

FOR LEASE

ENTERPRISE BUSINESS PLAZA BUILDING 1

Corner of Schertz Parkway & Verde Parkway
Schertz, TX

Building 1 - Available End of Year 2018



Enterprise Business Plaza is a new Class “A” development that can accommodate medical, retail, office/service and showroom requirements. Phase I consists of two buildings totaling 50,161 square feet (**Bldg. 1 - 25,138 SF** and Bldg. 2 - 25,023 SF). They are located at the corner of Schertz Parkway and Verde Parkway just off of IH 35 North within the Enterprise Business Park in Schertz, Texas. Amenities include:

- New institutional quality tilt-wall and steel construction
- Attractive glass office/store fronts
- 16’ + clear height and ground level overhead doors in service areas
- Monument and building face signage available
- Potential of 4.7:1,000 parking ratio
- Attractive Landscaping

CALL BROKER FOR PRICING

Contact:

John A. Colglazier, Jr.
(210) 821-5644 x106 Ofc
(210) 771-0295 Cell
jcjr@colglazier.com



1000 East Basse Road, Suite 100
San Antonio, TX 78209
(210) 821-5644
www.colglazier.com



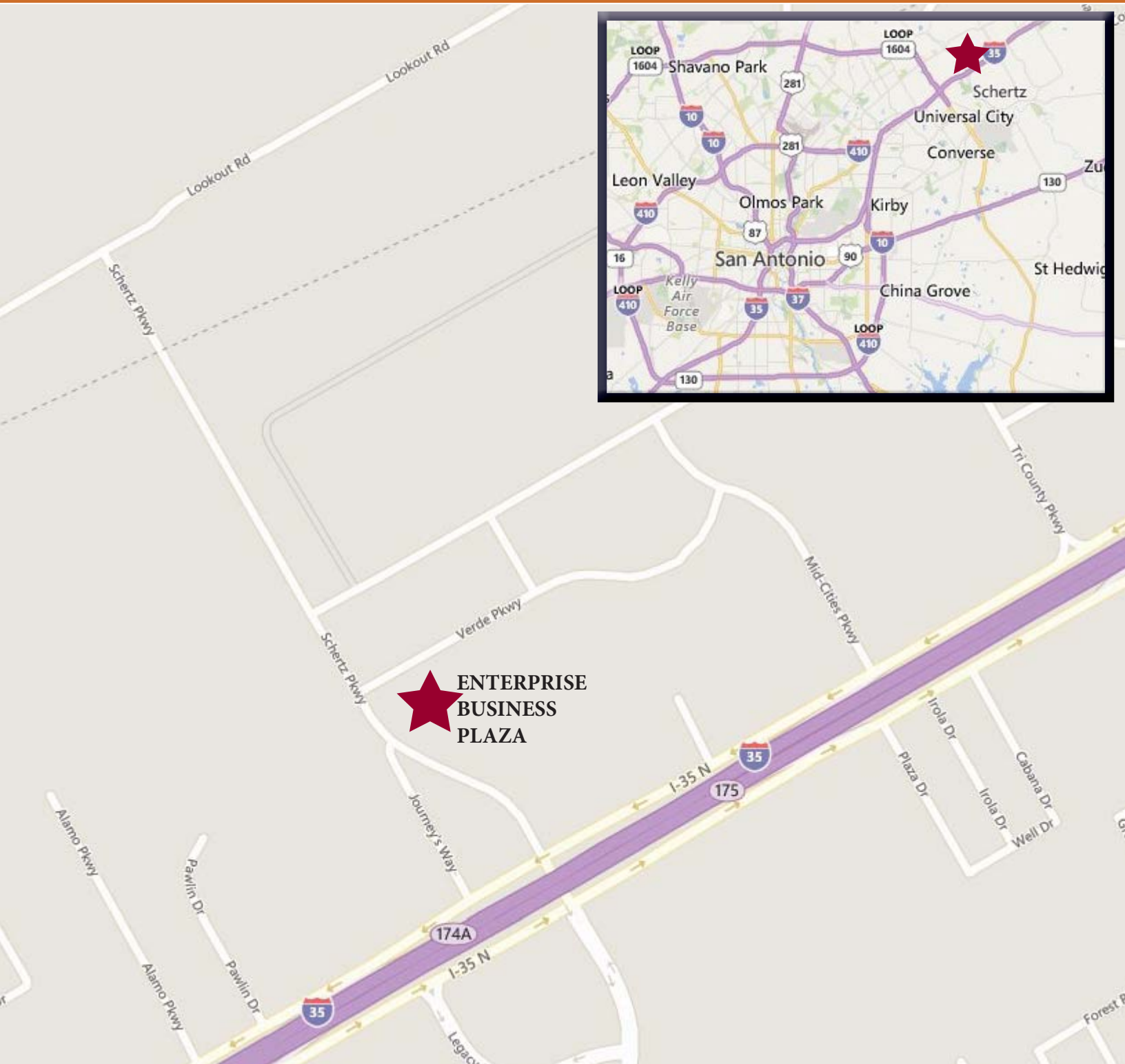
ENTERPRISE BUSINESS PLAZA

Aerial



ENTERPRISE BUSINESS PLAZA

Location



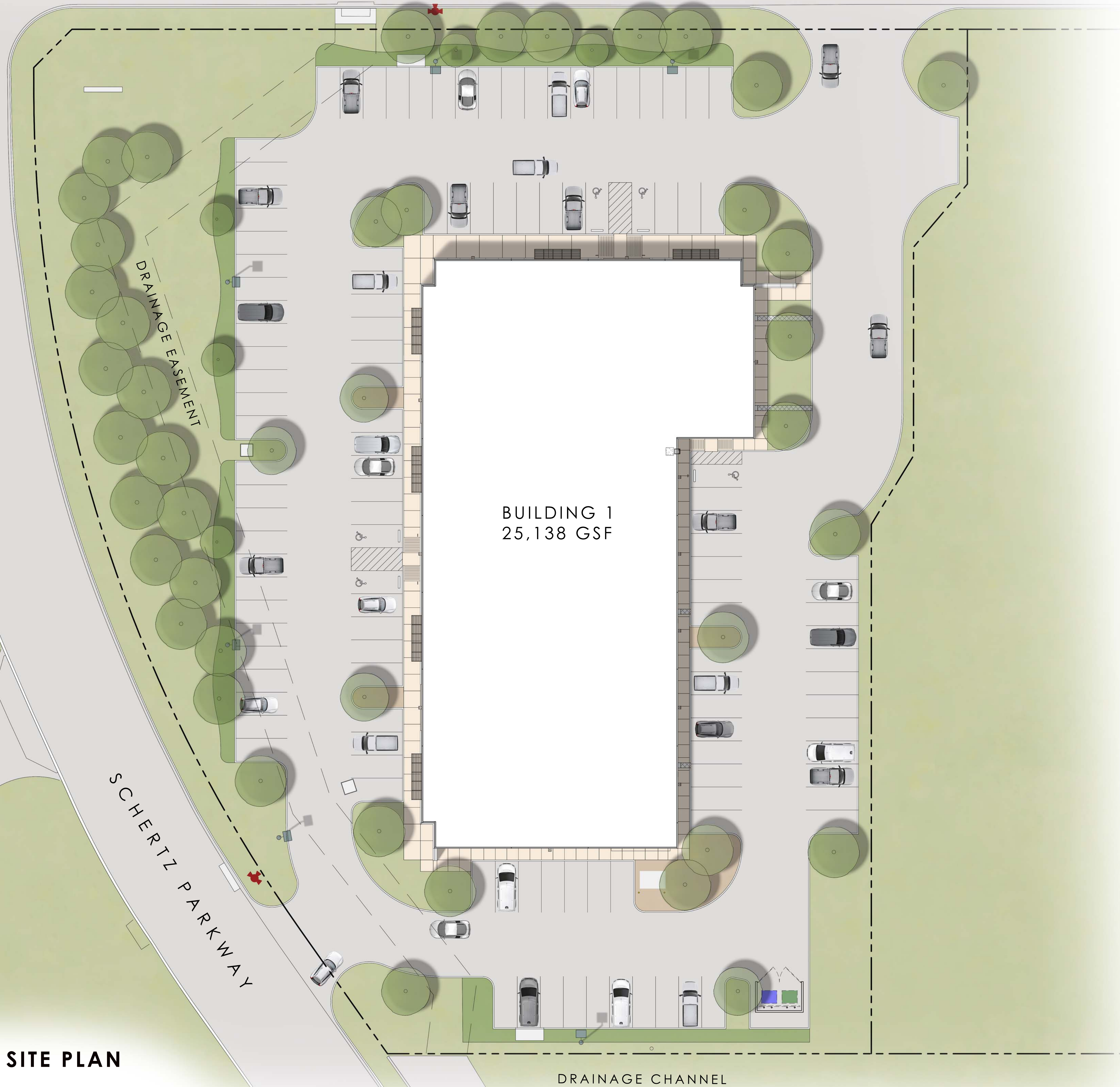
Contact:

