

Commercial Property:

Significant potential rental income. Located in a small town that is right off the Interstate-10 Corridor halfway between Houston and San Antonio. Four typical store fronts facing busy US Highway 90 frontage (also Main Street of Flatonia) each with a backdoor looking out to the courtyard and four Victorian cottage style storefronts looking into the lovely courtyard.

The Flatonia Courtyard's professionally designed layout maximizes both easy traffic flow as well as security and quiet privacy. The 8 units are built in a commercial compound style setting.

Please look at the visual tour for a complete tour of this lovely property. Be sure and click on the property drawing layout and look at the list of amenities and rent profiles.

4 Store Fronts on Highway 90

<u>Unit #</u>	<u>Size sq ft</u>	<u>Rent</u>
Unit #115	750	\$500
Unit #117A	625	\$200
Unit #117B	625	\$325
Unit #121	<u>1250</u>	<u>\$500</u>
	3250	\$1525

4 Buildings Facing a Courtyard

<u>Unit #</u>	<u>Size sq ft</u>	<u>Rent</u>
Unit #115A	250	\$275
Unit #115B	300	\$275
Unit #115C	210	\$275
Unit #115D	<u>495</u>	<u>\$395</u>
	1255	\$1220

Infrastructure & Utilities:

The above square footage is for heated and cooled areas only and does not include 1,937 sq ft of covered porches or canopy's. The utilities for each rental building is set up on a separate meter.

The courtyard is beautifully landscaped including a fish pond, waterfall, an iron fence around the perimeter with a locking gates and also an irrigation system for low maintenance landscaping care. Also, the irrigation system has its own water meter to minimize utility charges. The courtyard is maintained by the property owner, but a monthly fee could be assessed to each building tenant.

The courtyard has private restroom facilities that service the 4 buildings in the courtyard, as well as, Units #115, #117A and #121 each has a private restroom inside.

4 Brick Store Fronts on Highway 90:

Unit #115 was remodeled in 2003. It has an office facing hwy 90 and a smaller office behind the big one, a private restroom, CA&H, stained concrete floors and an insulated metal roof.

#117A has 3 rooms including a small bathroom, vinyl tile in part of it, a metal roof, insulated glass and the walls are masonry.

#117B has a finished concrete floor, insulated glass, masonry walls, a metal roof, c/a&h in 2009 and telephone & computer connections. Note: The wall between #117 A&B is a dividing wood frame wall and can be removed. They also have metal ceilings.

#121 was remodeled in 2000. It has insulated glass, the interior was repainted this year, masonry walls, a metal roof.

4 Buildings Facing a Courtyard

Built in 2002

All are hardi plank exterior, composition roofs and insulated glass windows.

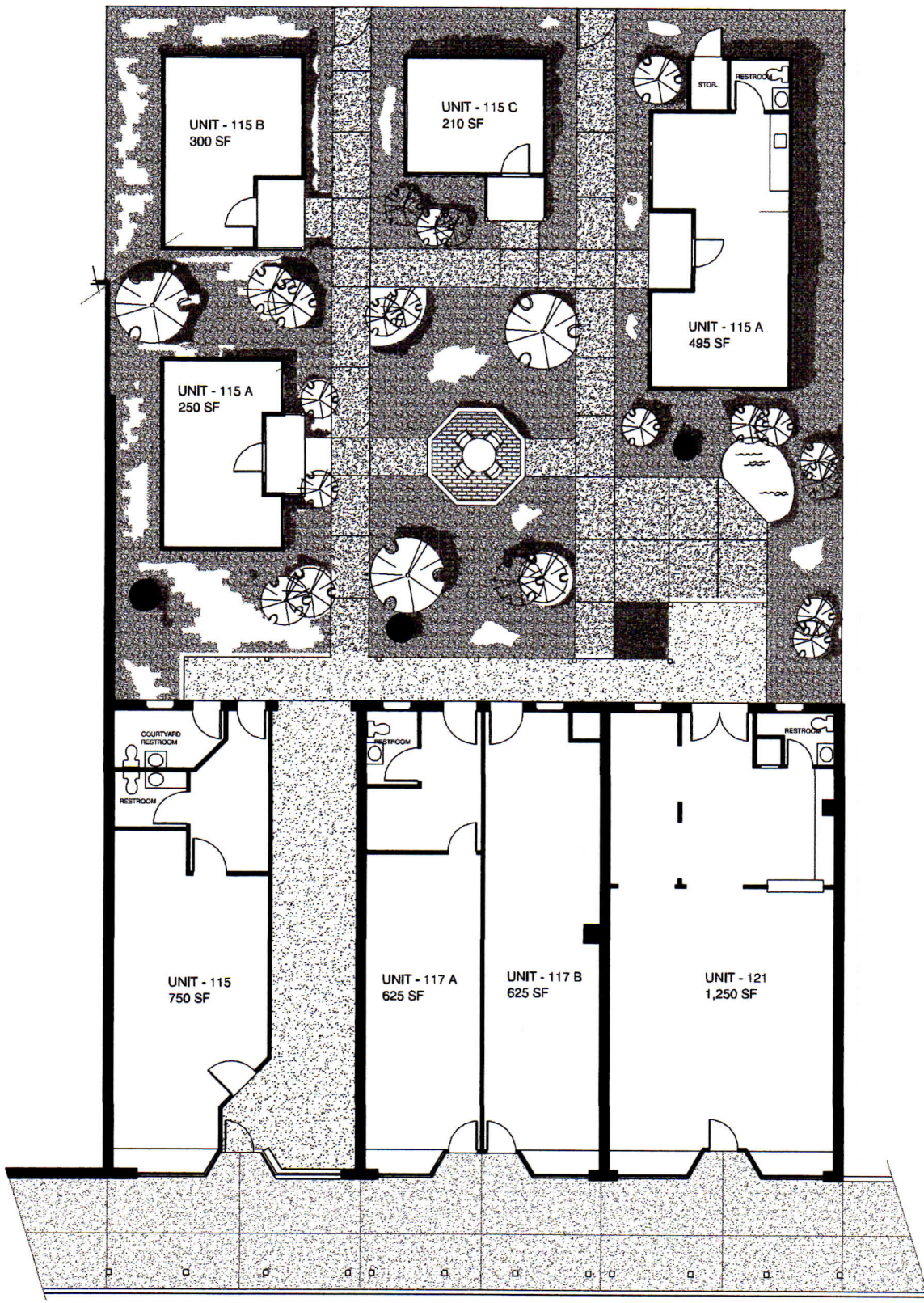
All have telephone and electric and are on separate meters.

All have wood frames, on concrete slabs, and thru-the-wall a/c units.

All have a ceiling fan.

Unit #115D has a private restroom, and stained concrete floors. The other 3 have sheet vinyl flooring.

Unit #115D also has an exterior storage room on the outside wall.



HWY 90 - EAST NORTH MAIN, FLATONIA, TEXAS

COURTYARD ON NORTH MAIN

FLATONIA, TEXAS