

FOR LEASE

± 4,220 SF FLEX SPACE
ON I-10 FRONTAGE RD

50140 IH-10 W
COMFORT, TEXAS 78013

1.50 SF / MO



FOR MORE
INFORMATION
PLEASE CONTACT

BRENT HOLMES
210.218.3933
bholmes@cbcalamo.com

 **COLDWELL BANKER
COMMERCIAL** | ALAMO CITY

CBCALAMO.COM

LEASE

50140 INTERSTATE 10 W

50140 Interstate 10 W Comfort, TX 78013



OFFERING SUMMARY

Lease Rate:	\$1.50 SF/month (Gross)
Buyer's Agent Compensation:	3%
Building Size:	± 4,220 SF
Lot Size:	± 3 Acres
Year Built:	2018
Zoning:	OCL

PROPERTY OVERVIEW

Looking for the ideal location to operate your business and service the Texas Hill Country? This is it! Beautiful metal building built in 2018 with large covered patio and views for miles! Make this prime location your home office/HQ. 4,220 SF Flex with large yard/parking lot. Fully fenced and gated. Highest and best uses are a service company...HVAC / Electrical / Plumbing / Roofing / Landscaping. Distribution or Manufacturing. General Contractor. Veterinary Clinic as well.

BRENT HOLMES

210.218.3933

bholmes@cbscalamo.com



**COLDWELL BANKER
COMMERCIAL**
ALAMO CITY

LEASE

50140 INTERSTATE 10 W
50140 Interstate 10 W Comfort, TX 78013



PROPERTY HIGHLIGHTS

- Built in 2018
- ±4,220 SF (2,220 SF HVAC)
- 3-Phase power
- ±0.50 Acre yard / parking lot
- Secured & gated
- 10' Overhead door / 12' Clear height
- Well & Commercial Septic
- ±1,380 SF covered patio
- Hill County views for miles
- ±4 miles to Comfort
- ±13 miles to Boerne
- ±19 miles to Kerrville
- ±26 miles to Fredericksburg
- ±30 miles to San Antonio

BRENT HOLMES

210.218.3933

bholmes@cbcalamo.com



**COLDWELL BANKER
COMMERCIAL**
ALAMO CITY

LEASE

50140 INTERSTATE 10 W
50140 Interstate 10 W Comfort, TX 78013



BRENT HOLMES
210.218.3933
bholmes@cbscalamo.com



**COLDWELL BANKER
COMMERCIAL**
ALAMO CITY

LEASE

50140 INTERSTATE 10 W

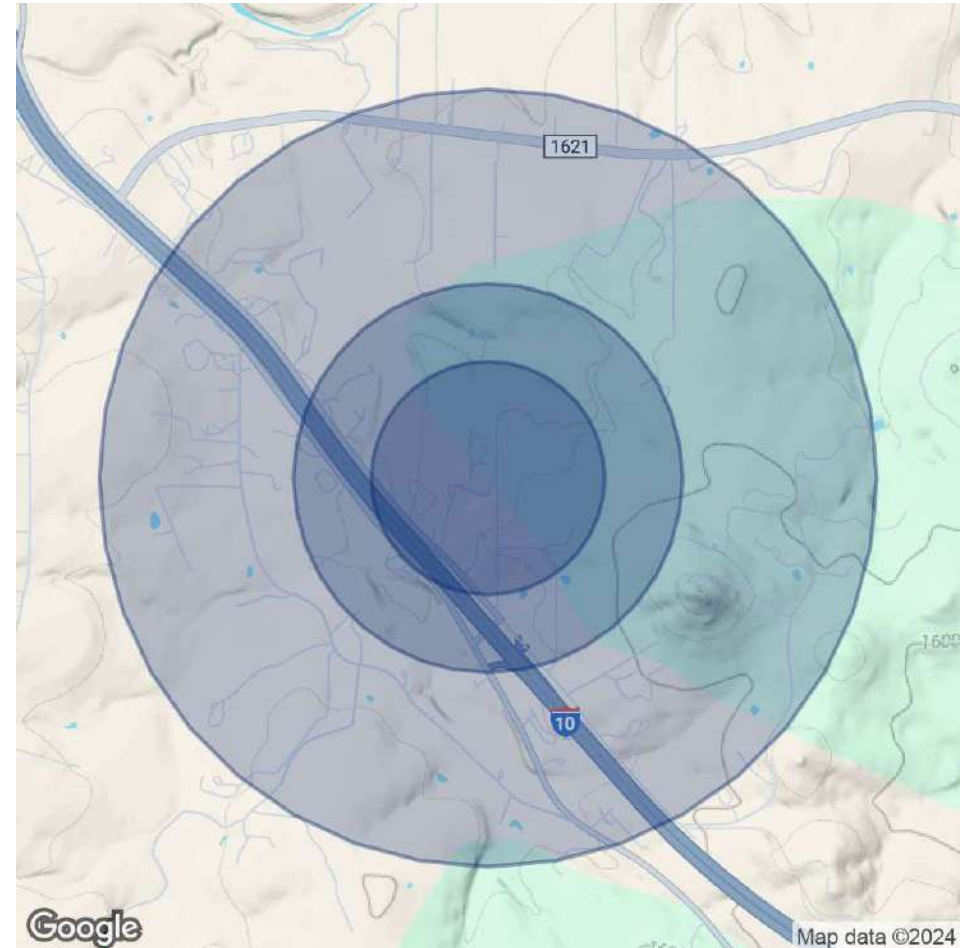
50140 Interstate 10 W Comfort, TX 78013

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	14	69	239
Average Age	47	47	47
Average Age (Male)	47	47	47
Average Age (Female)	48	48	48

