



MARK HAMPTON

RESIDENTIAL AND COMMERCIAL REAL ESTATE

The Signature of Experience

PREPARED BY:



Mark Hampton

REALTOR CRS, ePRO

Mark@MarkHamptonHomes.com

www.NewBraunfelsTexasHomes.com

kw HERITAGE
KELLER WILLIAMS. REALTY

Mark Hampton | Mark@MarkHamptonHomes.com
Mobile: 210-823-8611 | Office: 830-624-2400
888 Landa Street, New Braunfels TX 78130



MARK HAMPTON
RESIDENTIAL AND COMMERCIAL REAL ESTATE



1 Commercial Place Suite 103-104 Schertz, TX 78154 2,025 sq. ft. Available



Mark Hampton | Mark@MarkHamptonHomes.com
Mobile: 210-823-8611 | Office: 830-624-2400
888 Landa Street, New Braunfels TX 78130



MARK HAMPTON
RESIDENTIAL AND COMMERCIAL REAL ESTATE



Property Description

1 Commercial Place offers 850 - 2,025 sq. ft., of office space, conveniently located on the corner of Commercial Place and FM 1518 in Schertz, Texas. This two-building complex has ample parking spaces for employees and clients and is easily accessible with two entrances from both main roads.

The current suite(s) 103-104, offers a variety of different sized rooms consisting of a reception room, 4 offices, 2 large open workstations, 4 restrooms, and 1 storage room.

This space can be divided into 2 separate office spaces or leased all together.

This location would be ideal for conducting various businesses like doctor's offices, contractor workspaces, counseling or daycare/after school programs.

The owners are willing to make adjustments to better suit new tenants.



MARK HAMPTON
RESIDENTIAL AND COMMERCIAL REAL ESTATE



kw HERITAGE
KELLERWILLIAMS. REALTY

Mark Hampton | Mark@MarkHamptonHomes.com
Mobile: 210-823-8611 | Office: 830-624-2400
888 Landa Street, New Braunfels TX 78130



