



BELL NORTH DR

3009



±1.779 ACRES

±1.779 ACRES :: SCHERTZ, TX :: **FOR SALE**

OVERVIEW / LOCATION MAP

Address:	17328 Bell North Dr. Schertz, TX 78154
Lot Size:	± 1.779 acres
Asking Price:	\$495,000
Zoning:	M-1 Light Industrial
Distance to Major Highway:	2 miles to I-35

SCHERTZ, TEXAS

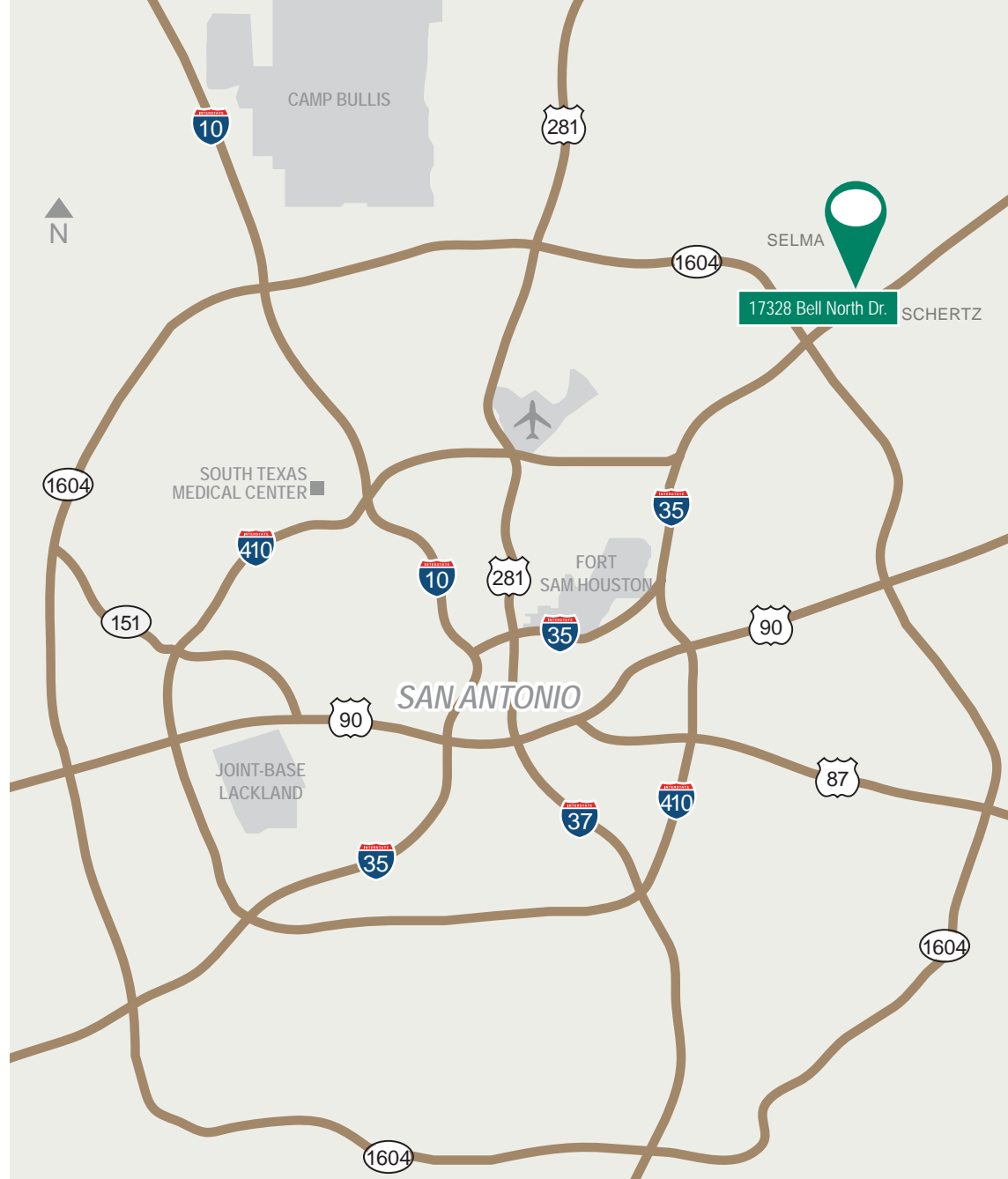
Strategically located on Interstate 10 and Interstate 35 corridors just outside San Antonio at the northeast gateway to Austin, the City of Schertz is a premier Texas community. The City actively seeks to create a welcoming and exciting place to conduct business and call home. Schertz' current growth and economic prosperity can be attributed to its diverse economic base and pro-business climate. Schertz has a highly educated and relatively young workforce which helps insure that the community and its economy will continue to possess the talent and skills needed to prosper well into the 21st century.

LARGEST EMPLOYERS

- Amazon.com
- Sysco Central Texas
- Baker Hughes (GE Oil & Gas)
- Brandt Engineering
- Visionworks
- National Republic Beverage Company
- HEB Grocery Co.
- Wal-Mart Stores
- Federal Express Ground
- Lowe's
- Caterpillar



Source: Schertz Economic Development Corp



7.17.19

ENDURA
ADVISORY GROUP
commercial real estate solutions
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FOR SALE

The information contained herein is believed to be accurate but is not warranted, as the information may change or be updated without notice. Seller or Landlord makes no representation as to the environmental condition of the property and recommends purchaser's or tenant's independent investigation.

