



**FOR SUB-LEASE**

# SCHERTZ OFFICE WAREHOUSE

6724 Guada Coma Dr | Schertz, TX 78154



# SCHERTZ OFFICE WAREHOUSE

6724 Guada Coma Dr | Schertz TX, 78154



**FOR SUBLEASE – Lease through 6/30/2028**

10,000 SF

Building Size

0.84 AC

Parcel

2014

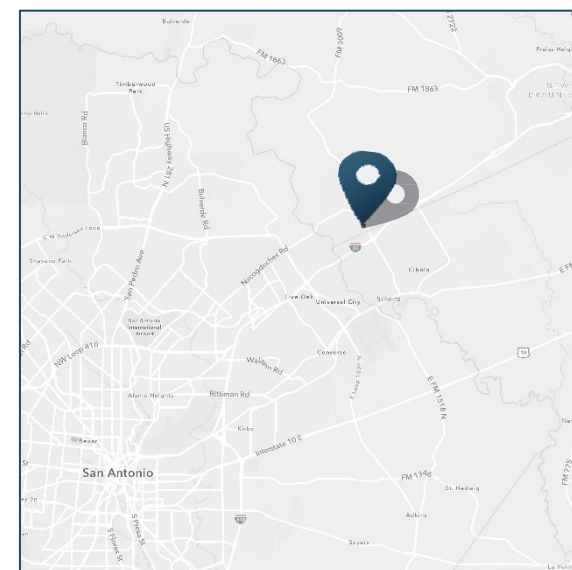
Constructed

Contact Broker

Rental Rate

## PROPERTY HIGHLIGHTS

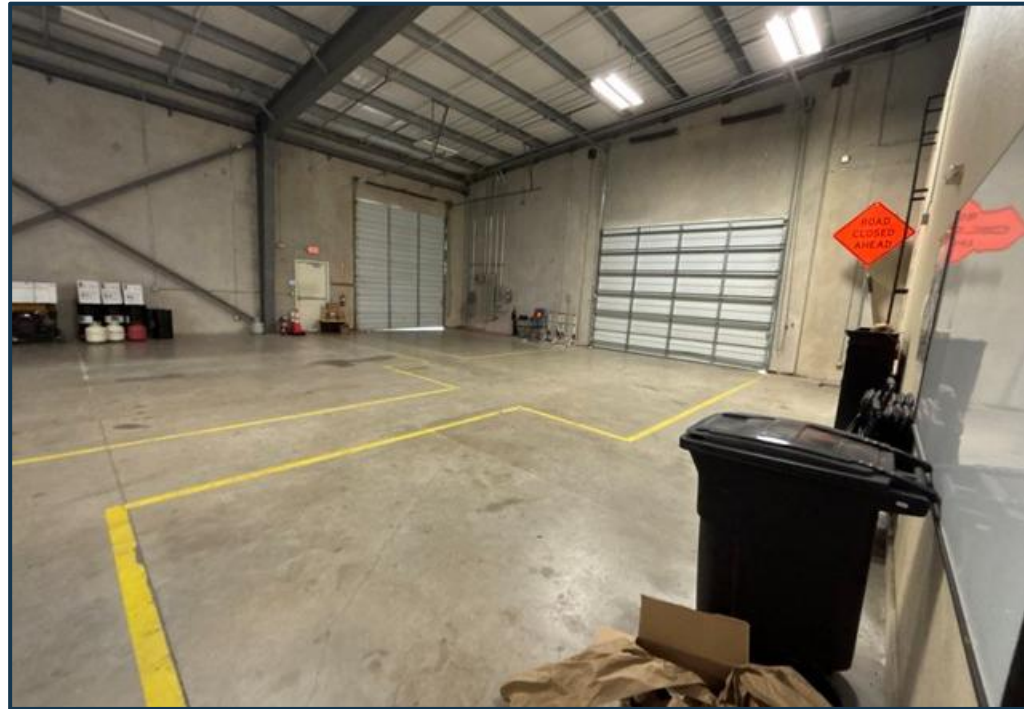
Available SF	10,000 SF
Warehouse SF	8,300 SF
Office SF	1,700 SF
Clear Height	18' – 22'
Grade Level Doors	(1)12'x14' & (1)16'x12'
Dock-High Doors	2
Car Parks	35
Zoning	M-1





