Schertz – Mini Warehouse



7637 FM 3009 Unit 702 Schertz, Texas 78154

Site Overview

Incredible warehouse located in Schertz, Texas for sale. Multiple ideas for new owner - Opportunity for owner/user, investor, toy garage. Ideal location 1.5 miles west of I-35 with a bustling industrial/commerce area just north of San Antonio.

Turnkey warehouse space with many improvements already made and ready for you to set up your business or play here. Beautiful mezzanine configured as a conference area with laminate wood flooring overlooks the warehouse. Great amenities inside include: HVAC, restroom, kitchenette and epoxy flooring





Property Information

Gross rentable sf: 1,950 (450 sf mezzanine)

Unit Width: 30'Unit Depth: 50'

Private restroom

• 14 x 14 Overhead doors

LED Lights/Energy efficient construction

• Entry Clear Height: 20'

• Power: 150 amps, 3 phase

• List Price: \$475,000

Britt Sanditen TX License# 658282 512-944-7449 500 N Capital of TX Hwy | Bldg. 4 | Austin, TX 78746

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Lease Information

- Seller is currently occupying the space on a month-month lease. Flexible to stay in the space or vacate.
- Owner has taken immaculate care of the property and has currently outgrown the space.

Property Highlights

- Ideal for Business, RV/ Boat/ Car Storage
- Work Store Play
- HVAC, 60+FT Drive Aisles, 24 Hour Access
- Epoxy flooring
- Light Industrial Zoning
- Concrete Tilt Construction



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Property Location



Build equity instead of paying rent

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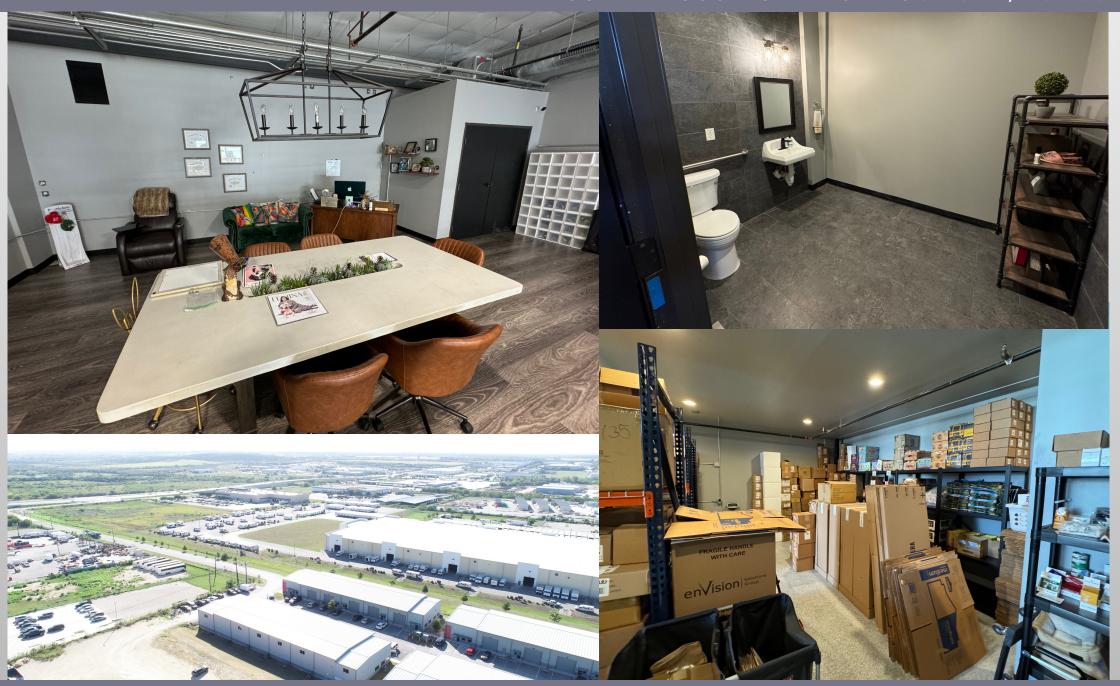
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Information About Brokerage Services

Texas law requires all real estate licensees 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.

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