



PHASE 2 UNDER CONSTRUCTION

7637 FM 3009

SCHERTZ, TEXAS 78154

WORK | STORE | PLAY™

Project Information:

Phase 2: Buildings 5 & 6

For Sale & Lease

Delivery: Summer 2022

12 Units

Standard Features:

14x14 OH Doors, Mezzanine, Mezzanine Flooring & Electrical, Painted Interior, Floor Coating, Kitchenette, Private Restroom & Shower, Mop Sink, LED Lights, HVAC, Balcony, 3-Phase Power, Custom Floors, 60+FT Drive Aisles, Sprinkler System, 24-Hour Access

PHASE 1 - COMPLETED & SOLD OUT

Model Unit/Sales Office: Unit 506

Tours by appointment only

Summary:

No matter your needs – business, storage, or fun – we have the solution for you. With customizable interiors and standard amenities such as HVAC, power, security and unlimited access, owning your own unique space is more affordable than ever. PW Development has decades of experience leading the small bay warehouse and incubator industry which has grown in popularity and variety of usage. Work – Store – Play™ with a Personal Warehouse™ as the only limit is your imagination!

Uses:

Work – Store – Play™
Light Industrial Zoning



www.PersonalWarehouse.com
info@PersonalWarehouse.com

512-522-4833

Pricing and availability is subject to change without notice.

Work – Store – Play, Personal Warehouse, and the Personal Warehouse logo are trademarks of PW Development, LLC

OVERVIEW

**PHASE 2
UNDER CONSTRUCTION**

**7637 FM 3009
SCHERTZ, TEXAS 78154
WORK | STORE | PLAY™**

Page 2

ESTIMATED DELIVERY:

Phase 2 - Summer 2022

SAMPLE UNIT SIZES:

40'x60', 25'x60', 50'x60'

OCCUPANCY:

Light Industrial Zoned.
Ideal for Work – Store – Play™

FOR SALE & LEASE:

Sale Price for Endcap Units: \$325/SF
Sale Price for All Other Units: \$330/SF
Lease Price: \$18 NNN



PHASE 1 EXTERIOR

PROPERTY INFO:

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

5 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
- Customize Your Space!



PHASE 1 INTERIOR



www.PersonalWarehouse.com
info@PersonalWarehouse.com

512-522-4833

Pricing and availability is subject to change without notice.

Work – Store – Play, Personal Warehouse, and the Personal Warehouse logo are trademarks of PW Development, LLC

SCHERTZ PHASE 2 CONSTRUCTION

PHASE 2
UNDER CONSTRUCTION

7637 FM 3009
SCHERTZ, TEXAS 78154
WORK | STORE | PLAY™

Page 3



www.PersonalWarehouse.com
info@PersonalWarehouse.com

512-522-4833

Pricing and availability is subject to change without notice.

Work - Store - Play, Personal Warehouse, and the Personal Warehouse logo are trademarks of PW Development, LLC

CONCEPT - SAMPLE USES

PHASE 2
UNDER CONSTRUCTION

7637 FM 3009
SCHERTZ, TEXAS 78154
WORK | STORE | PLAY™

Page 4



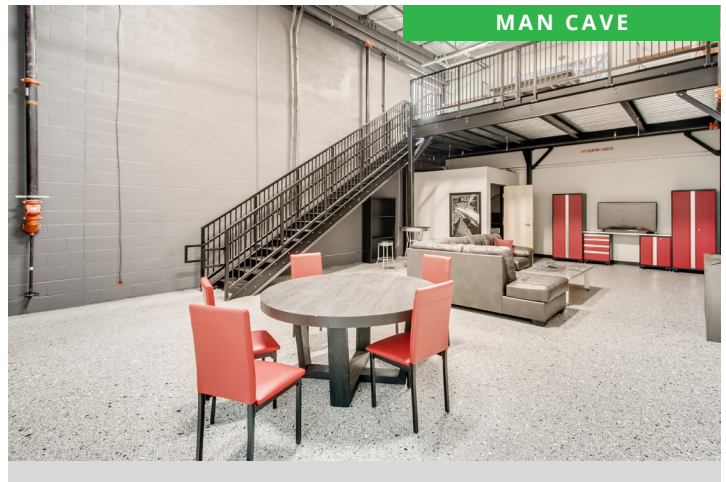
CUSTOMIZED SPACES



CREATIVE OFFICE



CAR COLLECTIONS



MAN CAVE



TOY STORAGE



HOBBY SHOP



www.PersonalWarehouse.com
info@PersonalWarehouse.com

512-522-4833

Pricing and availability is subject to change without notice.