# SCHERTZ OFFICE WAREHOUSE

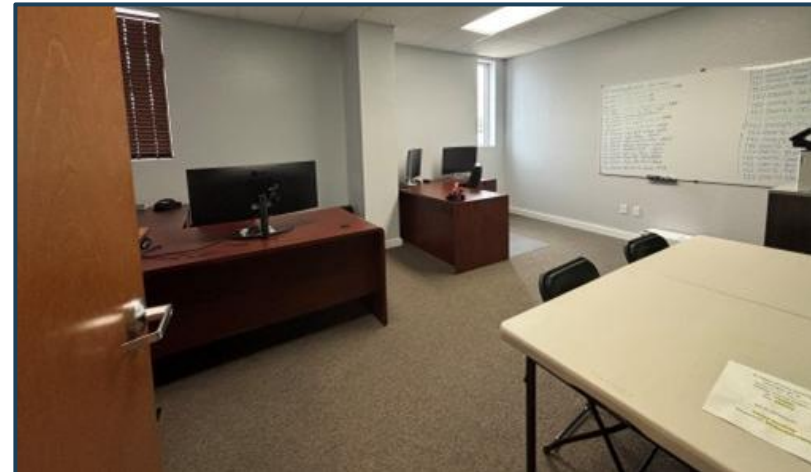
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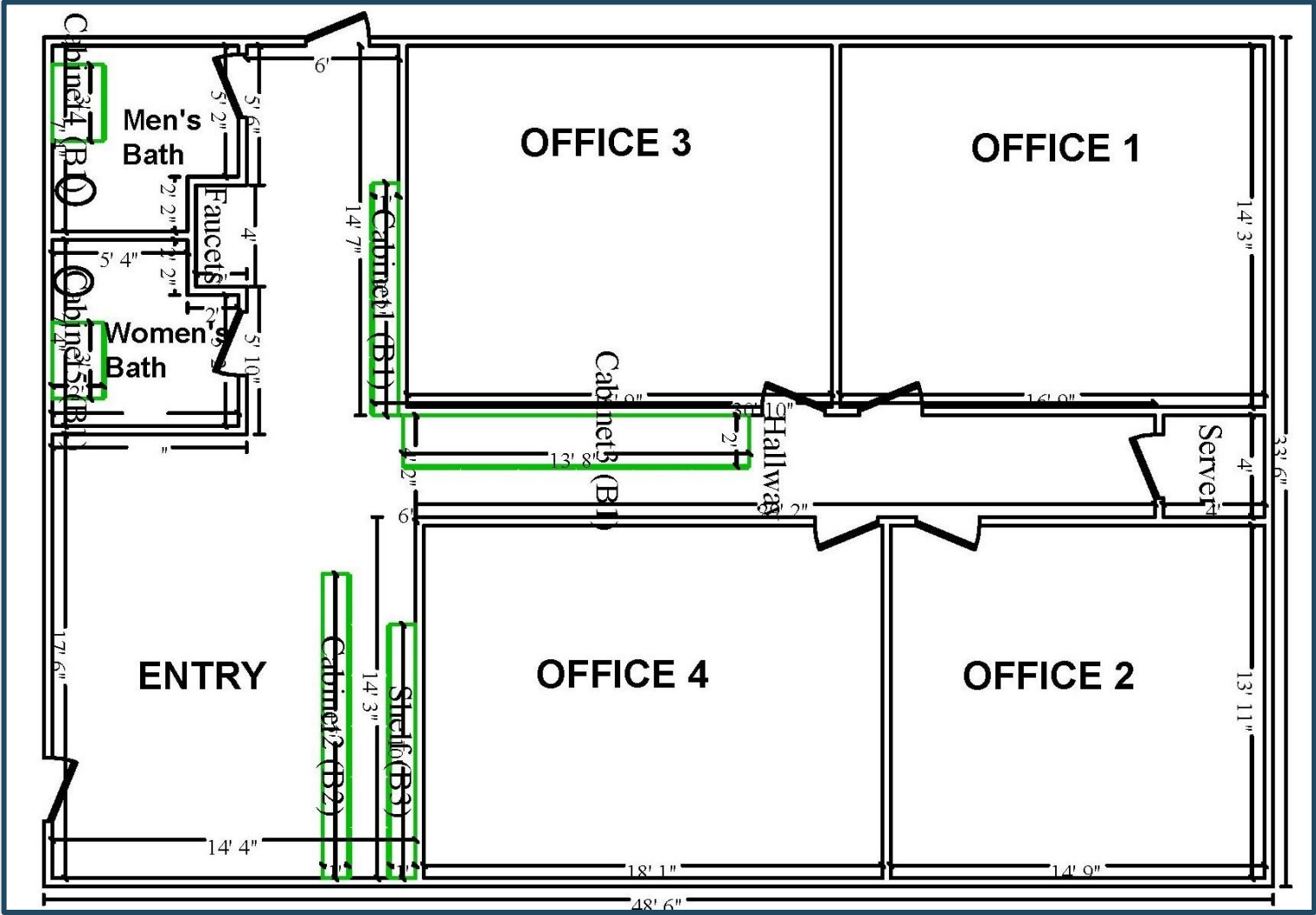