MARK HAMPTON
RESIDENTIAL AND COMMERCIAL REAL ESTATE



Entrance & Reception Area



Large Open Workstation





MARK HAMPTON
RESIDENTIAL AND COMMERCIAL REAL ESTATE



2 Private offices



Hall Restroom on the Northend of the Building



MARK HAMPTON
RESIDENTIAL AND COMMERCIAL REAL ESTATE



Back Northend Office
with Private Restroom





MARK HAMPTON
RESIDENTIAL AND COMMERCIAL REAL ESTATE



Large Back Open Office Area





MARK HAMPTON
RESIDENTIAL AND COMMERCIAL REAL ESTATE



Large Workstation/Conference Room





MARK HAMPTON
RESIDENTIAL AND COMMERCIAL REAL ESTATE



Front and Side Parking



Rear Shaded Parking

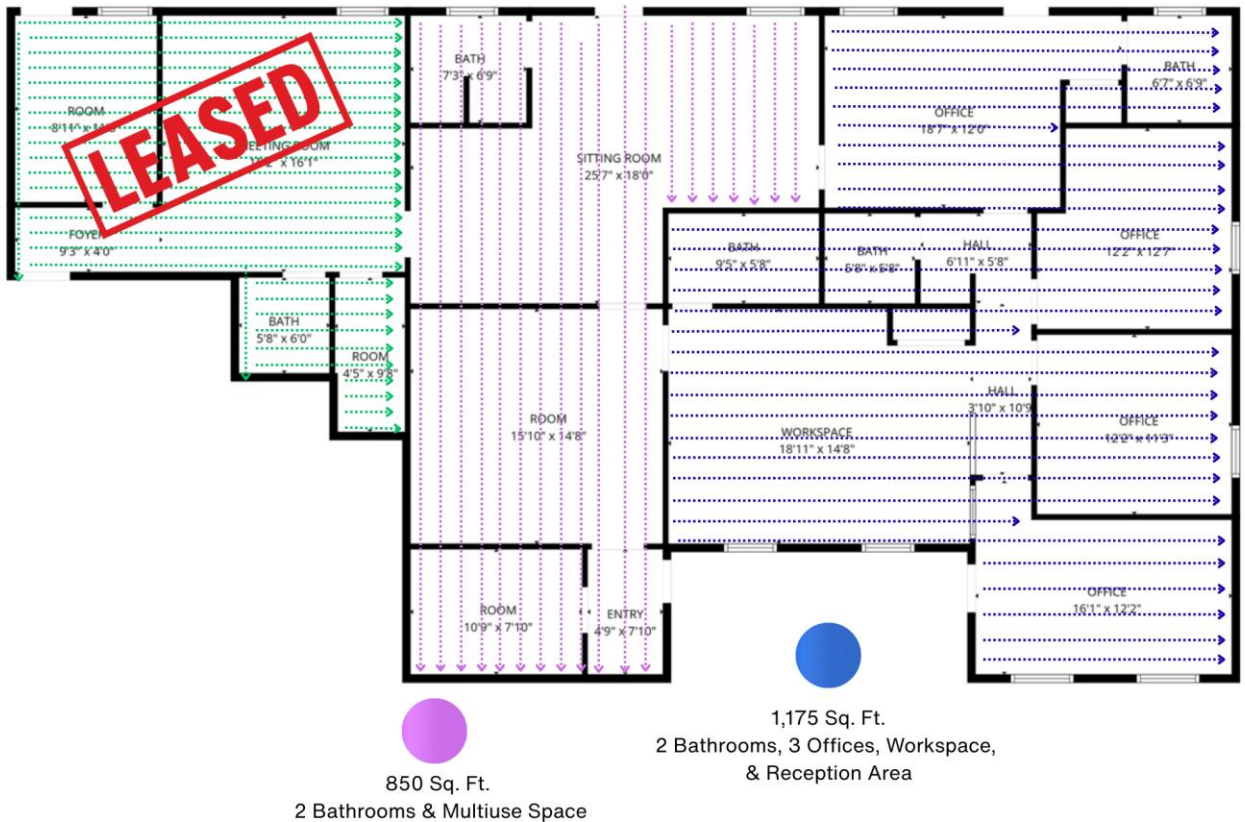


MARK HAMPTON
RESIDENTIAL AND COMMERCIAL REAL ESTATE



2 Lease Options

Lease separately or all 2,025 sq. ft.

