





For Lease

7800 sqft



 **5576 FM 1103, SCHERTZ, TX 78108-2139**

PROPERTY FEATURES

-  **Prime COMMERCIAL or RETAIL Space** close to **Pinnacle Montessori** and **only 0.8 miles** from John Sippel Elementary School
-  Surrounded by **Major Upcoming Residential Developments** like Heights of Cibolo (1.9 miles), HLH Development (1.6 miles), Homestead Development (2.1 miles), and Mesa at Turning Stone (1.3 miles)
-  Nestled in a thriving community, anticipate **Promising Foot Traffic fueled by the proximity** to various commercial retail outlets and institutions.
-  Ideal location for maximum visibility as our property touches the road with a **High Traffic Count of 20,742 on FM 1103**

FOR LEASE

1800 - 7800 SQFT

Base Rent : \$36-38
(Coldshell condition)

NNN : \$10 PSF

TIA : \$20-40 PSF

Lease Term : 5 years

DEMOGRAPHIC PROFILE

	3 Mile (2021)	3 Mile (2025)	5 Mile (2020)	5 Mile (2025)
Total Population	43,803	50,350	84,223	94,758
Total Population in Households	42,633	47,516	74,861	84,059
Average Household Income	\$112,272	\$121,770	\$111,441	\$119,760

CONTACT US



NAOMI FREEMAN
Realtor, Ready Real Estate

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Points of Interest



ZONE FEATURES

Property lies in the **General Business Zoning**



Easy access and incredible visibility with **frontage on FM 1103**. FM 1103 is undergoing **expansion into a multi-lane toll road**, ensuring even greater exposure for business



Conveniently located **just 0.4 miles from Highway I-35**, storefront can be seen by a substantial **traffic count of 135,447**

Nestled amidst flourishing neighborhoods and upcoming **major subdivisions**

CONSUMER SEGMENTATION:

Family Landscapes
Successful young families in their first homes

MEDIAN AGE: 37.2

ZONE DEMOGRAPHY

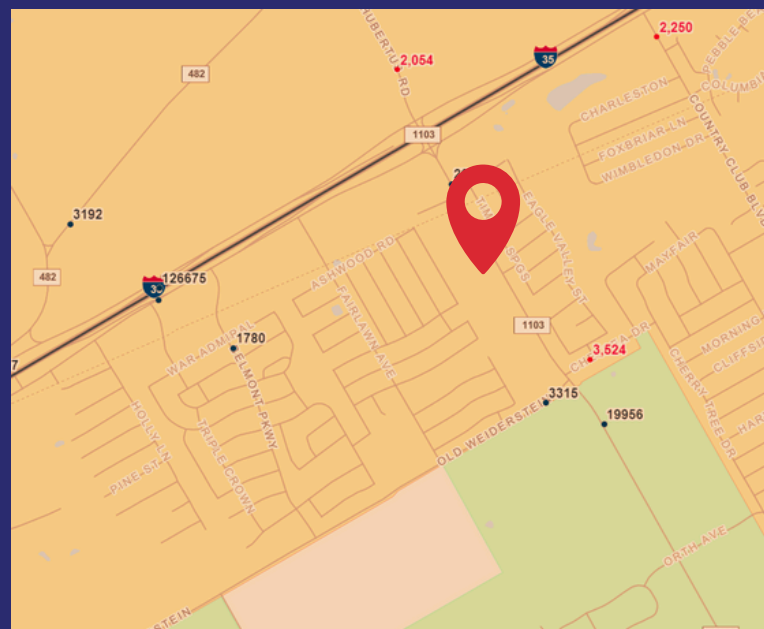
Population Density ■ 2022 ■ 2027 (Projected)