# OFFICE FLOOR PLAN

6724 Guada Coma Dr | Schertz TX, 78154



OFFICE	
TOTAL SF	1,700 SF
PRIVATE OFFICES	4
RESTROOMS	2
CONDITION	Full Build-Out





# SITE AERIAL

6724 Guada Coma Dr | Schertz TX, 78154



SITE

0.84 AC

SCHERTZ



# LAND SURVEY

6724 Guada Coma Dr | Schertz TX, 78154



**NOTES**  
1. BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE 204, NORTH AMERICAN DATUM (NAD) OF 1983. DISTANCE SHOWN HEREON ARE SURFACE DISTANCES FROM AN AVERAGE COMBINED FACTOR OF 0.9998410000.

2. TITLE COMMITMENT PROVIDED BY CHICAGO TITLE INSURANCE COMPANY, OF NO. 4311022460, EFFECTIVE DATE AUGUST 4, 2016, ISSUED DATE AUGUST 11, 2016.

**LEGAL DESCRIPTION OF LAND:**  
LOT 7, BLOCK 1, OF BENEVEST SUBDIVISION, CITY OF SCHERTZ, COMAL COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 15, PAGE 60-61, MAP OR PLAT RECORDS OF COMAL COUNTY, TEXAS.

**RESTRICTIVE COVENANTS:**  
VOLUME 417, PAGE 1 - APPLIES  
- DECLARATION OF PROTECTIVE COVENANTS  
VOLUME 441, PAGE 40 - APPLIES  
- FIRST AMENDMENT TO DECLARATION OF PROTECTIVE COVENANTS  
VOLUME 492, PAGE 422 - APPLIES  
- AMENDED AND RE-STATEMENT OF PROTECTIVE COVENANTS AND EASEMENTS - SHOWN (SEE EASEMENT "F")  
VOLUME 500, PAGE 500 - APPLIES  
- FIRST AMENDMENT TO AMENDED AND RE-STATEMENT OF PROTECTIVE COVENANTS AND EASEMENTS  
VOLUME 598, PAGE 598 - APPLIES  
- CORRECTION DOCUMENT TO FIRST AMENDMENT TO AMENDED AND RE-STATEMENT OF PROTECTIVE COVENANTS AND EASEMENTS  
DOCUMENT NUMBER 489700 - APPLIES  
- SECOND AMENDMENT TO AMENDED AND RE-STATEMENT OF PROTECTIVE COVENANTS AND EASEMENTS  
DOCUMENT NUMBER 510610214 - APPLIES  
- THIRD AMENDMENT TO AMENDED AND RE-STATEMENT OF PROTECTIVE COVENANTS AND EASEMENTS  
DOCUMENT NUMBER 510610214 - APPLIES  
- FOURTH AMENDMENT TO AMENDED AND RE-STATEMENT OF PROTECTIVE COVENANTS AND EASEMENTS  
DOCUMENT NUMBER 600002009 - APPLIES  
- FIFTH AMENDMENT TO AMENDED AND RE-STATEMENT OF PROTECTIVE COVENANTS AND EASEMENTS  
DOCUMENT NUMBER 600002009 - APPLIES  
- SIXTH AMENDMENT TO AMENDED AND RE-STATEMENT OF PROTECTIVE COVENANTS AND EASEMENTS  
DOCUMENT NUMBER 2000001806 - APPLIES  
- SEVENTH AMENDMENT TO AMENDED AND RE-STATEMENT OF PROTECTIVE COVENANTS AND EASEMENTS  
DOCUMENT NUMBER 2000004217 - APPLIES  
- DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS  
DOCUMENT NUMBER 2000004217 - APPLIES

