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# FOR LEASE



**DRONE FOOTAGE**

<https://youtu.be/M8wX7TeYoPA>

**360° PANORAMIC VIEW**

<https://kuula.co/post/NT6M4>



**Kellum**  
 real estate



## KELLUM - SCHERTZ MEDICAL CENTER

3701 FM 3009, Schertz TX 78154

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### **KELLUM-SCHERTZ MEDICAL**

KELLUM - SCHERTZ MEDICAL CENTER is an exciting new medical development located on FM 3009 - Roy Richard Dr near Green Valley Rd in the heart of the dynamic City of Schertz.

The City of Schertz is considered one of the most vibrant growth regions in the San Antonio Metropolitan area.

Kellum - Schertz Medical Center offers tremendous visibility and access to a highly desirable and populated market.

The project features attractive contemporary and minimalist design amenities with a modern style and quality construction details.





KELLUM -SCHERTZ  
MEDICAL CENTER



# BUILDING A SOLD





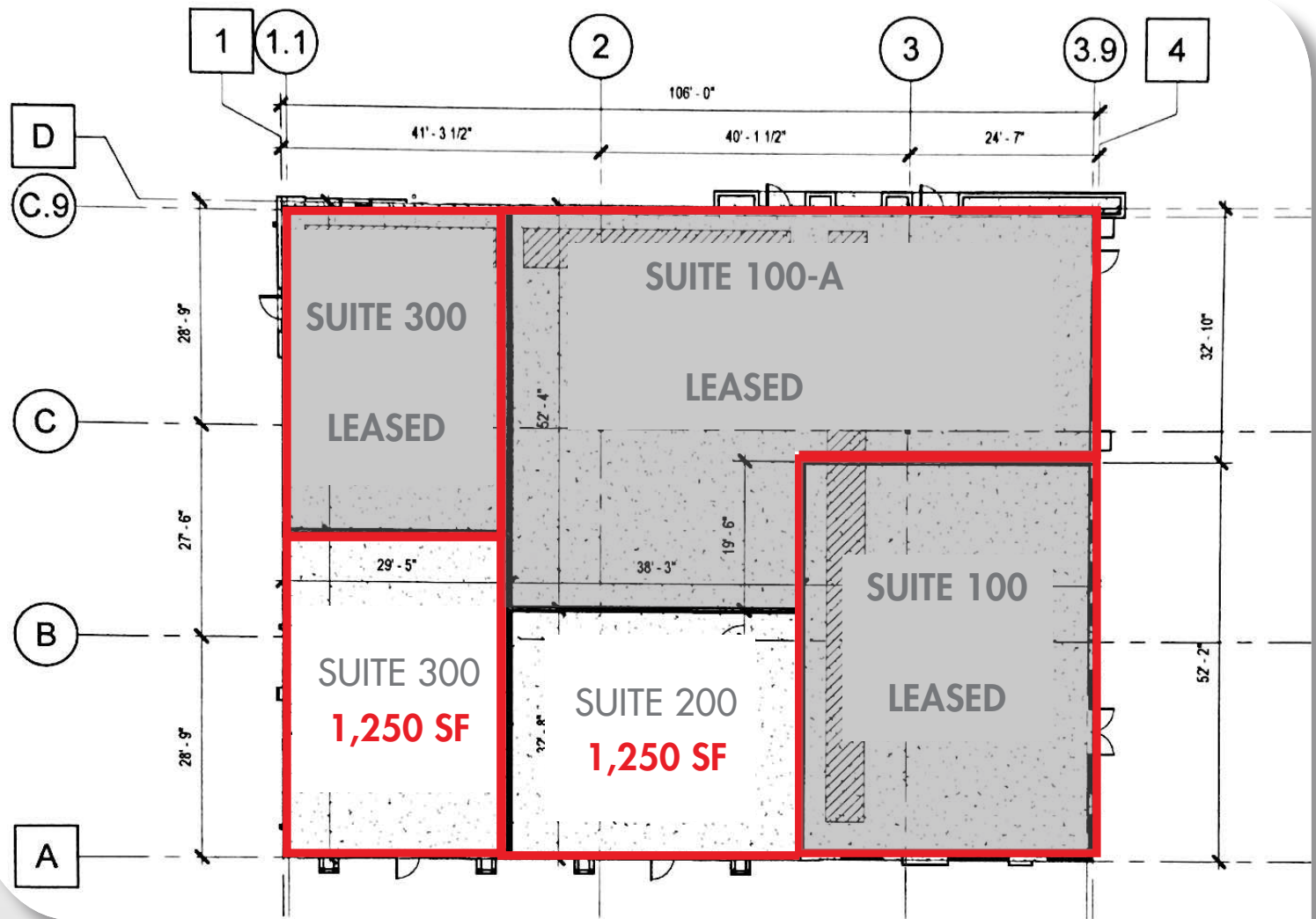
KELLUM -SCHERTZ  
MEDICAL CENTER

## BUILDING B AVAILABLE FOR LEASE





# BUILDING B AVAILABLE FOR LEASE





# HIGHLIGHTS

## DRONE FOOTAGE

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## 360° PANORAMIC VIEW

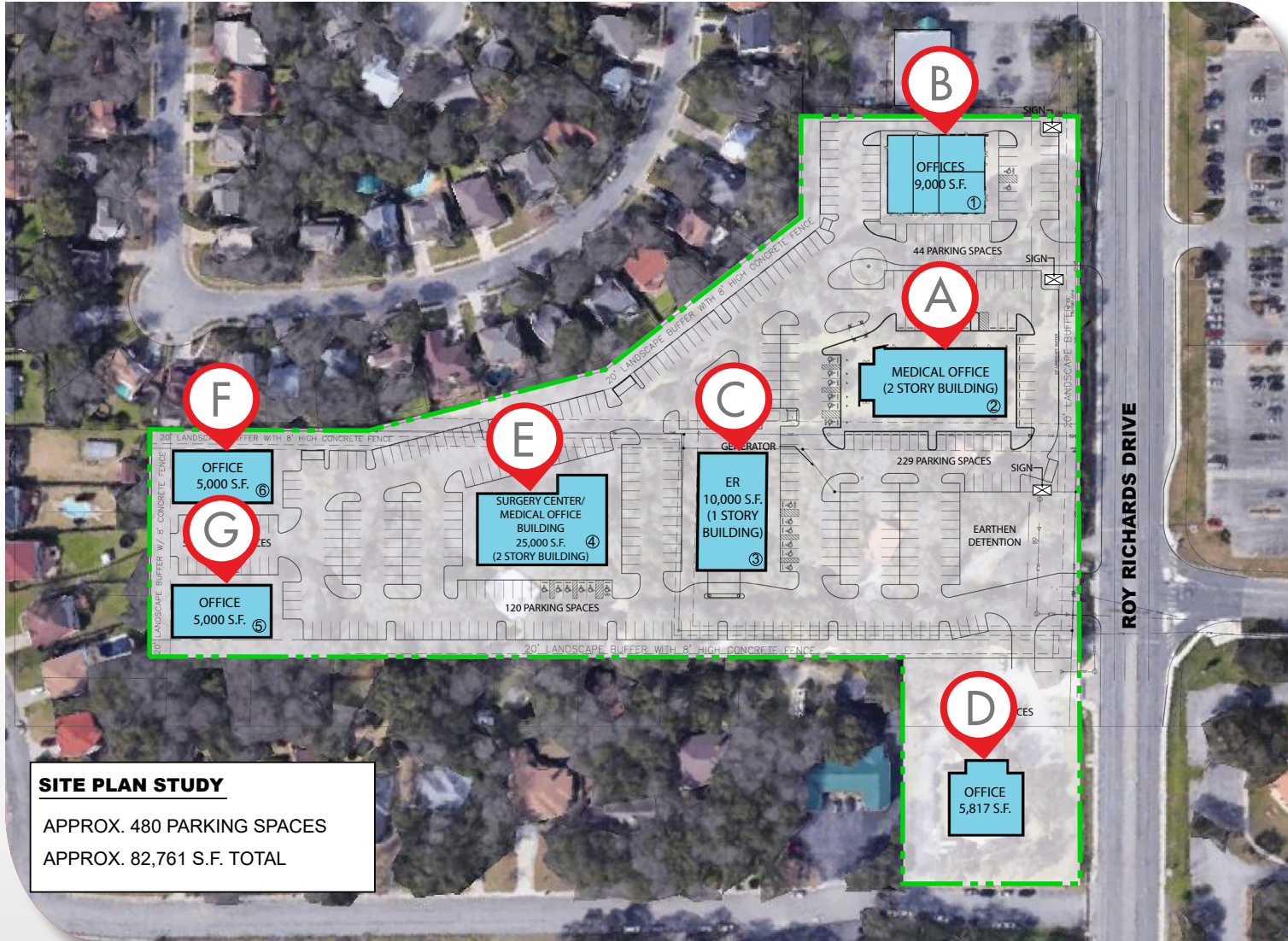
<https://kuula.co/post/NT6M4>

- Attractive Class A Construction
- 100% pre-lease and Build to suit opportunity
- Area average household income +\$80,000
- Rapid growth area - 20% population increase since 2000
- Easy Access to I-35 and Located near Walmart Supercenter, Lowe's Home Improvement & HEB Grocery.





# SITE PLAN



**SITE PLAN STUDY**  
APPROX. 480 PARKING SPACES  
APPROX. 82,761 S.F. TOTAL



# FEATURES



**Projected Completion Date:**  
2025 - 2026 (Entire Project)

**Building Type:**  
Class A (Stucco / Rock)

**Land Size:**  
426,975.12 SF / 9.802 AC

**Available Space:**  
Building B:  
Suite 200 - 1,250 SF  
Suite 300 - 1,250 SF

**Number of Buildings:**  
4 Buildings - A, B, C, D  
Future Development - E, F, G (3.444 AC)

**Building Sizes:**  
Building A: ± 22,944 SF (*Kellum  
Family Medicine & Methodist*)

Building B: ± 9,000 SF  
Building C: ± 10,800 SF (*Senior  
Community Center*)

Building D: ± 5,817 SF  
Building E: ± 12,000 - 24,000 SF  
Building F: ± 4,500 SF  
Building G: ± 4,500 SF

