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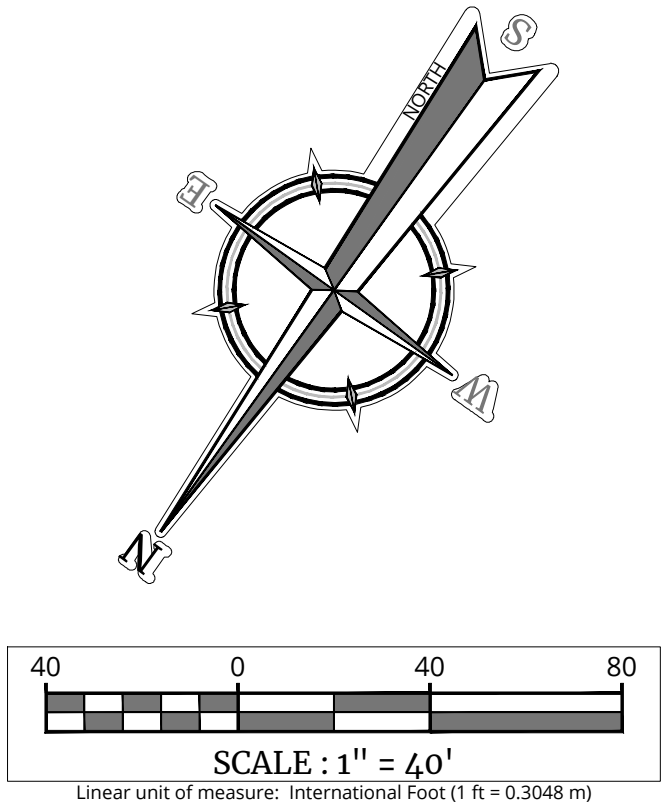
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Formerly Known as



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LEGEND

PROPERTY LINE

- LOT 11:**
- 15,000 SF OFFICE = 4 LUEs
 - 35,489 SF RETAIL = 10 LUEs
 - 4,000 SF COFFEE SHOP/FF WITH DT = 11 LUEs

- LOT 12:**
- **3,000 SF COFFEE SHOP/FF WITH DT = 8 LUEs**

- LOT 13:**
- **3,000 SF COFFEE SHOP/FF WITH DT = 8 LUEs**

- LOT 14:**
- **4,050 SF RESTAURANT (HIGH TURNOVER) = 11 LUEs**

OVERALL TOTAL LUEs = 52

ECKHARDT ROAD RETAIL

FOR
LYONS REAL ESTATE &
DEVELOPMENT, LLC

BLOCK 1
LOTS 11, 12, 13, & 14

CITY OF SCHERTZ
COMAL COUNTY
TEXAS

Engineering
& Design

SAN ANTONIO (KFW)
3421 Paesanos
Parkway
San Antonio, TX 78231
Phone: 210.979.8444
LIERS ENGINEERING & DESIGN, INC.
TBPE Firm#: F-14909
TBPLS Firm#: 10194550

SCALE:	DATE:	DRAWN BY:	CHECKED BY:
AS SHOWN	09/26/2023	JS	
PROJECT NUMBER:		DRAWING NAME:	
1100-01-01		LUES	

SHEET TITLE: **LUE PER LOT
BREAKDOWN**

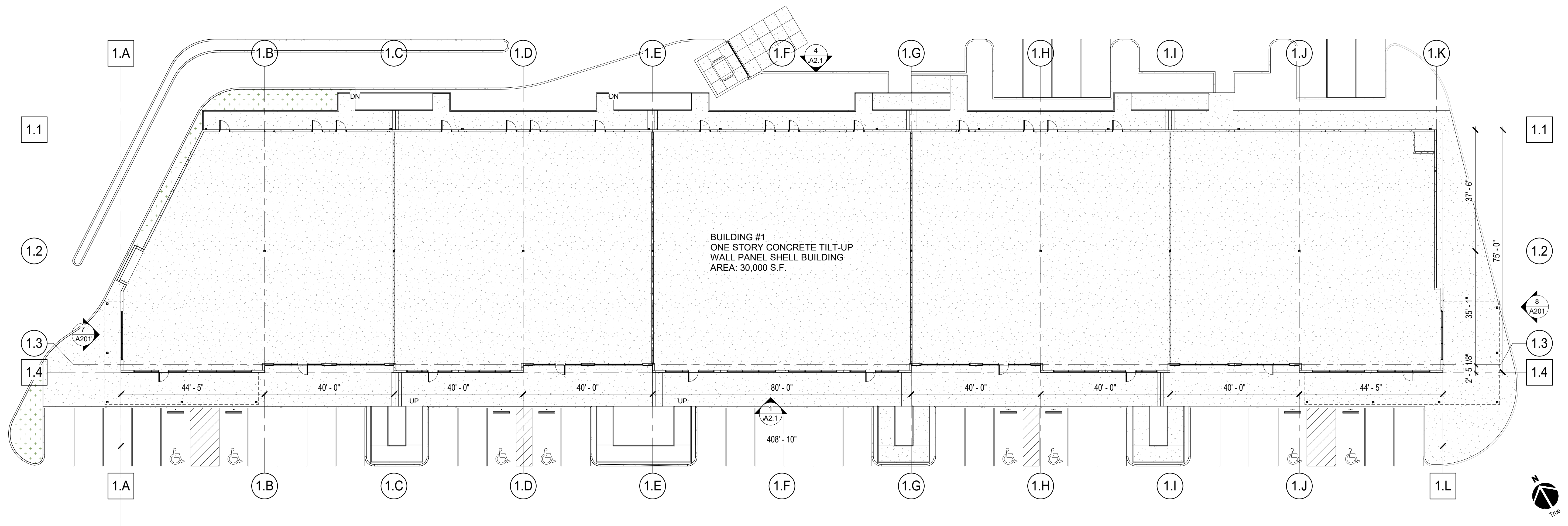
SHEET NUMBER

OF 1

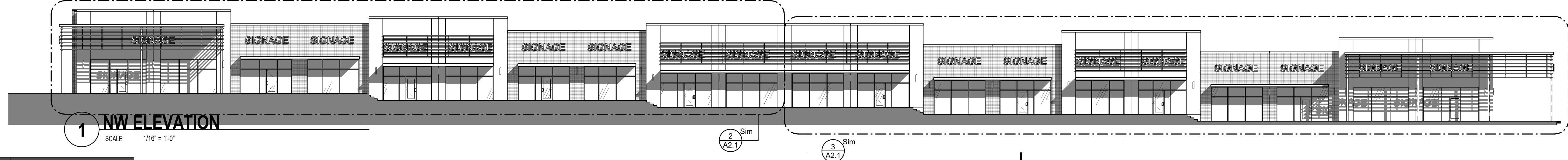
NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.