**SCHEDULE R:**  
10.  
a) VOLUME 15, PAGES 60-61 (PLAT) - APPLIES  
b) 30' DRAINAGE EASEMENT - SHOWN (SEE EASEMENT "C")  
c) 14' CABLE TV EASEMENT - SHOWN (SEE EASEMENT "K")  
d) 25' BUILDING SETBACK LINE - SHOWN (SEE EASEMENT "B")  
e) DOCUMENT NUMBER 2000004217 - APPLIES  
f) DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS  
g) DOCUMENT NUMBER 201200001806 - APPLIES  
h) INGRESS/EGRESS EASEMENT - SHOWN (SEE EASEMENT "D")  
i) DOCUMENT NUMBER 201200001806 - APPLIES  
j) ELECTRIC LINE RIGHT OF WAY AGREEMENT - SHOWN (SEE EASEMENT "E")

3. REFERENCED PROPERTY IS IN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SCALED FROM FEMA FLOOD MAP #85 OF 505, COMMUNITY PANEL NO. 48061C085F, DATED SEPTEMBER 3, 2009.

4. THE TRACT SHOWN HEREON IS SUBJECT TO ALL CITY OF SCHERTZ AND COMAL COUNTY ORDINANCES AND RESTRICTIONS.

5. NO METES AND BOUNDS WERE PREPARED FOR THIS SURVEY.

6. SET FROM PINS ARE 1/2" DIAMETER REBAR WITH A BLUE CAP STAMPED "KFW SURVEYING".

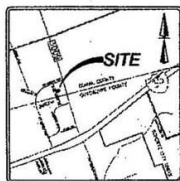
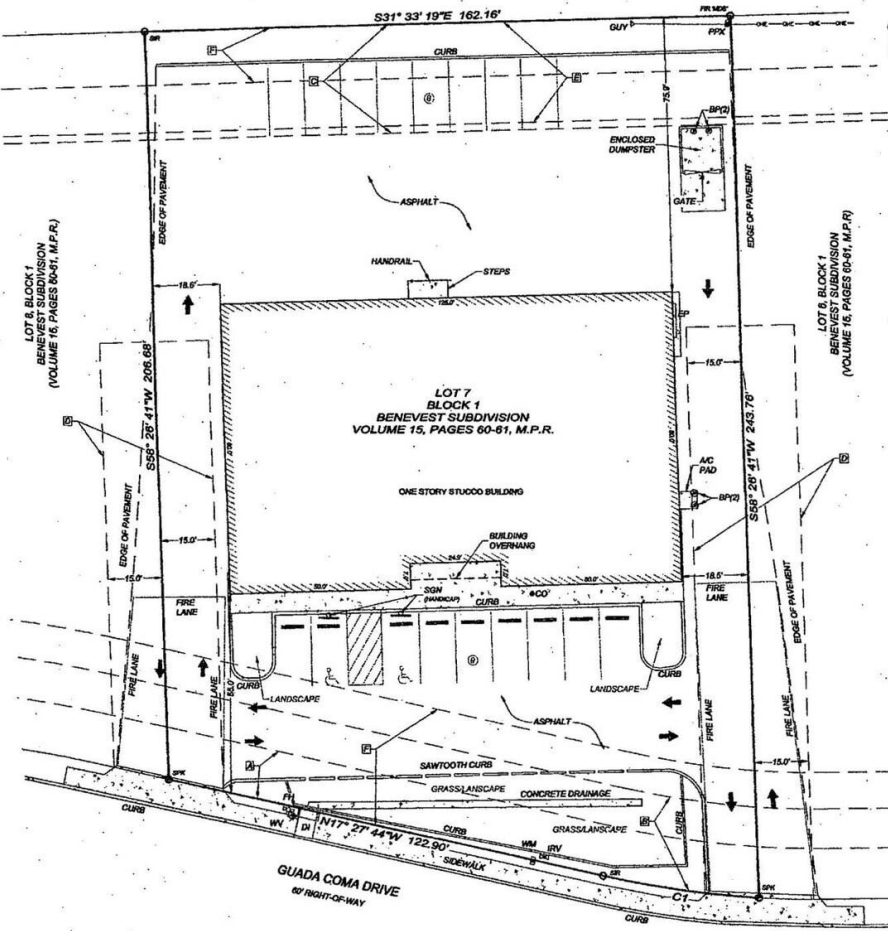
7. ADJACENTS SHOWN HEREON ARE PER CURRENT COMAL COUNTY APPRAISAL DISTRICT RECORDS AND OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS.

