

INDUSTRIAL WAREHOUSE FOR SALE

1130 & 1134 GUADALUPE DRIVE, CIBOLO, TEXAS 78108



SALE BROCHURE

KW COMMERCIAL

15510 Vance Jackson Road,
Ste. 101
San Antonio, TX 78249

PRESENTED BY: PEDROZA REAL ESTATE GROUP AT KELLER WILLIAMS COMMERCIAL SAN ANTONIO

DANIEL PEDROZA

Commercial Broker (CCIM Candidate, Masters In Commercial Property, Commercial Specialist)
O: 210.247.8188
daniel@kwcommercial.com

INDUSTRIAL WAREHOUSE FOR SALE

CARTS & PARTS

1130 & 1134 Guadalupe Drive, Cibolo, TX 78108



OFFERING SUMMARY

TOTAL SALE PRICE:	\$1,400,000
AVAILABLE SF:	
TOTAL LOT SIZE:	1.289 Acres
YEAR BUILT:	2000 and 1989
TOTAL BUILDING SIZE:	15,000 SF
ZONING:	Light Industrial (I1)
PRICE / SF:	\$93.33

PROPERTY OVERVIEW

Great Opportunity for Owner Use. Owner will move out at closing.

Located off FM 1103 near FM 78. Easy access to FM 78, 1604, I 10, Highway 90, FM 1103, and I-35.

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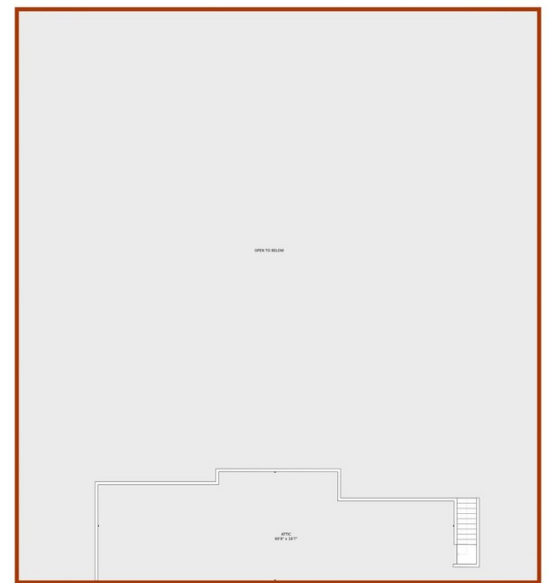
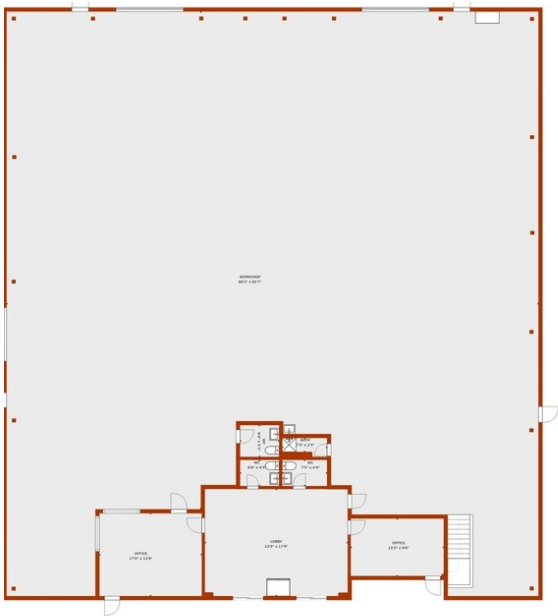
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BUILDING HIGHLIGHTS (9,000 SF WAREHOUSE BUILDING)

1130 Guadalupe Drive

9,000 SF Warehouse (8,500 +/- SF Warehouse, 500 +/- SF Office Space)

Lot Size: 0.6340 Acres

Gated with Plenty of Parking and Storage

Office Space (2 Office)

2 Restrooms (Men and Women)

Warehouse (1 Restroom, 1 Shower)

2 Drive In Large Roll Up Doors and 1 Dock High Loading

Loading Dock

Built in 1989

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BUILDING HIGHLIGHTS (6,000 SF WAREHOUSE BUILDING)

1134 Guadalupe Drive

6,000 SF Warehouse (4,500 +/- SF Warehouse, 1,500 +/- SF Office Space)

Lot Size: 0.6540 Acres

Gated with Plenty of Parking and Storage

Office Space (4 Office, 1 Break Area, 2 Storage Rooms, 1 Conference Room)

2 ADA Restroom (Men and Women)

Warehouse (1 Restroom)

