

## EXECUTIVE SUMMARY



Sale Price	<b>\$699,900</b>
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## OFFERING SUMMARY

Total Improvements:	4,109 SF Total (2 Buildings)
Commercial / Retail Freestanding Building:	2,909 SF
Warehouse Space:	1,200 SF (not air-conditioned)
Lot Size:	1.18 Acres
Price / SF:	\$170.33
Recent Renovations:	Details Available Upon Request
Parking:	Ample Surface
Zoning:	None - Outside City Limits
Submarket:	Northwest (Calallen)

## PROPERTY OVERVIEW

This 1.18 acre property along Northwest Blvd presents an excellent opportunity for an owner-operator seeking a highly visible location with functional improvements already in place. The site includes a 2,909 SF freestanding commercial retail/office building and a 1,200 SF warehouse, offering a flexible combination of workspace, storage and yard area to support a wide range of service-based businesses. Ideal for contractors such as landscaping, HVAC, plumbing or electrical companies, the property provides the ability to establish a strong local presence while controlling occupancy costs.

Currently occupied by The Bird Post, a co-op retail and service concept, the property demonstrates its viability for boutique retail and hybrid service users. It is also well suited for a variety of other uses, including garden centers, specialty retail, or medical and office users looking to serve the surrounding community. Located within the growing Calallen submarket, the site benefits from strong traffic counts and proximity to expanding residential neighborhoods and planned retail development, including a future H-E-B nearby. This is a unique opportunity to secure a versatile property in a high-growth corridor.

## PROPERTY HIGHLIGHTS

- 1.18 acre site with existing improvements: 2,909 SF commercial retail/office building + 1,200 SF warehouse (not air-conditioned) + fenced yard
- Flexible use potential: service, retail, medical or office. Ideal for owner-user (contractor, service or small logistics business, etc.)
- Strong traffic counts: ±25,372 VPD (FM 624) ±33,435 VPD (Northwest Blvd)
- Located in the growing Calallen area with high visibility along Northwest Blvd; surrounded by expanding residential communities & near planned retail development, including future H-E-B

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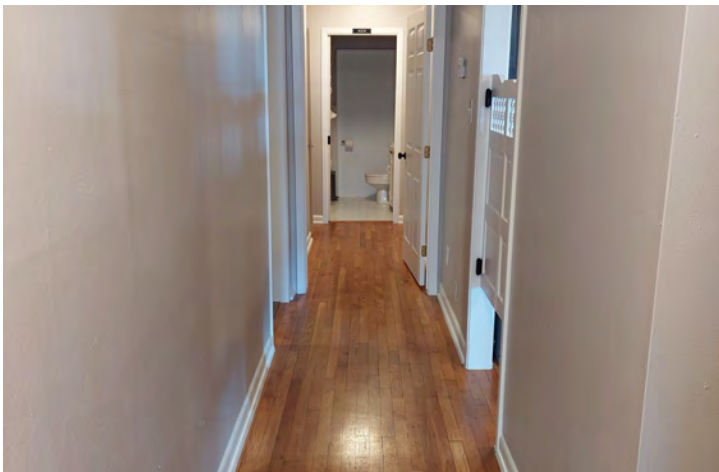
INTERIOR PHOTOS (CURRENT TENANT: THE BIRD POST)



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## ADDITIONAL INTERIOR PHOTOS



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1,200 SF WAREHOUSE (NOT AIR-CONDITIONED)



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## EXPANSIVE 1.18 ACRE LOT



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## AERIAL VIEWS



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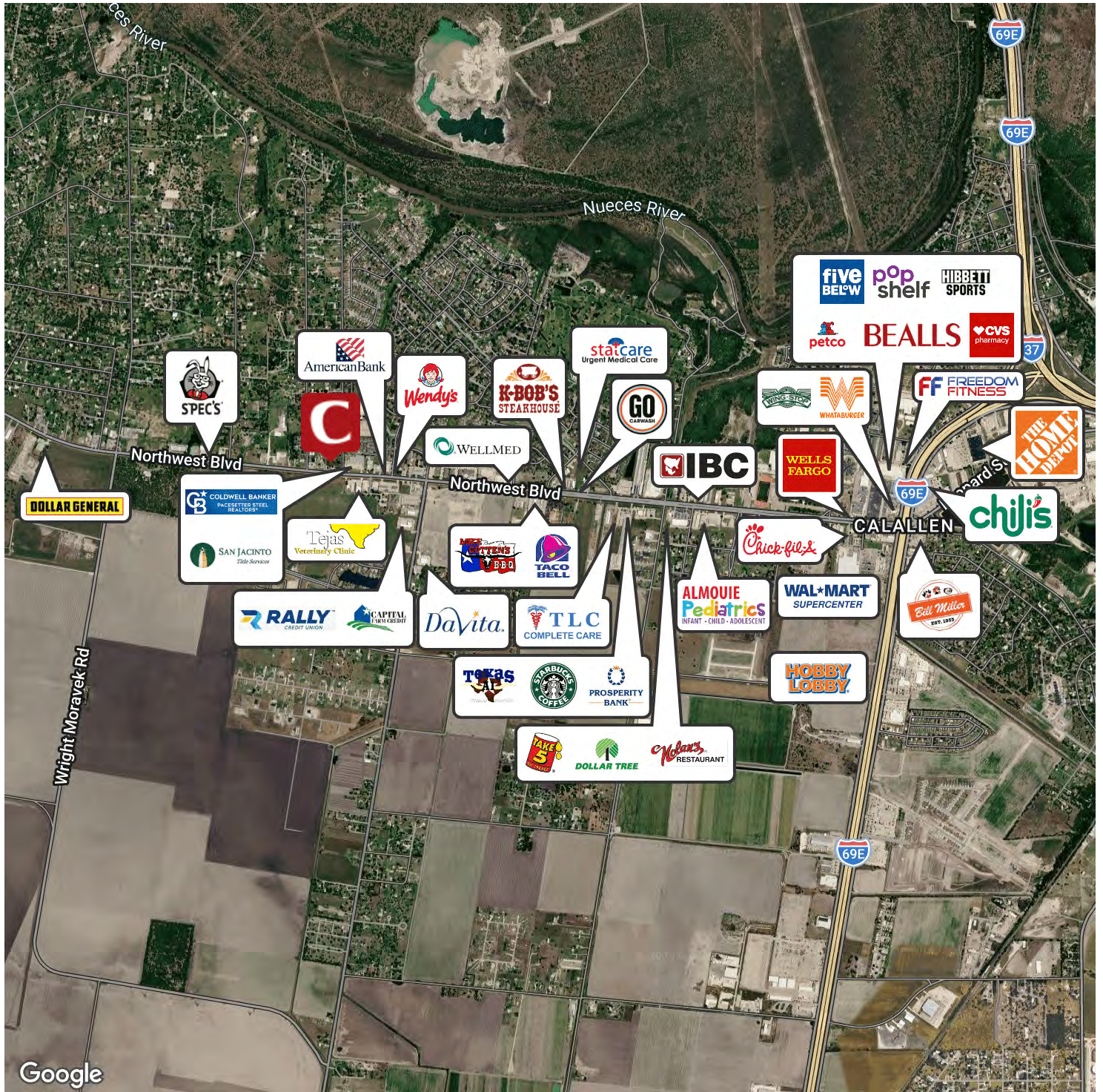
STRONG NEARBY TRAFFIC COUNTS: ±25,372 & ±33,435 VPD