John Notzon
KW Commercial
210.827.4212
JohnNotzon@gmail.com





1 FLOOR PLAN
SCALE: 1/16" = 1'-0"



1 NW ELEVATION
SCALE: 1/16" = 1'-0"

2 Sim
A2.1

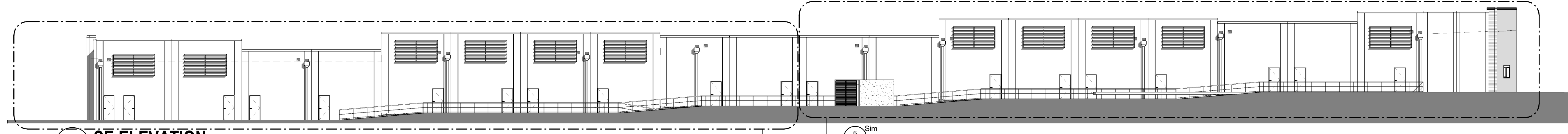
3 Sim
A2.1



2 NW ELEVATION - Callout 1
SCALE: 1" = 10'-0"



3 NW ELEVATION - Callout 2
SCALE: 1" = 10'-0"



4 SE ELEVATION
SCALE: 1/16" = 1'-0"

6 Sim
A2.1

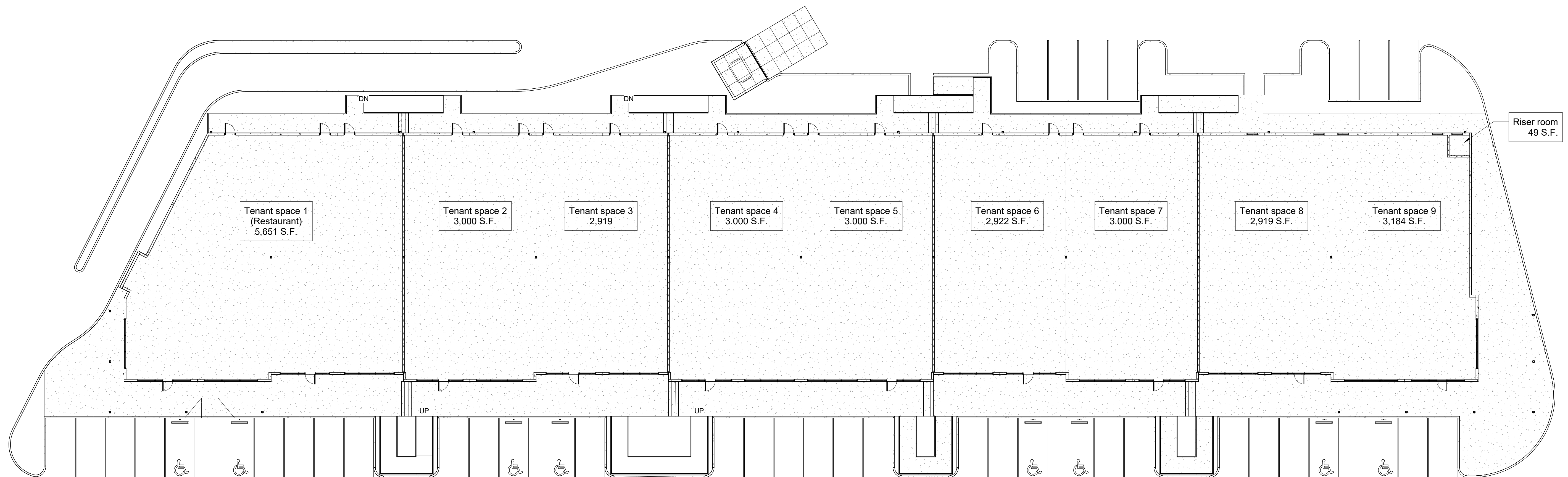
5 Sim
A2.1



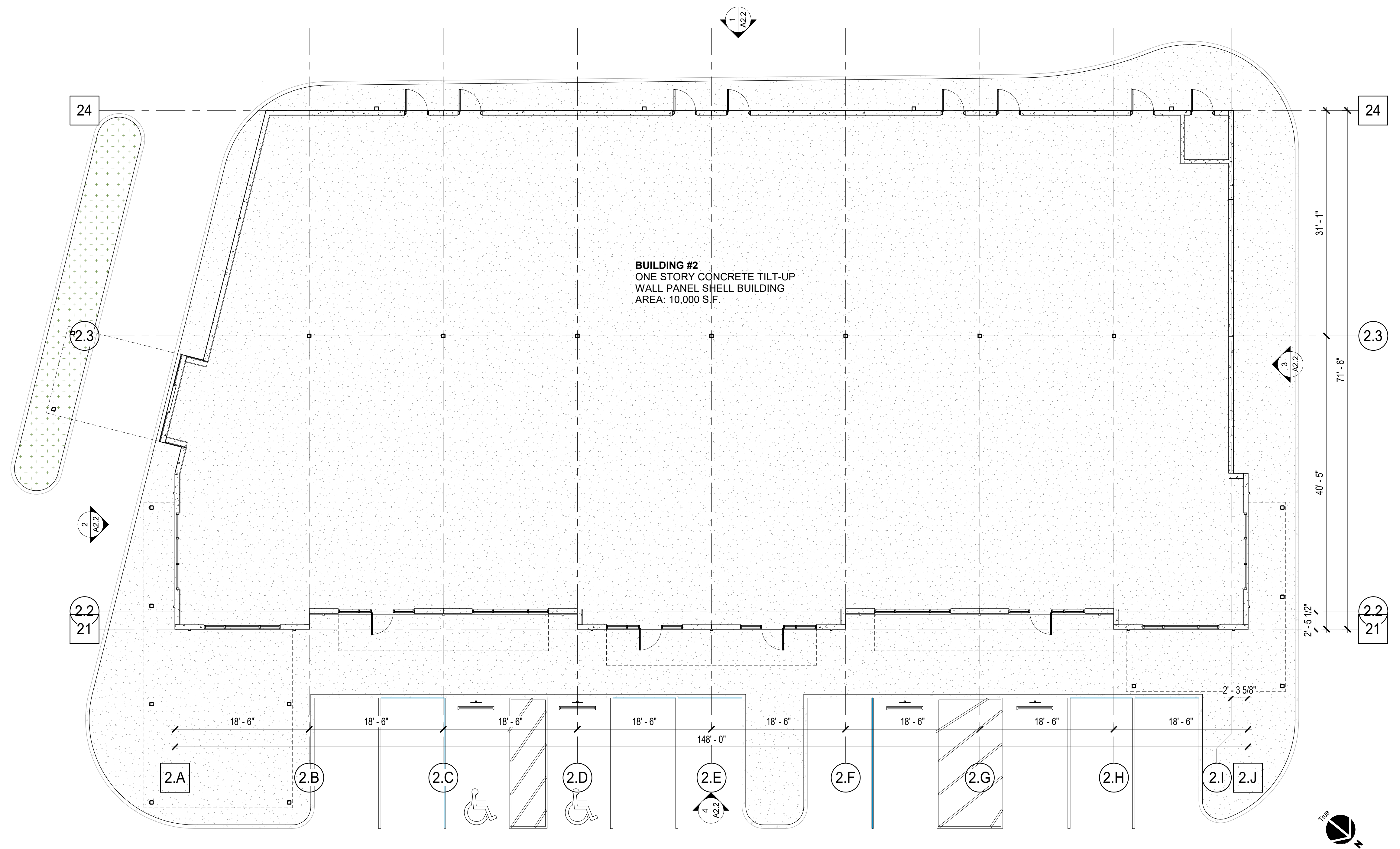
5 SE ELEVATION - Callout 1
SCALE: 1" = 10'-0"



