

SCHERTZ WAREHOUSE UNITS

7637 FM 3009, Schertz, TX, 78751

**FOR
SALE**



PROPERTY FEATURES

- Insulated Masonry Construction
- LED Lights / Energy Efficient
- Construction Mezzanine
- Carpet Flooring & Electrical
- Finished Private Restrooms & Shower
- Painted Interior
- Epoxy Flooring
- Kitchenette & Mop Sink
- 24 / 7 Access, Wide Paved Aisles
- 14 x 14 OH Door w/ operators
- Ideal for Small Business, Storage Space

OFFERING SUMMARY

Sale Price:	\$625,000
Base Rent:	\$2,956.05/month
HOA:	\$366.51/ month
Insurance	\$55/month
Cap Rate:	5.7%
Base Unit Sqft:	2000
Mezzanine Sqft:	500
Net Rentable:	2500
Zoning:	Light Industrial
Current Lease Expiry:	Sept 30th, 2025

SWARNA MOHAN

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FULL CIRCLE
REAL ESTATE

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LOCATION HIGHLIGHTS

- 2 miles from I-35
- Adjacent to Fedex Ground Distribution Center
- Minutes to Amazon Fulfillment Center
- Near Walmart Super Center
- 22 miles from 2nd most populated city in TX, San Antonio



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SCHERTZ WAREHOUSE UNIT 705

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INVESTMENT HIGHLIGHTS

List Price:	\$625,000
Base Sqft:	2000 sqft
Mezzanine Sqft:	500 sqft
Net Rentable:	2500 sqft
Current Base Rent:	\$2956.05 ,Yr 5 - it will increase to \$3044.74
Lease Type:	NNN
Income	\$35,472
HOA :	\$366.51/month
Insurance:	\$55/month
Property Taxes:	\$9381.54/year (Acc to 2023)
Current Lease expires:	Sept 30th,2025

*Roof & Exterior Structure covered by HOA

REASONS TO OWN

- Build Equity over Rent Receipts
- Fixed Rate Financing (15 – 25 Year Term)
- Tax Benefits for Business Users & Investors
- Cost Effective – Own for 40% Less per Month
- New phase under construction where similar units are sold at \$792,000 and are advertised for lease at \$18/sqft. So after the current lease expires the warehouse can be leased at **\$18/sqft** i.e at **\$45,000/yr.**

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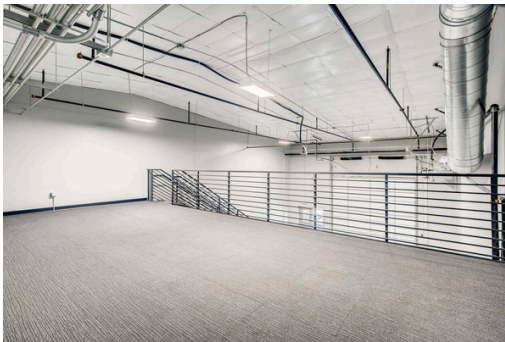
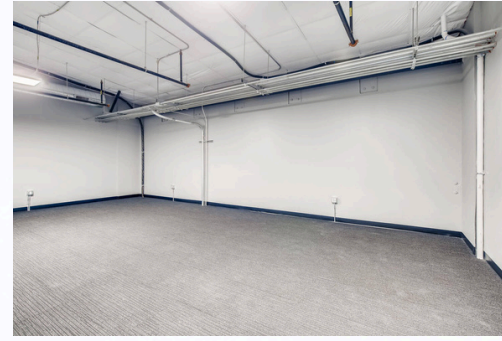
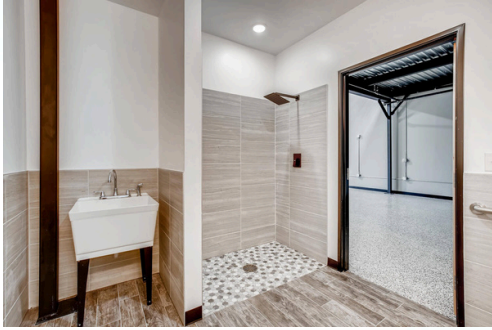
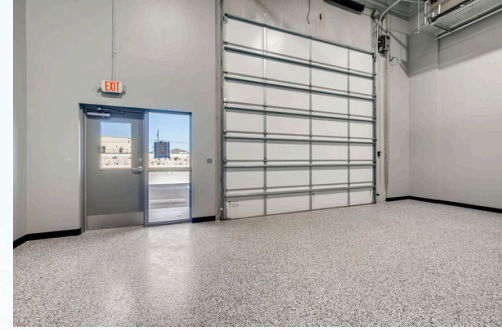
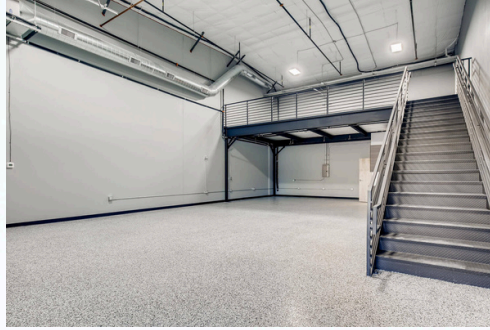
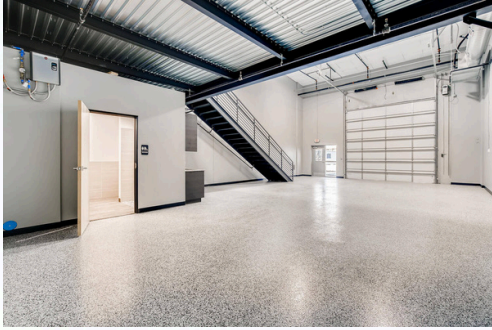
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Representative Images

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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.

11-2-2015



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.

FULL CIRCLE RE	9012625	teamfc@realfullcircle.com	913-284-9662
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Chakradhar Karri	687874	ckarri@gmail.com	913-284-9662
Designated Broker of Firm	License No.	Email	Phone
Swarna Mohan	657184	swarna@realfullcircle.com	520-223-3722
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Prisma	780366	prisma@realfullcircle.com	617-694-1971
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