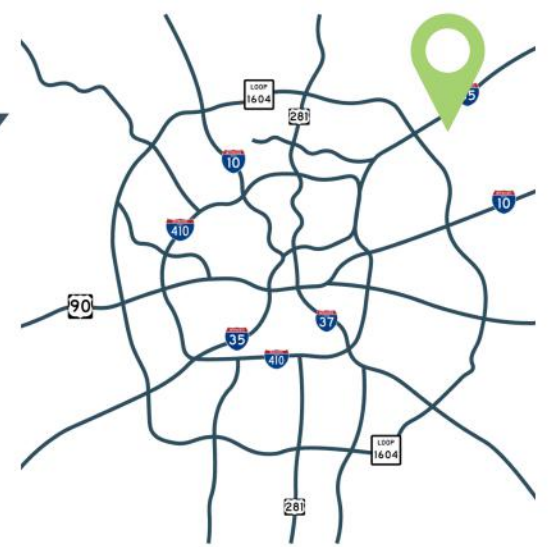


SPACE AVAILABLE

SCHERTZ PARKWAY PROFESSIONAL PLAZA

5000 SCHERTZ PARKWAY | SCHERTZ, TEXAS | 78154

Located on Schertz Parkway just off I-35, the Schertz Parkway Professional Plaza offers easy access to major highways, a growing economy, and a skilled workforce.



MIRANDA RIHN HENRY
SENIOR ASSOCIATE
(210) 816-2734
MRIHN@FORESITECRE.COM

KARA WALTERS
ASSOCIATE
(210) 816-2734
KWALTERS@FORESITECRE.COM

PROPERTY HIGHLIGHTS

1

Located in the City of Schertz, which has experienced population growth, **providing access to a skilled and diverse workforce.**

2

Situated within a **thriving development alongside established medical practices and businesses**, providing valuable synergy and visibility.

3

Prime location for companies seeking regional connectivity and operational efficiency between San Antonio and Austin.

SCHERTZ PARKWAY PROFESSIONAL PLAZA

SCHERTZ, TEXAS

DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	7,719	65,035	150,053
Household Income	\$130,495	\$132,582	\$124,810
Daytime population	2,897	24,251	54,021
Median Age	38.9	39.3	37.4

DESIRED USES

- Pain Management
- Allergy/Asthma
- Ophthalmology
- Physical Therapy
- Primary Care
- Title Company

“

Schertz Parkway Professional Plaza is positioned ideally for businesses looking for the perfect location on I-35.

MIRANDA
RIHN HENRY

”



SCHERTZ PARKWAY PROFESSIONAL PLAZA

SCHERTZ, TEXAS



Prime Location within the City of Schertz just off I-35, Schertz Professional Plaza allows businesses an impressive trade area for potential business opportunities and growth.

