

INFORMATION PACKAGE



EBG
EUREKA BUSINESS GROUP



FOR LEASE

**708 E Houston St.
Anna, TX 75409**

Joseph Gozlan

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**5,100SF – 20,400SF
Industrial/Flex**

Executive Summary



This modern industrial/Flex building located in Anna, TX presents an exceptional opportunity for businesses seeking high-quality space in one of North Texas's most dynamic growth corridors. Built in 2019 with concrete tilt-up construction, the property offers flexible configurations ranging from 5,100SF to 20,400SF, combining HVAC covered office areas with open warehouse space to accommodate diverse operational needs. The facility features 100% fire suppression coverage, great condition throughout, and immediate availability for occupancy, making it an ideal solution for companies requiring quick deployment in a premium location.

Strategically positioned in the rapidly expanding Dallas-Fort Worth metroplex, the property benefits from the Anna-Melissa area emergence as a key growth area with strong demographics and excellent transportation access. The location enjoys significant traffic with over 20,000 vehicles per day on Hwy121 (0.7 miles from the building), while the surrounding market demonstrates robust fundamentals including low 3.7% vacancy rates and positive rent growth trends. The Outlying Collin County industrial submarket continues to attract businesses seeking modern facilities outside traditional urban centers, offering the advantage of fewer restrictions while maintaining proximity to major metropolitan amenities and transportation networks.

Professional Management

Professional management by [EBG Commercial Management](#) ensures operational efficiency and tenant satisfaction, while the property's flexible space options allow businesses to scale from 5,100 square feet up to the full 20,400 square foot facility as needs evolve. With its combination of modern construction, strategic location, professional oversight, and immediate availability, this facility represents a compelling opportunity for companies looking to establish or expand their operations in one of Texas's most promising industrial markets.



The Property

708 E Houston St.
Anna, TX 75409

Address: 708 E Houston St. Anna, TX 75409

Available RBA:

- **5,100SF** combined of 2,550SF of HVAC covered area and 2,550SF of open space
- **5,100SF** of open space (no office) (Available immediately)
- **10,200SF** combined of 2,550SF of HVAC covered area and 7,650SF of open space
- **15,300SF** combined of 2,550SF of HVAC covered area and 12,750SF of open space
- **20,400SF** Entire building. (15,300SF Available immediately + 5,100 of Suite C with 30 days notice)

Year Built: 2019

Construction: Concrete tilt-up

Zoning: Outside city limits, no restrictions

Condition: Excellent

Fire Protection: 100% coverage fire suppression system!

Availability: Immediate

Asking Rent: **Contact Broker**

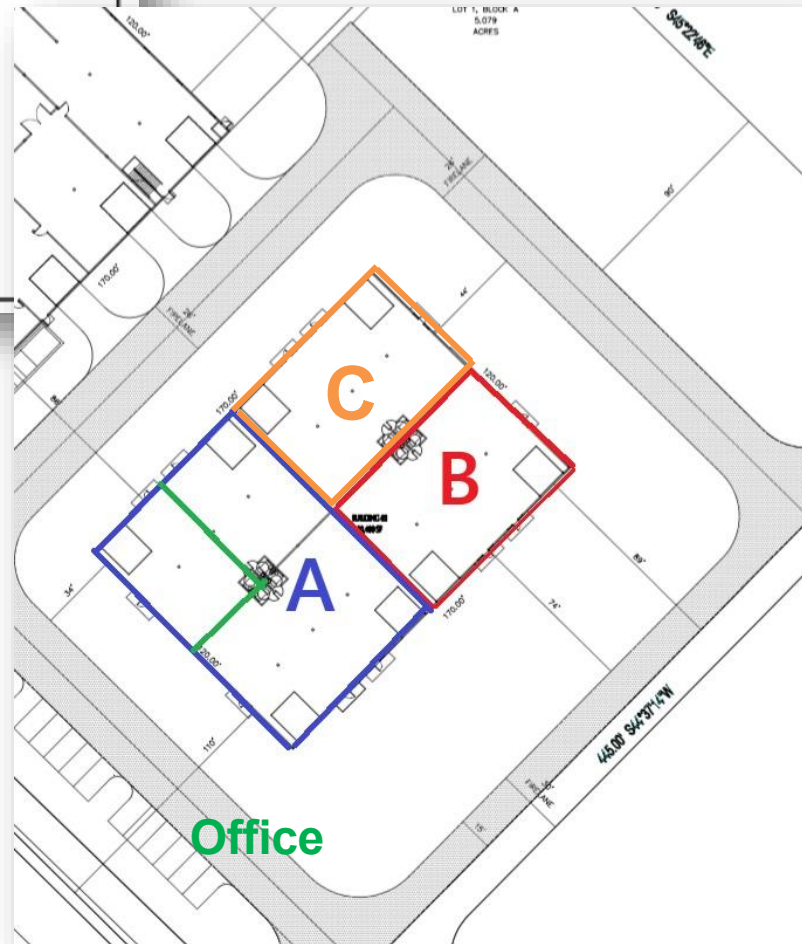
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Floorplan

