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FOR LEASE



DRONE FOOTAGE

<https://youtu.be/M8wX7TeYoPA>

360° PANORAMIC VIEW

<https://kuula.co/post/NT6M4>



KELLUM - SCHERTZ MEDICAL CENTER - BLDG B

3795 FM 3009, Bldg B, Schertz TX 78154

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KELLUM-SCHERTZ MEDICAL

KELLUM - SCHERTZ MEDICAL CENTER is an exciting new medical development located on FM 3009 - Roy Richard Dr near Green Valley Rd in the heart of the dynamic City of Schertz.

The City of Schertz is considered one of the most vibrant growth regions in the San Antonio Metropolitan area.

Kellum - Schertz Medical Center offers tremendous visibility and access to a highly desirable and populated market.

The project features attractive contemporary and minimalist design amenities with a modern style and quality construction details.

- Attractive Class A Construction
- 100% pre-lease and Build to suit opportunity
- Area average household income +\$80,000
- Rapid growth area - 20% population increase since 2000
- Easy Access to I-35 and Located near Walmart Supercenter, Lowe's Home Improvement & HEB Grocery.

DRONE FOOTAGE

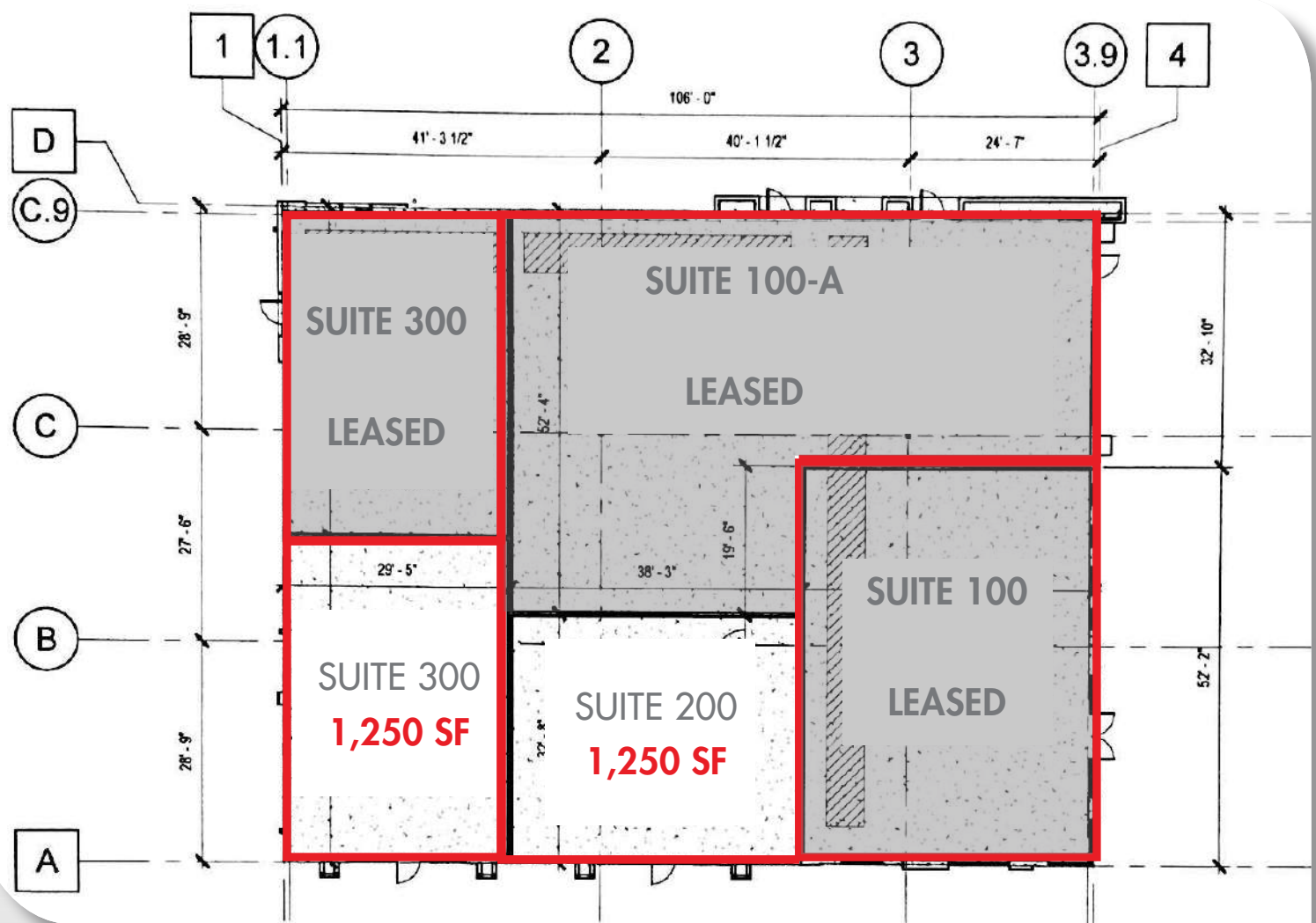
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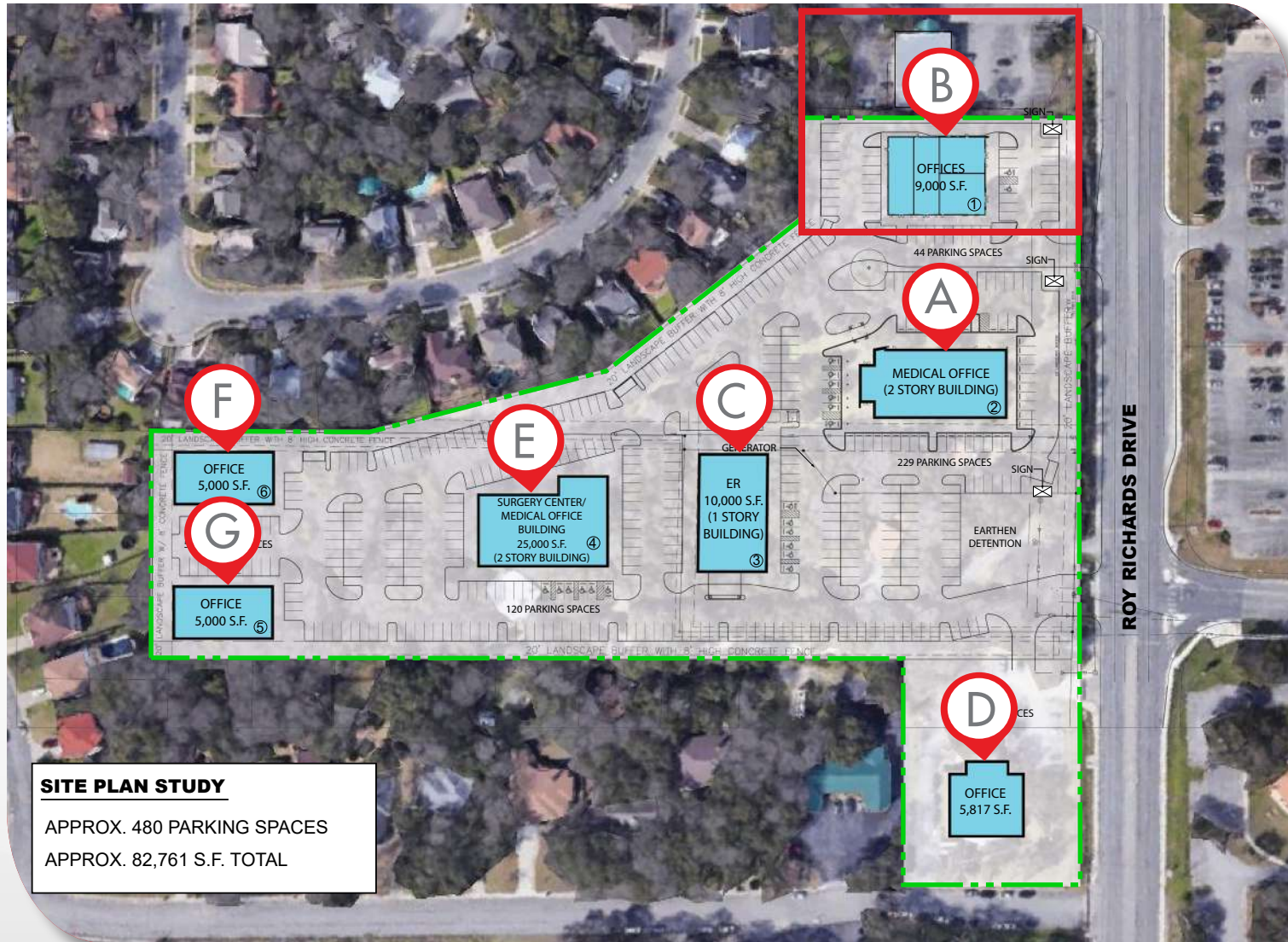