Schertz 1,395.7
1,505.3

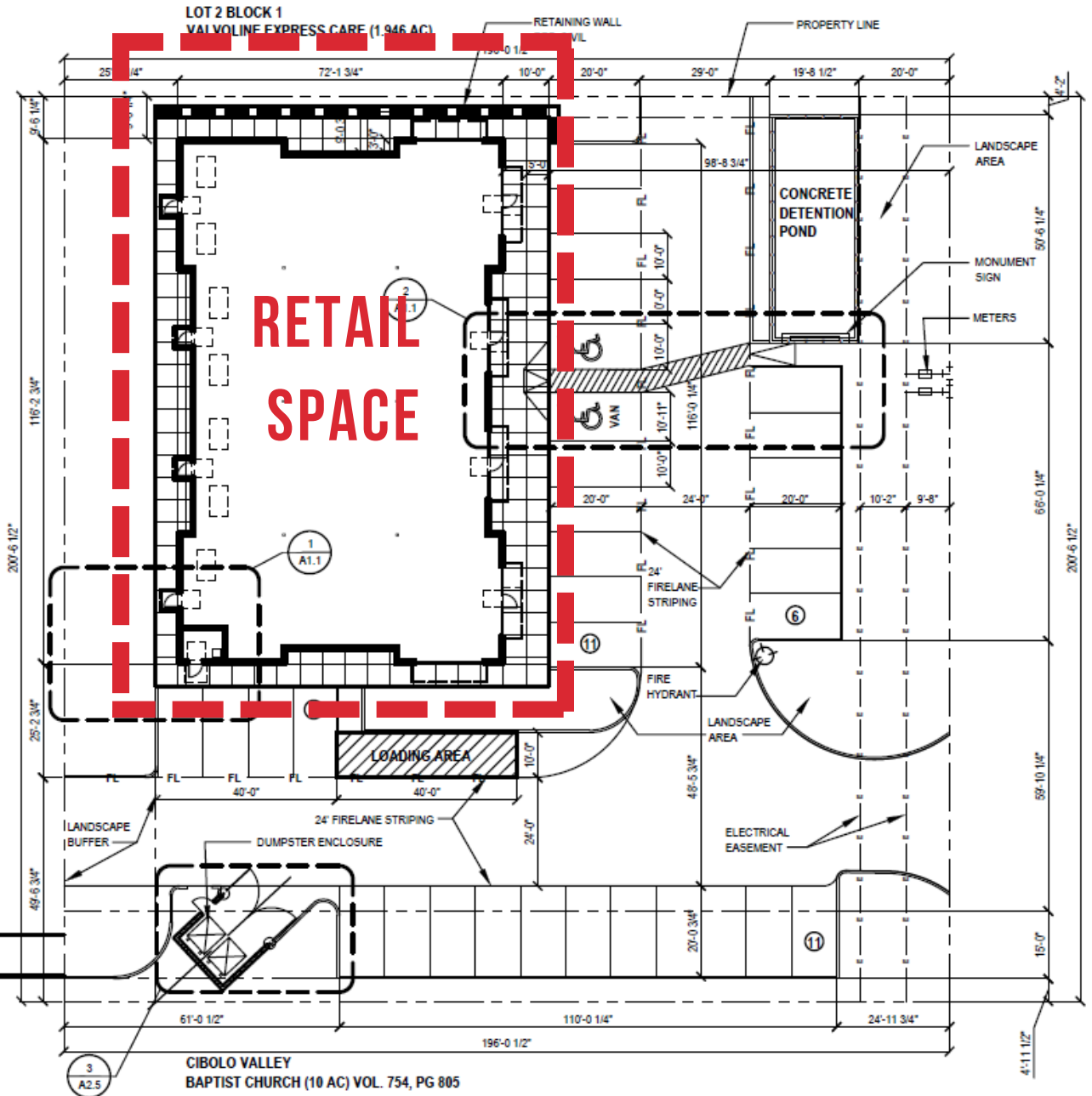
Population Change Since 2010

Schertz 42.33%
7.85%

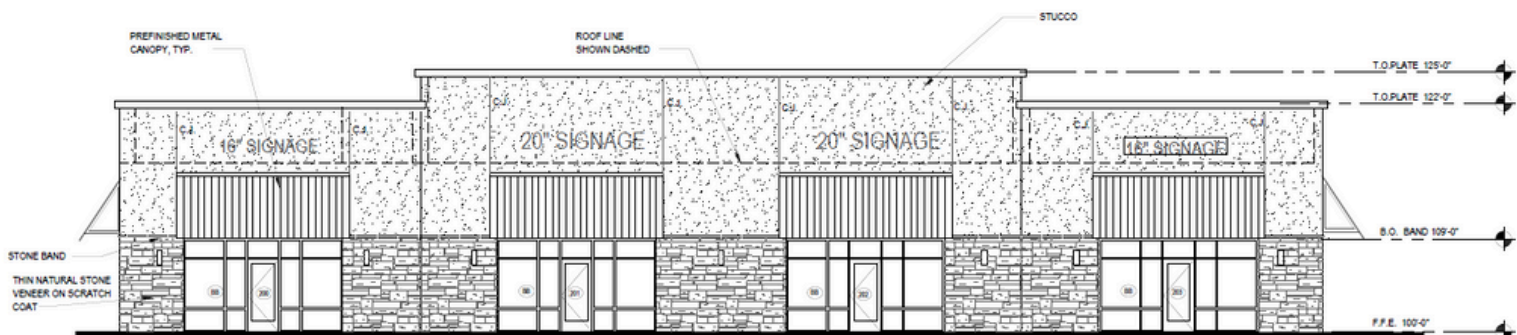
TRAFFIC COUNT MAP



Site Plan



1 SITE PLAN
SCALE: 1" = 20'-0"



1 EAST ELEVATION
SCALE: 1/8" = 1'-0"

Demographics

Schertz, Texas: Economic Comparison

Average Household Income

This chart shows the average household income in an area, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2022

