



LeRoy Garza

9792366548



## 1190-1196 FM 78

1,800 SF of Retail Space Available in Schertz, TX



## SPACE AVAILABILITY (1)

SPACE	SIZE	CEILING	TERM	RENTAL RATE	RENT TYPE
1st Floor, Ste 5	1,800 SF	10'	3-5 Years	\$19.00 /SF/YR	Triple Net (NNN)
Space Use <b>Retail</b>	<ul style="list-style-type: none"><li>• Lease rate does not include utilities, property expenses or building services</li><li>• Located in-line with other retail</li><li>• Space is in Excellent Condition</li></ul>				
Condition <b>Full Build-Out</b>					
Availability <b>Now</b>					

## PROPERTY FACTS FOR 1190-1196 FM 78 , SCHERTZ, TX 78154

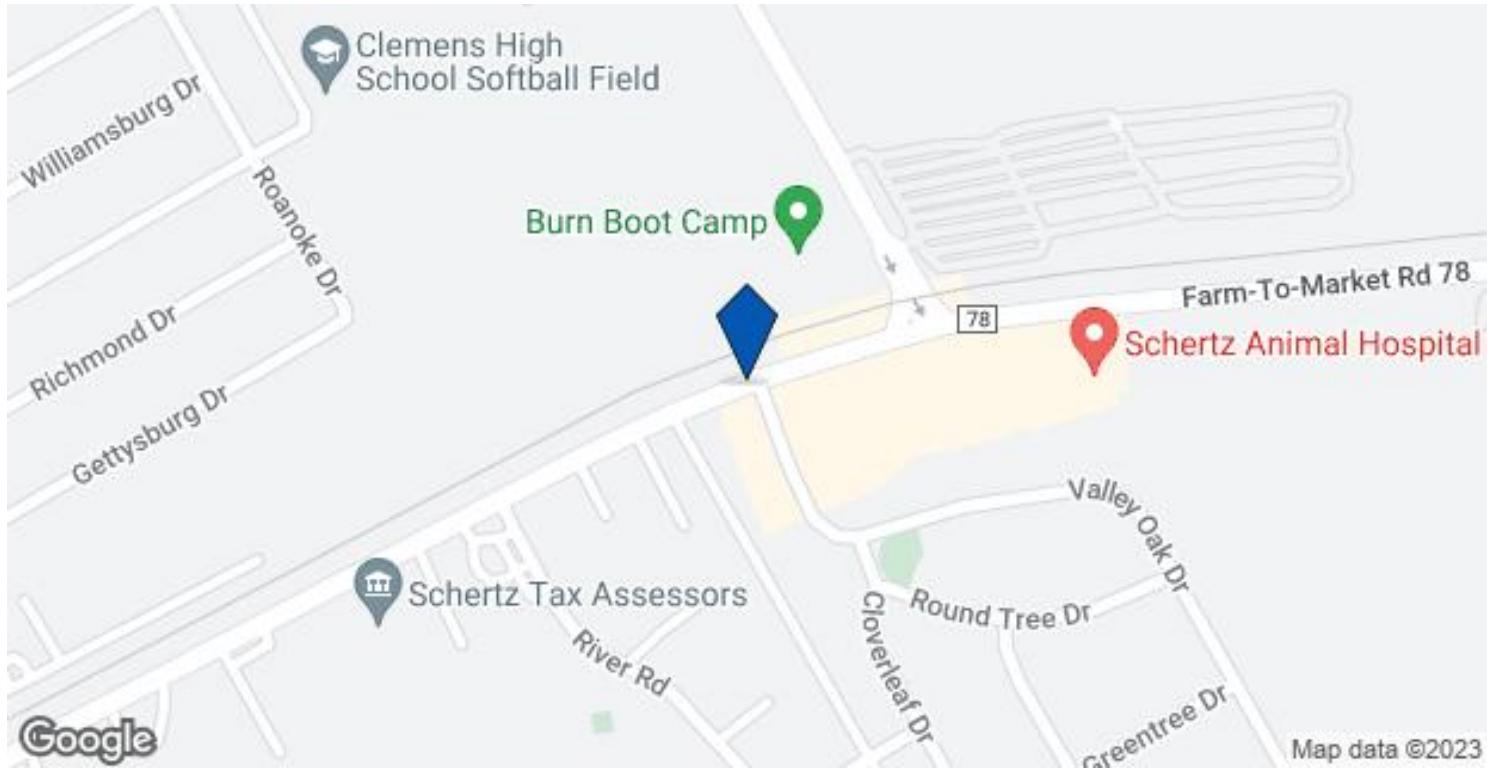
Rental Rate	\$19.00/SF/YR	Gross Leasable Area	7,100 SF
Property Type	Retail	Year Built	1988

## TRAFFIC

COLLECTION STREET	CROSS STREET	TRAFFIC VOLUME	YEAR	DISTANCE
John E Peterson Blvd	Cloverleaf Dr, W	24,066	2022	0.04 mi
Cloverleaf Dr	John E Peterson Blvd, N	1,237	2022	0.05 mi
John E Peterson Boulevard	Cloverleaf Dr, W	21,455	2020	0.06 mi
Roy Richard Drive	FM 78, SE	16,754	2020	0.11 mi
River Rd	John E Peterson Blvd, NW	1,053	2022	0.15 mi
I 20-N Business	Shady Creek Ln, E	18,555	2020	0.19 mi

COLLECTION STREET	CROSS STREET	TRAFFIC VOLUME	YEAR	DISTANCE
Roy Richard Dr	FM 78, SE	17,437	2022	0.26 mi
FM 78	Shady Creek Ln, E	19,508	2022	0.37 mi
Elbel Road	Roy Richard Dr, NE	8,647	2020	0.52 mi
Elbel Rd	Roy Richard Dr, NE	8,530	2022	0.52 mi

### MAP OF 1190-1196 FM 78 SCHERTZ, TX 78154



## ADDITIONAL PHOTOS



Building Photo



Building Photo



Building Photo



Aerial

**Listing ID:** 26450999

**Date Created:** 4/16/2023

**Last Updated:** 8/16/2023

**Address:** 1190-1196 FM 78, Schertz, TX

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