

**FOR LEASE**

# TRI COUNTY CROSSING

Schertz, TX 78154 – Phase I

## PROPERTY INFO

Prime Medical, Office or Retail space with IH35 Frontage in Schertz, TX

Ideal location for maximum visibility and access

Located ¼ mile South of FM 3009

New Building Roof Installed 2022

Phase I & II Combine for over 57,000 SF

New asphalt parking lot completed November 2024

Over 300 parking spaces in both phases combined

50' Pylon Sign

HEB & Lowe's located directly across IH 35 from the center

## BUILDING SIZE

Phase I - 16,100 SF

## AVAILABLE SF

Suite #100 - 1,435 SF - End Cap, Fresh Paint & Flooring & AC

Suite #103 - 1,540 SF – Second Generation Medical Suite

## LEASE RATE

Suite 100 - \$25.00 PSF + \$8.06 Estimated NNN

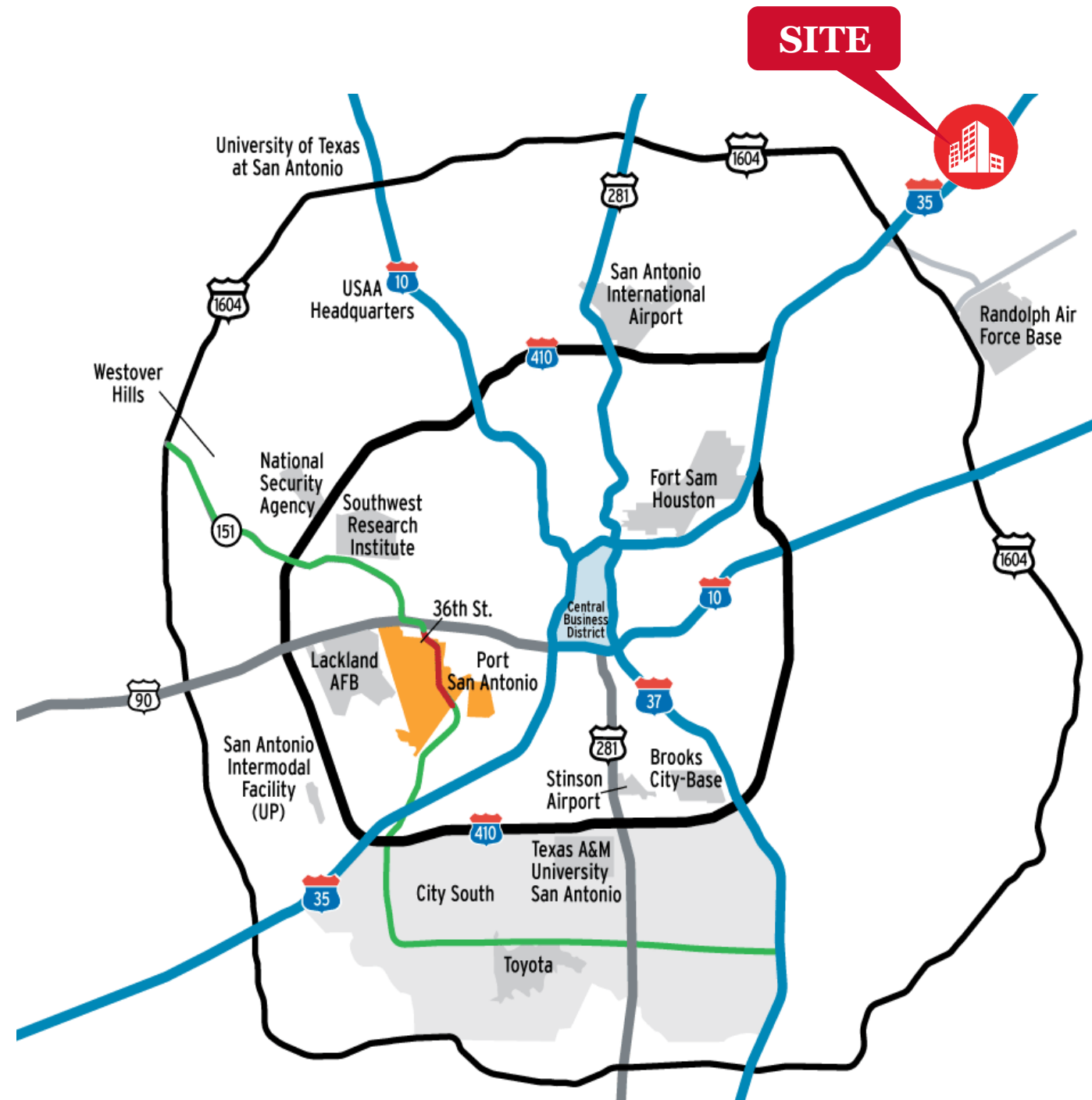
Suite 103 - \$26.00 PSF + \$8.06 Estimated NNN