John A. Colglazier, Jr.
(210) 821-5644 x106 Ofc
(210) 771-0295 Cell
jcjr@colglazier.com



1000 East Basse Road, Suite 100
San Antonio, TX 78209
(210) 821-5644
www.colglazier.com

VERDE PARKWAY



BUILDING 1
25,138 GSF

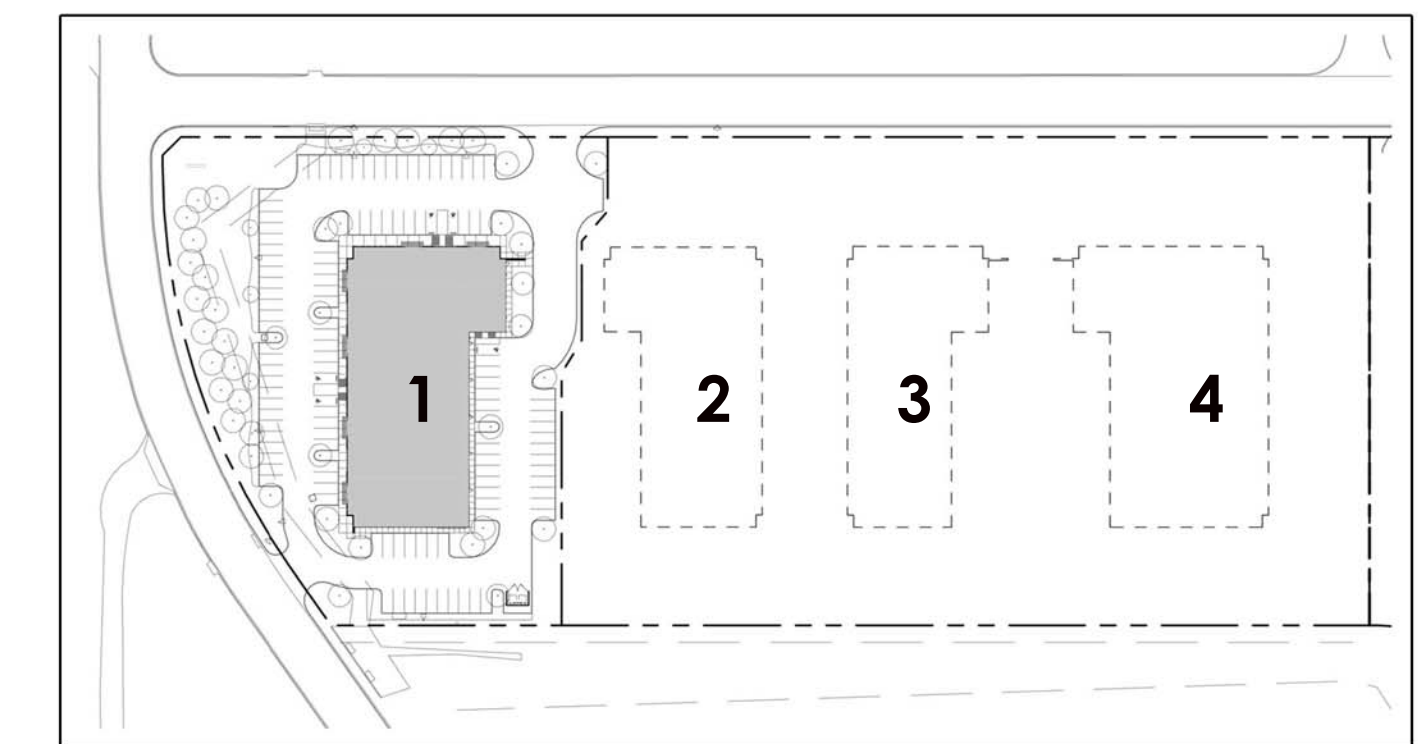
DRAINAGE EASEMENT

SCHERTZ PARKWAY

DRAINAGE CHANNEL

PARKING COUNTS

TOTAL PARKING COUNT: 121 SPACES
 HANDICAP ACCESSIBLE: 5 SPACES
 RATIO: 4.8 SPACES/1000 SF



PARK MASTER PLAN

ENTERPRISE BUSINESS PLAZA

5700 SCHERTZ PARKWAY
SCHERTZ, TEXAS 78154

DATE
04.13.18

CCD ENTERPRISE PLAZA I AND II, LLC

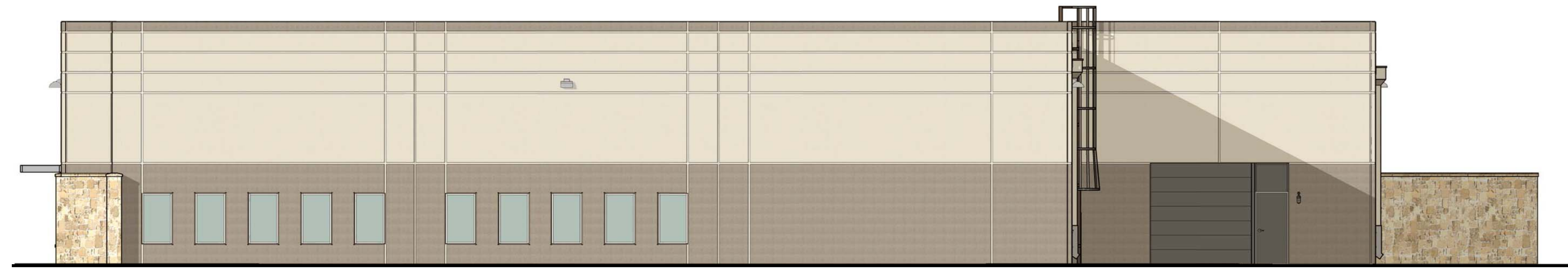
BEATY PALMER ARCHITECTS

BUILDING 1 SITE PLAN
 0' 10' 20' 40'





4 NORTH ELEVATION
1/8" = 1'-0" BUILDING A



3 SOUTH ELEVATION
1/8" = 1'-0" BUILDING A



2 EAST ELEVATION
1/8" = 1'-0" BUILDING A



1 WEST ELEVATION
1/8" = 1'-0" BUILDING A

ENTERPRISE BUSINESS PLAZA

5700 SCHERTZ PARKWAY
SCHERTZ, TEXAS 78154

DATE
05.05.17

COLGLAZIER & CONN DEVELOPMENT, LLC

BEATY PALMER ARCHITECTS



Information About Brokerage Services

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.

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.

_____ Licensed Broker/Broker Firm Name or Primary Assumed Business Name	_____ License No.	_____ Email	_____ Phone
---	----------------------	----------------	----------------

_____ Designated Broker of Firm	_____ License No.	_____ Email	_____ Phone
------------------------------------	----------------------	----------------	----------------

_____ Licensed Supervisor of Sales Agent/ Associate	_____ License No.	_____ Email	_____ Phone
---	----------------------	----------------	----------------

_____ Sales Agent/Associate's Name	_____ License No.	_____ Email	_____ Phone
---------------------------------------	----------------------	----------------	----------------

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

TAR 2501

IABS 1-0