



FOR LEASE | 343 West FM 468 Cotulla, TX 78014

5 Acre Industrial Outdoor Storage Facility

Exclusively Marketed by:

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Industrial Outdoor Storage Facility – 343 FM-468, Cotulla, TX 78014

The property consists of ±5 acres of industrial outdoor storage with a 9,750 SF metal warehouse located along FM-468 in Cotulla, Texas. The building features four (4) drive-in doors, office space, and a covered loading/work area. The remainder of the site provides open, usable yard space suitable for equipment storage, truck parking, and laydown. The property is approximately 3 miles from Interstate 35, with direct access via FM-468 to I-35 (Exit 67), providing efficient regional connectivity. The site is located approximately 80 miles south of San Antonio, offering access to a major labor pool and supply hub. The asset sits within the Eagle Ford Shale and is surrounded by active oilfield, energy, and industrial service users throughout La Salle County, making it well suited for industrial outdoor storage, oilfield services, construction, logistics, and equipment-based operations.

EXECUTIVE SUMMARY

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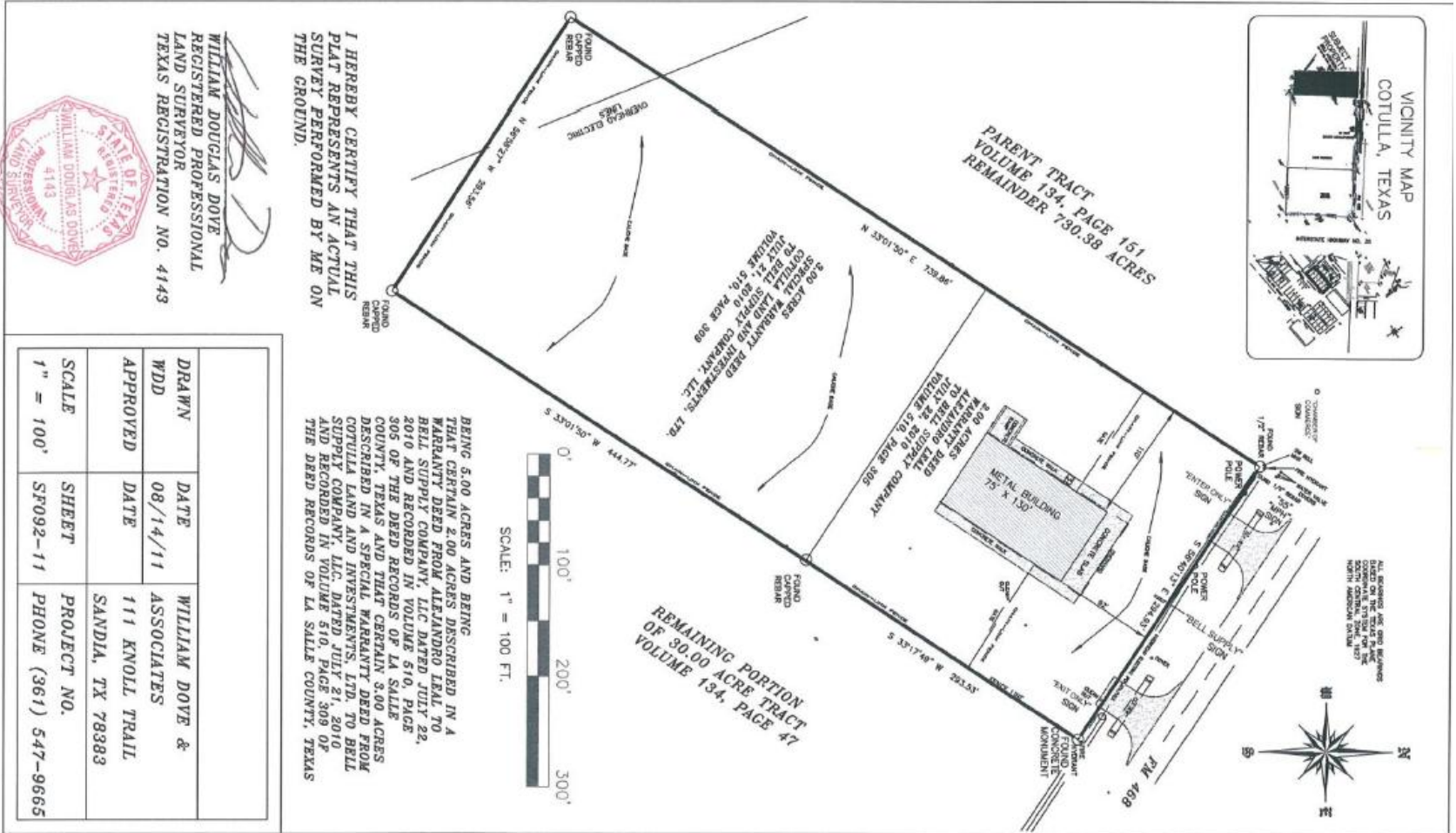
PROPERTY DETAILS

Property Address	343 West FM 468 Cotulla, TX 78014
Lease Rate	Inquire with Broker
Price/ SF	Inquire with Broker
Building Size	9,750 SF
Lot Size	217,800 SF
Year Built	2010
APN	38691 63837
Zoning	Industrial



SITE PLAN

FOR LEASE | 343 West FM 468 Cotulla, TX 78014



DISCLAIMER & CONDITIONS

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CONFIDENTIAL INVESTMENT MEMORANDUM

The information contained herein has been obtained from sources deemed reliable; however, Fisher Industrial Group makes no guarantees, warranties, or representations as to the completeness or accuracy of the information. All square footages, acreages, distances, and other measurements are approximate and should be independently verified by the prospective buyer or lessee. This property is offered for lease subject to prior lease, or withdrawal from the market without notice. Fisher Industrial Group is the exclusive broker for the property. No representation is made regarding zoning, permitted uses, or suitability for a particular purpose, and prospective buyers or lessees should perform their own due diligence, including verification of zoning, environmental conditions, utility availability, and access. All financial terms, including lease rates, sale price, and operating expenses, are subject to change without notice. Fisher Industrial Group and its agents do not provide legal, tax, or accounting advice, and prospective parties should consult their own advisors regarding any transaction. By reviewing this material, prospective buyers or lessees acknowledge and agree to the terms of this disclaimer.



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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.

2-10-2025



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.

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.

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