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**FOR LEASE | Tri County Crossing | Phase I | 17331 IH 35 N, Schertz, TX 78154**



**Contact Us**

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**Suite #100 - 1,435 SF**

**Phase II**

**Phase I**



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Pylon Space  
Suite #100



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**Suite 100 – 1,435 SF – End Cap**

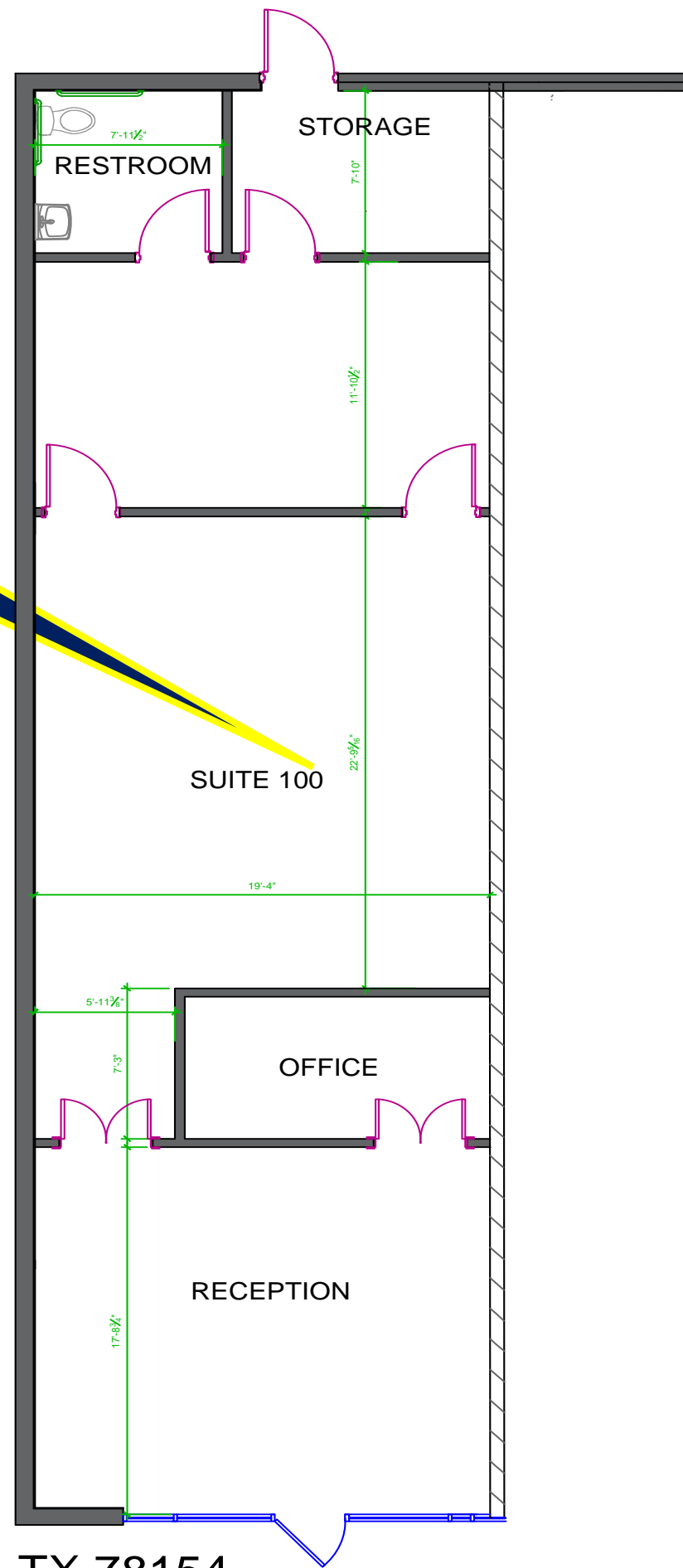


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**Suite 100**  
1,435 SF



Suite 100, PHASE I  
17331 IH-35, Schertz, TX 78154





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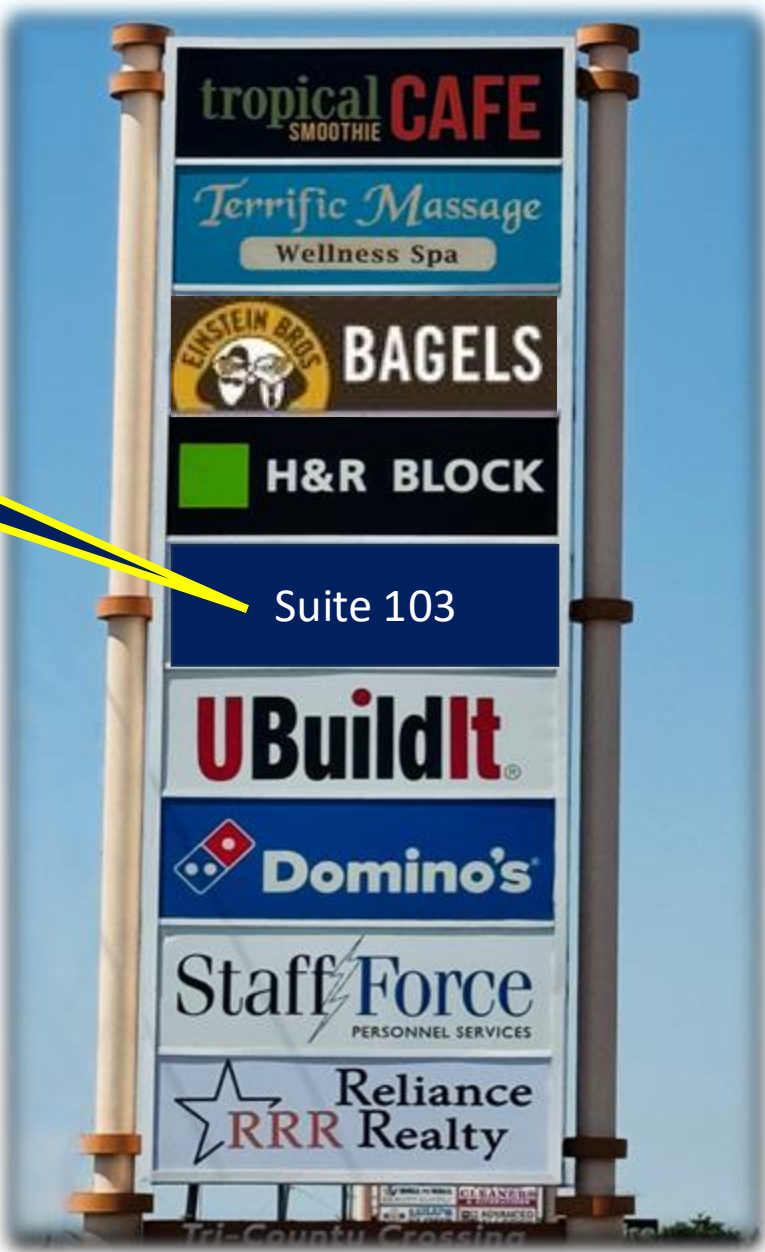
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**Available - Suite #103**