Update Frequency: Annually

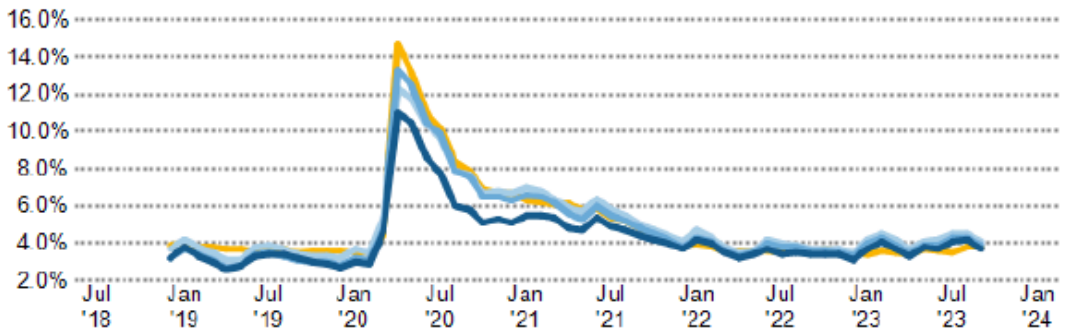
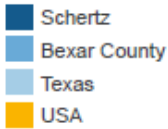


Unemployment Rate

This chart shows the unemployment trend in an area, compared with other geographies.

Data Source: Bureau of Labor Statistics via PolicyMap

Update Frequency: Monthly

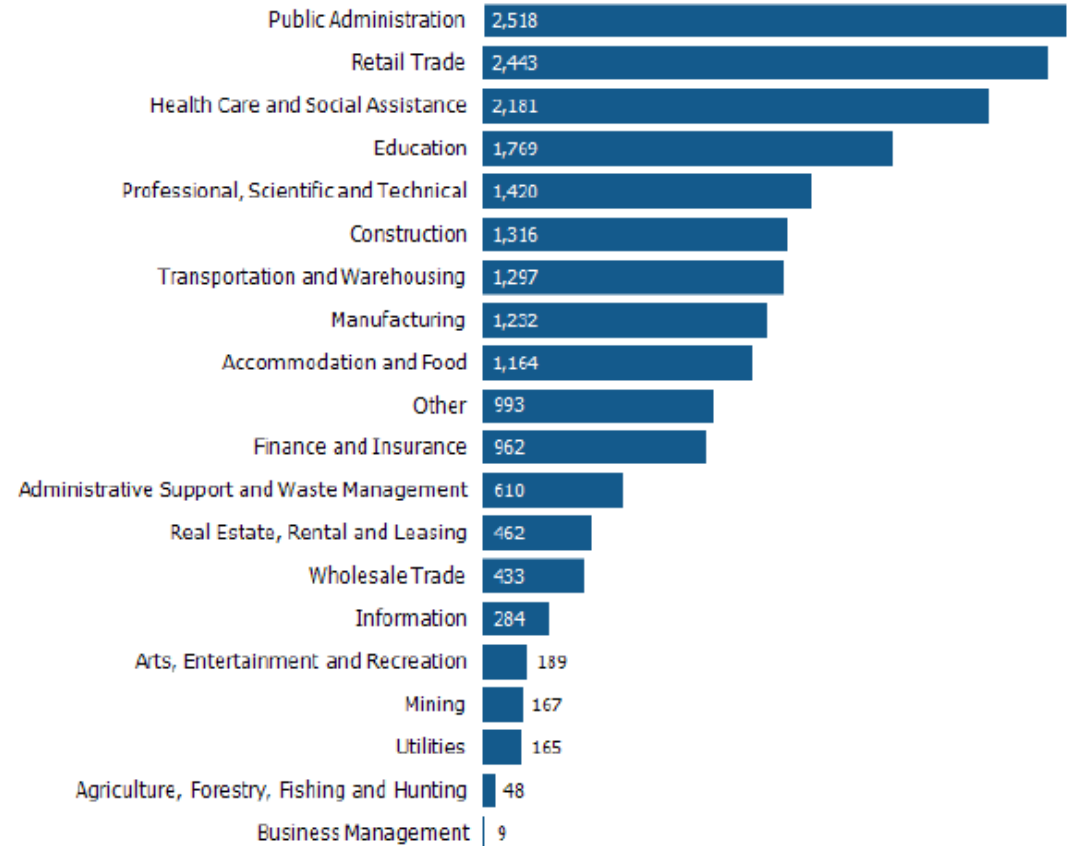


Employment Count by Industry

This chart shows industries in an area and the number of people employed in each category.

Data Source: Bureau of Labor Statistics via Esri, 2022

Update Frequency: Annually



Average Disposable Income

This chart shows the average disposable income in an area, compared with other geographies.





Information About Brokerage Services

Texas law requires all real estate licensees 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.

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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

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