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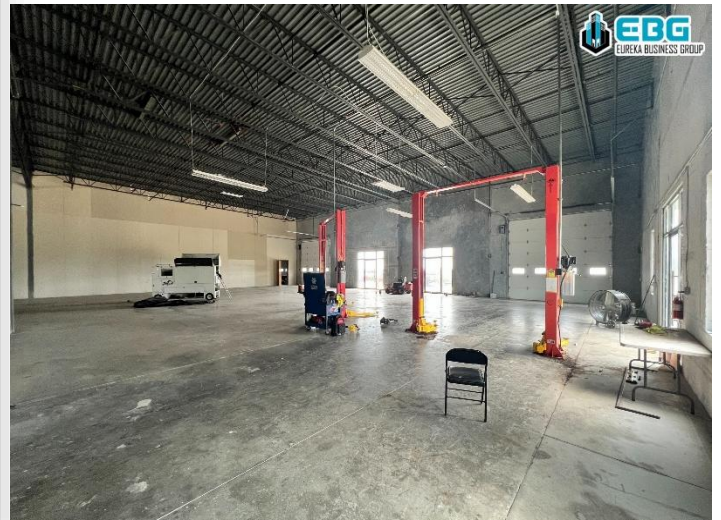
Suite C 5,100 SF	Suite B 5,100 SF
Suite A TOTAL	10,200 SF
Suite A Office 2,550 SF HVAC	



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Pictures

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Video

Click Below to Watch the Video Tour



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INDUSTRIAL FOR LEASE 5,000-20,000 SF

-  No Zoning Restrictions
-  20,461 VPD Hwy 121
-  Fire Suppression System

[Schedule a Visit](#)

