

INDUSTRIAL SPACE FOR SALE OR LEASE

107B SHOOTING CLUB ROAD

107B Shooting Club Road, Boerne, TX 78006



PRICE PER UNIT:	\$625,000
AVAILABLE SF:	
LEASE RATE:	N/A
LOT SIZE:	1.24 Acres
BUILDING SIZE:	4,631 SF
GRADE LEVEL DOORS	5
DOCK HIGH DOORS:	0
CEILING HEIGHT:	25.0 FT
YEAR BUILT:	2008
ZONING:	Unrestricted
MARKET:	North Boerne
SUB MARKET:	North Boerne Industrial
CROSS STREETS:	Market / Shooting Club Road

PROPERTY OVERVIEW

Lease or Lease to Own - Only \$1.00 PSF + NNN. Flexible lease term, Move-in Ready, Gated/Fenced, High demand office/warehouse

PROPERTY FEATURES

- Beautiful Hill Country Office with Large and Clean Warehouse
- Sale Price = \$625,000 or Lease Rate = \$5,500/month
- Unrestricted (No Zoning) 1.238 Acres
- Move-in Ready - No TI needed
- Gated - Very Secure Property
- Well / Septic - No water/sewer expense
- Underground electrical lines
- Marquee Signage
- Easy access to IH-10, Boerne, San Antonio, Comfort, Kerrville

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

GLEN BOEHM, CCIM, GRI
Director / Broker Associate
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TX #550654

