

# Strategic Industrial Distribution Hub in Growing San Antonio Corridor

**For Sublease**  
**5500 MID CITIES PKWY**  
**SCHERTZ, TX 78154**

*Warehouse & Distribution Facility /  
Prime Logistics Park Location*



**CONTACT**  
Larry Nielsen, President  
IWI REALTY  
C: 432.260.0088  
E: [larry@IWIREALTY.COM](mailto:larry@IWIREALTY.COM)



**IWI**  
**REALTY**  
*A Group of Res and Ranch, LLC*



## Property Highlights

- +/- 64,000 Total Building SF Available
- +/- 4,032 Total Office SF
- Warehouse Office Area 522 SF
- Divisible to +/- 32,000 SF
- 18 Dock High / 2 Ramp Served Doors
- 119 Auto Parking Spaces
- 24' Clear Height
- ESFR Fire Sprinklers
- Great access to Interstate 35



## Sublease Information

**Ask Rate / SF / Year: \$8.38 + NNN**

*Note: 36 months remaining on lease as of 2/12/2026*

# Property Description

This ±64,000 SF industrial space is located within the San Antonio Logistics Center in Schertz, Texas and occupies a significant portion of a ±64,000 SF multi-tenant warehouse facility. The property is designed to support distribution, storage, and light manufacturing operations, offering functional warehouse space within a professionally maintained logistics park environment.

Positioned within the Verde Enterprise Business Park on approximately ±6.413 acres, the facility benefits from shared circulation, parking, and infrastructure that supports efficient industrial operations.

## IDEAL FOR

*This property is well suited for owner-users or investors seeking a secure, crane-ready industrial facility with yard.*



# Location Overview

The property is located in Schertz, Texas within the northeast San Antonio industrial corridor along Interstate 35, a major transportation route connecting San Antonio to Austin and the greater Central Texas region. Positioned within Verde Enterprise Business Park, the area supports warehouse, manufacturing, and distribution users and benefits from strong regional logistics access and continued commercial growth.

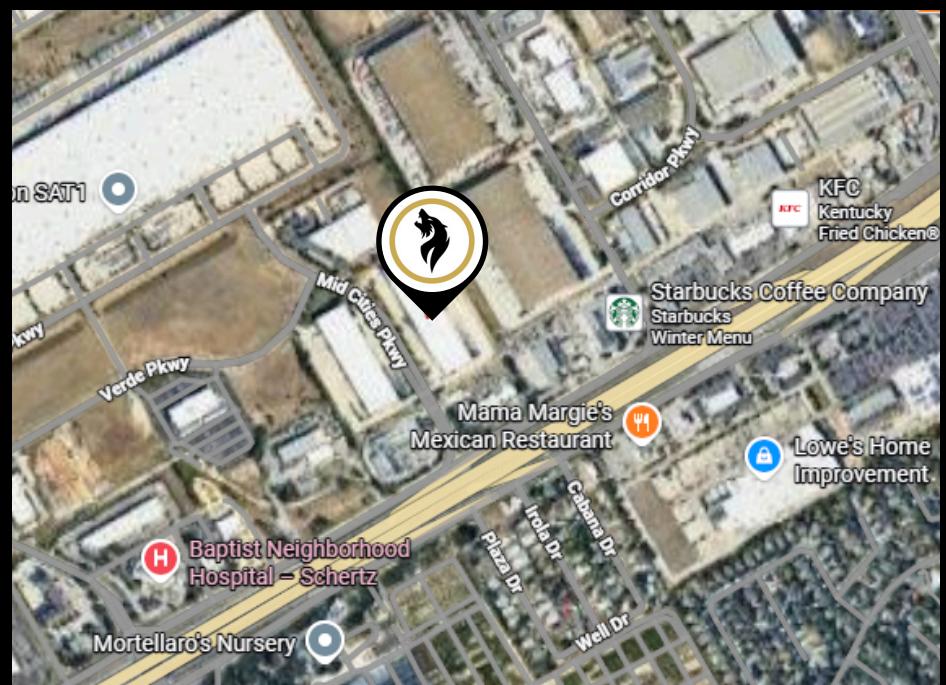
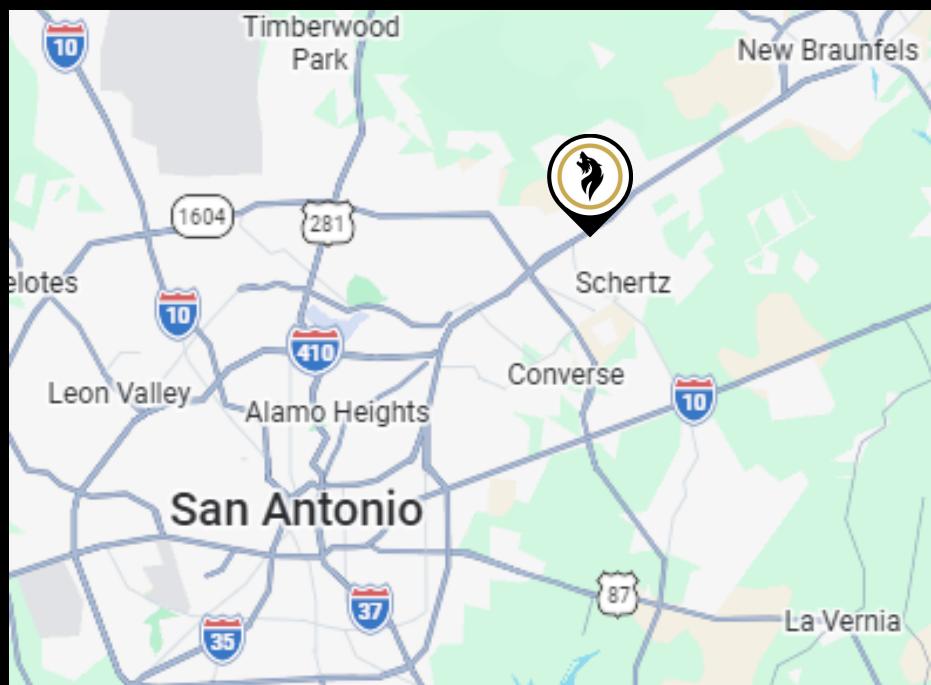
## Directions to the Property

