

# FOR SALE

INVESTMENT SALE  
8.63% CAP RATE

5367 TX-97 E

FLORESVILLE, TEXAS 78114

**\$695,000**



FOR MORE  
INFORMATION  
PLEASE CONTACT

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**COLDWELL BANKER**  
**COMMERCIAL** | ALAMO CITY  
[CBCALAMO.COM](http://CBCALAMO.COM)

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## OFFERING SUMMARY

Sale Price:	\$695,000
Cap Rate:	8.63%
Building Size:	3,200 SF
Zoning:	OCL
Lot Size:	± 0.94 Acres

## PROPERTY OVERVIEW

INCOME PRODUCING PROPERTY...well built 3,200 SF Office/Warehouse (Flex space). Fully fenced yard with electric gate. Business was purchased and Seller retained real estate. Current lease expires October, 2029. Contact Broker for Lease details.

## PROPERTY HIGHLIGHTS

- +/- 0.94 Acres
- 3,200 SF Flex building
- 1,200 SF Office / 2,000 SF Warehouse
- Two 14 ft. grade level overhead doors
- 16 ft. clear height
- Fully fenced yard with electric gate
- 4,800 + VPD traffic count

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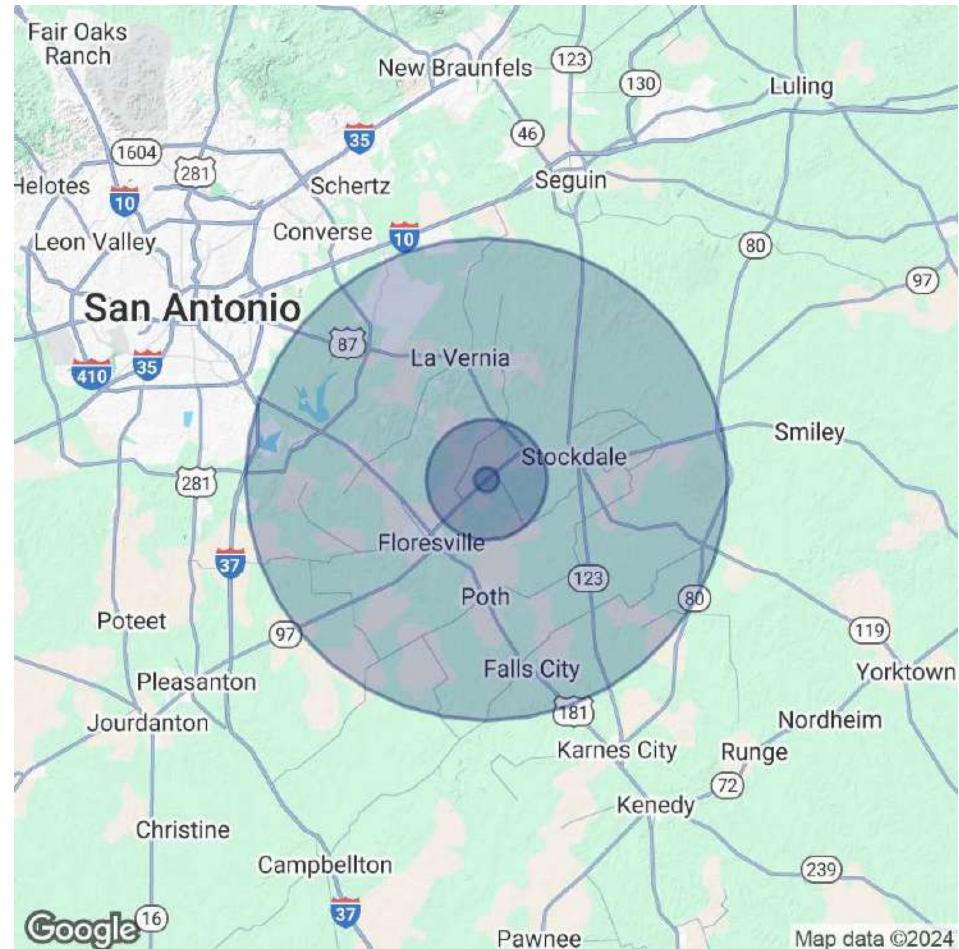
**POPULATION**      **1 MILE**      **5 MILES**      **20 MILES**

Total Population	233	5,113	76,779
Average Age	35.8	38.5	39.5
Average Age (Male)	33.3	38.8	38.8
Average Age (Female)	39.9	39.7	40.3

**HOUSEHOLDS & INCOME**      **1 MILE**      **5 MILES**      **20 MILES**

Total Households	68	1,606	27,031
# of Persons per HH	3.4	3.2	2.8
Average HH Income	\$78,813	\$84,027	\$85,408
Average House Value	\$151,470	\$206,231	\$201,316

\* Demographic data derived from 2020 ACS - US Census



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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:
  - 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.

#### Coldwell Banker Commercial

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Designated Broker of Firm	License No.	Email	Phone
Marlee Kutzer	628144	mkutzer@cbharper.com	2104837010
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Brent Holmes	713693	bholmes@cbcalamo.com	2104836252
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date



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