2024 Estimated NNNs: \$15.52 PSF/YR

Property Size: 28,712 SF

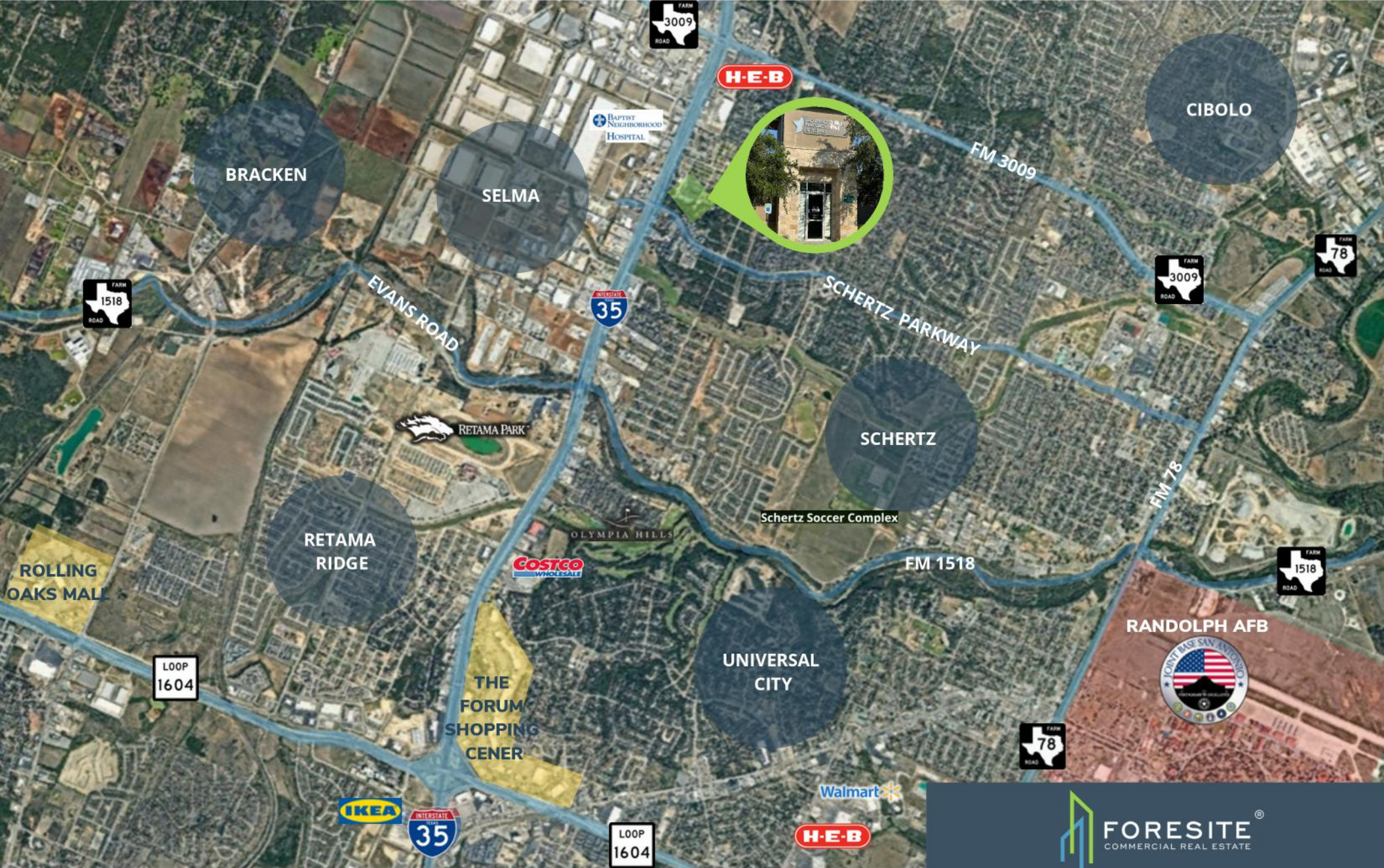
Zoning: GB



The information contained in this message has been obtained from sources deemed reliable. Foresite does not make any guarantees or representations regarding the accuracy or comprehensiveness of the information contained herein. Any projections, opinions, or assumptions are for example only. Foresite nor any of its clients accepts any liability for loss resulting from reliance on such information. There may be material differences between projected results and actual results. Any property offered for sale or lease may be withdrawn without notice.

