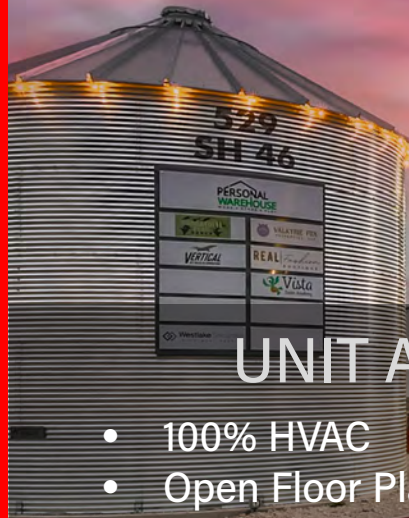


FOR SALE

PERSONAL WAREHOUSE®

529 SH 46, E. - UNIT A4
BOERNE, TX



UNIT A4 | 3,210 Gross SF | Flex Space

- 100% HVAC
- Open Floor Plan w/ Mezzanine
- 2 Overhead Doors
- 2 Man Doors
- 22+/- ft Ceiling Height
- Restroom, Wet Bar, Utility Sink

\$828,000 | \$258 PSF

Tawney Stedman
512-960-6261
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Work-Store-Play, Personal Warehouse, and the Personal Warehouse logo are trademarks of PW Development, LLC

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PERSONAL WAREHOUSE®

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BOERNE, TX



EXECUTIVE SUMMARY

We are pleased to offer the purchase opportunity of Personal Warehouse[®] Unit A4 in Boerne, Texas.. The unit is a 2,400 SF floorplate with a 810 SF mezzanine equaling 3,210 SF of usable space.

Personal Warehouse[®] is a Work-Store-Play[®] flexible space concept comprised of Warehouse Condominiums with open floor plans. ideal for business, investment, or personal use.

Work : The flex space concept allows for an abundant of professional uses including but not limited to: office, fulfilment & distribution, warehouse, light retail, fitness, salon, food prep, art /photography studios, distillery space, showroom, and more.

Investment : As a business owner or Real Estate Investor, owning a Personal Warehouse is a way to invest in an income producing asset. Market net rents are averaging \$20 psf per year.

Personal/Play : The open floor plan allows for storage of cars boats and personal items or conform the space to your own 'mancave' or 'she-shed'.

UNIT A4 Features:

- 810 SF Mezzanine with LTV Flooring
- 5 Ton Air Handler
- Restroom
- Utility Sink
- Wet Bar
- 14x14 Automatic Overhead Door
- 10x10 Glass Automatic Overhead Door
- 2 - Pedestrian Doors
- Polished Concrete Flooring
- Galvalume Walls

BOERNE Property Features

- Masonry Block Construction
- Built 2022
- Condominium Regime
- 65 Foot Drive Aisles, Units are Truck Accessible
- Located on State Highway 46, easily accessible to Boerne Civic area and San Antonio.
- 24 Hour Access

