**Product Type**
- Class A Industrial Business Park
- Three buildings
- RSF: 585,000

**Location**
- Schertz, TX
- Sub-Market: NW San Antonio
- Lot Size: 44 acres
- Zoning: M1 & GB2

**Cost**
- Cost of Land: $3/LSF
- Total Project Cost: $68/SF
- Total Cost: $4,000,000

**Returns**
- IRR: 29%
- Cap Rate: 5.75%
- YOC: 7.2%
Location

Distance from Highway:
IH-35 - 0.5 miles
Loop 1604 - 4.50 miles

Drive Times:
San Antonio International Airport- 20 min, 16 mi
Port San Antonio - 40 min, 30 miles