6 SE ELEVATION - Callout 2
SCALE: 1" = 10'-0"







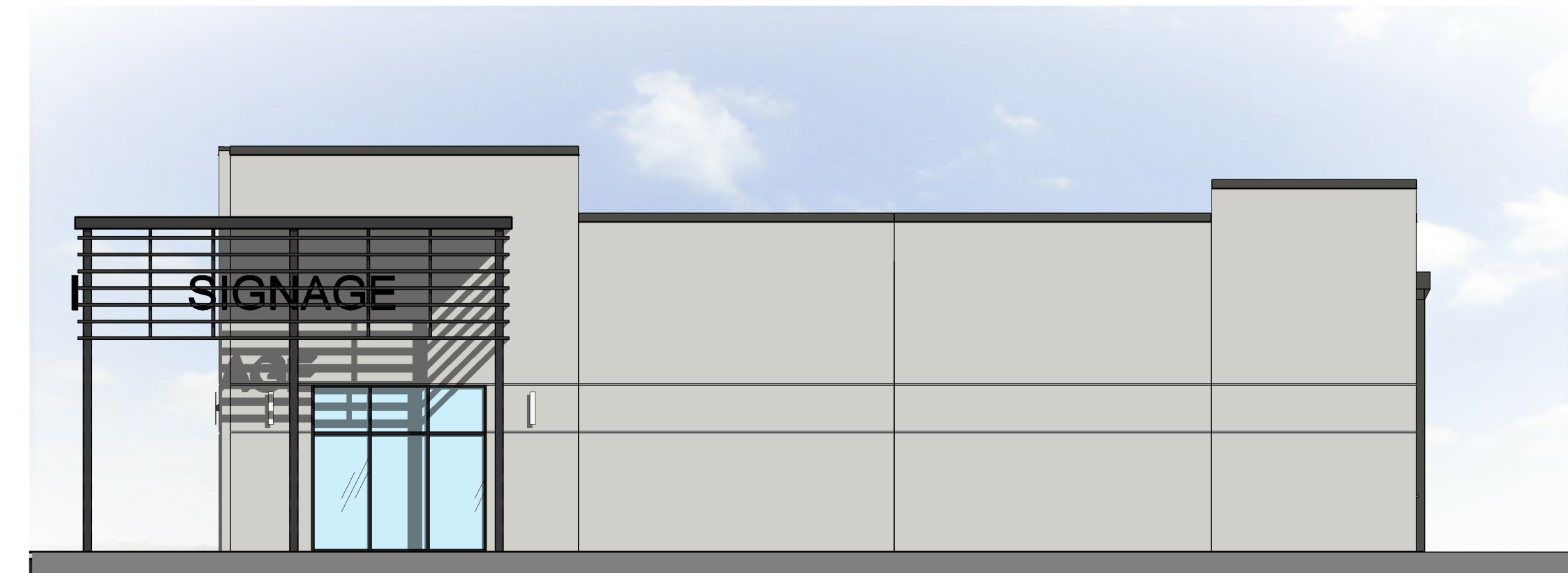
1 FLOOR PLAN
SCALE: 1/8" = 1'-0"



1 EAST ELEVATION
SCALE: 1/8" = 1'-0"



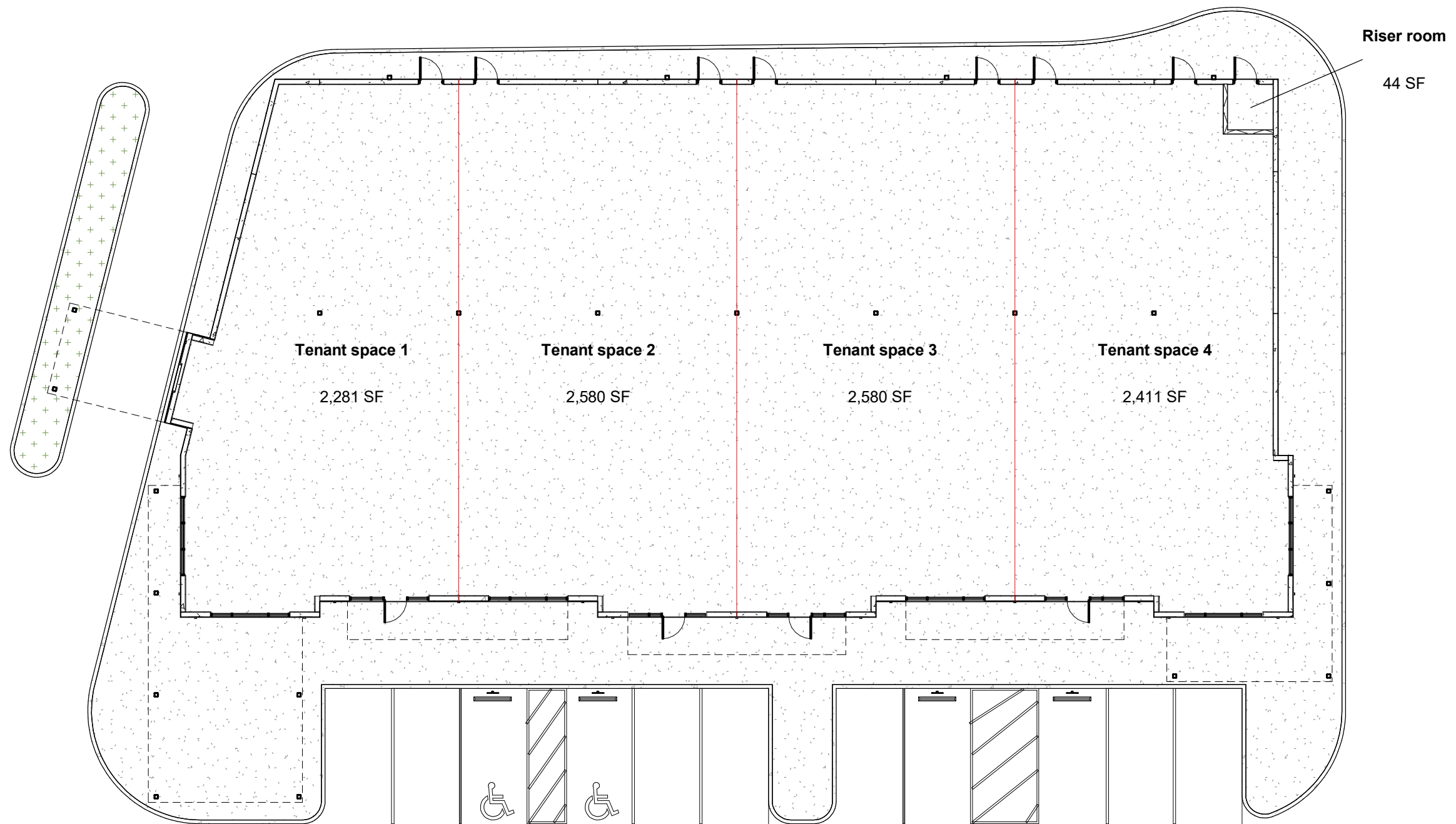
2 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