**Lease Term:**  
10+ Years

**Lease Rates:**  
\$32 - \$35 SF/YR + NNN

**Parking Ratio:** At least 5:1

**Phase II**  
Building B ± 9,000 SF

**Phase III**  
Building C ± 10,800 SF

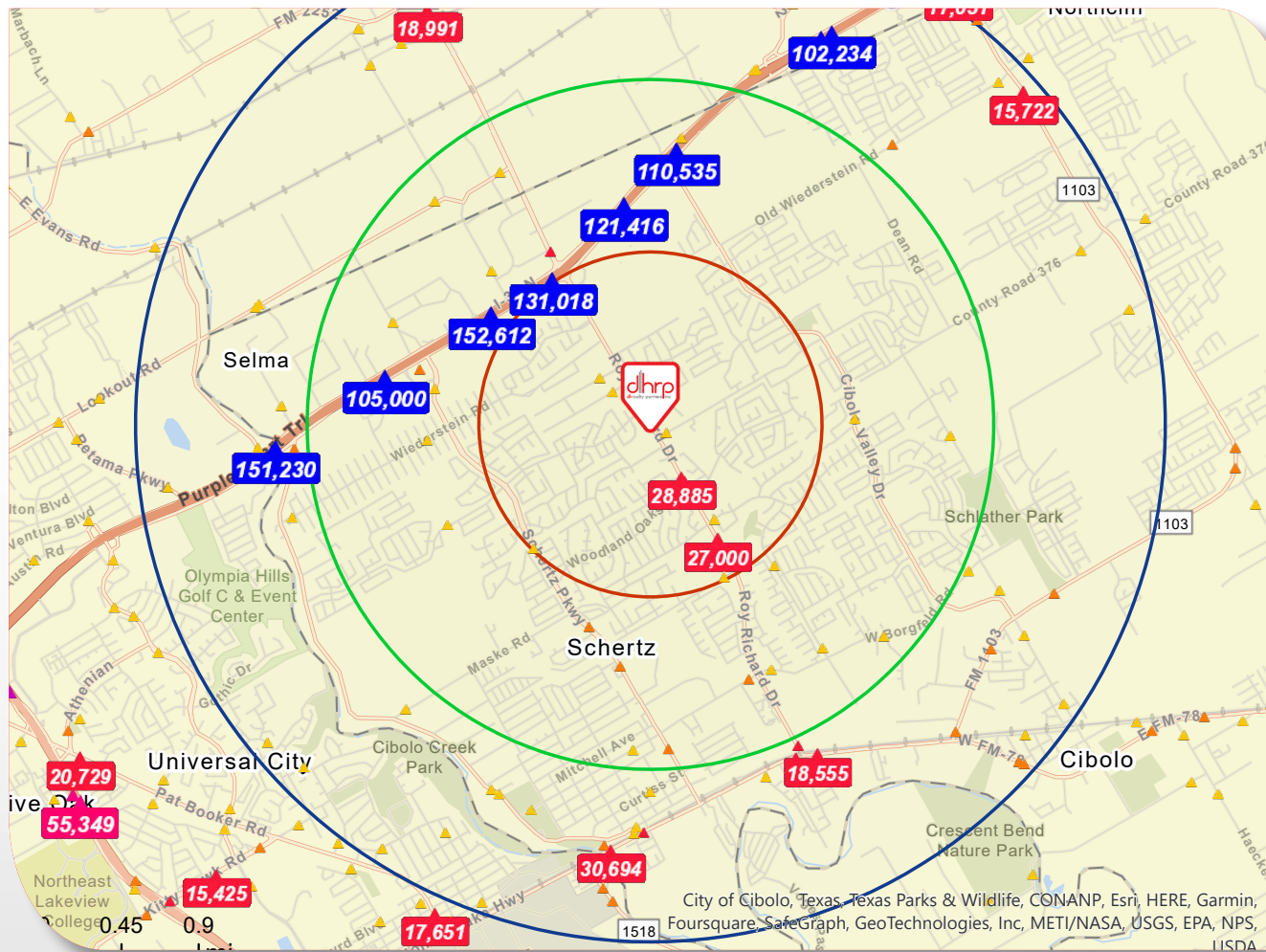
**Developers:**  
Kellum Real Estate  
DK2 Development, LLC

