



± 19.834 AC COMMERCIAL LAND TRACT

18780 I-35 N | Schertz, TX 78154



5 LOTS
TOTAL: ± 19.834 AC

FOR SALE

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LOCATION

Property is located off I-35 N at Weidersten Rd in Schertz, Texas.

DESCRIPTION

An extremely rare commercial parcel at ± **19.834 AC** conveniently located off I-35.

ZONING

(R-A) Single-family Residential/Agricultural, **City of Schertz**

HIGHLIGHTS

- PRIME LOCATION
- Additional, income generating assets (Cell tower & billboard)
- Outstanding visibility
- Conveniently located off I-35
- Excellent traffic counts and demographics
- Next to Belmont Residential (Population Density of ±3,000)
- Close proximity to prominent retailers
- Conveniently situated next to two major entertainment centers: Santikos Cibolo and EVO entertainment.

PRICING

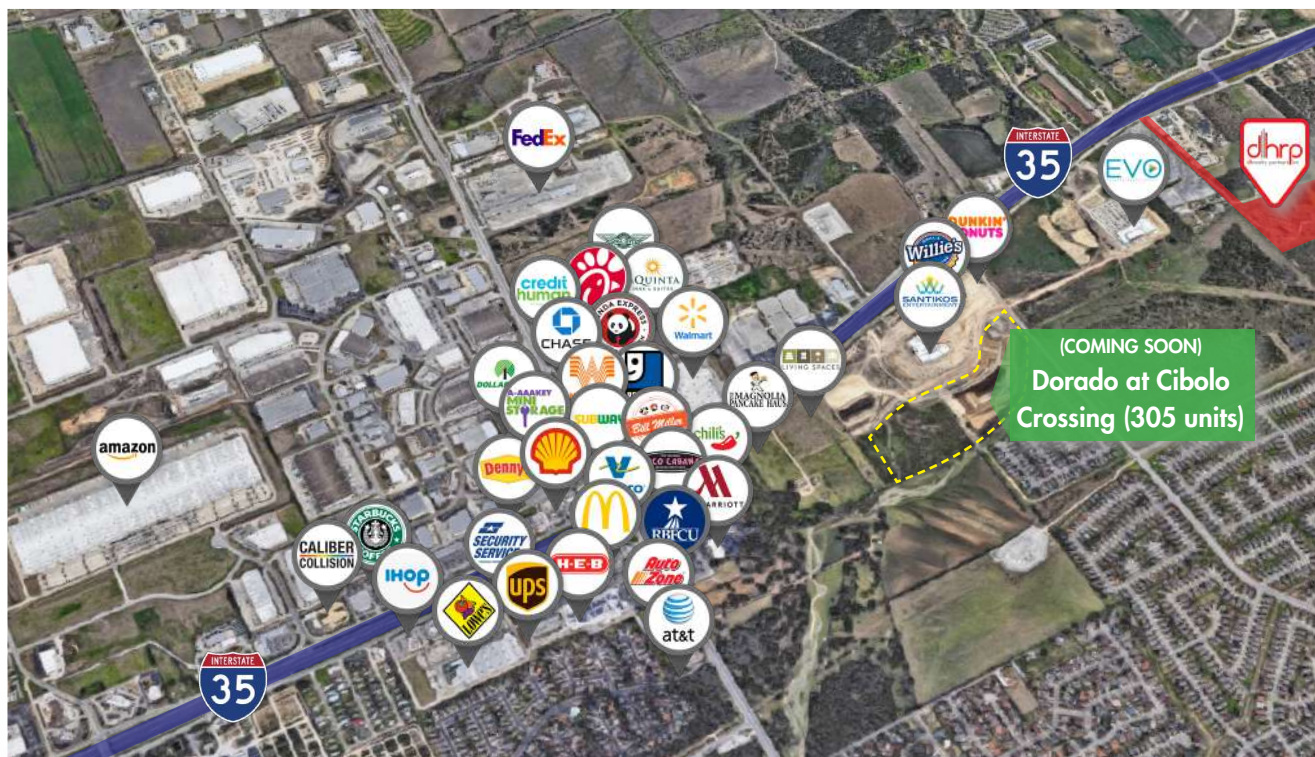
\$2,591,906.00

The information herein was obtained from sources deemed reliable; however, DH Realty Partners, Inc. makes no guarantees, warranties, or representations as to the completeness of accuracy thereof. The presentation of this property is submitted subject to errors, omissions, changes of price, prior to sale or lease, or withdrawal without notice. All Floor plans, property lines, areas, and dimensions are approximate and for illustration purposes only. DHRP | DH Realty Partners, Inc. ©2023. A Texas Corporation.

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AERIAL MAP



POINTS OF INTEREST

- Amazon SAT1
- A-AAKey Mini Storage
- AT&T
- AutoZone
- Bill Miller Bar-B-Q
- Chase Bank
- Chick-Fil-A
- Chili's Grill
- Credit Human
- Denny's
- Dollar Tree
- Dunkin' **NEW**
- EVO
- Entertainment **NEW**
- FedEx
- Goodwill
- H-E-B Plus
- IHOP
- La Quinta Inn
- Living Spaces **NEW**
- Lowe's
- The Magnolia Pancake Haus **NEW**
- Marriott Inn
- McDonald's
- Panda Express
- RBFCU
- Retama Park
- Santikos Entertainment
- Security Service
- Shell
- Starbucks
- Taco Cabana
- The Forum
- UPS
- Valero
- Walmart
- Whataburger
- Willie's Grill and Icehouse **NEW**
- Wingstop