JOSEPH GOZLAN
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ANNA, TX

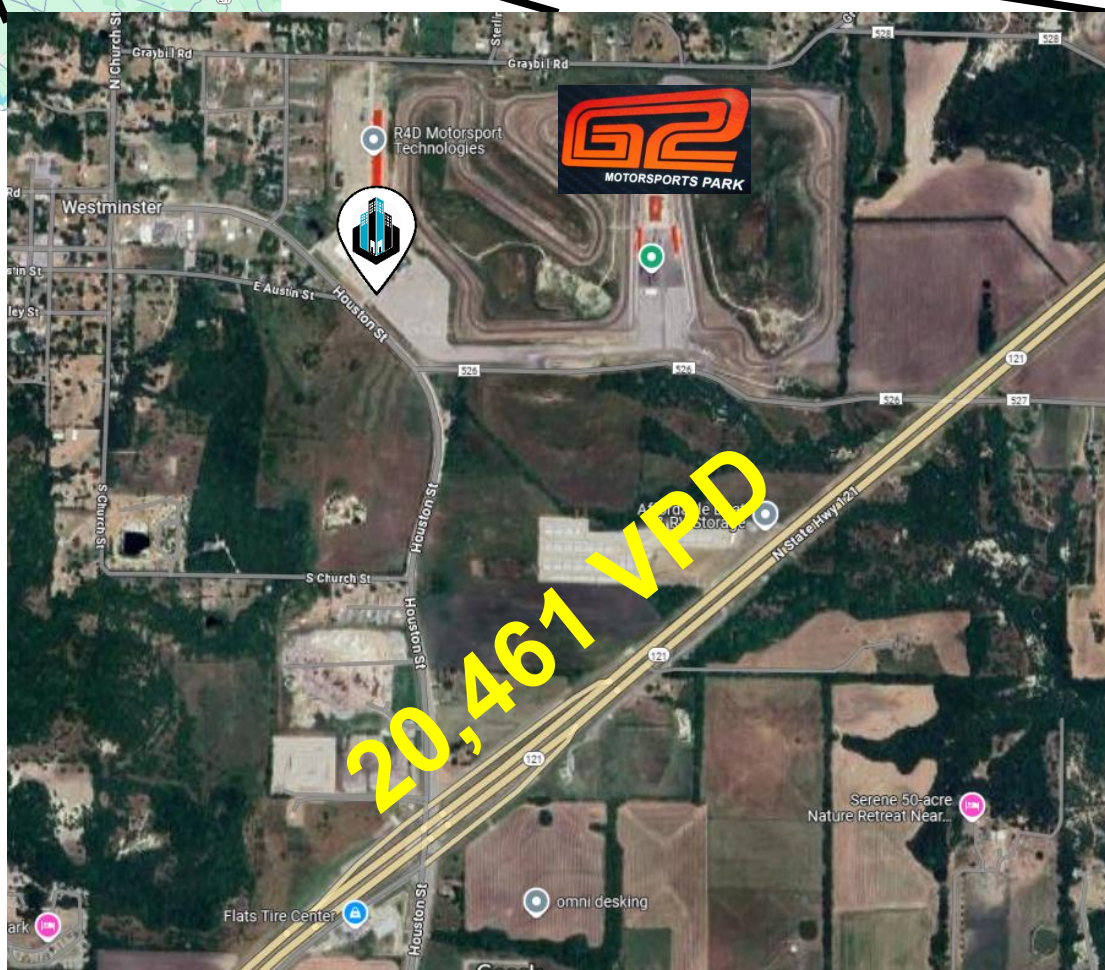
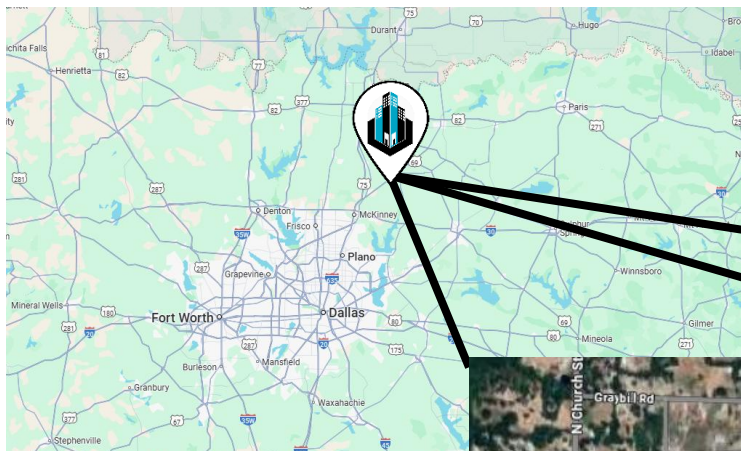
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Location