**Property Manager:**  
Darrell Keller, CCIM





# TRAFFIC COUNTS



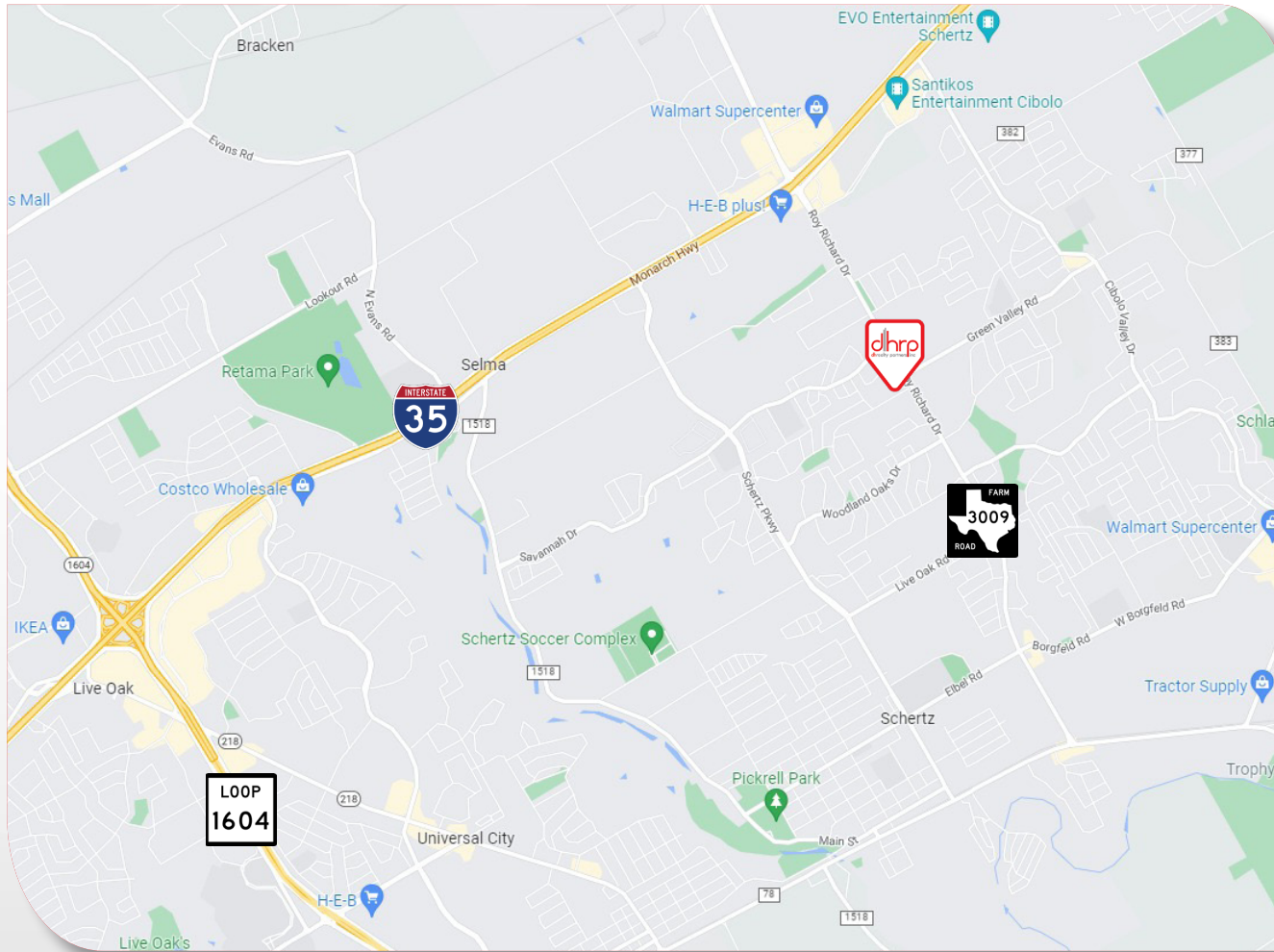
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# LOCATION MAP