**Pylon Space  
Suite #103**

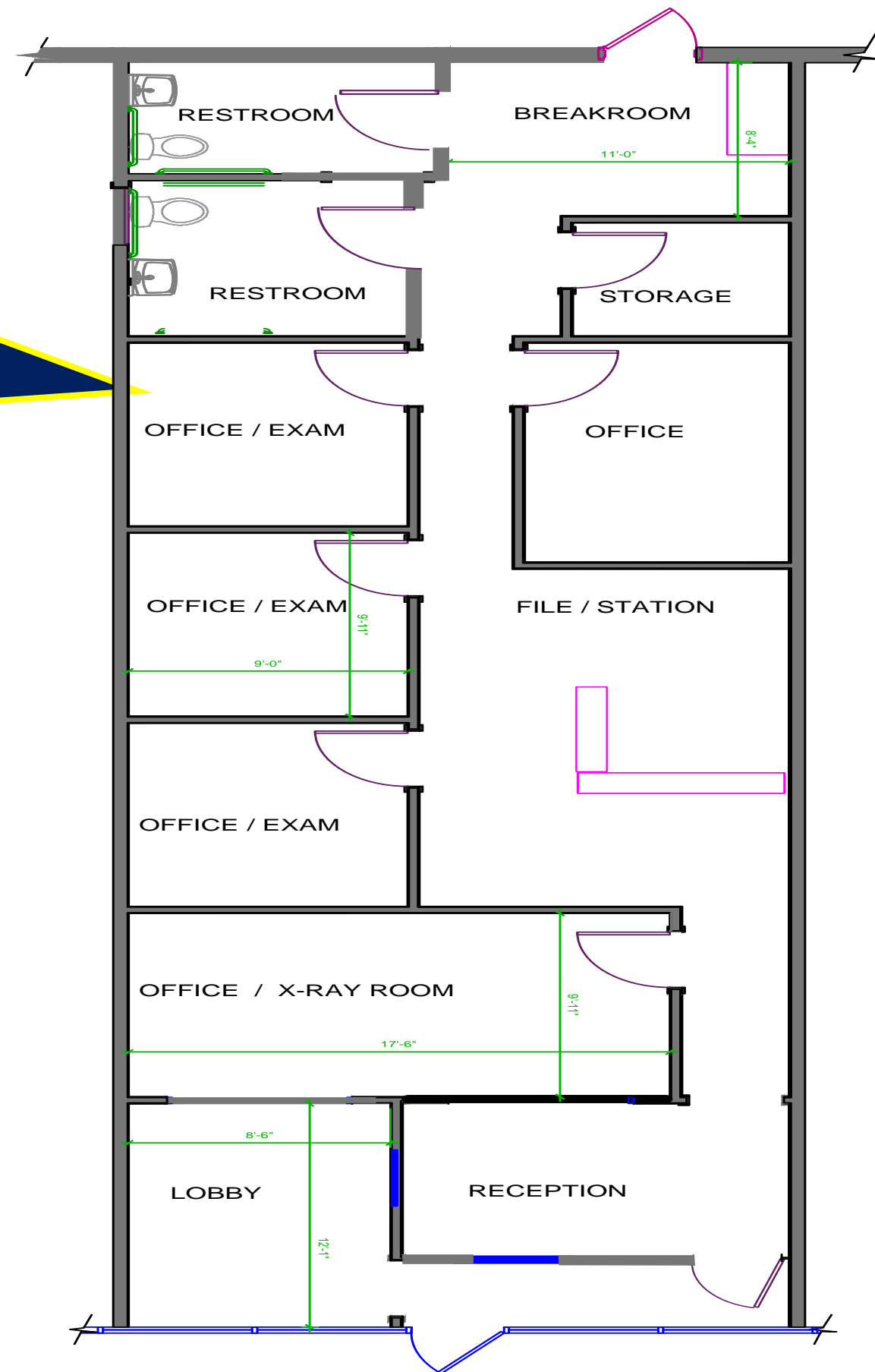


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**Suite #103**  
1,540 SF  
Nicely finished, Medical  
Office with X-Ray Room &  
Multiple Exam  
Rooms/Offices, Two  
Restrooms, Breakroom,  
Reception, Lobby





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<b>Ste. #</b>	<b>Square Footage</b>	<b>Leased/Available</b>	<b>Tenant</b>
<b>100</b>	<b>1,435</b>	<b>Available</b>	<b>Available</b>
<b>101</b>	<b>2,030</b>	<b>Leased</b>	<b>H&amp;R Block</b>
<b>102</b>	<b>1,750</b>	<b>Leased</b>	<b>UBuild It</b>
<b>103</b>	<b>1,540</b>	<b>Available</b>	<b>Available</b>
<b>104</b>	<b>2,555</b>	<b>Leased</b>	<b>Tropical Smoothie Cafe</b>
<b>105</b>	<b>1,540</b>	<b>Leased</b>	<b>Domino's Pizza</b>
<b>106</b>	<b>1,750</b>	<b>Leased</b>	<b>Einstein Bros Bagels</b>
<b>107</b>	<b>2,100</b>	<b>Leased</b>	<b>Hill Country Dermatology</b>
<b>108</b>	<b>1,400</b>	<b>Leased</b>	<b>Staff Force</b>
<b>GLA</b>	<b>16,100</b>		



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# 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:
  1. that the owner will accept a price less than written asking price;
  2. that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  3. 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.

## ALPHA PROPERTIES

**9007830**

**210-764-2600**

Licensed Broker/Broker Firm Name or Primary Assumed Business Name

License No.

Email

Phone

**JASON C. DIXON**

**599559**

**jason@alpha-properties.com**

**210-764-2600**

Designated Broker of Firm

License No.

Email

Phone

Licensed Supervisor of Sales Agent/Associate

License No.

Email

Phone

Sales Agent/Associate's Name

License No.

Email

Phone

Buyer/Tenant/Seller/Landlord Initials

Date

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