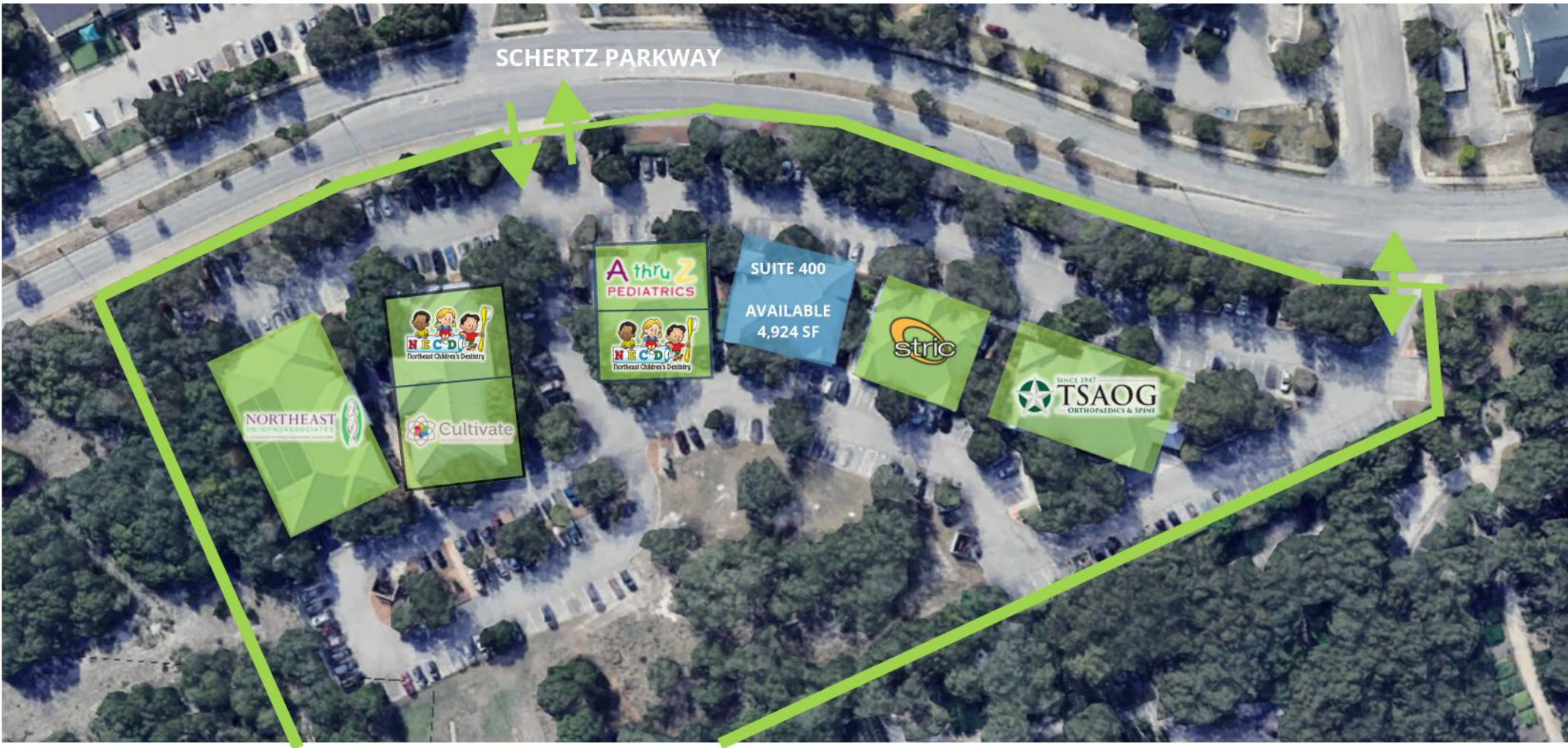
SCHERTZ PARKWAY PROFESSIONAL PLAZA

SCHERTZ, TEXAS



SCHERTZ PARKWAY PROFESSIONAL PLAZA

SCHERTZ, TEXAS



AVAILABLE SPACE

Suite Number	SF	Condition
Suite 400	4,924	2nd Gen Medical Office

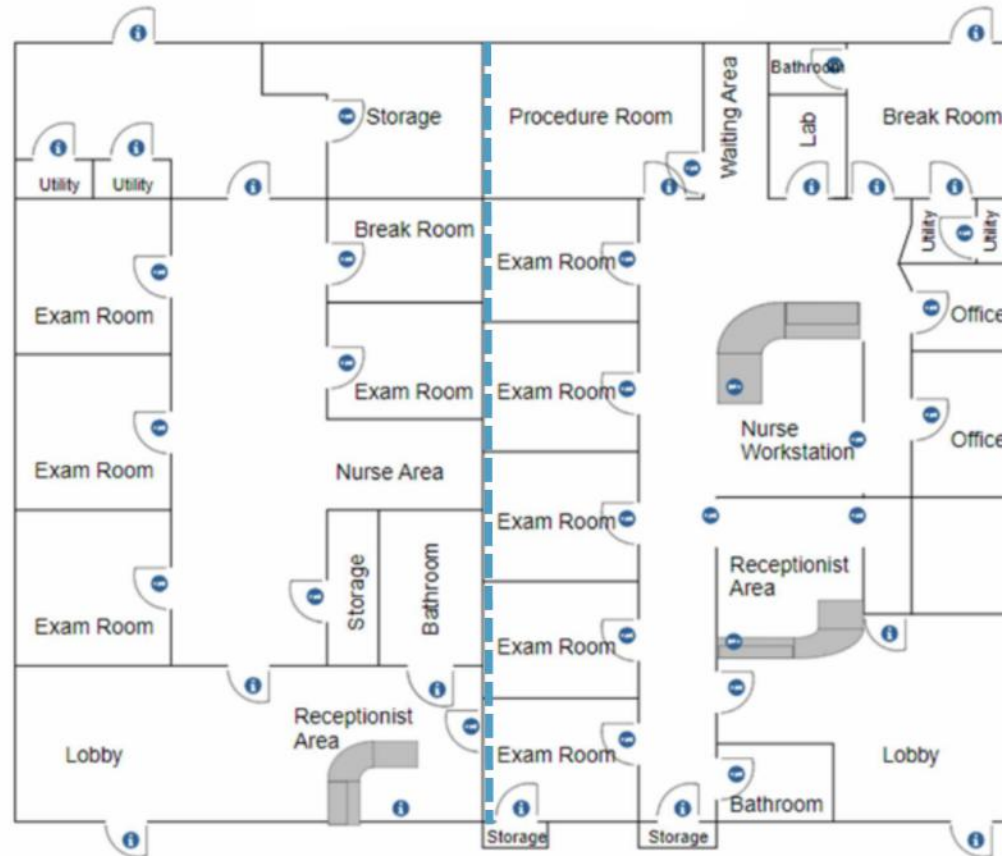


The information contained in this message has been obtained from sources deemed reliable. Foresite does not make any guarantees or representations regarding the accuracy or comprehensiveness of the information contained herein. Any projections, opinions, or assumptions are for example only. Foresite nor any of its clients accepts any liability for loss resulting from reliance on such information. There may be material differences between projected results and actual results. Any property offered for sale or lease may be withdrawn without notice.

SCHERTZ PARKWAY PROFESSIONAL PLAZA

SCHERTZ, TEXAS

BACK



FRONT

Suite 400 Floor Plan

4,924 sf
Former Medical Office

Can be subdivided to
2 spaces of approximately
2,477 sf



The information contained in this message has been obtained from sources deemed reliable. Foresite does not make any guarantees or representations regarding the accuracy or comprehensiveness