**EASEMENT LEGEND**  
A) 14' CABLE TV EASEMENT (VOLUME 15, PAGE 60-61, M.P.R.)  
B) 25' BUILDING SETBACK LINE (VOLUME 15, PAGE 60-61, M.P.R.)  
C) 30' DRAINAGE EASEMENT (VOLUME 15, PAGE 60-61, M.P.R.)  
D) 30' INGRESS/EGRESS EASEMENT (DOCUMENT NO. 201200001806, O.P.R.)  
E) ELECTRIC LINE RIGHT OF WAY AGREEMENT (DOCUMENT NO. 201200001806, O.P.R.)  
F) 35' FRONT BUILDING SETBACK LINE TO REAR BUILDING SETBACK LINE (VOLUME 461, PAGE 422, O.P.R.)

ANY COMPLAINTS REGARDING THE SERVICES YOU HAVE RECEIVED CAN BE DIRECTED TO THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYORS  
1500 PARK 38 CIRCLE BLDG. A SUITE 100 MC NEEL AUSTIN, TX 78705  
PHONE: (512) 326-5827 FAX: (512) 326-5201

Curve #	LENGTH	RADIUS	DELTA	CHORD BRG	CHORD DIST
C1	43.60'	270.00'	000°15'08"	N22°09'18"W	43.60'

4.304 ACRES  
HOOTEN FAMILY TRUST  
(DOCUMENT NO. 20000023554, O.P.R.)



**LOCATION MAP**  
NOT-TO-SCALE

ADDRESS: 6724 GUADA COMA DR.,  
SCHERTZ, TX 78154

**PARKING SPACES**

15 REGULAR  
2 HANDICAP

**SYMBOL LEGEND**

- FIR FOUND 1/2" IRON ROD OR AS NOTED
- SIR SET 1/2" IRON ROD WITH A BLUE CAP STAMPED "KFW SURVEYING"
- SPK SET 1/4" NAIL WITH A WASHER STAMPED "KFW SURVEYING"
- O.P.R. OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS
- M.P.R. MAP AND PLAT RECORDS OF COMAL COUNTY, TEXAS
- PPX POWER POLE WITH TRANSFORMER
- GUY GUY
- IRV IRRIGATION VALVE
- WM WATER METER
- WV WATER VALVE
- PH FIRE HYDRANT
- CO CLEAN OUT
- HC HANDICAP PARKING
- BP BOLLARD POST
- SGN SIGN AS NOTED
- WHEEL STOP
- GATE
- EP ELECTRIC PANEL
- DI DRAINAGE INLET
- OH OVERHEAD UTILITY LINE
- MANHOLE
- CONCRETE

STATE OF TEXAS:  
COUNTY OF BEXAR:  
I, TERESA A. SEIDEL, DO HEREBY CERTIFY THAT THIS TITLE SURVEY WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND BY PERSONS WORKING UNDER MY SUPERVISION AND SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR CATEGORY 1A LAND TITLE SURVEY.



TERESA A. SEIDEL  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5672  
EMAIL: TSEIDEL@KFWENGINEERS.COM  
DATE OF SURVEY: 07/01/14  
PROJECT NO.: 12-047

REVISIONS FORM SURVEY FINAL ASBUILT	ISSUE DATE 07/01/14 08/13/15	JOB NO. 12-047 DATE: 08/13/15 CHECKED: TAS DRAWN: BMW
SHEET NUMBER: 1 OF 1		

**KFW SURVEYING**  
14603 Huebner Rd., Bldg 40, San Antonio, TX 78230  
Phone #: (210) 878-8441 • Fax #: (210) 878-8441  
TRIPLS Form #: 10122003

**LAND TITLE SURVEY OF**  
LOT 7, BLOCK 1, BENEVEST SUBDIVISION OF RECORD IN VOLUME 15, PAGE 60  
OF THE MAP AND PLAT RECORDS OF COMAL COUNTY, TEXAS.



