

925 FM 3009 PAD SITE

925 FM 3009 SCHERTZ, TX 78154

SHOP COS.



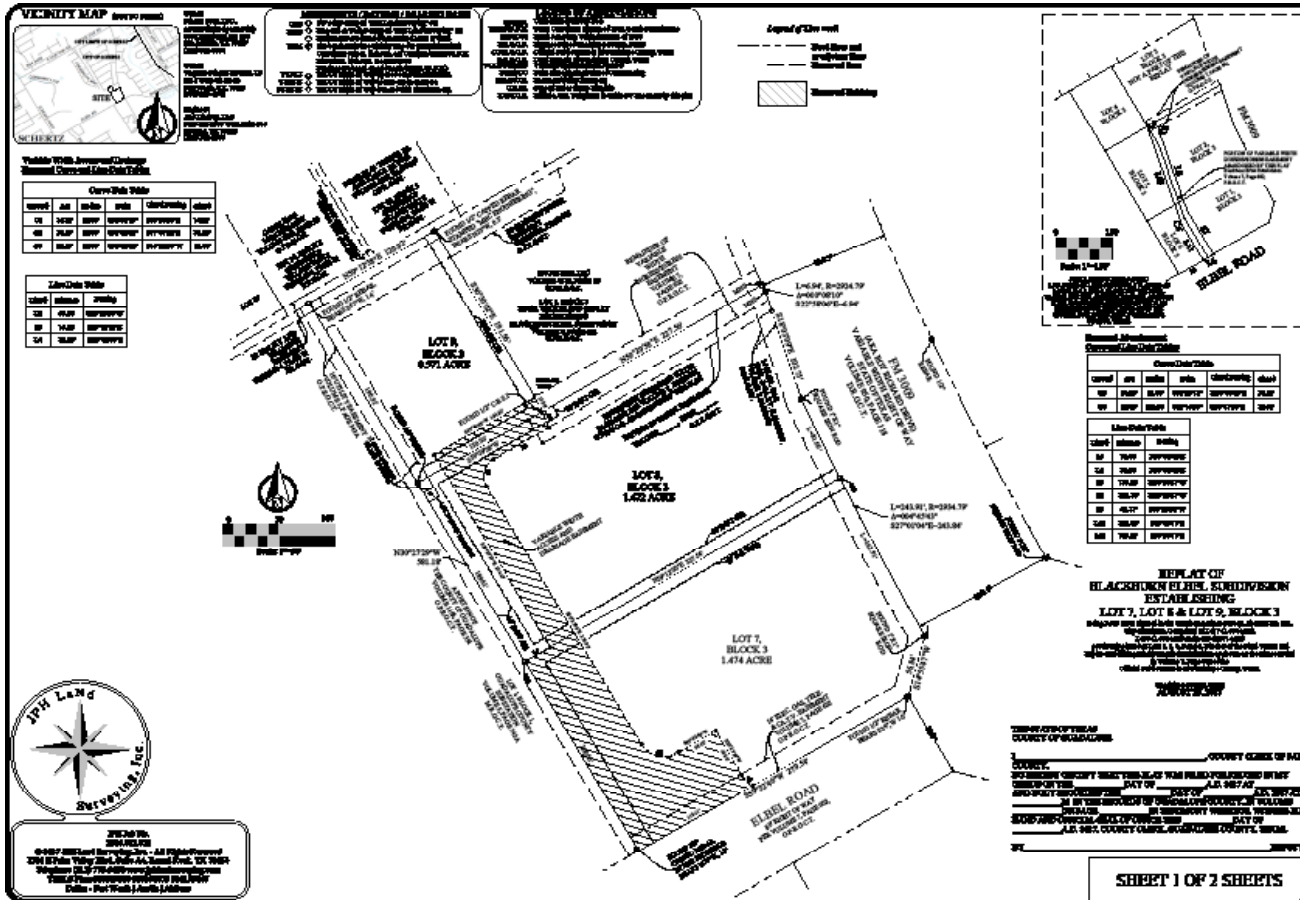
Zach Fregosi / ZACH@SHOPCOMPANIES.COM / 210-985-7116

The information contained herein was obtained from sources deemed reliable; however, no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease; or withdrawal without notice.

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PROPERTY DESCRIPTION SCOPE

Pad Site is located adjacent to Starbucks Retail Center in Schertz, TX. Schertz has been named a "Best Places to Live" by Money Magazine and is central to Austin to the north, San Antonio just to the south, and the Guadalupe and Comal Rivers to the east.

DETAILS

- Pad: 0.571 AC
- Please contact Broker for pricing

TRAFFIC COUNTS

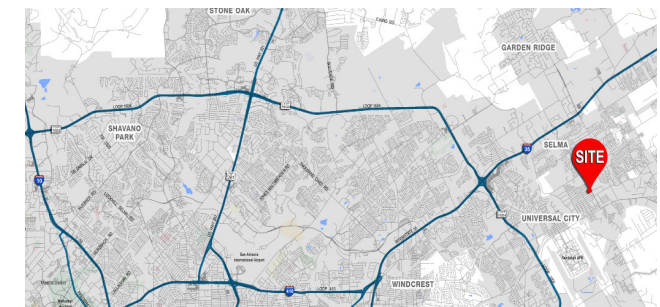
- o FM 3009 28,885 VPD
- o Schertz Pkwy (FM 78) 21,455 VPD

AREA RETAILERS



DEMOGRAPHICS

	1 mile	3 mile	5 mile
Est. Population	12,125	64,945	126,584
Avg. HH Income	\$101,729	\$102,897	\$96,571
Total Housing Units	4,558	22,844	45,775
Daytime Population	10,686	62,816	122,572
Medium Home Value	\$218,865	\$236,758	\$232,139



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Interstate 10

SHERTZ

Wilder Intermediate School
826 Students

28,895 VPD-20

Roy Richard Dr

Schertz Pkwy

Maske Rd

Live Oak Rd

SITE

Clemens HS
2,602 Students

Elbel Rd
8,647 VPD-20

18,754 VPD-20

21,455 VPD-20

FM 78

Doobie Jr HS
1,231 Students

Borgefield Rd

FM 1103

Byron P. Steele HS
2,570 Students

CIBOLO

FM 78

Pat Booker Rd

Planet Fitness

Pizza Hut

McDonald's

W* Supercenter

HEB

Loop 1604

Randolph AFB

Logos: W* Supercenter, Zaxby's, CVS Pharmacy, Taco Bell, AutoZone, Sonic, O'Reilly Auto Parts, VSC Tractor Supply Co.

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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. An owner's agent fees are not set by law and are fully negotiable.

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. A buyer/tenant's agent fees are not set by law and are fully negotiable.

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.

SHOP COMPANIES

Licensed Broker/Broker Firm Name

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RAND HOROWITZ

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