3 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



4 NORTH-EAST ELEVATION
SCALE: 1/8" = 1'-0"



BUILDING #1

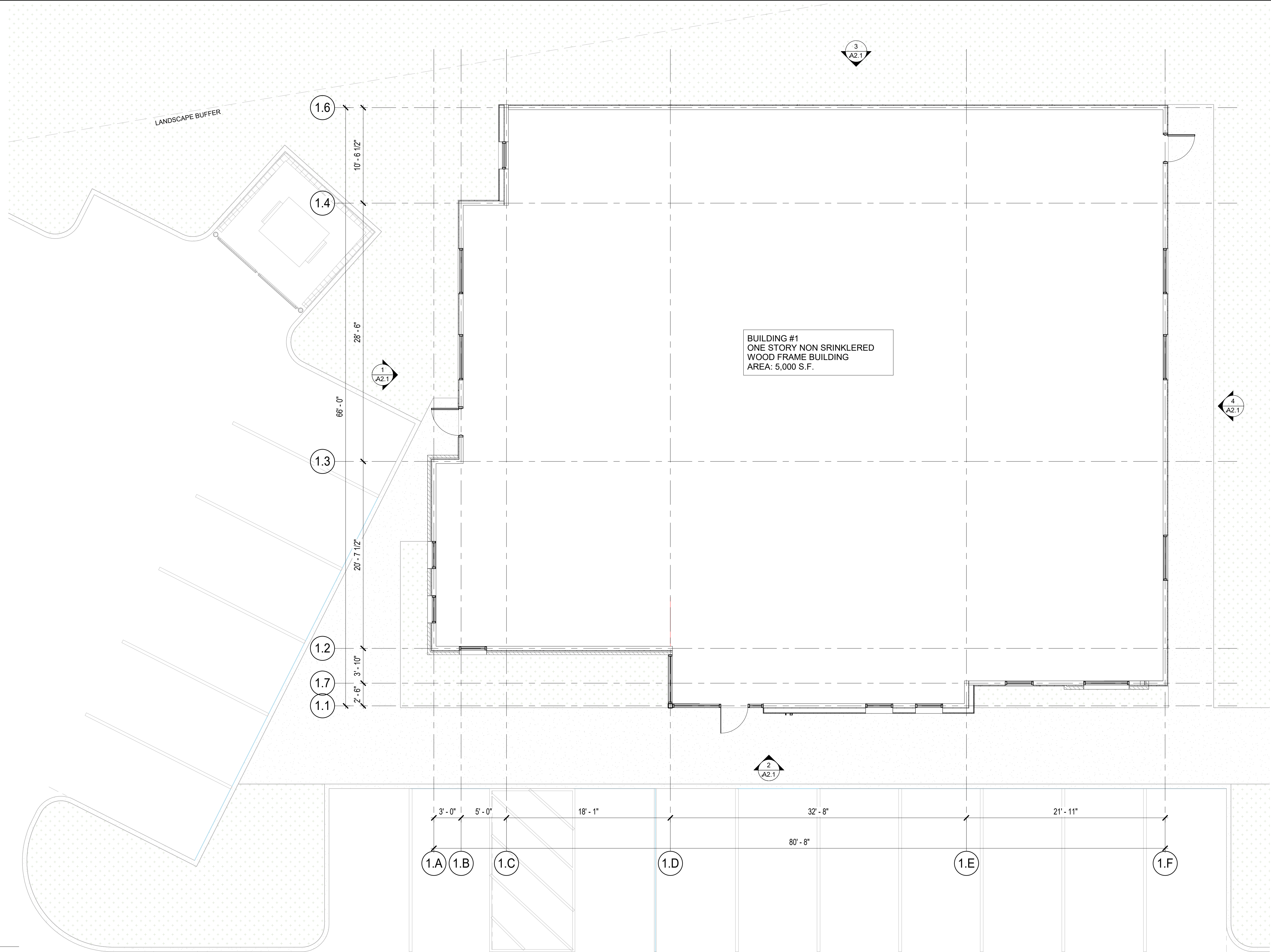


BUILDING #2

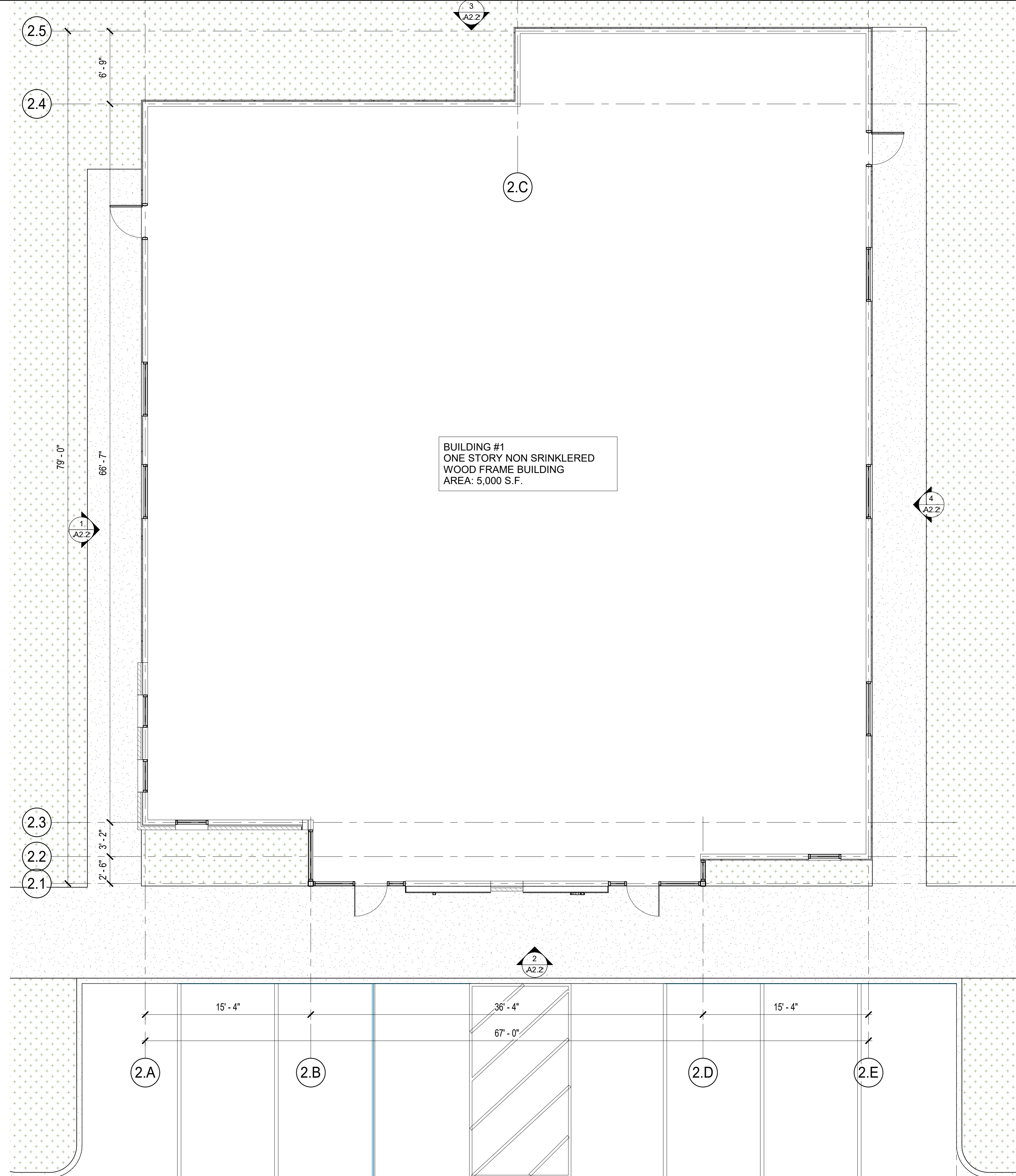


BUILDING #3





1 FLOOR PLAN
SCALE: 3/16" = 1'-0"



1 FLOOR PLAN
SCALE: 3/16" = 1'-0"

ECKHARDT ROAD GARDEN OFFICES

IH-35 and Eckhardt Road
Schertz, Texas

BUILDING #2 - SCHEMATIC FLOOR PLAN

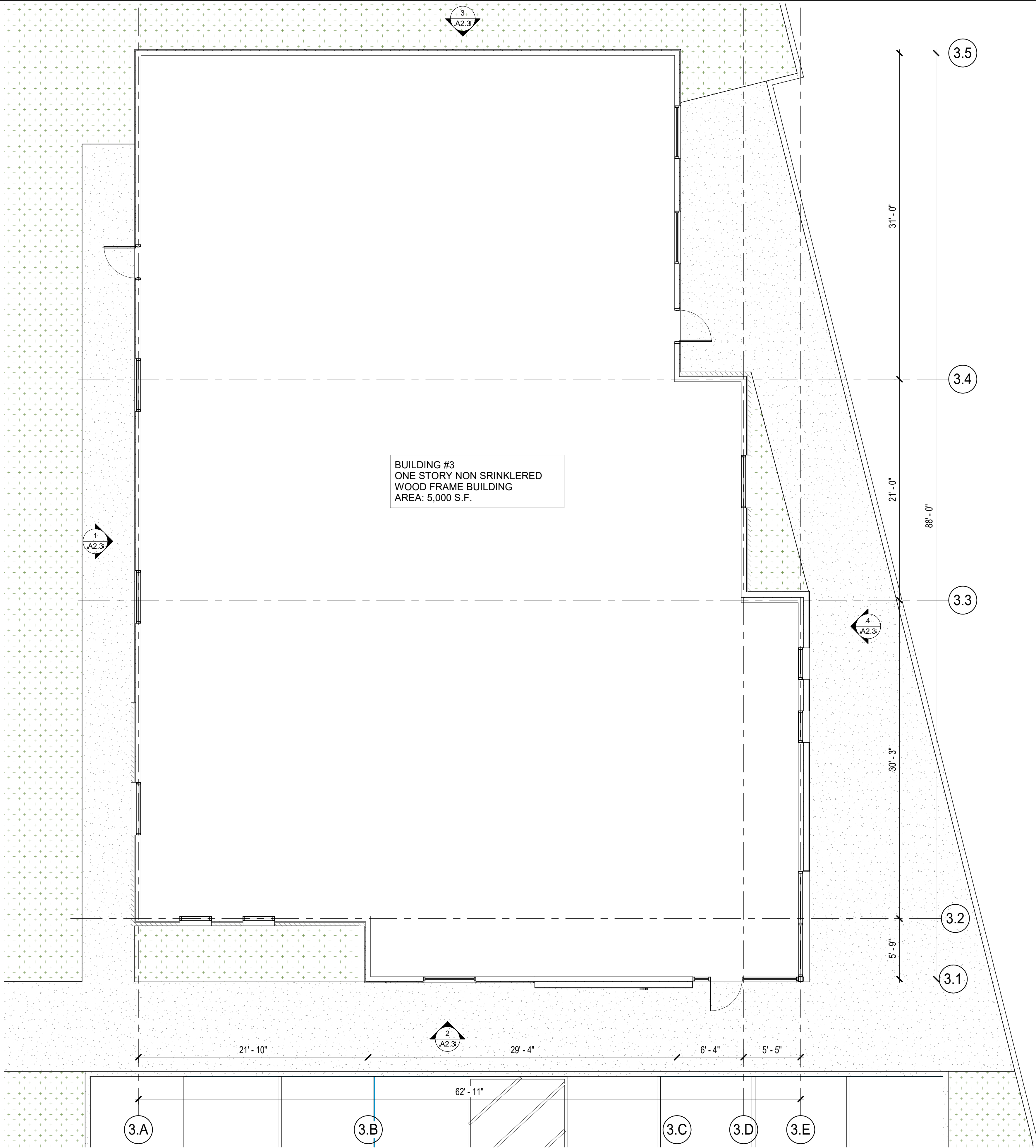
project #: 22.200

05.23.23

A1.2

1 FLOOR PLAN BLDG #3

SCALE: 3/16" = 1'-0"



