

\$865,000 - 100 Pecan, Schertz

MLS® #1885964

\$865,000

Bedroom, Bathroom, 468 sqft
Commercial on 0.78 Acres

N/A, Schertz, TX

Exceptional Commercial Property - For Sale or Triple Net Lease Don't miss this rare opportunity to own or lease a versatile commercial property currently used by a towing company (tenant vacating soon). This expansive 1.28-acre property, divided into two lots, is perfectly suited for a wide range of automotive or industrial uses. The main steel-framed building offers approximately 4,400 sq ft of space on slab, with an additional 3,000 sq ft of covered canopy space ideal for outdoor operations or covered work areas. The property also includes 7200 sq ft of paved parking with ample room to accommodate over 100 vehicles. There are 8 bays total: six single bays and one double bay. Inside, you'll find approximately 500 sq ft of office space on pier and beam with central air, wheelchair ramp access, and a functional layout for operations management. Potential buyers or tenants can easily convert this into a collision or body shop, as the owner is equipped to add a frame machine, spray booth, and mixing room upon request. Strategically located just 4 minutes from IH-35 and off Main Street/FM 1518, this property ensures convenience and accessibility for clients, vendors, and fleet operations.

Built in 1994

Essential Information

MLS® # 1885964



Price	\$865,000
Square Footage	468
Acres	0.78
Year Built	1994
Type	Commercial
Sub-Type	OfcWrhs/IndPrk/Manfc/Dist
Status	Active

Community Information

Address	100 Pecan
Area	1600
Subdivision	N/A
City	Schertz
County	Guadalupe
State	TX
Zip Code	78154

Amenities

Utilities	Electricity, Water, Sewer
Parking Spaces	100

Interior

Heating	Office Only
Cooling	Central
# of Stories	1.0
Stories	1

Exterior

Roof	Metal, Wood Shingle/Shake
Construction	Wood, Metal, Metal Structure, Steel Frame
Foundation	Slab, Cedar Post

School Information

District	Schertz-Cibolo-Universal City ISD
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Additional Information

Date Listed	July 21st, 2025
Days on Market	98
Zoning	GB-2 GENERAL BUSINESS

Listing Details

Listing Agent Arianne Villanueva

Listing Office Teifke Real Estate

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