BUILDING B AVAILABLE FOR LEASE





SITE PLAN



SITE PLAN STUDY
 APPROX. 480 PARKING SPACES
 APPROX. 82,761 S.F. TOTAL



FEATURES



Available Space:

Building **B**:
Suite 200 - 1,250 SF
Suite 300 - 1,250 SF

Lease Term:

10+ Years

Lease Rates:

\$33 - \$36 SF/YR + NNN (Approx. \$10)

Parking Ratio: At least 5:1

Building Sizes:

Building **A**: ± 22,944 SF (*Kellum
Family Medicine & Methodist*)

Building **B**: ± 9,010 SF

Building **C**: ± 10,800 SF (*Senior
Community Center*)

Building **D**: ± 5,817 SF

Building **E**: ± 12,000 - 24,000 SF

Building **F**: ± 4,500 SF

Building **G**: ± 4,500 SF

Projected Completion Date:

2025 - 2026 (Entire Project)

Building Type:

Class A (Stucco / Rock)

Land Size:

426,975.12 SF / 9.802 AC

Number of Buildings:

4 Buildings - A, B, C, D
Future Development - E, F, G (3.444
AC)

Developers:

Kellum Real Estate
DK2 Development, LLC

Property Manager:

Darrell Keller, CCIM



KELLUM -SCHERTZ
MEDICAL CENTER

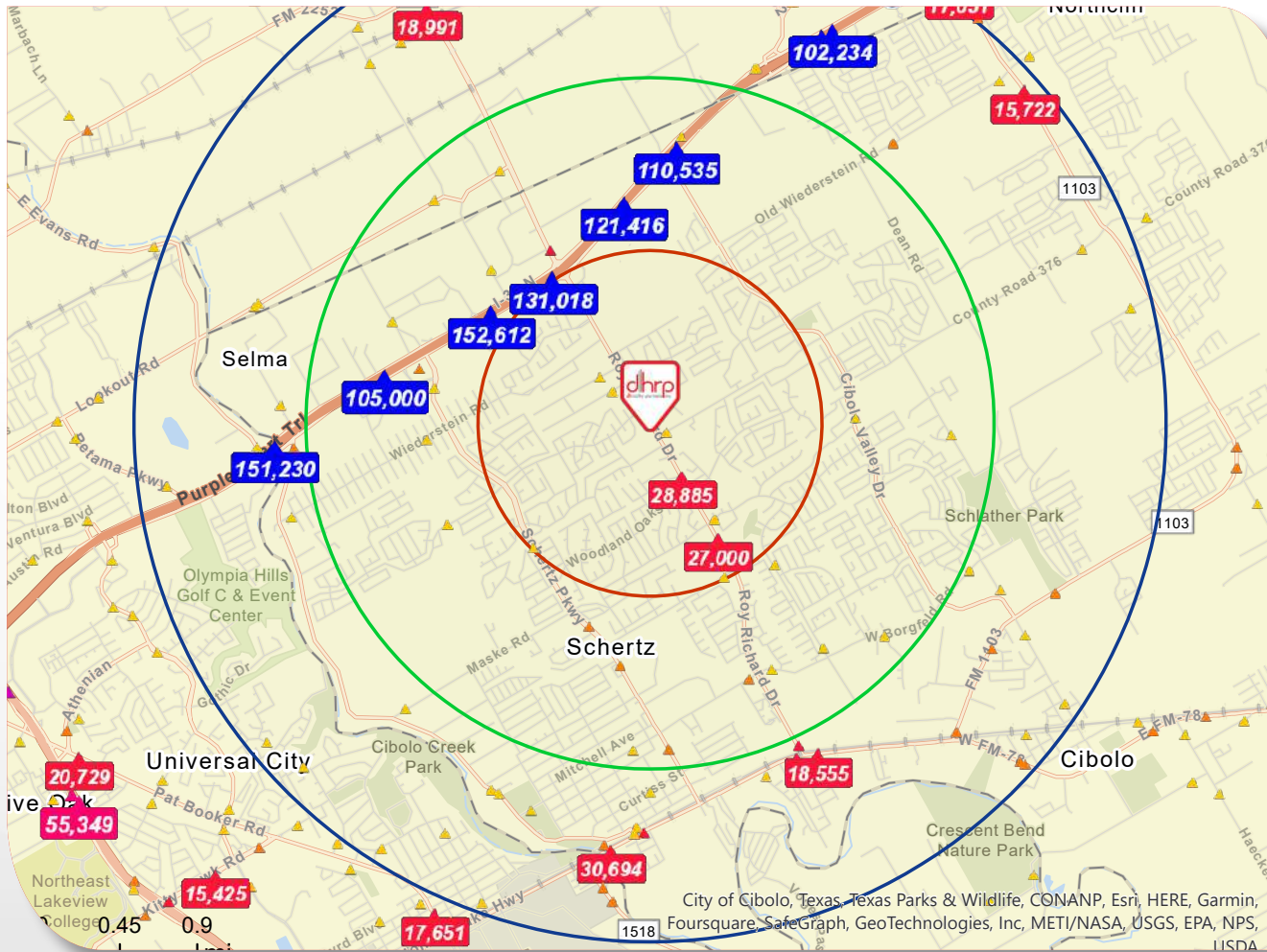


BUILDING A SOLD





TRAFFIC COUNTS



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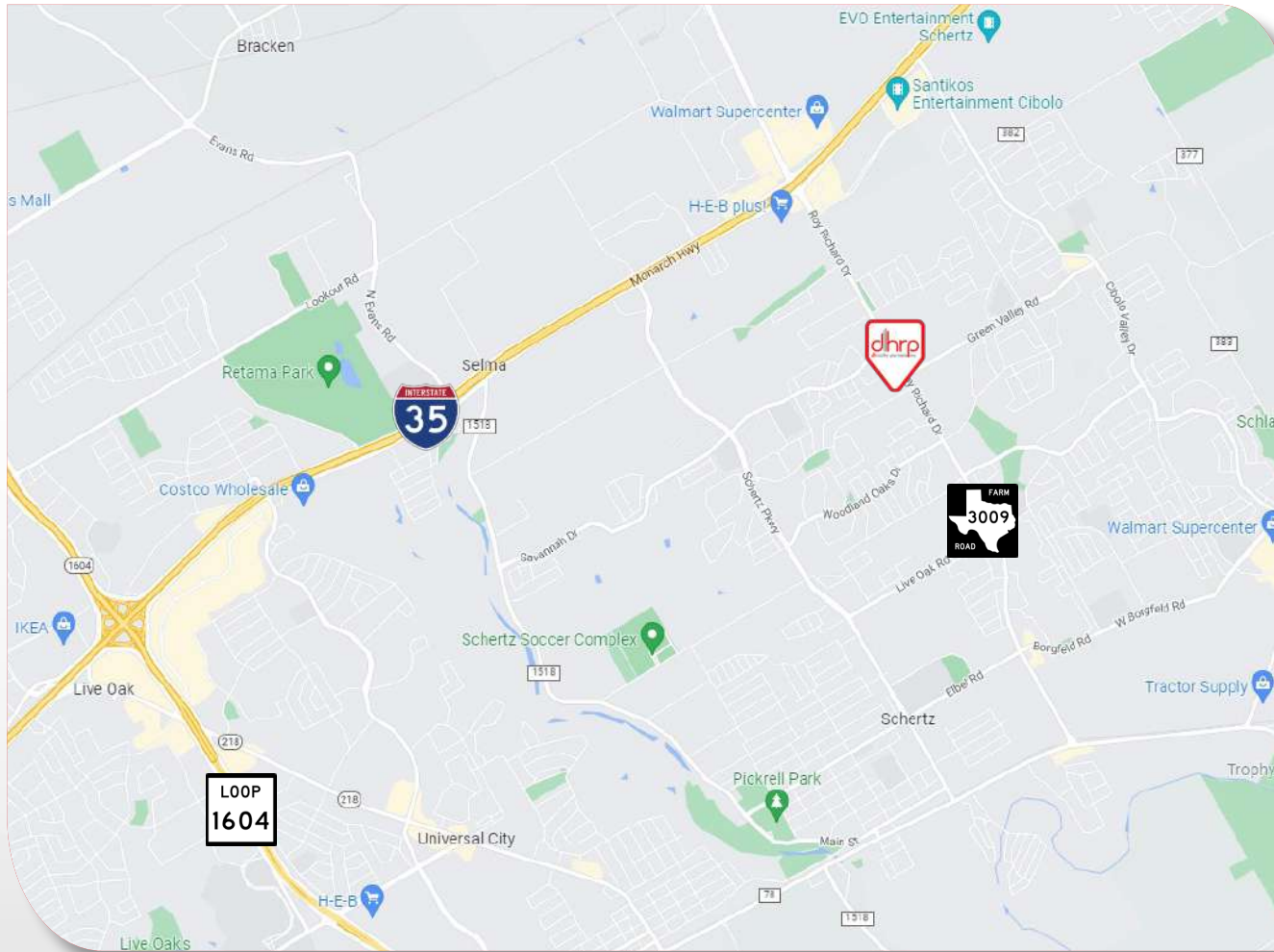
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LOCATION MAP