# ZONING MAP

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SCHERTZ



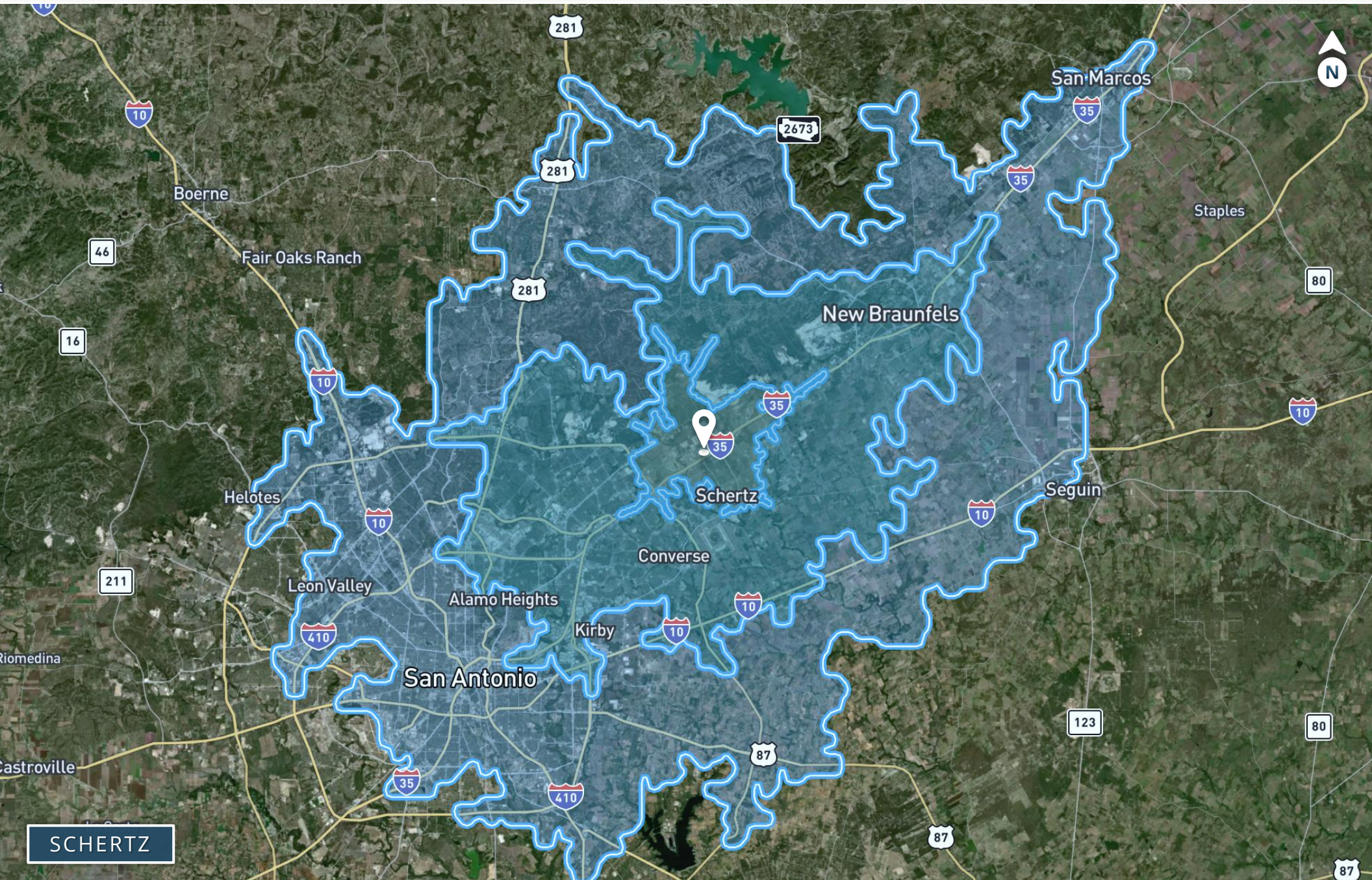
## ZONING M-1

**M-1:** Intended to provide a suitable area for the development of light industrial, assembly and manufacturing, warehouse and distribution facilities. These facilities should not emit dust, odor, smoke, gas or fumes, or any other hazardous elements, which are detectable beyond the boundary of the property.



# DRIVE TIME MAP 10, 20, & 30min

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SCHERTZ



# Information About Brokerage Services

Texas Real Estate Commission (11-2-2015)



**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.

SRS Industrial Partners, LLC	9012124	Brant.Landry@SRSRE.COM	214.560.3200
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Brant Landry	481909	Brant.Landry@SRSRE.COM	214.764.2242
Designated Broker of Firm	License No.	Email	Phone

**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.

Brant Landry		481909	Brant.Landry@SRSRE.COM	214.764.2242
Licensed Supervisor of Sales Agent/Associate		License No.	Email	Phone
Sales Agent/Associate's Name		License No.	Email	Phone
Buyer Initials	Tenant Initials	Seller Initials	Landlord Initials	Date





**SRS Real Estate Partners**

2101 McCullough Ave  
San Antonio, TX 78212

210.664.0607

*Anthony H. Merritt*

*830.481.7919*

*[Anthony.Merritt@SRSRE.com](mailto:Anthony.Merritt@SRSRE.com)*

**SRSRE.COM/Industrial**

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