

OFFERED
FOR SALE



**SHERWIN
WILLIAMS®**

**10 YEAR CORPORATE LEASE | NASDAQ: SHW
10% RENT INCREASES EVERY 5 YEARS
SHERWIN WILLIAMS | \$64 BILLION MARKET CAPITALIZATION**

1144 US Highway 81, Floresville, Texas 78814

LISTED BY:

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Representative Photo





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**ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.
PLEASE CONSULT LISTING AGENT FOR MORE DETAILS.**



OFFERING SUMMARY

PRICING SUMMARY:



Representative Photo

Asking Price:	\$2,850,000
Selling CAP	6.0%
Year Built:	2026
Rent:	\$171,000
Building Size:	4,500 SF
Lot Size:	1.02 Acres



TENANT SUMMARY:

Tenant Name:	Sherwin Willams
Guaranty Type:	Corporate
Lease Type:	Double Net
Lease Term:	10 Years
Rent Increase in	10% Rent Increase Every
Primary Term:	5 Years
Options:	4/5 Year Options 10% Increases

Opening/Rent Commencement
Late May/Early June 2026





PROPERTY MAP



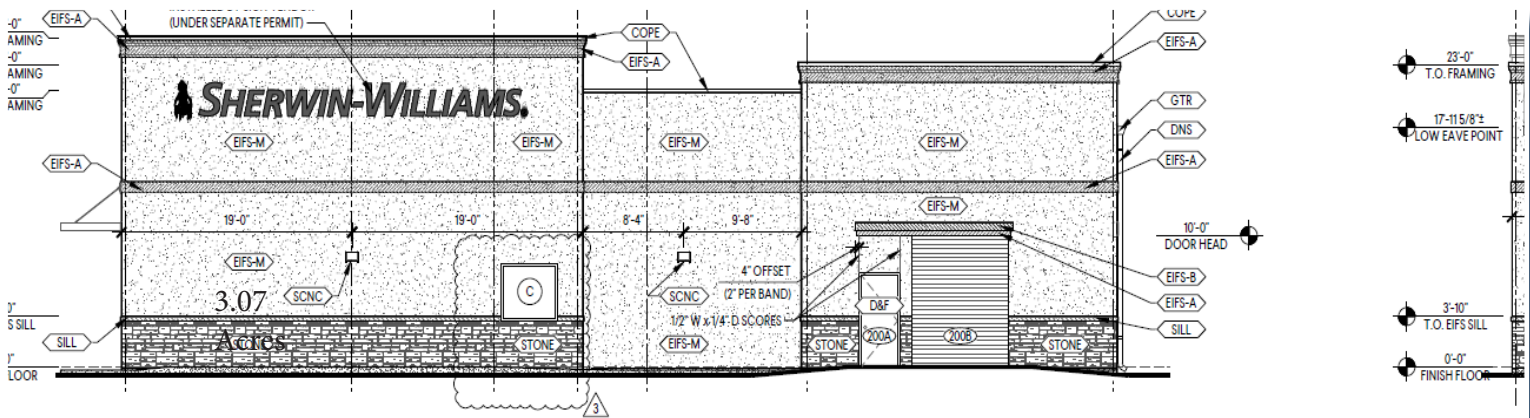


INVESTMENT HIGHLIGHTS

- Brand New Freestanding Sherwin Williams, 10 year corporate net lease, 10% rent increases every 5 years, Planned store opening in May of 2026
- Floresville, part of the San Antonio metropolitan area, has a population of 9,000 people. The town's population grew 39% between 2010 and 2025.
- Floresville is the county seat of Wilson County, with a population of 55,000 people.
- The economy of Floresville has a rapidly growing economy driven by service and oil related businesses, located 25 miles from San Antonio and in close proximity to the Eagle Ford Shale.
- Sherwin Williams, trades on the NASDAQ exchange as ticker symbol SHW (Standard and Poors Investment Grade Rating of BBB+), operates 4,900+ company-owned stores. The company generates \$23 billion in annual revenue and has a market capitalization exceeding \$64 Billion.