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360° PANORAMIC VIEW

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DEMOGRAPHICS

KEY FACTS

13,252

Population



Average Household Size

41.6

Median Age

\$114,969

Median Household Income

EDUCATION

3%

No High School Diploma



19%
High School Graduate



32%
Some College



47%
Bachelor's/Grad/Pr of Degree

BUSINESS



139

Total Businesses



1,484

Total Employees

EMPLOYMENT



70.8%

White Collar



17.5%

Blue Collar



11.6%

Services

3.6%

Unemployment Rate

INCOME



\$114,969

Median Household Income



\$51,927

Per Capita Income



\$531,081

Median Net Worth

2023 Households By Income (Esri)

The largest group: \$100,000 - \$149,999 (26.9%)

The smallest group: \$15,000 - \$24,999 (1.5%)

Indicator ▲	Value	Diff	
<\$15,000	2.4%	-3.0%	█
\$15,000 - \$24,999	1.5%	-3.8%	█
\$25,000 - \$34,999	4.1%	-2.8%	█
\$35,000 - \$49,999	4.8%	-5.3%	█
\$50,000 - \$74,999	12.5%	-4.8%	█
\$75,000 - \$99,999	13.5%	-0.1%	█
\$100,000 - \$149,999	26.9%	+4.9%	█
\$150,000 - \$199,999	15.2%	+5.1%	█
\$200,000+	18.9%	+9.7%	█

Bars show deviation from 48187 (Guadalupe County)