### DRONE FOOTAGE

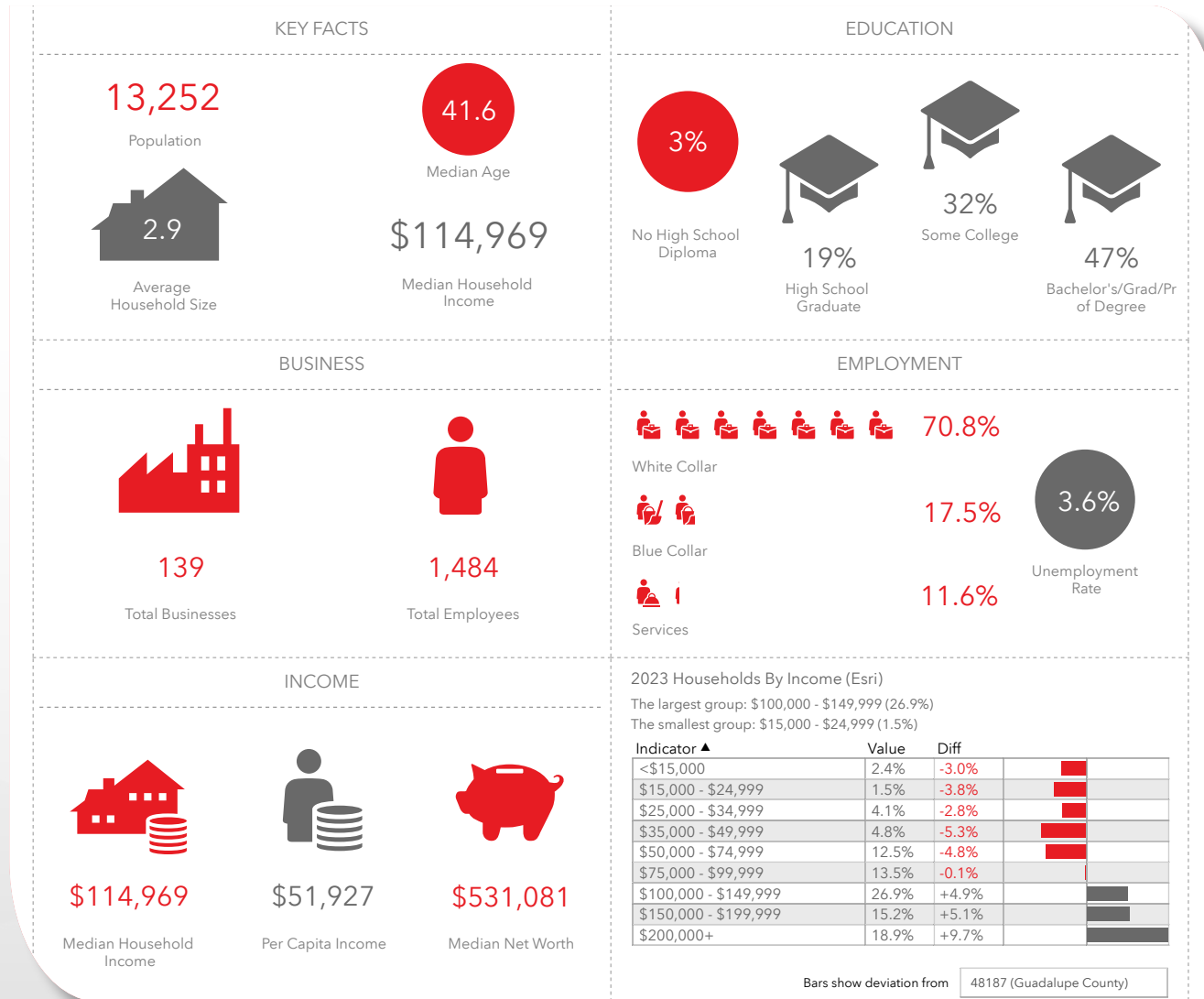
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### 360° PANORAMIC VIEW

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DEMOGRAPHICS



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DEMOGRAPHICS

### KEY FACTS

**62,502**  
Population

**2.8**  
Average Household Size

**37.3**  
Median Age

**\$98,364**  
Median Household Income

### EDUCATION

**4%**  
No High School Diploma

**22%**  
High School Graduate

**30%**  
Some College

**43%**  
Bachelor's/Grad/Pr of Degree

### BUSINESS

**1,604**  
Total Businesses

**20,554**  
Total Employees

### EMPLOYMENT

**65.2%**  
White Collar

**18.9%**  
Blue Collar

**15.9%**  
Services

**3.8%**  
Unemployment Rate

### INCOME

**\$98,364**  
Median Household Income

**\$42,602**  
Per Capita Income

**\$260,741**  
Median Net Worth

### 2023 Households By Income (Esri)

The largest group: \$100,000 - \$149,999 (25.9%)  
The smallest group: <\$15,000 (3.3%)

Indicator ▲	Value	Diff	
<\$15,000	3.3%	-2.1%	<div style="width: 3.3%;"></div>
\$15,000 - \$24,999	4.3%	-1.0%	<div style="width: 4.3%;"></div>
\$25,000 - \$34,999	4.4%	-2.5%	<div style="width: 4.4%;"></div>
\$35,000 - \$49,999	8.7%	-1.4%	<div style="width: 8.7%;"></div>
\$50,000 - \$74,999	16.8%	-0.5%	<div style="width: 16.8%;"></div>
\$75,000 - \$99,999	13.1%	-0.5%	<div style="width: 13.1%;"></div>
\$100,000 - \$149,999	25.9%	+3.9%	<div style="width: 25.9%;"></div>
\$150,000 - \$199,999	12.5%	+2.4%	<div style="width: 12.5%;"></div>
\$200,000+	11.0%	+1.8%	<div style="width: 11.0%;"></div>