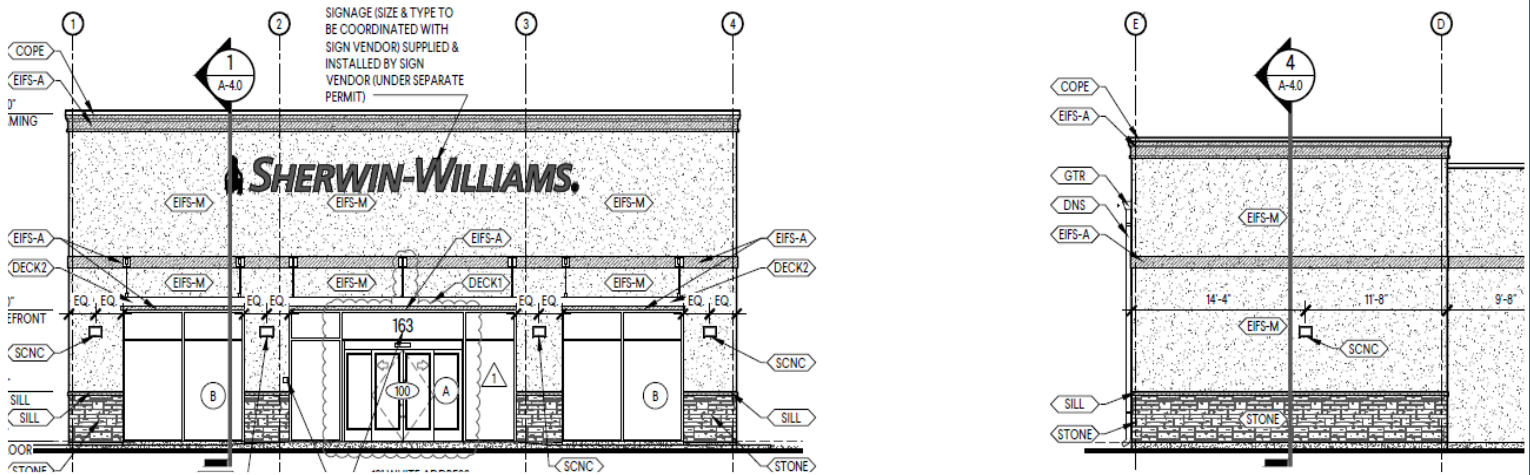
RENDERING



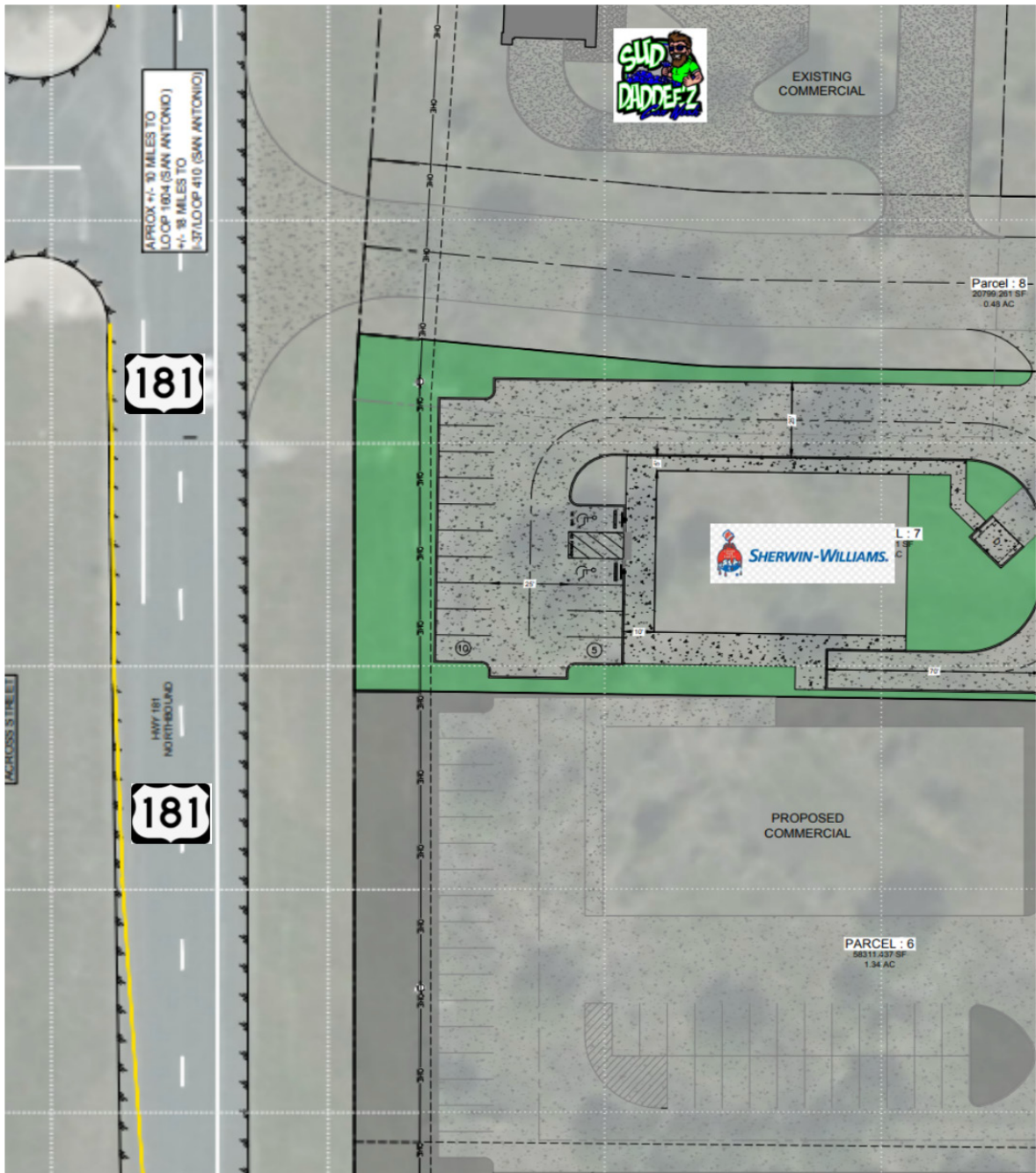
SOUTHEAST ELEVATION

SCALE: 1/8"=1'-0"

2
A-20



SITE PLAN





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.

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:
 - 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 offer; and
 - 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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Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date