6122 DEZAVALA RD.
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ECKHARDT ROAD GARDEN OFFICES

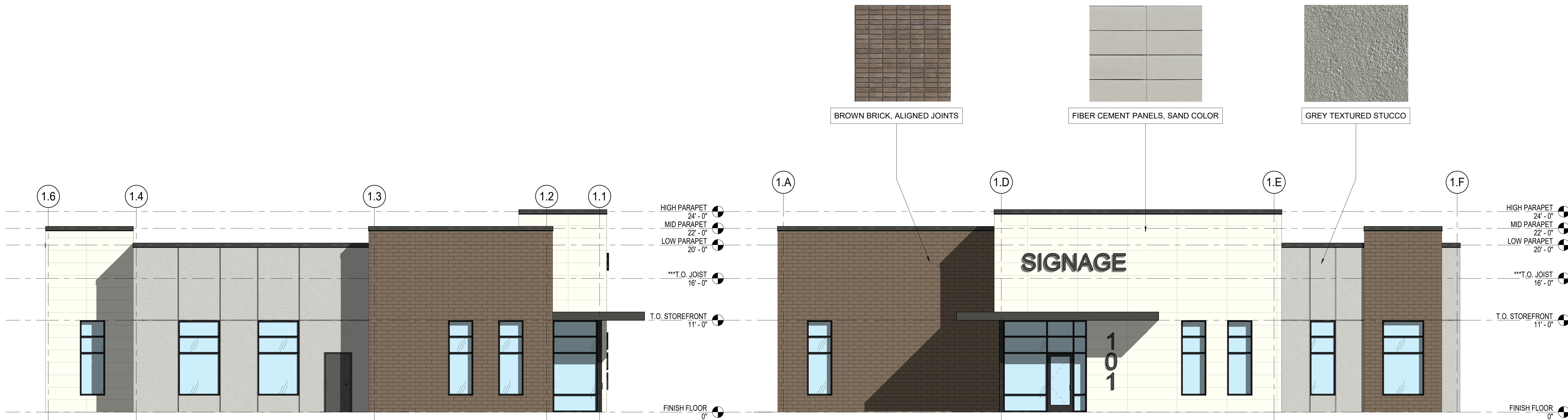
IH-35 and Eckhardt Road
Schertz, Texas

BUILDING #3 - SCHEMATIC FLOOR PLAN

project #: 22.200

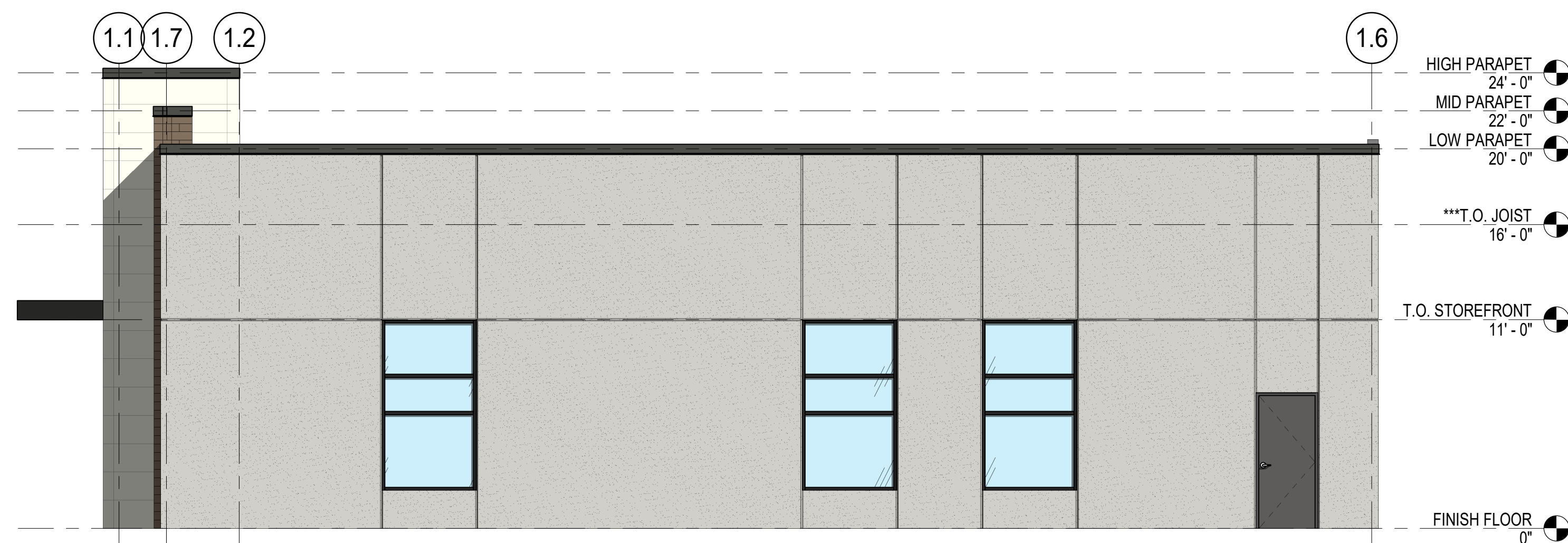
05.23.23

A1.3