3 Drive-In Large Roll Up Doors

Built in 2000

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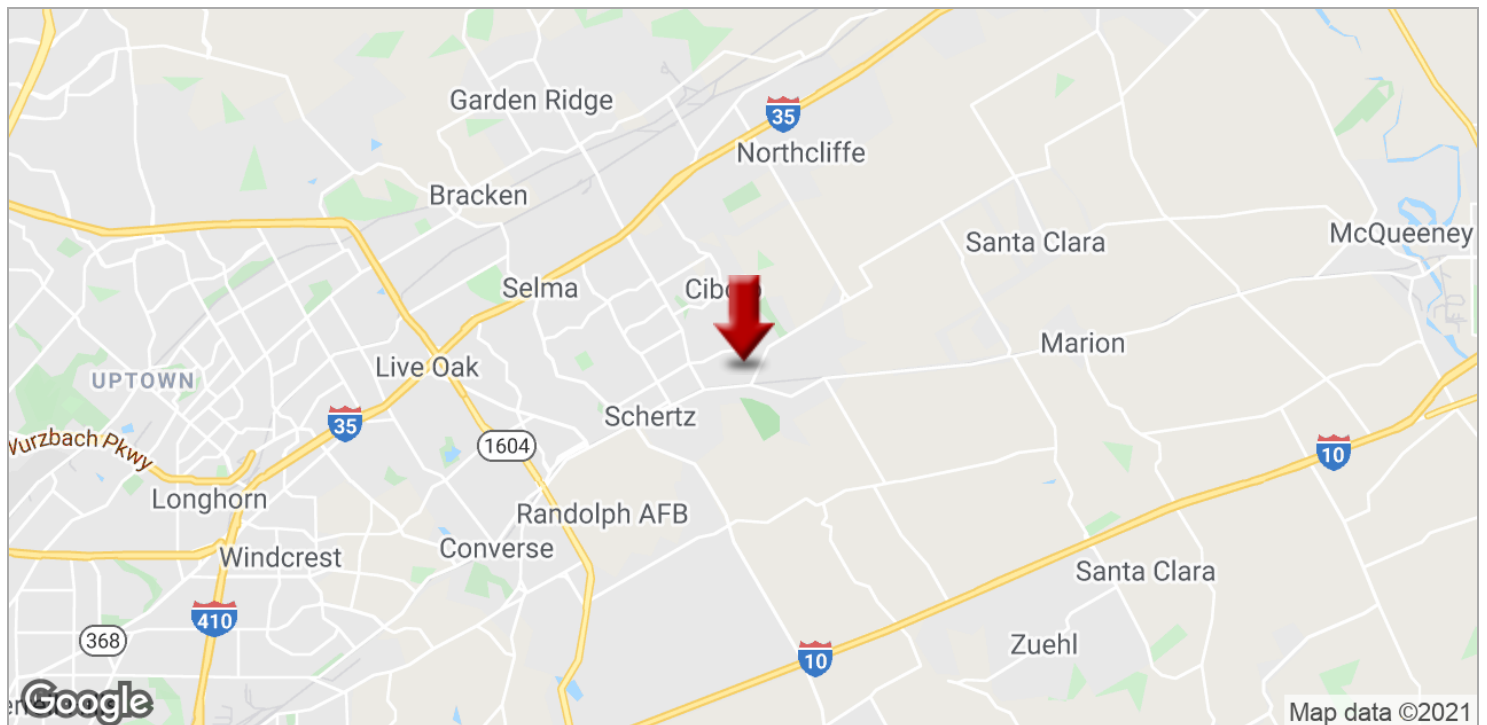
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Direct: 210.247.8188

PROFESSIONAL BACKGROUND

Daniel Pedroza is a Commercial Broker (CCIM Candidate, Masters in Commercial Property (MiCP), Commercial Specialist (TACS) with Keller Williams Commercial, Broker Associate, and team leader of The Pedroza Real Estate Group at Keller Williams Realty. Over the last 11 years, Daniel Pedroza has won local, state, and national awards. Ranked # 1 Hispanic Agent in San Antonio, Ranked # 19 Hispanic Agent in the Nation by the National Association of Hispanic Real Estate Professionals. Daniel Pedroza is also the first Real Estate Broker from San Antonio to receive the 100 Most Influential Real Estate Agents in Texas by Real Estate Executive Magazine. Daniel Pedroza is one of Keller William's Top 5 Broker Associates. The Pedroza Real Estate Group is founded on the core beliefs of servicing the community and giving back a portion of their earnings to local churches.

MEMBERSHIPS

San Antonio/South Texas CCIM Chapter

Service Area:

Texas with a focus on San Antonio, Austin, Dallas, Fort Worth, Houston, Port Aransas, Corpus Christi, Rio Grande Valley, and Surrounding Area Real Estate Group.

San Antonio City-View

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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.

Keller Willis San Antonio, Inc

Licensed Broker /Broker Firm Name or
Primary Assumed Business Name

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Sales Agent/Associate's Name

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Pedroza.Dan@gmail.com

Email

(210)247-8188

Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

TXR-2501

Keller Williams City View 10999 IH 10 West San Antonio, TX 78220

Daniel Pedroza

Information available at www.trec.texas.gov

IABS 1-0 Date

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Aracely Burk R

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