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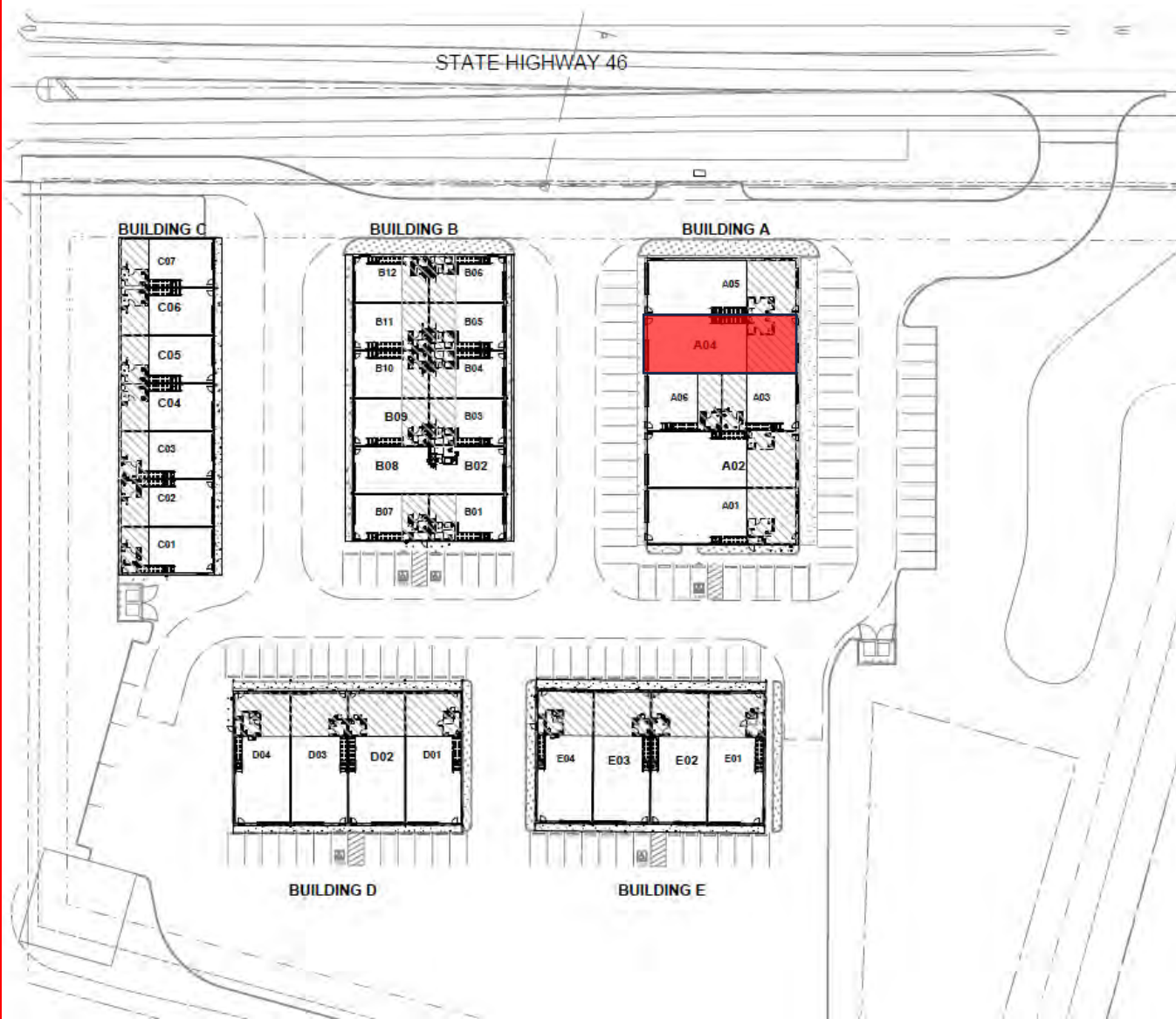
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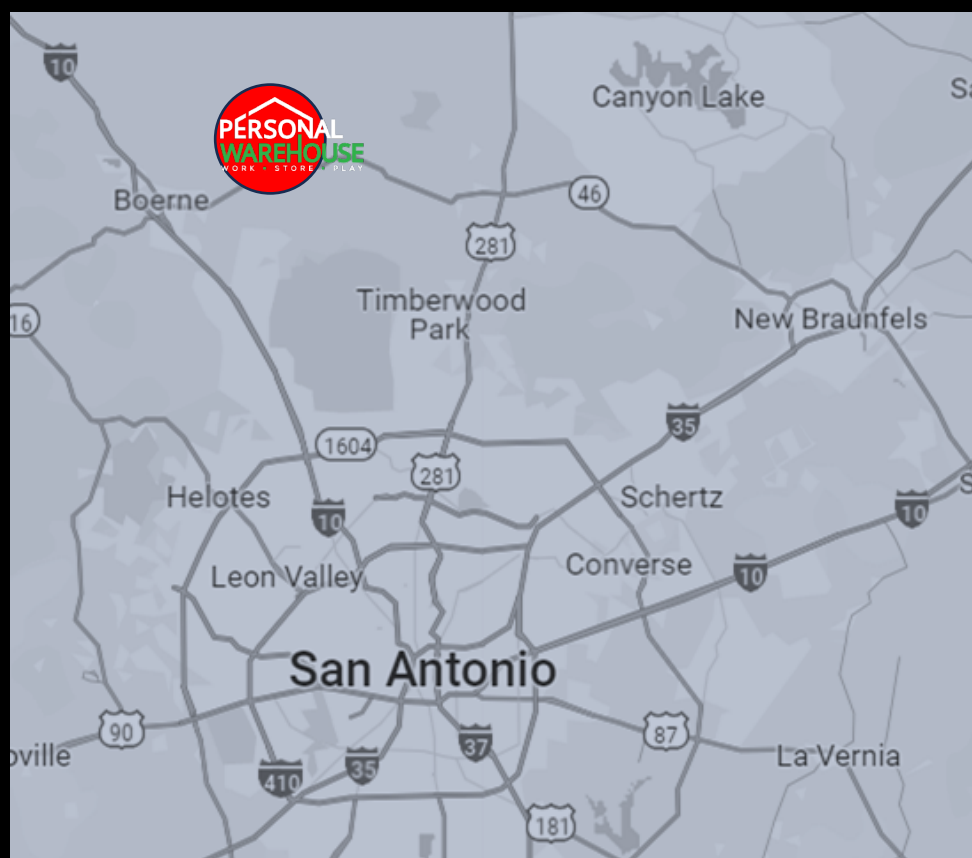
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PERSONAL WAREHOUSE®

529 SH 46, E. - UNIT A4
BOERNE, TX



FOR SALE



Over the past few decades, Boerne, Texas has experienced significant growth and development, transforming from a quaint town into a thriving community. The population has steadily increased as more people are drawn to the area's scenic beauty, excellent schools, and strong economy. This growth has led to new residential developments, retail, and flourishing businesses.



AVG HH INCOME	
2 Mil.	\$177,212
5 Mi.	\$159,046

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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 a.cts 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 transacton received by the broker;
- Answer the client's questons and present any over to or counter-oter 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 licensee 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 writting 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 over; and
 - any confidential information or any other information that a party specifically instructs the broker in writting 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.

<u>Antoinette Stedman</u>	<u>559218</u>	<u>tawney@redcommercialre.com</u>	<u>512-960-6261</u>
Licensed Broker / Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<hr/>	<hr/>	<hr/>	<hr/>
Designated Broker of Firm	License No.	Email	Phone
<hr/>	<hr/>	<hr/>	<hr/>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
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Sales Agent/Associate's Name	License No.	Email	Phone
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Buyer/Tenant/Seller/Landlord Initials	Date		