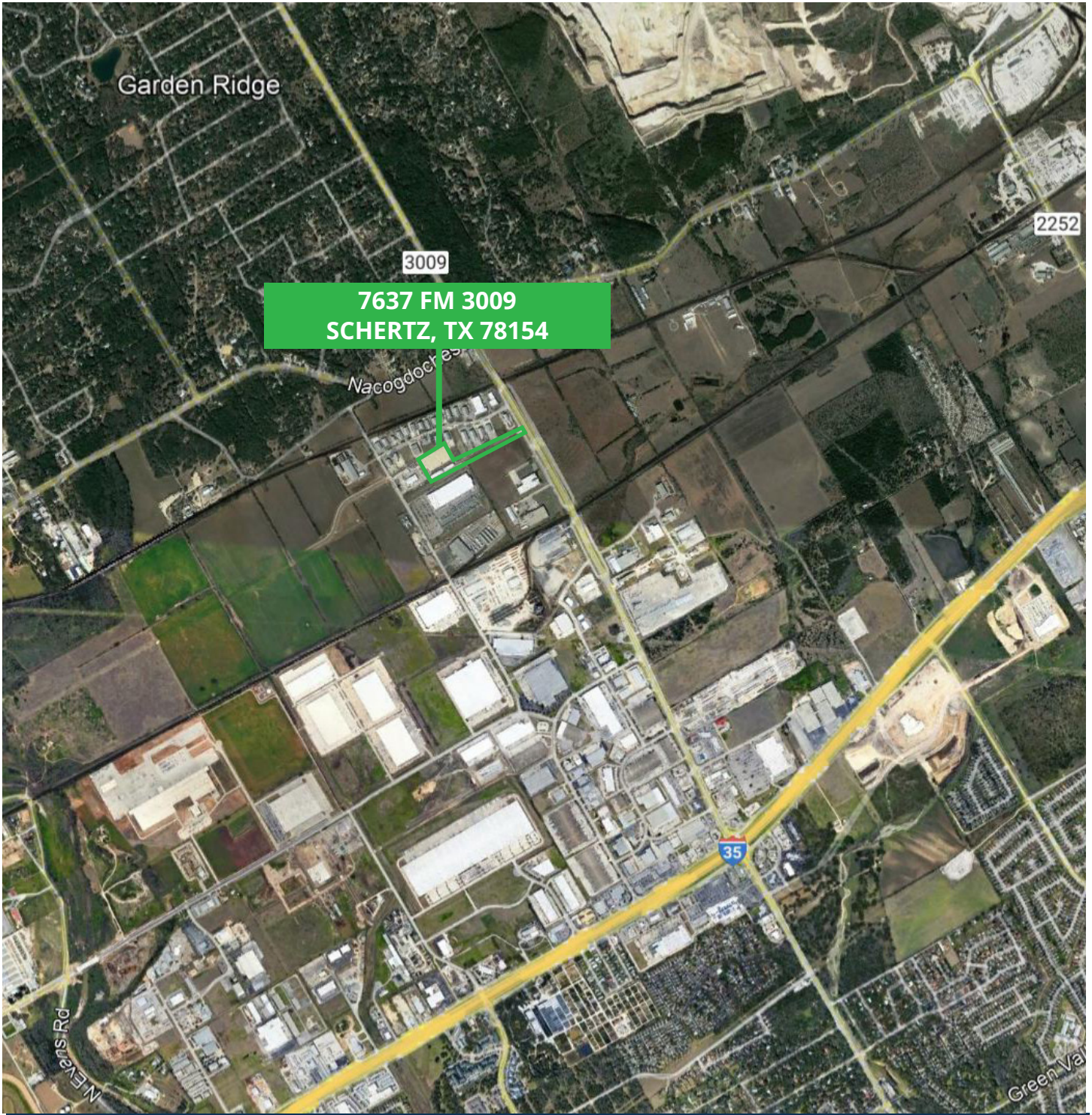
Work - Store - Play, Personal Warehouse, and the Personal Warehouse logo are trademarks of PW Development, LLC