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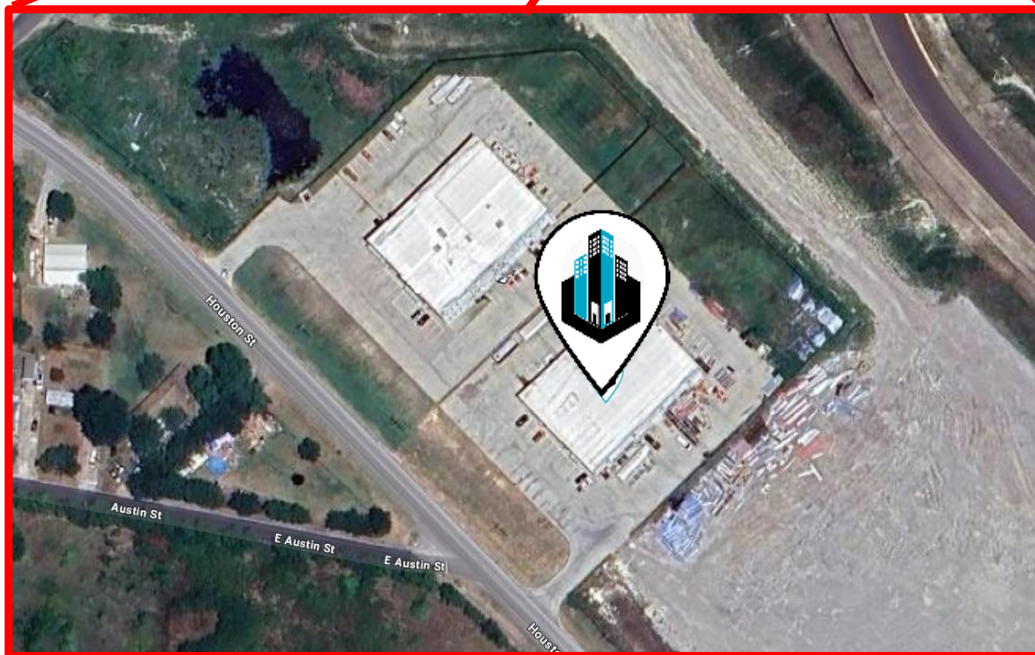
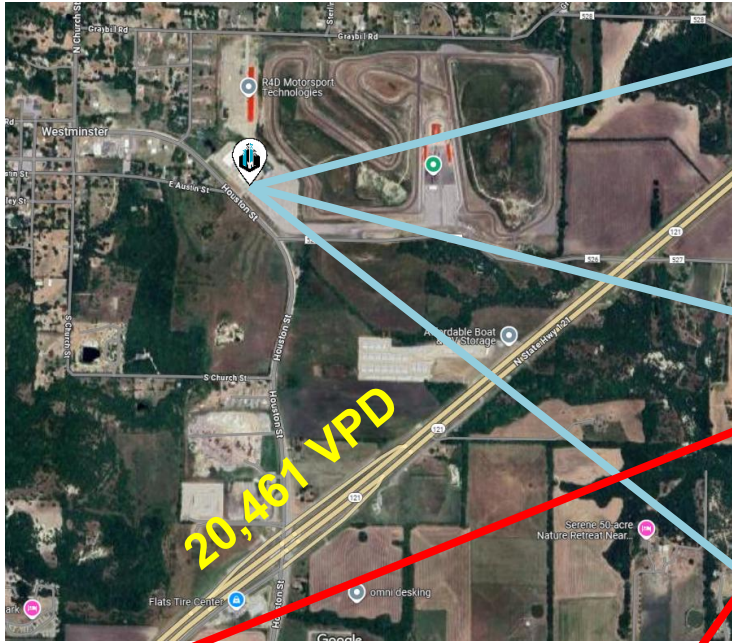


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Location

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The Market

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Outlying Collin Cnty Submarket Summary

Outlying Collin Cnty Industrial

The Outlying Collin Cnty industrial submarket has a vacancy rate of 3.7% as of the third quarter of 2025. Over the past year, the submarket's vacancy rate has changed by 0.3%, a result of 31,000 SF of net delivered space and 24,000 SF of net absorption.