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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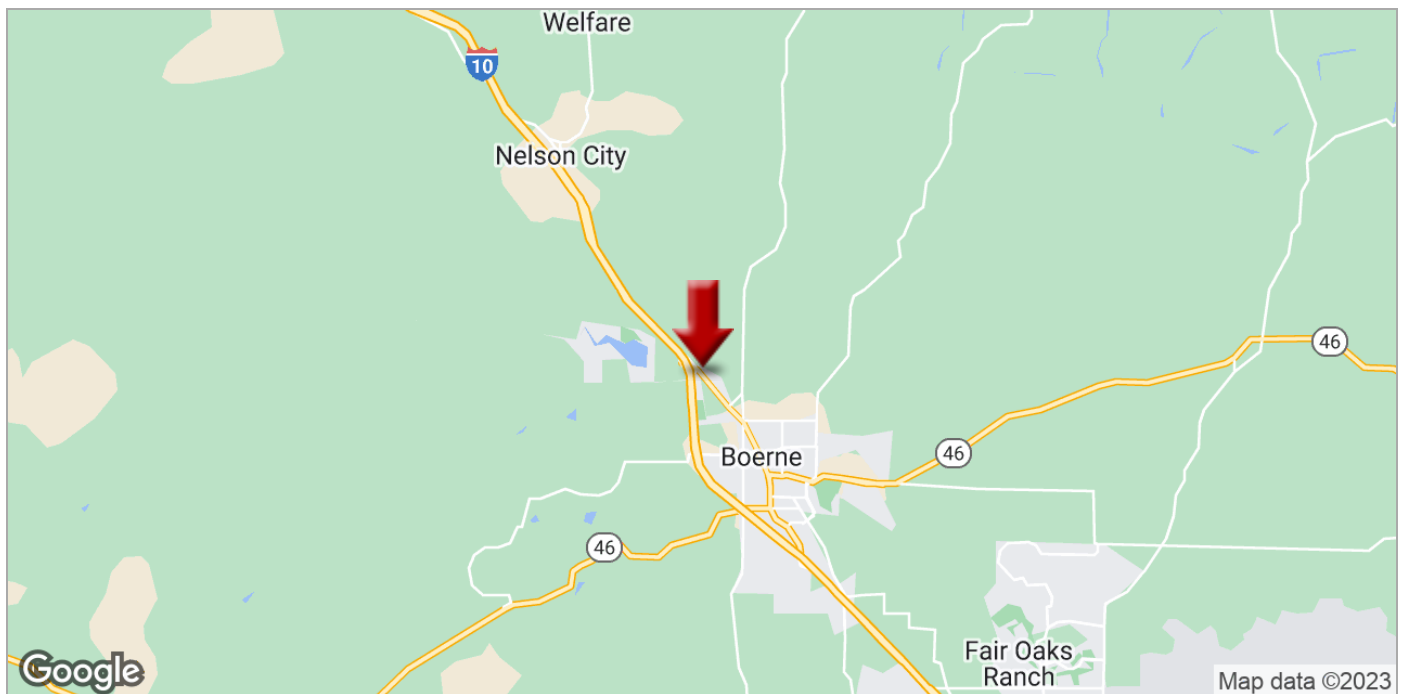
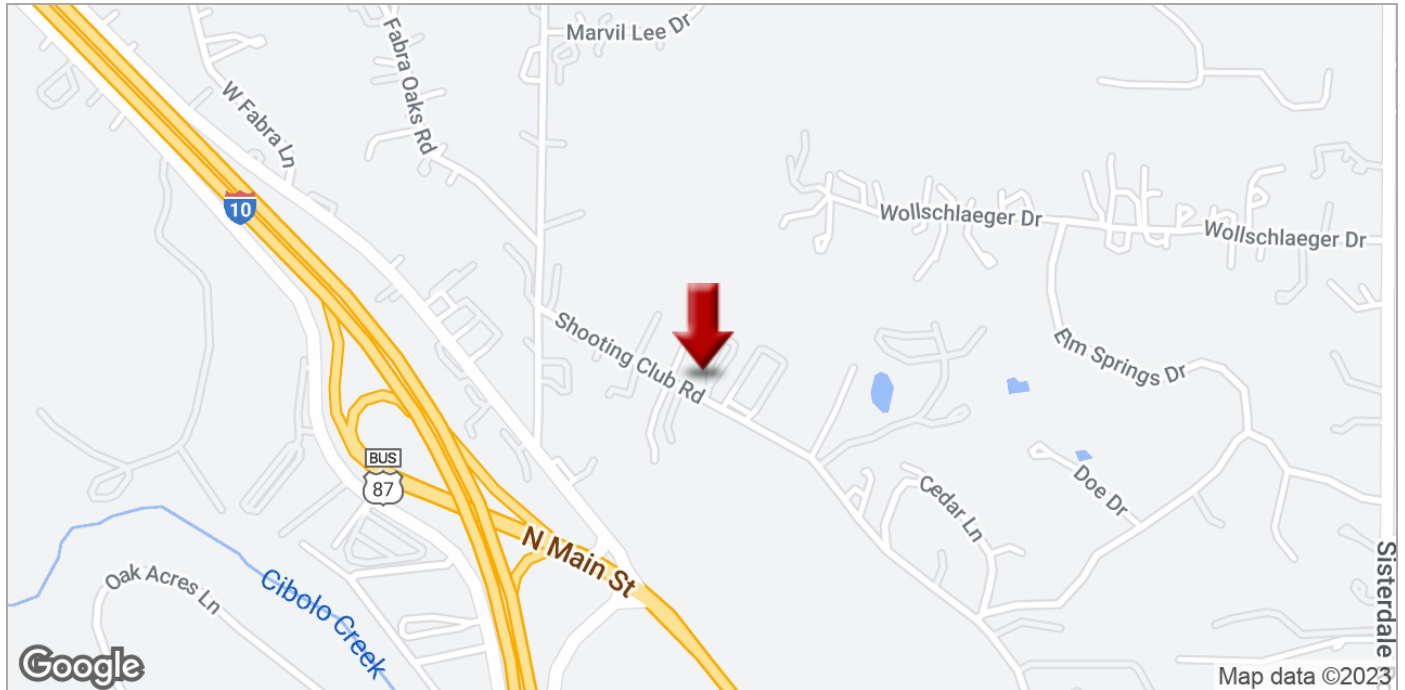
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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11-2-2015



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	547594	Legal@kwcityview.com	210.696.9996
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Howard J. Flournoy	123700	JFlournoy@kw.com	210.696.9996
Designated Broker of Firm	License No.	Email	Phone
Amy Clifton	474325	AClifton@kw.com	210.696.9996
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Glen Boehm	550654	glen@glenboehm.com	2102136886
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date