1 NORTH-EAST ELEVATION
SCALE: 3/16" = 1'-0"

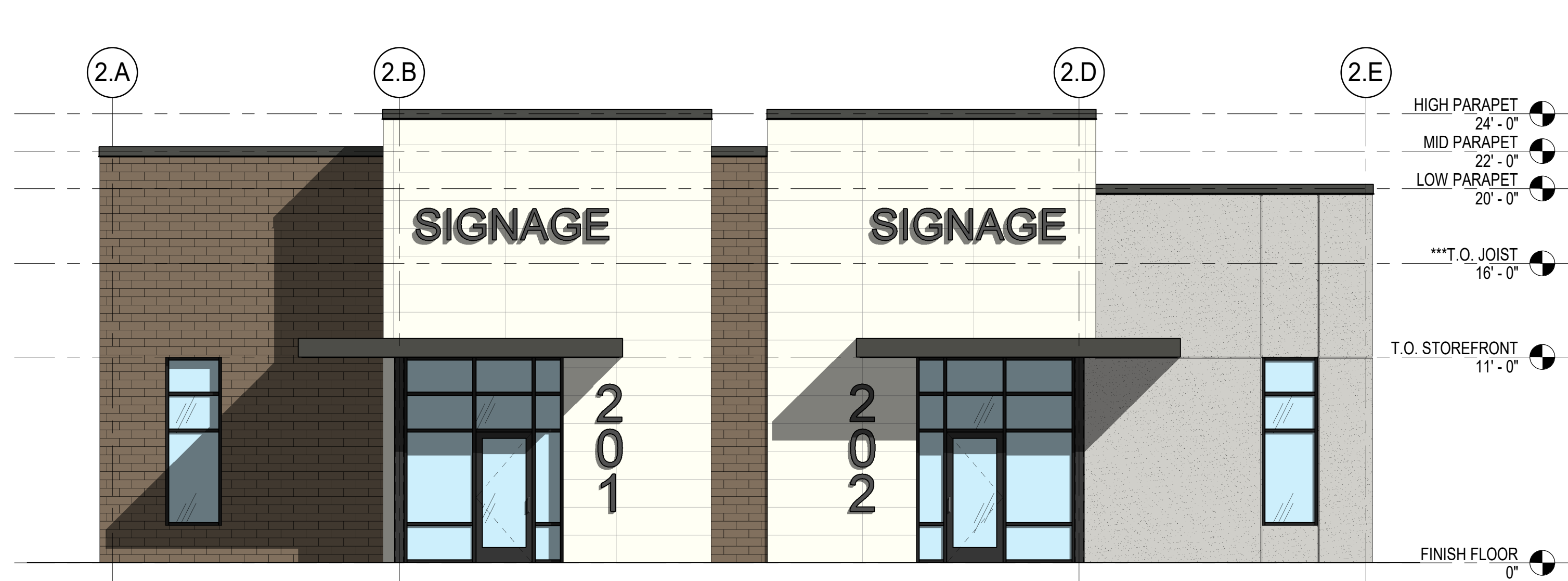
2 NORTH-WEST ELEVATION
SCALE: 3/16" = 1'-0"



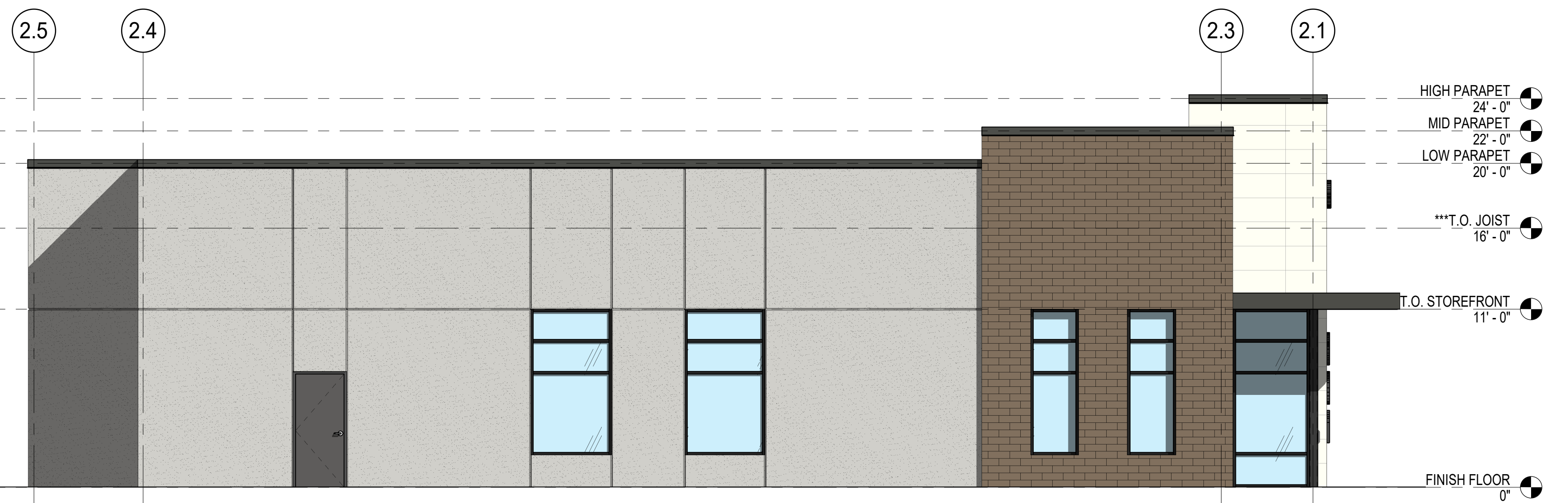
4 SOUTH-WEST ELEVATION
SCALE: 3/16" = 1'-0"



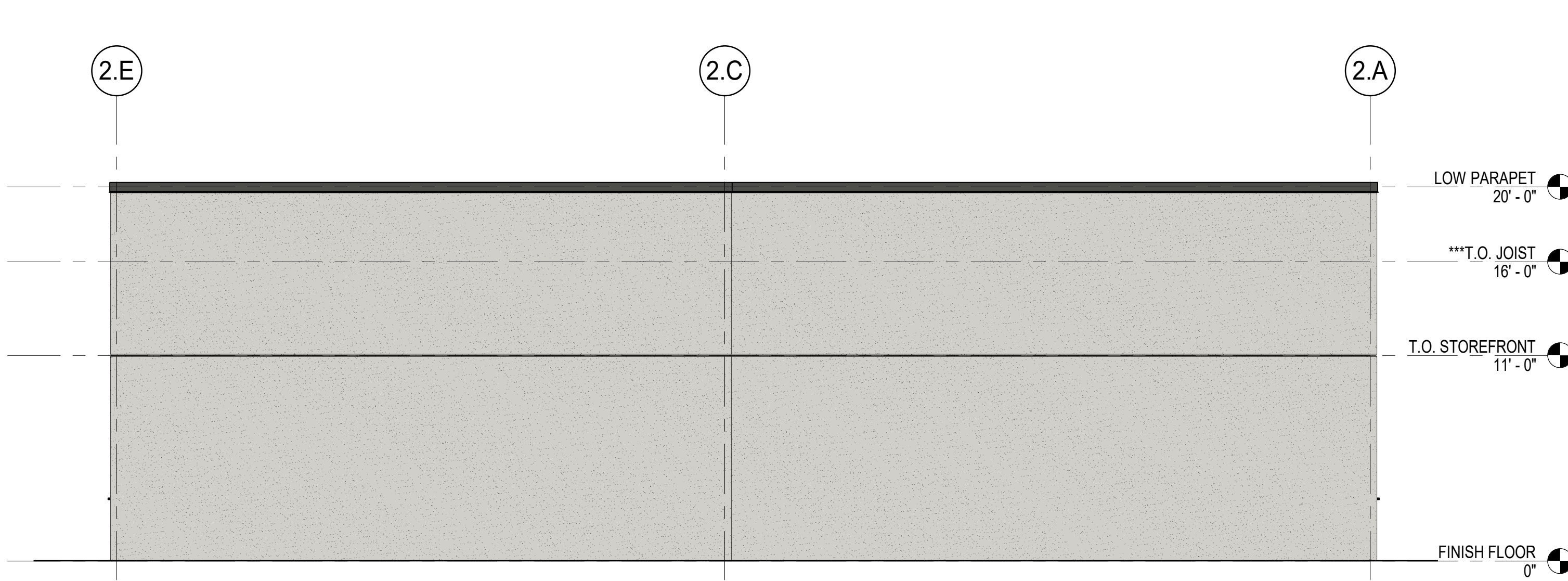
3 SOUTH-EAST ELEVATION
SCALE: 3/16" = 1'-0"