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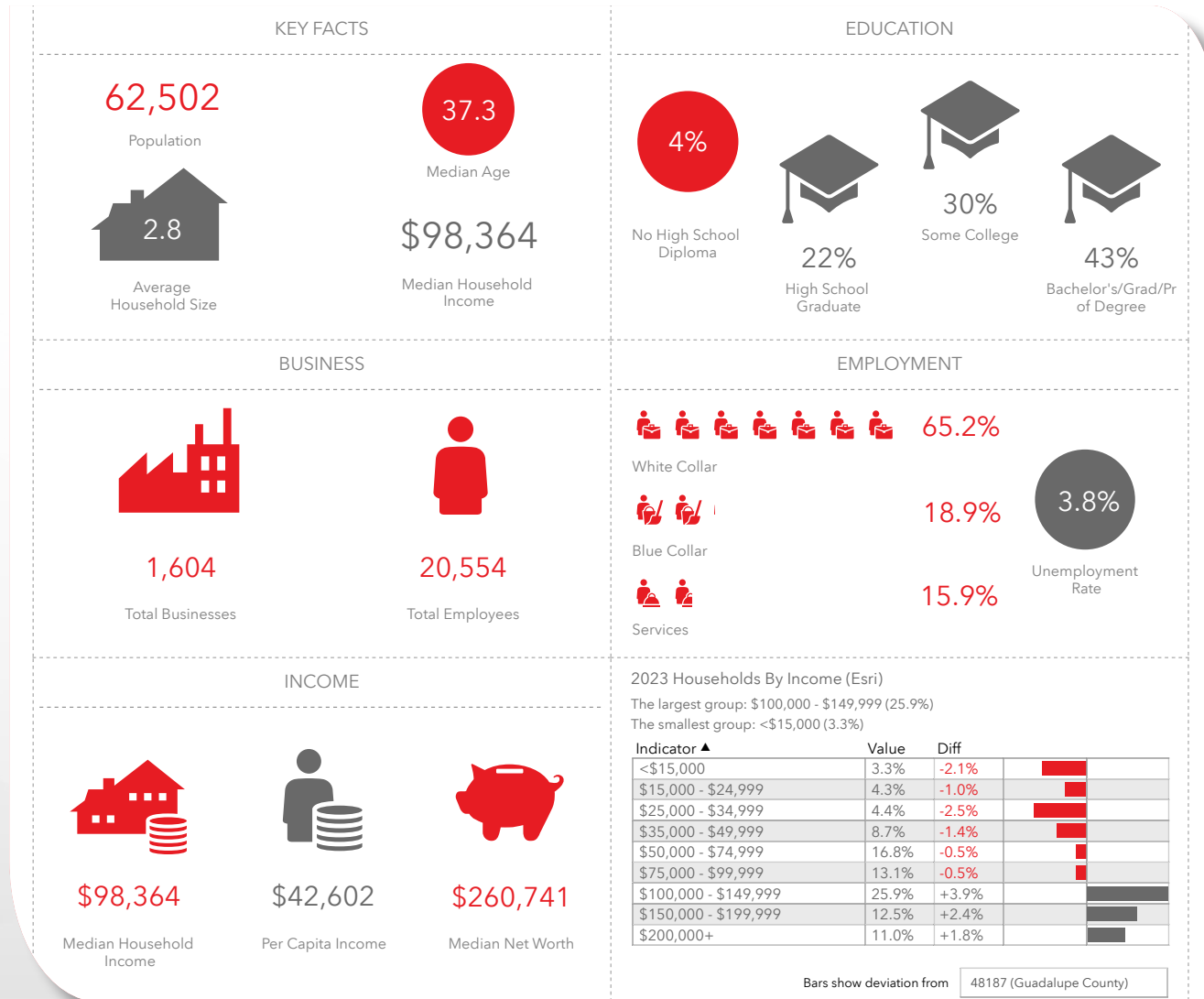
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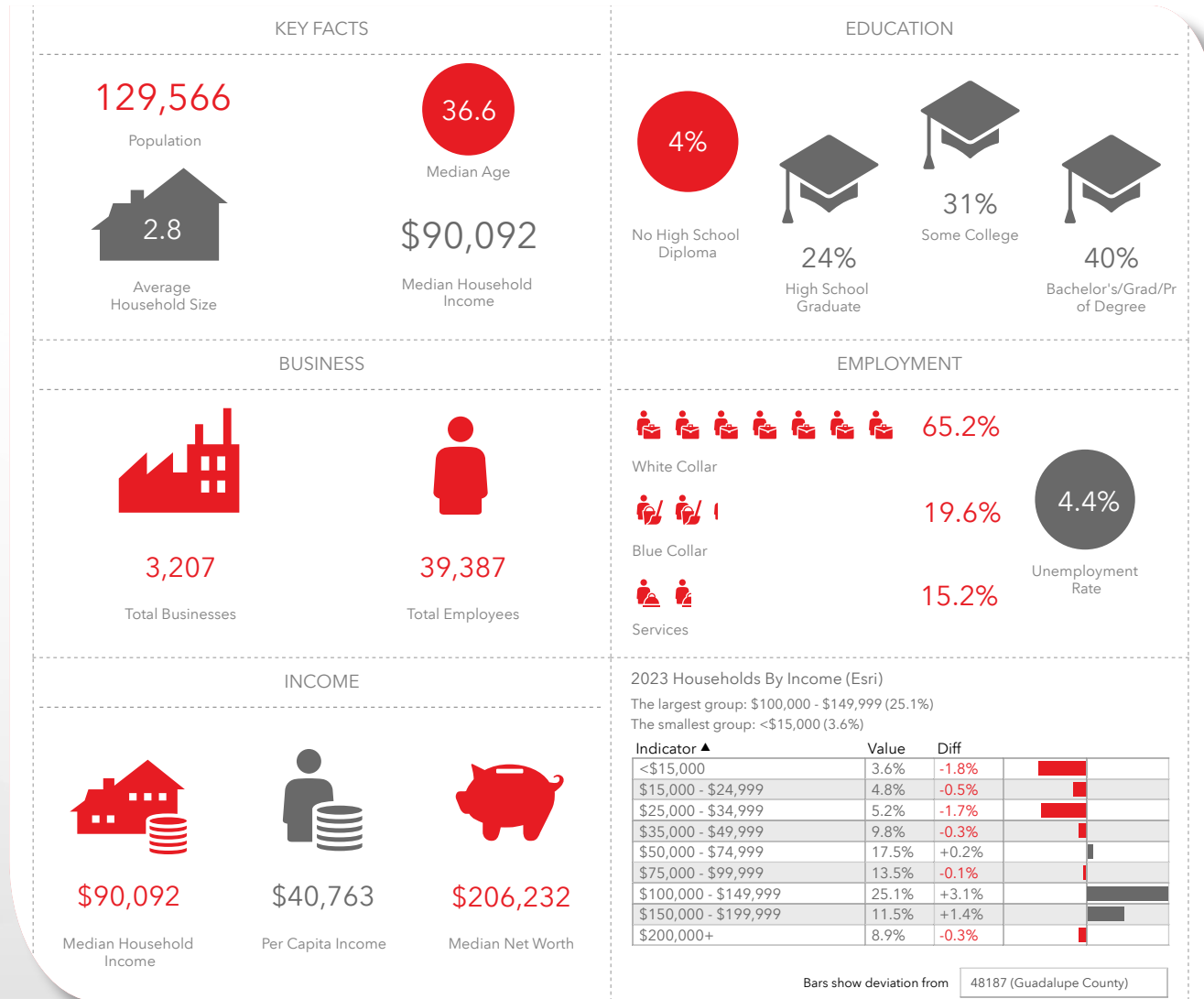


