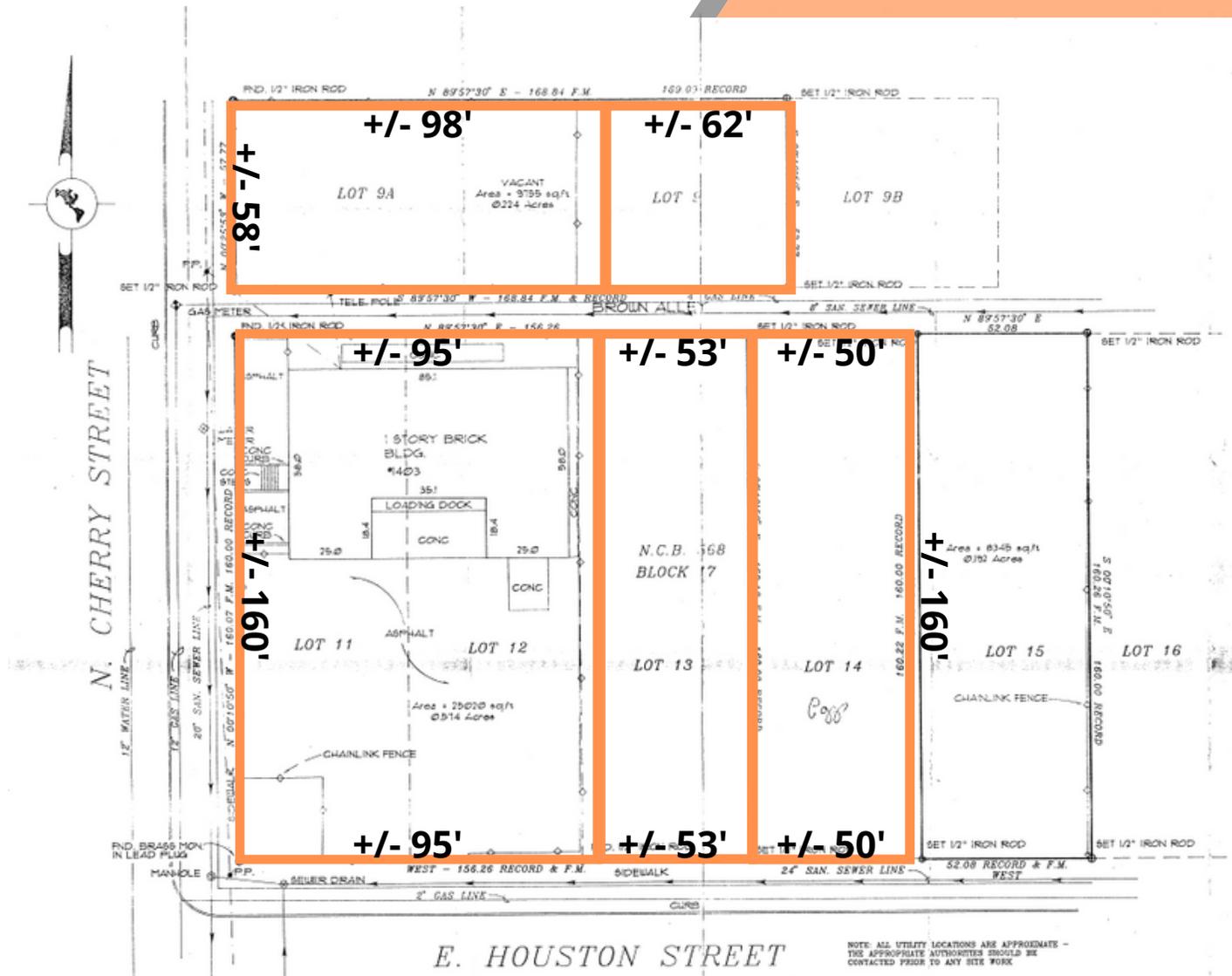
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PROPERTY SURVEY

1403 E. HOUSTON STREET SAN ANTONIO, TX 78202



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