FOR LEASE



100 FM 78, SCHERTZ, TEXAS 78154

AGENTS

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PROPERTY OVERVIEW

Key Property Highlights

- ±3,500 SF Freestanding Office/Retail Building in Schertz
- GB Zoning Supports Diverse Commercial and Service Uses
- Ample On-Site Parking Plus Fenced Outdoor Area
- Direct FM 78 Access With Convenient Ingress/Egress
- Near Randolph AFB and Northeast San Antonio Growth
- 165,000+ Residents Within Five Miles and Growing



Key Property Highlights

100 FM 78 offers a unique opportunity to lease a 3,500 SF office/retail property in Schertz, within the growing Northeast San Antonio corridor. The property features GB (General Business) zoning, ample parking, a fenced area, multiple entry points, and convenient ingress/egress, providing flexibility for a variety of commercial users. The existing layout includes a reception area, multiple large rooms, restrooms, a breakroom, and additional second-floor space, making it well suited for medical, professional office, childcare/education, service, or neighborhood retail uses.

BUILDING SPECS

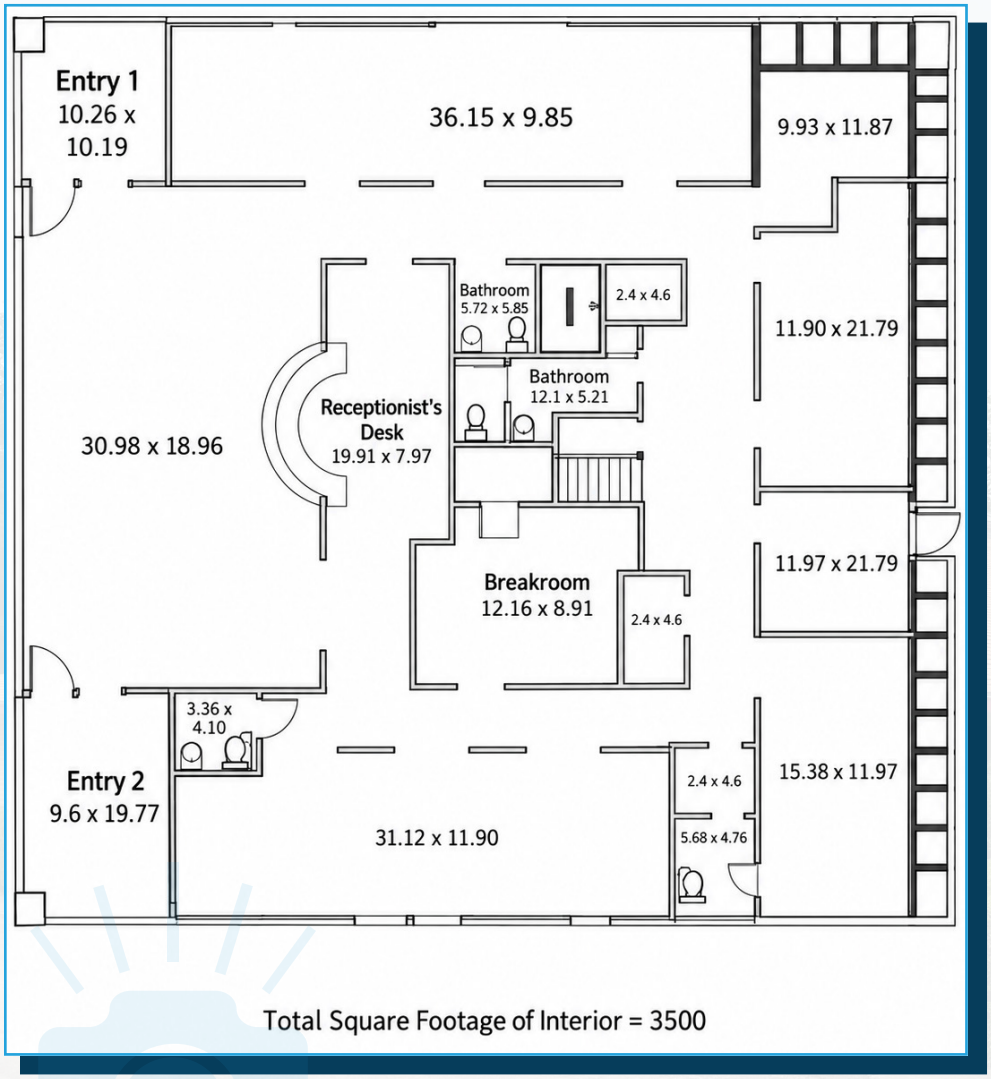
Property Details

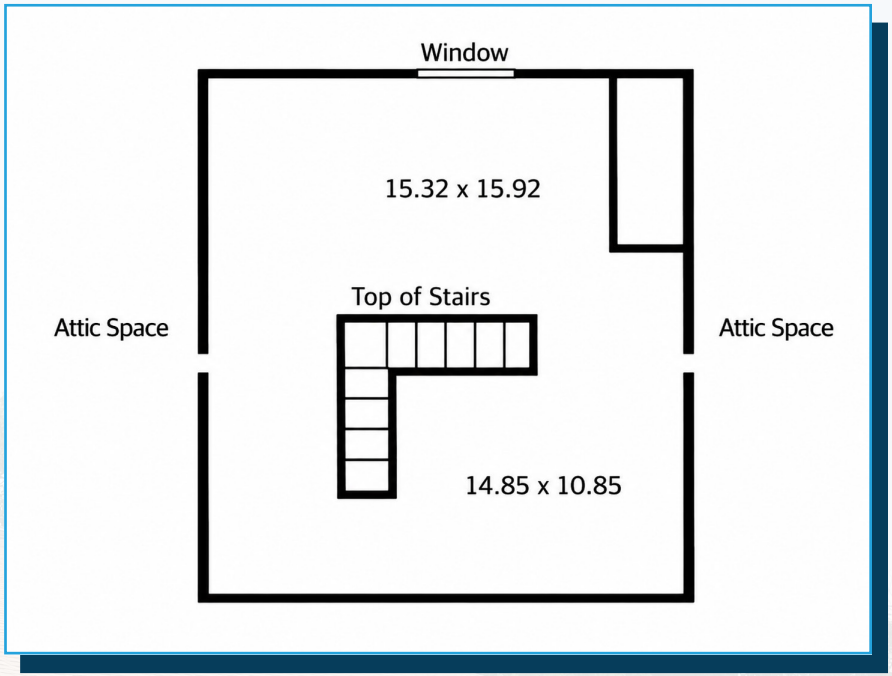
- **Availability:** Available for Lease
- **Asking Rate:** Contact Broker for Pricing
- **Zoning:** GB – General Business
- **Year Built:** 1971
- **Roof:** Newer Roof – Approx. 3–4 Years Old
- **Parking:** Ample On-Site Parking
- **Outdoor Area:** Fenced Area
- **Acces:** Direct Access to FM 78
- **Ingress / Egress:** Convenient Two-Way Vehicle Circulation
- **Building Layout:** Reception, Multiple Rooms, Breakroom & Restrooms
- **Additional Space:** Second-Floor / Attic Space
- **Potential Uses:** Office, Medical, Childcare/Education, Service & Retail