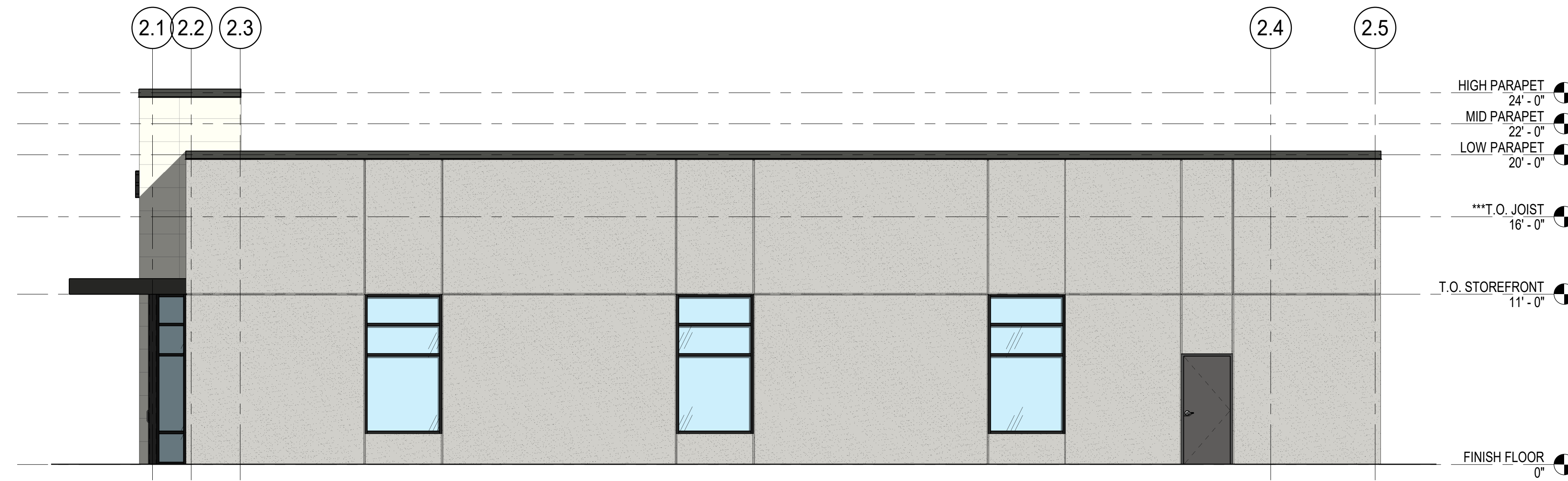
2 NORTH-WEST ELEVATION
SCALE: 3/16" = 1'-0"



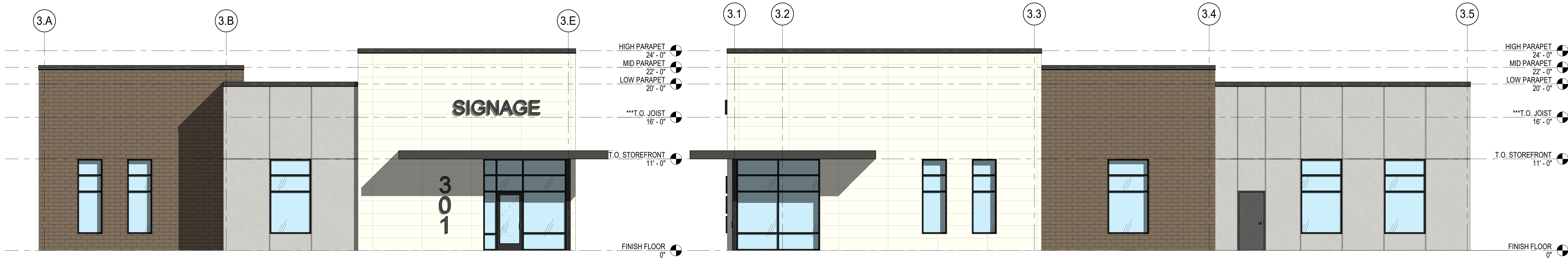
1 NORTH-EAST ELEVATION
SCALE: 3/16" = 1'-0"



3 SOUTH-EAST ELEVATION
SCALE: 3/16" = 1'-0"

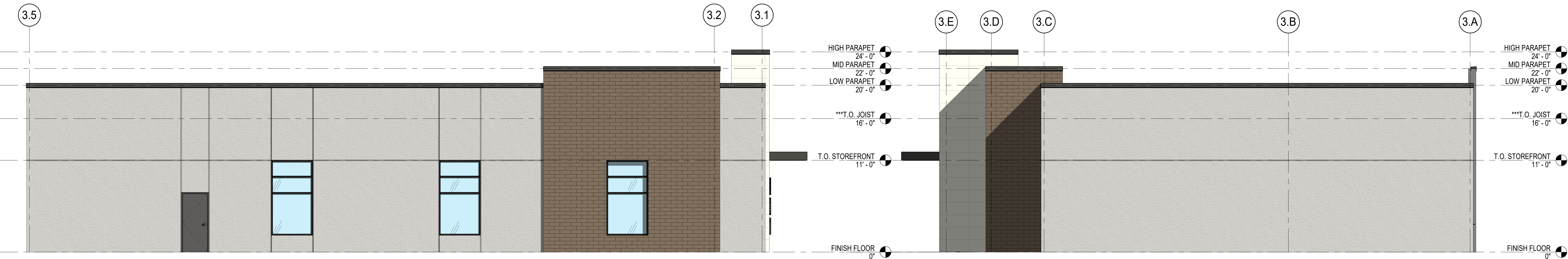


4 SOUTH-WEST ELEVATION
SCALE: 3/16" = 1'-0"



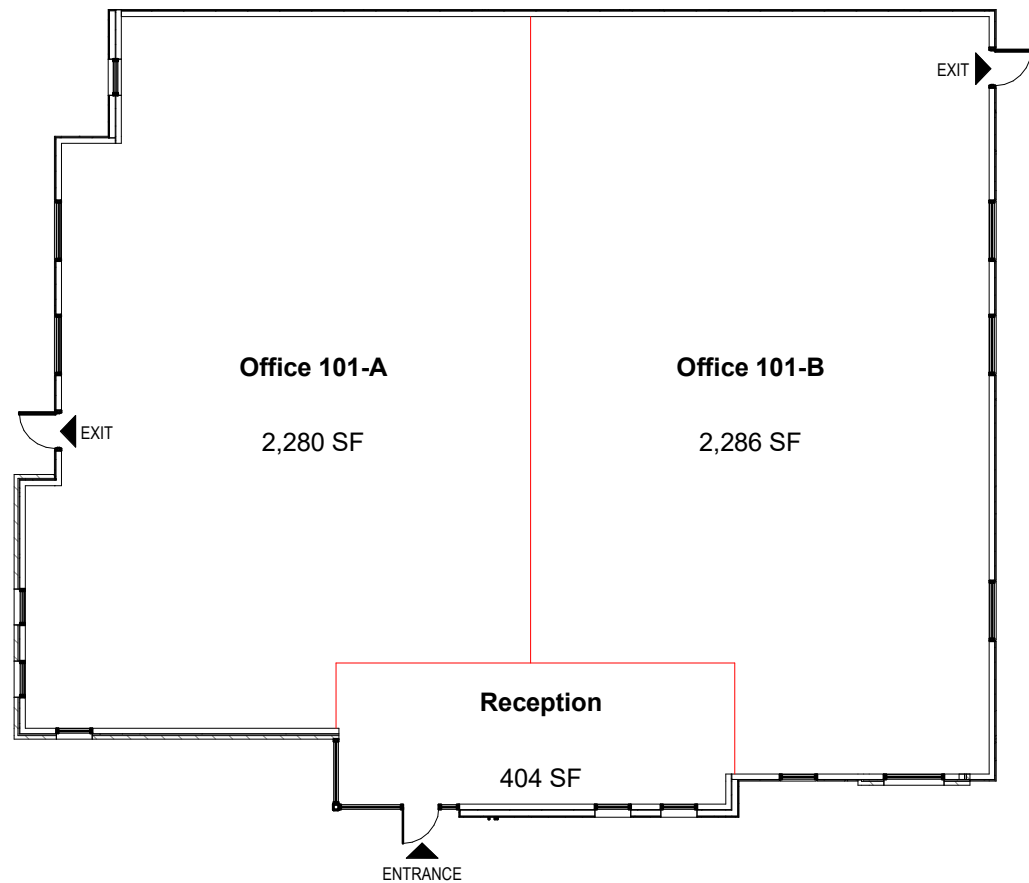
2 NORTH-WEST ELEVATION
SCALE: 3/16" = 1'-0"