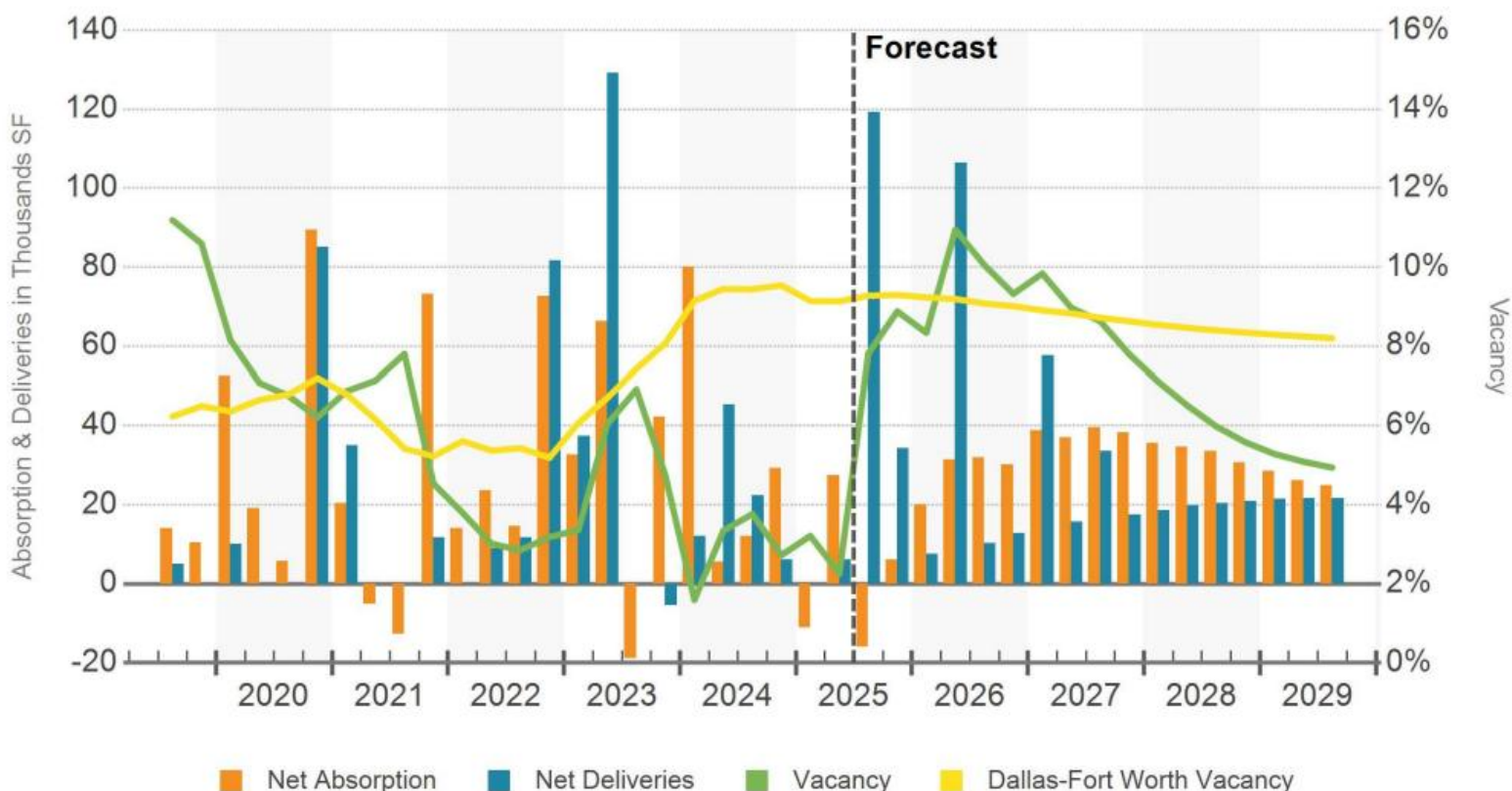
Outlying Collin Cnty's vacancy rate of 3.7% compares to the submarket's five-year average of 4.5% and the 10-year average of 6.1%.

The Outlying Collin Cnty industrial submarket has roughly 260,000 SF of space listed as available, for an availability rate of 10.1%. As of the third quarter of 2025, there is 320,000 SF of industrial space under construction in Outlying Collin Cnty. In comparison, the submarket has averaged 140,000 SF of under construction inventory over the past 10 years.

The Outlying Collin Cnty industrial submarket contains roughly 2.3 million SF of inventory. The submarket has approximately 1.5 million SF of logistics inventory, 470,000 SF of flex inventory, and 250,000 SF of specialized inventory.

Market rents in Outlying Collin Cnty are \$16.50/SF. Rents average around \$15.90/SF for logistics buildings, \$18.40/SF for flex properties, and \$16.80/SF for specialized assets.

Rents have changed by 2.3% year over year in Outlying Collin Cnty, compared to a change of 3.1% market wide. Market rents have changed by 2.2% in logistics buildings year over year, 3.0% in flex buildings, and 1.0% in specialized buildings. In Outlying Collin Cnty, five-year average annual rent growth is 7.3% and 10-year average annual rent growth is 6.3%.