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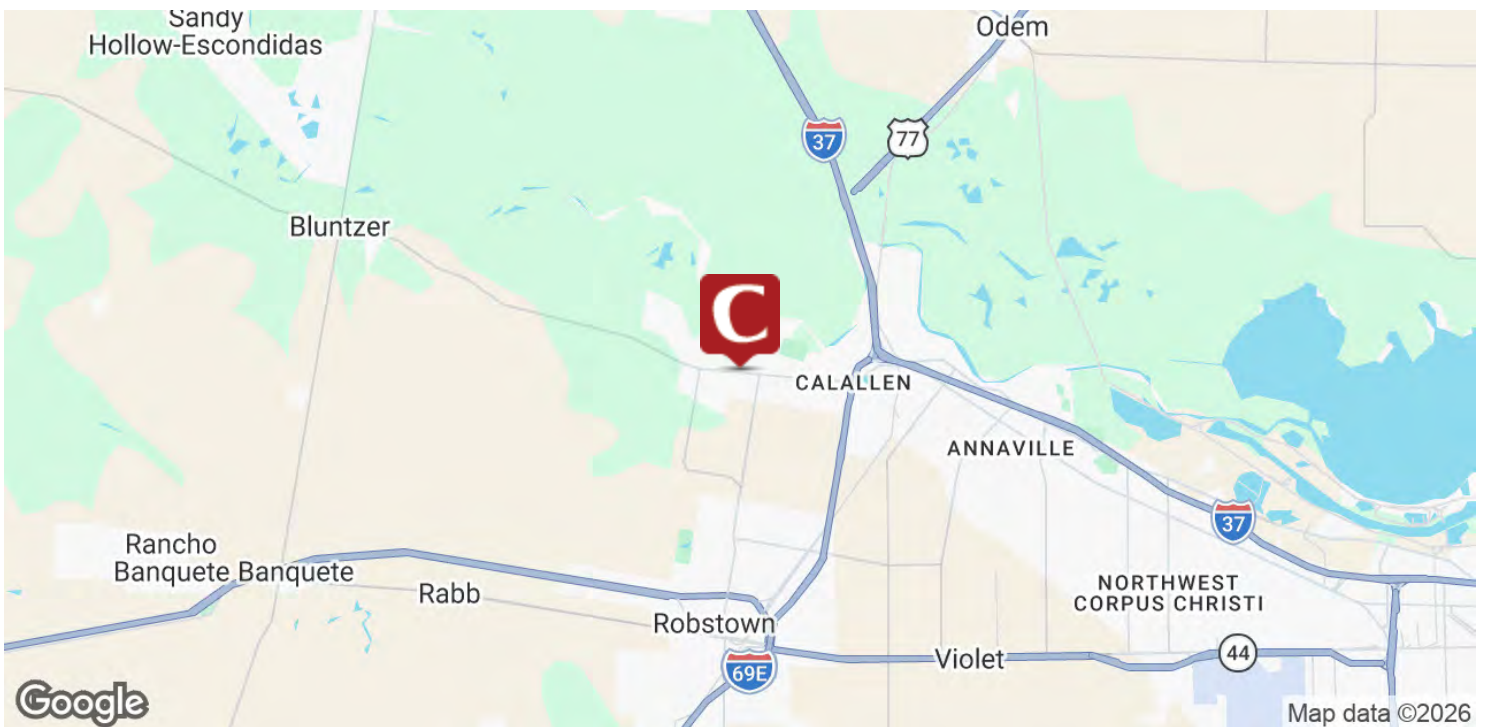
# RETAILER MAP



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## LOCATIPION MAP



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# Information About Brokerage Services

11-2-2015

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:
  - 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.

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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)

TAR 2501

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