

FOR SALE

± 9,416 SQFT
OFFICE/WAREHOUSE

108 COMMERCIAL PLACE
SCHERTZ, TX 78145
\$1,550,000



FOR MORE
INFORMATION
PLEASE CONTACT

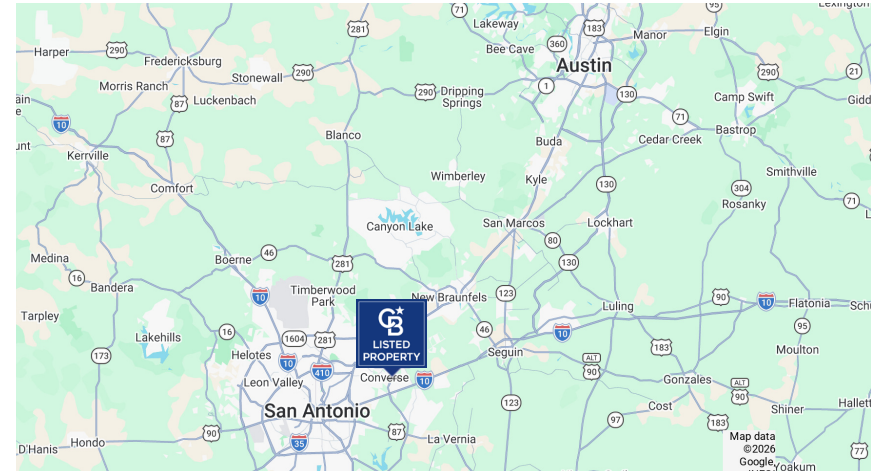
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 **COLDWELL BANKER
COMMERCIAL** | ALAMO CITY

CBCALAMO.COM

SALE

± 9,416 SQFT OFFICE/WAREHOUSE
108 Commercial Place, Schertz, TX 78154



Sale Price:	\$1,550,000
Building Size:	± 9,416 SQFT
Lot Size:	± .69 Acres
Zoning:	GB-2
Parking Spaces:	27

PROPERTY OVERVIEW

Position your business in one of the most sought-after industrial corridors in the San Antonio-New Braunfels metro. 108 Commercial Place is a meticulously maintained ±9,416 SF flex building offering a rare blend of quality office finish-out and efficient warehouse functionality. Located in the heart of the Schertz Business Park that straddles Guadalupe, Bexar, and Comal counties. As part of the "Randolph Metrocom", this property sits among other successful owner-users — including two recently sold neighboring buildings — reinforcing the strength and desirability of this submarket.

Designed for companies that value image, efficiency, and accessibility, the building features multiple private offices, large open work areas, epoxy-coated floors, and five grade-level warehouse doors for seamless operations. With four electric meters, the property is ideal for single-tenant use or an easy transition to multi-tenant income.your facility!

- ± 9,416 SF Office / Warehouse
- ± 0.69 Acres
- Monitored Interior/Exterior video cameras & alarm system
- 5 - 10' Grade Level Doors
- 4 - Electric Meters (Single or Multi Tenant)
- 3-Phase power
- 100% Concrete Parking lot
- LED Lighting
- Epoxy Floors