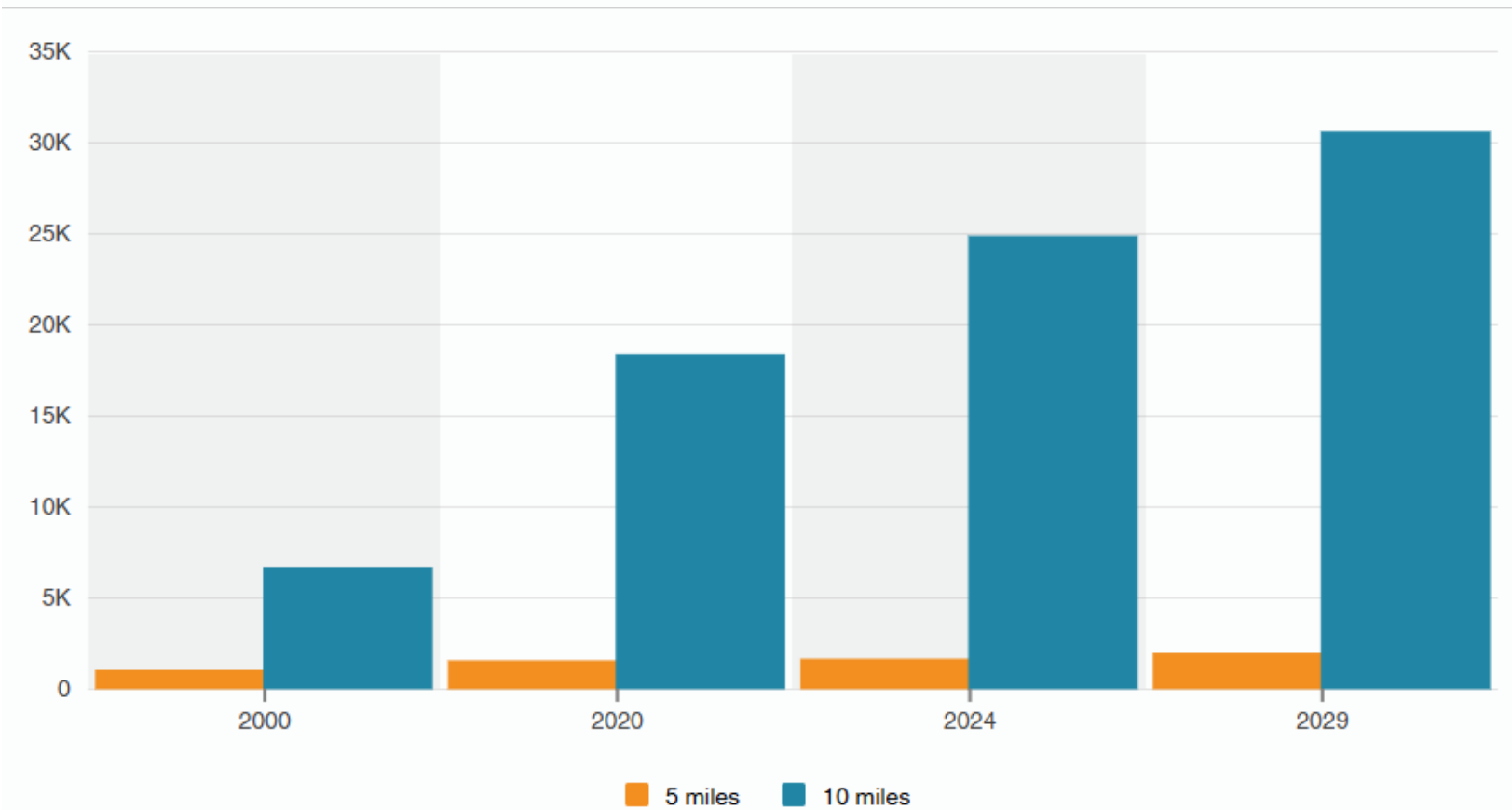
Demographics

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Income

	3 miles	5 miles	10 miles
Avg Household Income	\$87,678	\$93,880	\$110,606
Median Household Income	\$61,709	\$65,559	\$87,352

Households



Contact



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THE RETAIL NAVIGATOR™

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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 Eureka Business Group in compliance with all applicable fair housing and equal opportunity laws.