17328 BELL NORTH DR / AERIAL VIEW



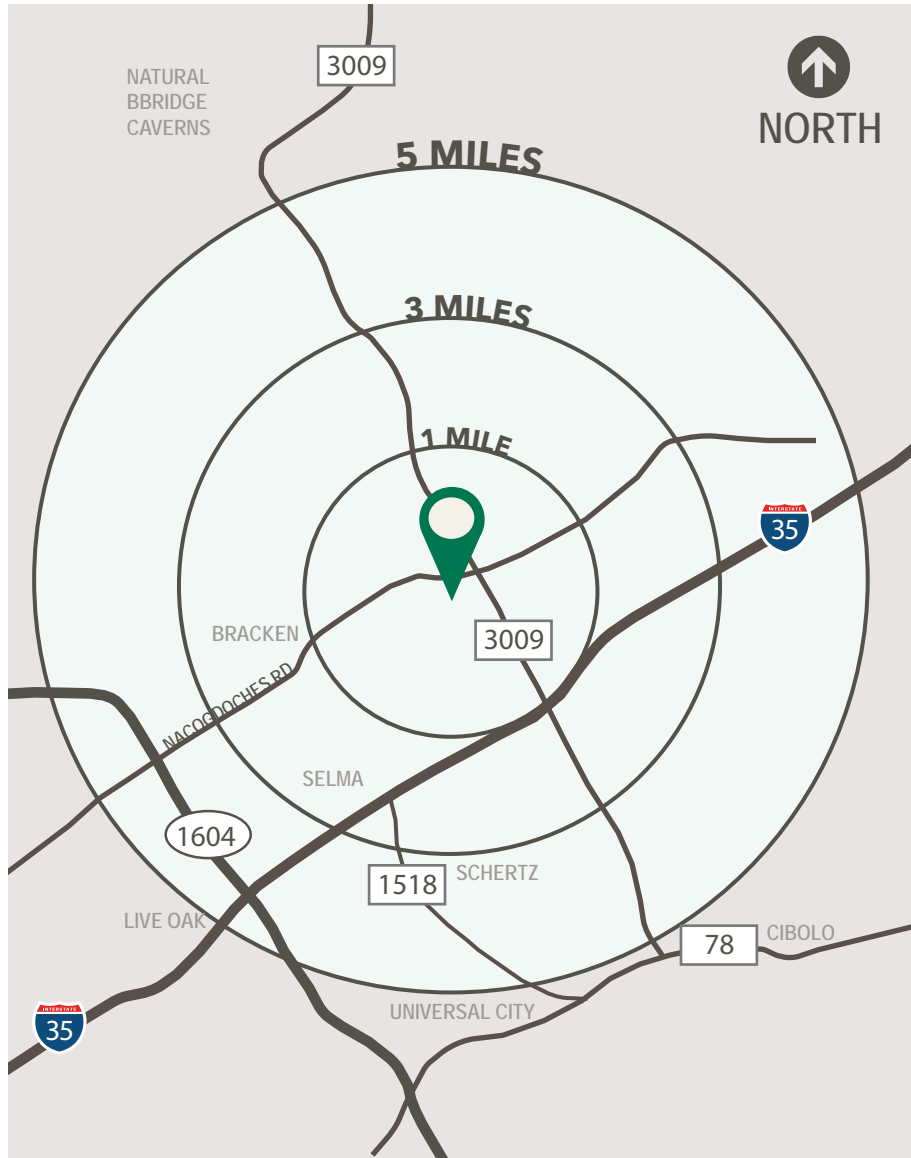
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17328 BELL NORTH DR / DEMOGRAPHICS



	1 Mile	3 Mile	5 Mile
Population			
2019 Total Population:	647	28,513	113,696
2024 Population:	768	32,687	128,818
Population Growth 2019-2024:	18.70%	14.64%	13.30%
Average Age:	49.5	37.6	36.6
Households			
2019 Total Households:	260	9,944	40,754
Household Growth 2019-2024:	18.08%	14.53%	12.88%
Median Household Income:	\$113,775	\$99,712	\$81,799
Average Household Size:	2.5	2.8	2.7
2019 Average Household Vehicles:	2.0	2.0	2.0
Housing			
Median Home Value:	\$388,461	\$238,506	\$194,697
Median Year Built:	1989	2004	2003
Daytime Employment			
Total Businesses:	170	1,032	2,761
Total Employees:	2,108	14,278	34,103
Vehicle Traffic			
IH-35:	121,566 vpd		
FM 2252 @ Nacagdoches Rd:	12,444 vpd		
New Caverns Rd @ Bell N. Dr:	15,050 vpd		

Source: CoStar 2019



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.

Endura Advisory Group, GP, LLC	581037	jlundblad@endurasa.com	(210) 366-2222
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Designated Broker of Firm	License No.	Email	Phone
James G. Lundblad	337803	jlundblad@endurasa.com	(210) 366-2222
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Rick LaGrange	484122	rlagrange@endurasa.com	(210) 366-2222
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date _____