of the information contained herein. Any projections, opinions, or assumptions are for example only. Foresite nor any of its clients accepts any liability for loss resulting from reliance on such information. There may be material differences between projected results and actual results. Any property offered for sale or lease may be withdrawn without notice.



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.

<u>Foresite Real Estate, Inc.</u>	<u>9003568</u>	<u></u>	<u>(210) 816-2734</u>
Licensed Broker/ Broker Firm Name or Primary Assumed Business Name	Licensed No.	E-Mail	Phone
<u>Bethany Babcock</u>	<u></u>	<u>bbabcock@foresitecre.com</u>	<u>(210) 816-2734</u>
Designated Broker of Firm		E-Mail	Phone
<u>Chad Knibbe</u>	<u></u>	<u>cknibbe@foresitecre.com</u>	<u>(210) 816-2734</u>
Licensed Supervisor of Sales Agents/ Associate		E-Mail	Phone
<u>Miranda Rihn Henry</u>	<u>711565</u>	<u>mrihn@foresitecre.com</u>	<u>(210) 816-2734</u>
Sales Agent/ Associate's Name		E-Mail	Phone
<u>Kara Walters</u>	<u>808054</u>	<u>kwalters@foresitecre.com</u>	<u>(210) 816-2734</u>
Sales Agent/ Associate's Name		E-Mail	Phone

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0