From Interstate 35:

Take Exit 178 toward Schertz Parkway/FM 3009. Continue east on FM 3009 and proceed toward Mid Cities Parkway. Turn onto Mid Cities Parkway and continue to 5500 Mid Cities Parkway. The property will be located within Verde Enterprise Business Park.

From Interstate 10:

Exit onto FM 3009 toward Schertz. Travel north on FM 3009 toward Mid Cities Parkway. Turn onto Mid Cities Parkway and proceed to 5500 Mid Cities Parkway located within the business park.



5500 Mid Cities Pkwy Schertz, TX 78154

# Property Photos



5500 Mid Cities Pkwy Schertz, TX 78154

# Arial View



5500 Mid Cities Pkwy Schertz, TX 78154

# About Our Brokerage

At IWI Realty, a group of Res and Ranch, LLC, we are a full-service commercial real estate team with deep roots in Texas and the Permian Basin. While our foundation is industrial and retail real estate, our expertise and resources extend across acquisitions, leasing, and investment sales throughout the state and across the country.

We combine local market knowledge with national reach, guiding buyers, sellers, landlords, and tenants through every step of the process. From identifying opportunities to structuring transactions and navigating complex deals, IWI Realty delivers seamless, start-to-finish service backed by the strength of Res and Ranch LLC, our licensed brokerage.

## What We Do

- ✓ Industrial Expertise – Serving owners, occupiers, and investors in the Permian Basin and beyond.
- ✓ Investment Sales – Connecting clients to high-performing assets, including NNN properties nationwide.
- ✓ Leasing Services – Representing landlords and tenants with market knowledge and negotiation strength.
- ✓ Market Intelligence – Providing valuations, data-driven analysis, and insight for smarter decisions.

Why Choose Us?

- Industrial expertise, national reach
- Dedicated divisions, specialized focus
- Trusted lender & vendor network
- Seamless support, start to finish
- 1031 Exchange expertise
- NNN property specialists
- Market analysis & valuations
- Strong investor relationships
- Texas roots, national reach



**IWI**  
**REALTY**



**Information About Brokerage Services**  
*Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.*

2-10-2025



#### **TYPES OF REAL ESTATE LICENSE HOLDERS:**

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

#### **A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):**

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

#### **A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:**

**AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction;
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

#### **TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:**

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

<b>Res &amp; Ranch</b>	<b>9012169</b>	<b>matthewhoyttx@gmail.com</b>	<b>(512)829-3580</b>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>Matthew Hoyt</b>	<b>656276</b>	<b>matthewhoyttx@gmail.com</b>	<b>(512)829-3580</b>
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
<b>Larry Nielsen</b>	<b>680101</b>	<b>larry@iwirealty.com</b>	<b>(432)260-0088</b>
Sales Agent/Associate's Name	License No.	Email	Phone
Buyer/Tenant/Seller/Landlord Initials		Date	

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

IABS 1-1

Res & Ranch, 557 Gattin Creek Rd Dripping Springs TX 78620-3580  
 Larry Nielsen

Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201 [www.lonestar.com](http://www.lonestar.com)

Phone: (432)260-0088

Fax:

FYI Properties



# IWI REALTY

**AGENT**

Larry Nielsen, President  
Phone No. 432.260.0088  
Email Address:  
[larry@iwirealty.com](mailto:larry@iwirealty.com)  
Website: [iwirealty.com](http://iwirealty.com)  
Lic. No. 680101

Join Our  
Newsletter

**BROKERAGE**

Res and Ranch, LLC - Lic. No. 9012169  
Matthew Hoyt - Lic. No. 656276  
2123 FM 473  
Kendalia, TX 78027  
Phone No. 512.829.3580

THE INFORMATION CONTAINED HEREIN WAS OBTAINED FROM SOURCES BELIEVED TO BE RELIABLE; HOWEVER, IWI REALTY A GROUP OF RES AND RANCH, LLC., MAKES NO GUARANTEES, WARRANTIES, OR REPRESENTATIONS AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE PRESENTATION OF THIS PROPERTY IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE OR CONDITIONS PRIOR TO SALE, LEASE, OR WITHDRAWAL WITHOUT NOTICE.