AERIAL MAP

PHASE 2
UNDER CONSTRUCTION

7637 FM 3009
SCHERTZ, TEXAS 78154
WORK | STORE | PLAY™

Page 5



www.PersonalWarehouse.com
info@PersonalWarehouse.com

512-522-4833

Pricing and availability is subject to change without notice.

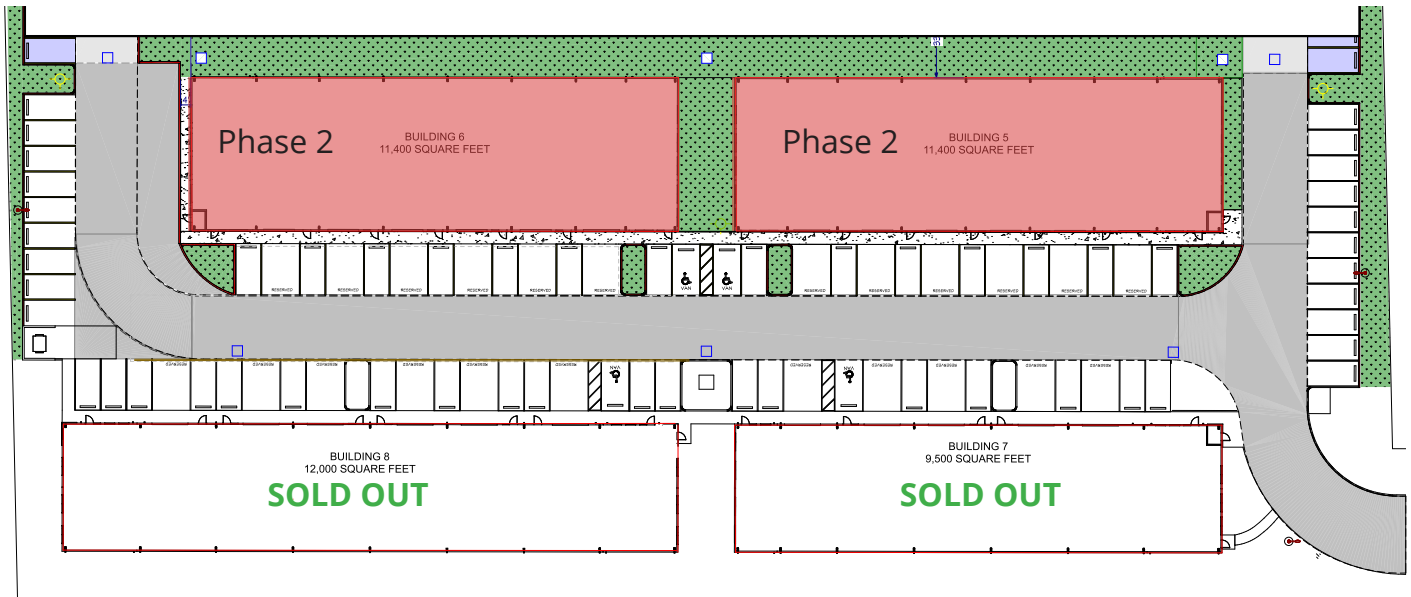
Work - Store - Play, Personal Warehouse, and the Personal Warehouse logo are trademarks of PW Development, LLC

SITE PLAN

PHASE 2
UNDER CONSTRUCTION

7637 FM 3009
SCHERTZ, TEXAS 78154
WORK | STORE | PLAY™

Page 6



www.PersonalWarehouse.com
info@PersonalWarehouse.com

512-522-4833

Pricing and availability is subject to change without notice.

Work - Store - Play, Personal Warehouse, and the Personal Warehouse logo are trademarks of PW Development, LLC