

FOR LEASE SCHERTZ CORPORATE CENTER

17975 IH-35 NORTH • SCHERTZ, TEXAS 78154



UP TO 121,581 SF AVAILABLE

EXISTING



PROPOSED RENOVATIONS





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Availability

Up to 121,581 SF available
Perfect for retail, office, showroom
or industrial distribution

Excellent Location

Located directly off IH-35 across from
Cibolo Crossing, the largest mixed-use
development in the area (home to
Santikos Entertainment and much more)

Proposed Renovations

Renovations can be customized
according to tenants needs

Pricing

Inquire for pricing

SCHERTZ CORPORATE CENTER is located off IH-35 North in Schertz, Texas, directly across the interstate from the largest mixed-use development in the area. It is a great opportunity for retail, office, showroom or industrial distribution space. Landlord is prepared to implement renovations that will be adjusted based on tenant needs and in accordance with negotiated rent rate and term.

Joe Simmons
512.684.3823

jimmmons@aquilacommercial.com

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2019 Demographics

	1-MILE	3-MILE	5-MILE
Population	3,664	53,056	109,468
Average HH Income	\$116,689	\$102,988	\$92,407
Households	1,246	18,154	39,607

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BUILDING 2 SPECS

Total Size	121,581 SF
Divisible to	15,000 SF
Clear Height	12' - 20'
Loading	Dock High and Grade
Parking	4:1000
Trailer Parking	Yes
Sprinklers	Yes



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Renderings of proposed renovations



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Photos of existing building



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Nearby Amenities

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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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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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Omar Maher Nasser	551386	nasser@aquilacommercial.com	512-684-3721
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date