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	6	29	99
# of Persons per HH	2.3	2.4	2.4
Average HH Income	\$118,613	\$118,613	\$118,613
Average House Value	\$624,760	\$624,760	\$624,760

RACE	0.3 MILES	0.5 MILES	1 MILE
% White	78.6%	73.9%	74.1%
% Black	0.0%	0.0%	0.4%
% Asian	0.0%	1.4%	0.8%
% Hawaiian	0.0%	0.0%	0.0%
% American Indian	0.0%	1.4%	1.3%
% Other	7.1%	5.8%	6.3%

Demographics data derived from AlphaMap



BRENT HOLMES

210.218.3933

bholmes@cbscalamo.com

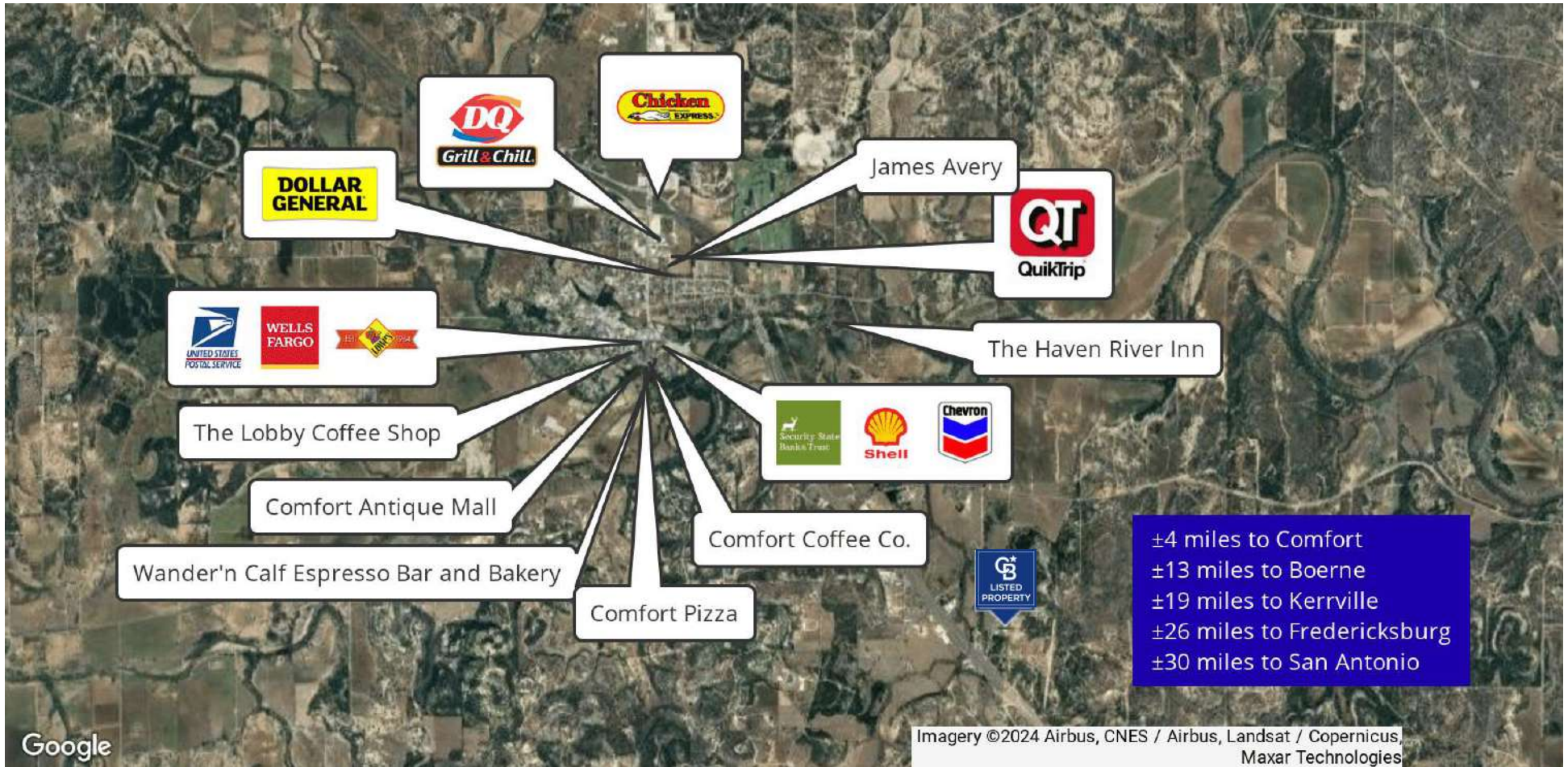


**COLDWELL BANKER
COMMERCIAL**
ALAMO CITY

LEASE

50140 INTERSTATE 10 W

50140 Interstate 10 W Comfort, TX 78013



Google

Imagery ©2024 Airbus, CNES / Airbus, Landsat / Copernicus, Maxar Technologies

BRENT HOLMES

210.218.3933

bholmes@cbcalamo.com



**COLDWELL BANKER
COMMERCIAL**
ALAMO CITY



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.

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.

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.

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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

Coldwell Banker Commercial
Alamo City

Licensed Broker /Broker Firm Name or Primary Assumed Business Name	416239	Irispoli@cbharper.com	2104837000
Leesa Harper Rispoli	License No.	Email	Phone
Designated Broker of Firm	389556	Irispoli@cbharper.com	2104837004
Marlee Kutzer	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	628144	mkutzer@cbharper.com	2104837010
Brent Holmes	License No.	Email	Phone
Sales Agent/Associate's Name	713693	bholmes@cbcalamo.com	2102183933
	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date