DEMOGRAPHICS





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Every purchaser, seller, landlord and/or tenant of any interest in real property ("Property") is notified that prior or current uses of the Property or adjacent properties may have resulted in hazardous or undesirable materials being located on the Property. These materials may not be visible or easily detected. Current or future laws may require removal or clean-up of areas containing these materials. In order to determine if hazardous or undesirable materials are present on the Property, expert inspections are necessary and removal or clean-up of these materials will require the services of experts. Real Estate Agents are not qualified experts.

If you are a seller or landlord, it is your responsibility to ensure that the transaction documents include disclosures and/or disclaimers that are appropriate for the transaction and the Property.

If you are a purchaser or tenant, it is your responsibility to ensure that the transaction documents include provisions to permit consultation with attorneys, environmental consultants and others to make prudent investigations, and further that such inspections are conducted.

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In order to ensure that all business establishments are accessible to persons with a variety of disabilities, the Americans with Disabilities Act was enacted under federal law and there are also state and local laws that may require alterations to a Property in order to allow access. Texas has enacted the Architectural Barriers Removal Act to also accommodate persons with disabilities. Real Estate Agents are not qualified to advise you if the Property complies with these laws or what changes may be necessary. You should consult with attorneys, engineers and other experts to determine if the Property is in compliance with these laws.

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It is the sole responsibility of every purchaser, seller, landlord and/or tenant of any interest in Property to independently review the appropriate flood plain designation maps proposed and adopted by federal, state, and local resources including, but not limited to, the Federal Emergency Management Association ("FEMA") and the San Antonio River Authority ("SARA"), in order to determine the potential flood risk of their Property. Real Estate Agents are not qualified to assess and cannot warrant, guarantee, or make any representations about the flood risk of a particular piece of Property. All decisions made or actions taken or not taken by a purchaser, seller, landlord and/or tenant with respect to the flood risk of a particular piece of Property shall be the sole responsibility of such party.

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