4 SOUTH-WEST ELEVATION
SCALE: 3/16" = 1'-0"

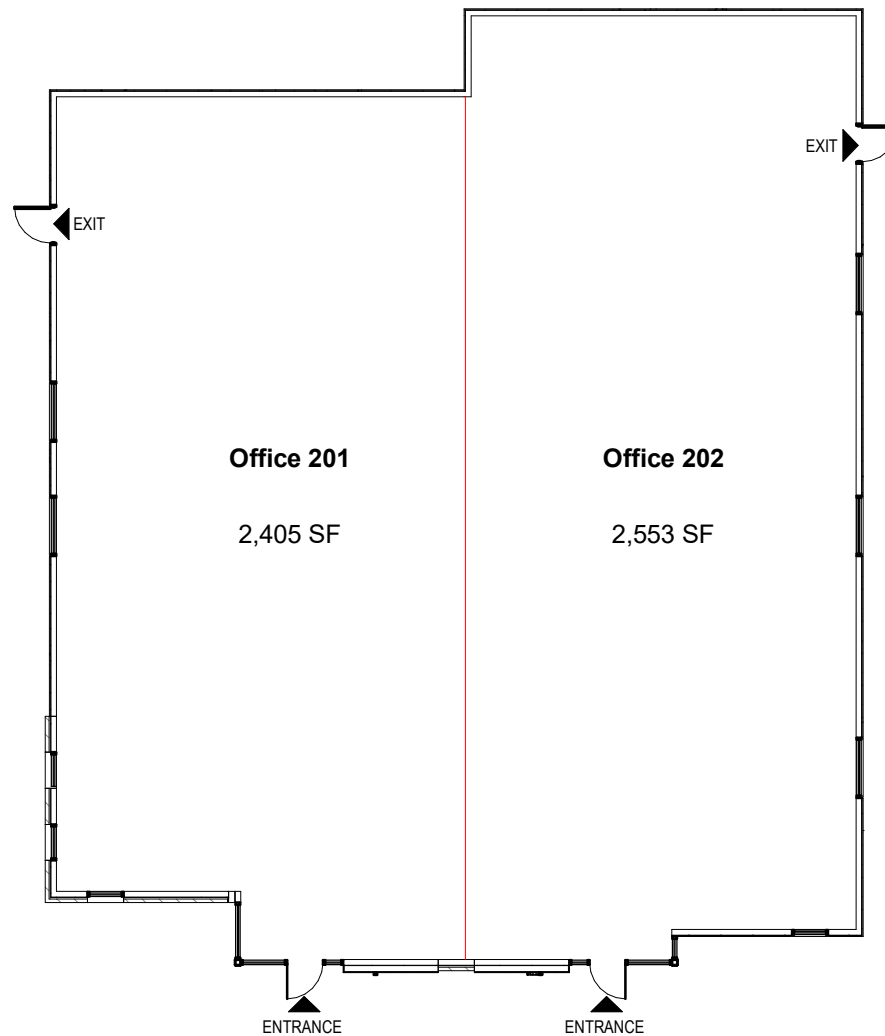


1 NORTH-EAST ELEVATION
SCALE: 3/16" = 1'-0"

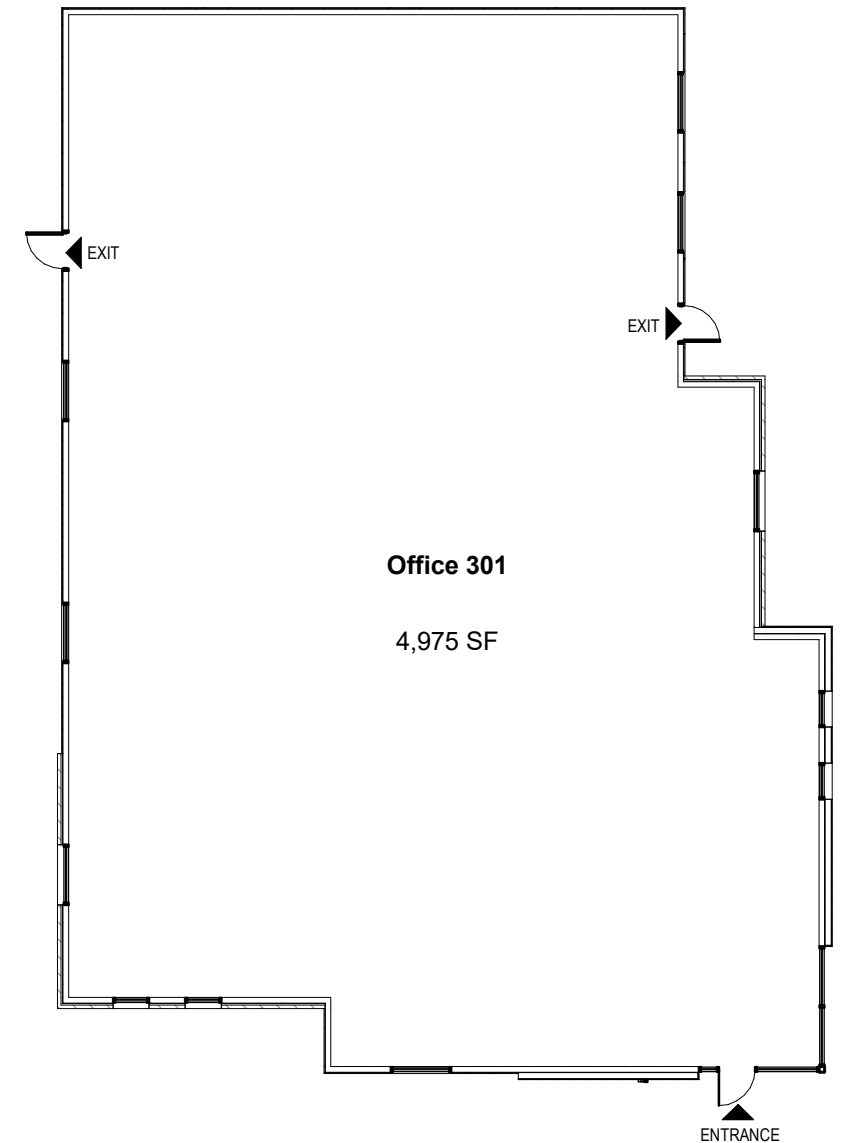
3 SOUTH-EAST ELEVATION
SCALE: 3/16" = 1'-0"



BUILDING #1



BUILDING #2



BUILDING #3

LOD PROPOSALS

SCALE: 1/16" = 1'-0"



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LEASE OUTLINE DRAWING

project #: 22.200

05.23.23

LOD