

### **Sale Information:**

Building 6 | 6 units | 1,500 - 3,000 SF Each 66% Leased

Price: \$3,436,160 | \$301.42 PSF

7.5% CAP Rate with Proforma NOI of \$257,712

Bldg 5 also available for sale - Price Negotiable

#### Showings by appointment only

### **Summary:**

Situated in the heart of Texas Hill Country, the Schertz Platform Series Personal Warehouses are located two miles West of I-35 off FM 3009. The collective offers a unique location to Work – Store – Play<sup>TM</sup> with easy access to Selma, Bracken, Garden Ridge, Cibolo, New Braunfels, and many other neighboring communities. The entire project features two buildings and 12 units, sized from 1,500 SF up to 3,000 SF, with the ability to combine units and are all fully customized and move-in ready. All units are climate controlled and delivered in premier turn-key condition. Personal Warehouses offer an affordable alternative without sacrificing accessibility or finishes.



www.PersonalWarehouse.com ProcoreCRE@outlook.com

### **OVERVIEW**

### MULTI-TENANT INDUSTRIAL FOR SALE

7637 FM 3009 SCHERTZ, TX 78154 WORK | STORE | PLAY™

#### **YEAR BUILT:**

2023 C.O.

#### **OCCUPANCY:**

Light Industrial Zoned. Ideal for Work − Store − Play<sup>™</sup> Condominium Units

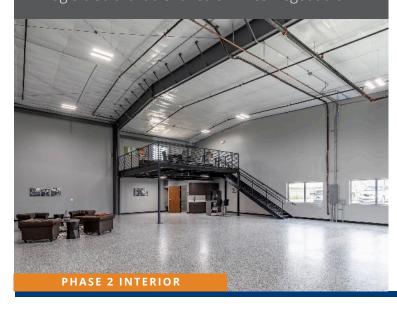
#### **VALUE ADDED BULK SALE:**

Price: \$3,436,160 | \$301.42 PSF 7.5% CAP Rate with Proforma NOI of \$257,712 6 Units | 1,500 - 3,000 SF Each 11,400 SF Total | 14,102 SF Net Rentable 66% Leased

Seller Base Rent Guarantee for 12 months on remaining 2 spaces.

Broker Coop of 2.8%

\*Bldg 5 also available for sale - Price Negotiable





#### **PROPERTY INFO:**

- · Value-Added Multi-Tenant Building
- · Ideal for Small Business, Storage Space, Man Caves
- Insulated Concrete Construction
- LED Lights / Energy Efficient Construction
- · Mezzanine & Mezz Flooring & Electrical
- Finished Private Restrooms & Shower
- · Painted Interior, Floor Coating
- Kitchenette & Mop Sink
- 24 / 7, Gated Access & Wide, Paved Aisles
- 14 x 14 OH Door w/ operators

#### 5 Reasons to Own:

- Ideal for Small Business
- NOTI's!
- NNN Leases
- · Condo Units
- 1,500 SF, 2,000 SF, & 3,000 SF Units



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# PROJECT PHOTOS

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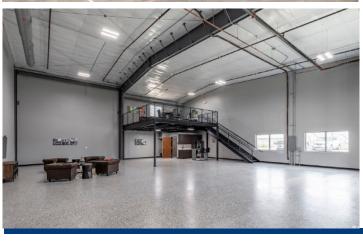
WORK | STORE | PLAY™

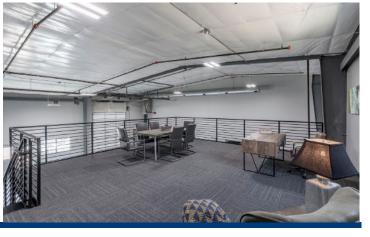
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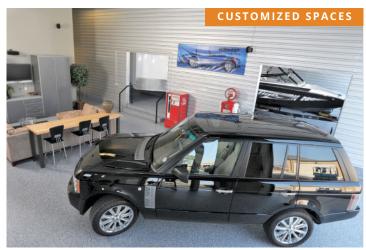
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# **CONCEPT - SAMPLE USES**

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## **AERIAL MAP**

## MULTI-TENANT INDUSTRIAL FOR SALE

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## SITE PLAN

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