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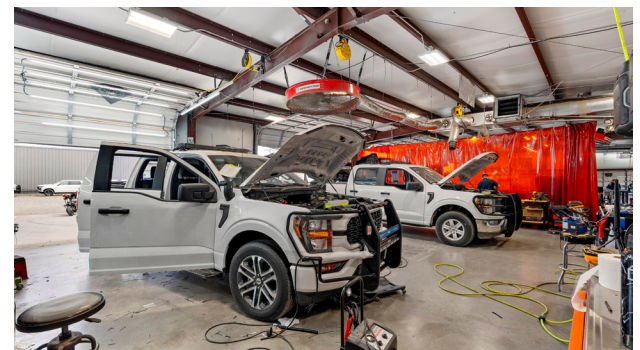
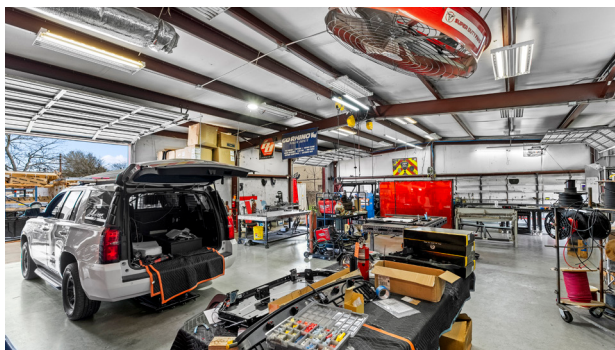
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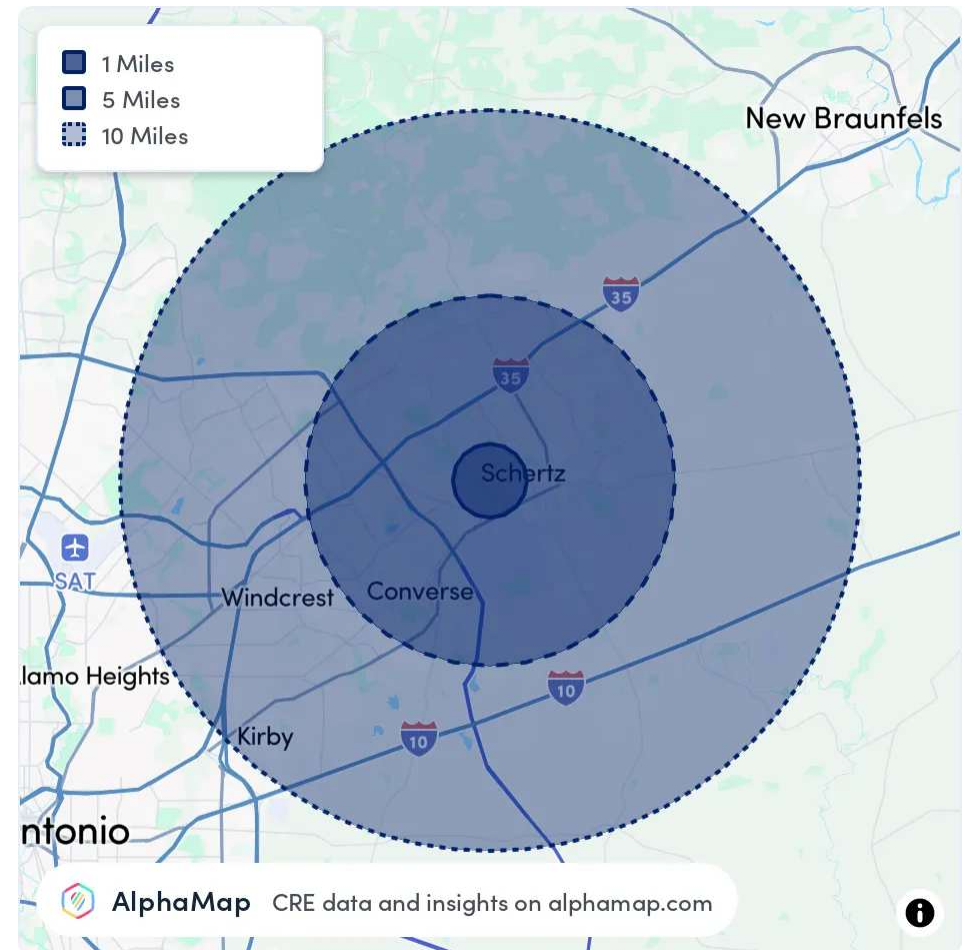
DEMOGRAPHICS

108 Commercial Place, Schertz, TX 78154

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	9,109	175,314	517,884
Average Age	41	38	38
Average Age (Male)	40	37	37
Average Age (Female)	42	39	39

HOUSEHOLD & INCOME	1 MILE	5 MILES	10 MILES
Total Households	3,487	61,848	189,455
Persons per HH	2.6	2.8	2.7
Average HH Income	\$89,734	\$110,045	\$104,957
Average House Value	\$248,395	\$307,722	\$316,591
Per Capita Income	\$34,513	\$39,301	\$38,872

Map and demographics data derived from AlphaMap



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NEARBY CITIES & POINTS OF INTEREST

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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:
 - 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.

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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date