FLOOR PLAN


Entry 1
10.26 x
10.19
36.15 x 9.85
9.93 x 11.87
Bathroom
5.72 x 5.85
2.4 x 4.6
11.90 x 21.79
Bathroom
12.1 x 5.21
Receptionist's
Desk
19.91 x 7.97
30.98 x 18.96
Breakroom
12.16 x 8.91
2.4 x 4.6
11.97 x 21.79
3.36 x
4.10
Entry 2
9.6 x 19.77
31.12 x 11.90
2.4 x 4.6
5.68 x 4.76
15.38 x 11.97
Total Square Footage of Interior = 3500


Window
15.32 x 15.92
Top of Stairs
Attic Space
Attic Space
14.85 x 10.85

INGRESS /EGRESS



BUILDING PHOTOS









AERIAL MAP


HOTWORX
SLIM CHICKENS
Walmart
H-E-B
CVS
WELLS FARGO
WHATABURGER
Chick-fil-A
TACO BELL
J. FRANK DOBIE JUNIOR HIGH SCHOOL
MURPHY USA
FM 3009
19,495 VPD
HEALTHTEXAS
PRIMARY CARE DOCTORS
FM 78
Domino's Pizza
SCHERTZ-CIBOLO -UNIVERSAL CITY ISD CENTRAL OFFICES
MERRITT LAKESIDE SENIOR VILLAGE
ExtraSpace Storage
THE PALMERA
288 Units
32,363 VPD
SAMUEL CLEMENS HIGH SCHOOL
2,589 Students
THE CITY OF SCHERTZ RECREATIONAL CENTER
SCHERTZ ELEMENTARY SCHOOL
SUBJECT PROPERTY
FM 78
RANDOLPH AIR FORCE BASE
Home to 4,000
Military Members

DEMOGRAPHICS

Steady Population Growth

+1.6–1.7%

annual growth through 2030

Affluent Household Base

$98K

MEDIAN INCOME

(3 mile radius)

Family-Oriented Trade Area

2.8

Average household size within 5 miles



Expanding Residential Base

63K+

households projected within 5 miles

Strong Consumer Spending

$2.0B

annual spending (5-mile radius)

Strong Daytime Population

33–39%

employees within 5 miles

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.

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 Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Joshua Swank	593425	joshua.swank@obsidocommercial.com	210-809-6868
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 _____