Bars show deviation from 48187 (Guadalupe County)

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DEMOGRAPHICS

### KEY FACTS

**129,566**  
Population

**2.8**  
Average Household Size

**36.6**  
Median Age

**\$90,092**  
Median Household Income

### EDUCATION

**4%**  
No High School Diploma

**24%**  
High School Graduate

**31%**  
Some College

**40%**  
Bachelor's/Grad/Pr of Degree

### BUSINESS

**3,207**  
Total Businesses

**39,387**  
Total Employees

### EMPLOYMENT

**65.2%**  
White Collar

**19.6%**  
Blue Collar

**15.2%**  
Services

**4.4%**  
Unemployment Rate

### INCOME

**\$90,092**  
Median Household Income

**\$40,763**  
Per Capita Income

**\$206,232**  
Median Net Worth

### 2023 Households By Income (Esri)

The largest group: \$100,000 - \$149,999 (25.1%)  
The smallest group: <\$15,000 (3.6%)

Indicator ▲	Value	Diff
<\$15,000	3.6%	-1.8%
\$15,000 - \$24,999	4.8%	-0.5%
\$25,000 - \$34,999	5.2%	-1.7%
\$35,000 - \$49,999	9.8%	-0.3%
\$50,000 - \$74,999	17.5%	+0.2%
\$75,000 - \$99,999	13.5%	-0.1%
\$100,000 - \$149,999	25.1%	+3.1%
\$150,000 - \$199,999	11.5%	+1.4%
\$200,000+	8.9%	-0.3%

Bars show deviation from 48187 (Guadalupe County)

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Every purchaser, seller, landlord and/or tenant of any interest in real property ("Property") is notified that prior or current uses of the Property or adjacent properties may have resulted in hazardous or undesirable materials being located on the Property. These materials may not be visible or easily detected. Current or future laws may require removal or clean-up of areas containing these materials. In order to determine if hazardous or undesirable materials are present on the Property, expert inspections are necessary and removal or clean-up of these materials will require the services of experts. Real Estate Agents are not qualified experts.

If you are a seller or landlord, it is your responsibility to ensure that the transaction documents include disclosures and/or disclaimers that are appropriate for the transaction and the Property.

If you are a purchaser or tenant, it is your responsibility to ensure that the transaction documents include provisions to permit consultation with attorneys, environmental consultants and others to make prudent investigations, and further that such inspections are conducted.

### **ADA DISCLOSURE**

In order to ensure that all business establishments are accessible to persons with a variety of disabilities, the Americans with Disabilities Act was enacted under federal law and there are also state and local laws that may require alterations to a Property in order to allow access. Texas has enacted the Architectural Barriers Removal Act to also accommodate persons with disabilities. Real Estate Agents are not qualified to advise you if the Property complies with these laws or what changes may be necessary. You should consult with attorneys, engineers and other experts to determine if the Property is in compliance with these laws.

### **FLOOD PLAIN INFORMATION DISCLOSURE**

It is the sole responsibility of every purchaser, seller, landlord and/or tenant of any interest in Property to independently review the appropriate flood plain designation maps proposed and adopted by federal, state, and local resources including, but not limited to, the Federal Emergency Management Association ("FEMA") and the San Antonio River Authority ("SARA"), in order to determine the potential flood risk of their Property. Real Estate Agents are not qualified to assess and cannot warrant, guarantee, or make any representations about the flood risk of a particular piece of Property. All decisions made or actions taken or not taken by a purchaser, seller, landlord and/or tenant with respect to the flood risk of a particular piece of Property shall be the sole responsibility of such party.

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