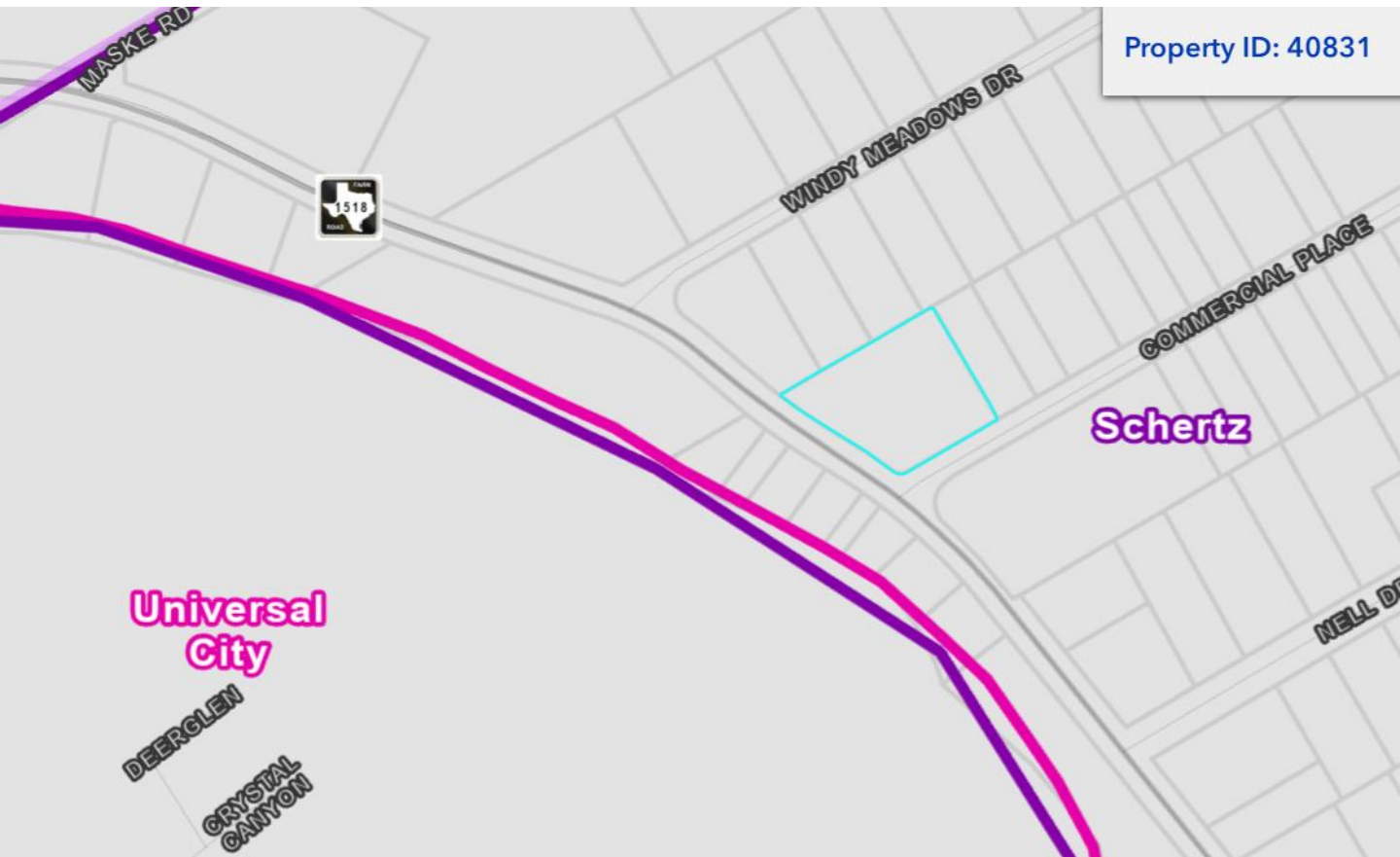




MARK HAMPTON
RESIDENTIAL AND COMMERCIAL REAL ESTATE



1 Commercial Place Schertz, TX 78154

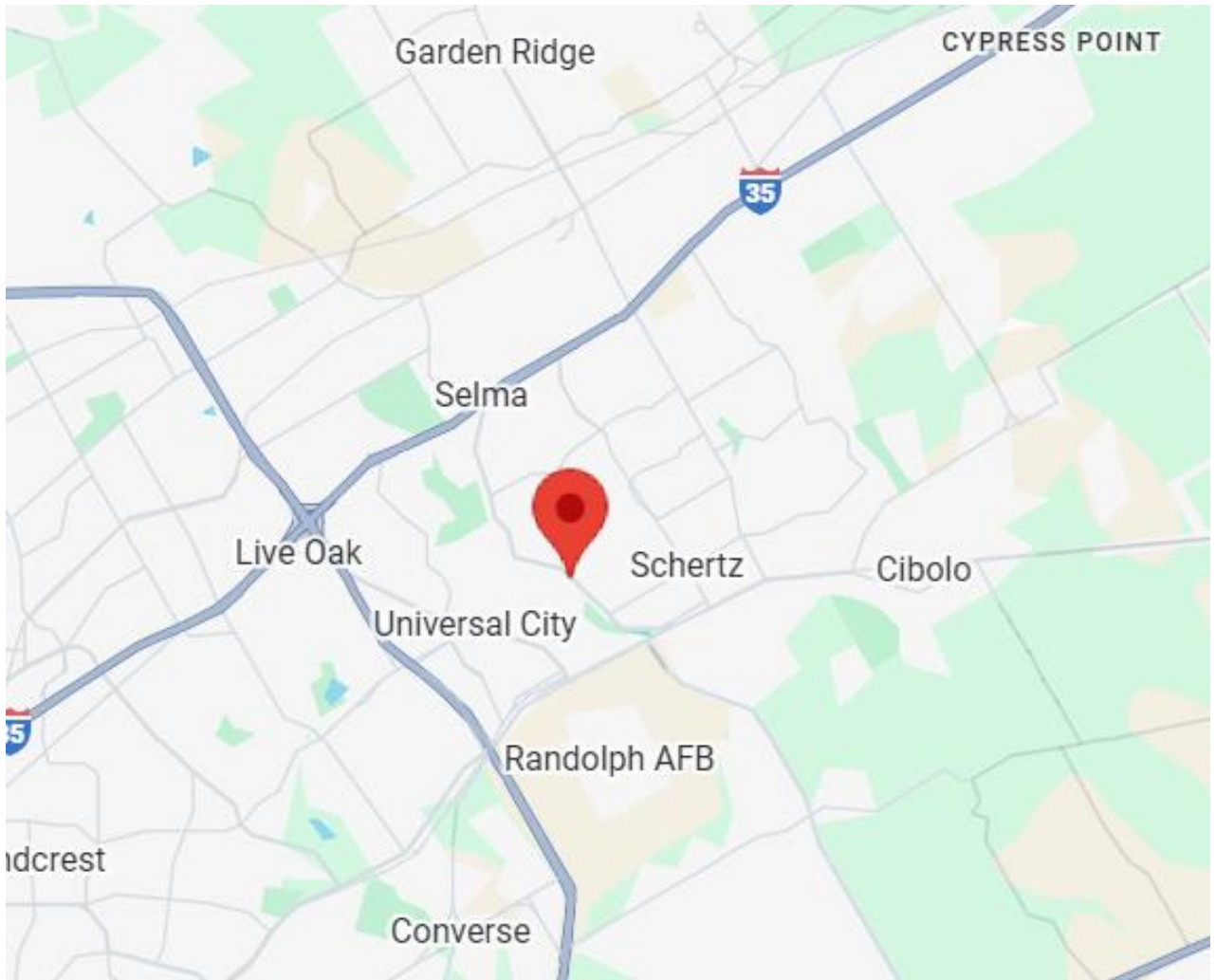




MARK HAMPTON
RESIDENTIAL AND COMMERCIAL REAL ESTATE



Map Location of Property for Lease





MARK HAMPTON
RESIDENTIAL AND COMMERCIAL REAL ESTATE



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.

11-03-2025



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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.

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 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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

Keller Williams Heritage	434367	broker@mykwsa.com	210.493.3030
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
Garret S. Brandt	742614	broker@mykwsa.com	210.493.3030
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
Lisa Munoz	488746	lmunoz@mykwsa.com	830.624.2400
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Mark Hampton	464012	Mark@MarkHamptonHomes.com	210.823.8611
Name of Sales Agent/Associate	License No.	Email	Phone
Buyer/Tenant/Seller/Landlord Initials		Date	



Mark Hampton | Mark@MarkHamptonHomes.com
Mobile: 210-823-8611 | Office: 830-624-2400
888 Landa Street, New Braunfels TX 78130