



# Retail Building for Lease



**14675 IH 35 N**

**Selma, TX 78154**

***Presented By:***

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## OFFERING SUMMARY

|                |                     |
|----------------|---------------------|
| Available SF:  | 8,248 - 16,496 SF   |
| Lease Rate:    | \$19/SF/YR plus NNN |
| Parking Ratio: | 4.85                |
| Year Built:    | 2004                |

## PROPERTY SUMMARY

Great signage right at the front of the property for ultimate exposure to IH-35 traffic. Over 16,000 SF of wide open space to make it fit your needs with plenty of parking space available at the front of the building. Schedule a tour today to see how this property and location is perfect for you!

## LOCATION OVERVIEW

14675 Ih 35 N offers a prime location right off IH-35 frontage road across from the very popular Forum Shopping Center.

## PROPERTY HIGHLIGHTS

- Signage
- High Speed Internet
- Air Conditioning
- Central Heating
- Recessed Lighting
- High visibility

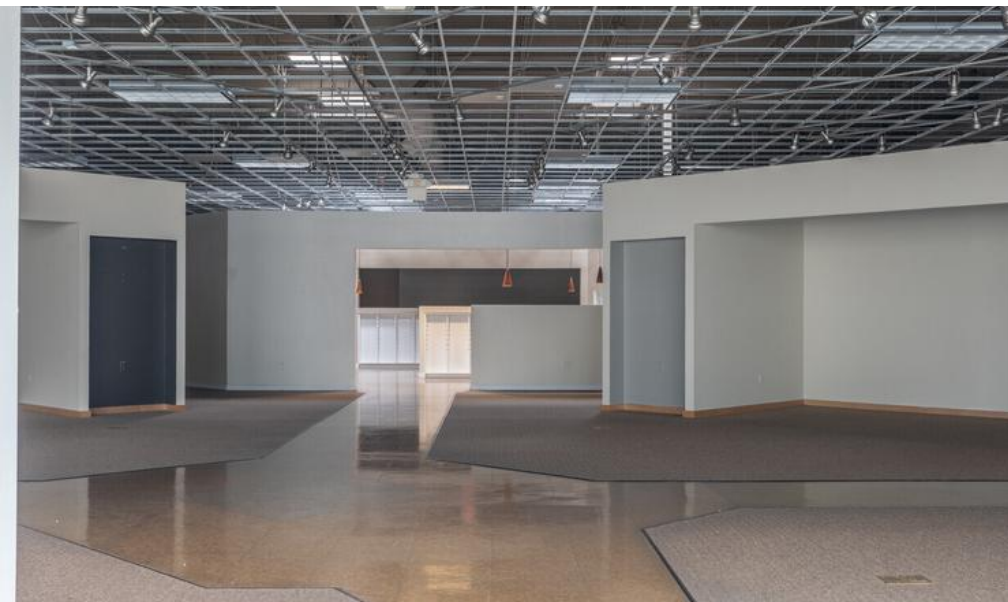
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**Zachary Stovall**

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**Direct:** 210.405.9445

## Professional Background

**TX #691174**

Zachary “Zack” Stovall is a proud, eighth generation Texan. Born and raised in San Antonio, Stovall has a sincere appreciation for strong community history, ties and bonds, carrying this appreciation into his overall client philosophy. As a Realtor, his number one objective is to serve not only as an industry leader, but also as a partner, working with clients every step of the way throughout the process. Prior to joining Caisson, Stovall lived in the tech world, creating mobile applications and working with innovative technologies. He never lost sight, however, of the importance of human interaction and how dedicated customer service can never replace technology. This is one of the many reasons he decided to become a Realtor – combining the ease of technology with the dying art of face-to-face, old-fashioned client interaction, creating an effective, seamless experience based on relationships and trust.



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**Morgan Krawczynski**

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**Direct:** 210.942.0515

## Professional Background

**TX #708252**

Morgan Krawczynski is a born and raised Texan, born in Nacogdoches, TX and raised in San Antonio. After graduating from UTSA, Morgan answered her calling in becoming a part of the real estate industry. She appreciates the value in building relationships and helping others out with their needs. Growing up in a real estate family, her values were ingrained in her to always give 100% to the individuals she works with. From residential to now commercial Morgan brings her values of communication and hard work to her clients to make sure they get the best support and knowledge from her and her team at Caisson to make their next move.