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AERIAL MAP



DH Realty Partners, Inc. Recommends that Prospective Buyer(s) take the following actions:

1. Consult with an Engineer to verify the location, accessibility and capacity of all the property's utilities.
2. Obtain an Environmental Site Assessment; and
3. Purchase a written Zoning Verification Letter from the appropriate Governmental Authority

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SURVEY



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AREA RETAIL GROWTH

RETAIL OVERVIEW

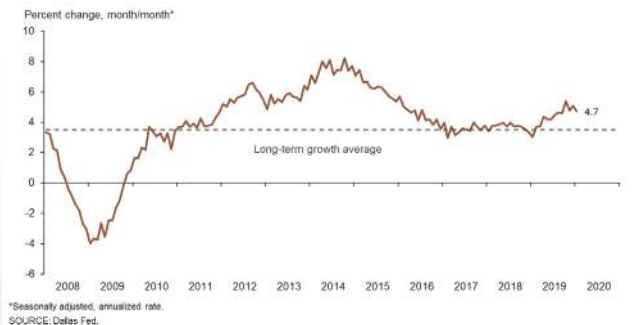
Schertz and the northeast region, which occupies the stretch of Interstate 35 connecting San Antonio and Austin, is witnessing a surge of retail growth. EVO Entertainment Group opened their latest state of the art 73,000 square foot entertainment complex in Schertz. Another theater development, owned by Santikos Entertainment, opened soon after.

These entertainment destinations follow in the footsteps of Swedish furniture giant IKEA, which opened its newest location down the road in February 2019. IKEA's decision to locate its 289,000 square foot facility in the area was strategic, allowing it to draw consumer markets in San Antonio, south Texas, and northern Mexico. These recent openings indicate the robust health of the Schertz area retail market.

ADVANTAGES

Retailers desiring a presence in this expansive region have embraced Schertz as a lower cost alternative to San Antonio for several reasons:

- **Cost Savings:** Draw from the same workforce pool as San Antonio & lower taxes & operational costs;
- **Multi Market Access:** Invest in one location & access two major metros & emerging submarkets;
- **Mexico Access:** Enjoy the stability of the US market and the added benefit of international reach.



SAN ANTONIO GROWTH

EVO and IKEA are only a small portion of recently opened companies looking to capture market share from the area's growth. San Antonio is the 7th largest in the United States with over 1.5 million residents and the fastest growing, adding more than 65 people a day.

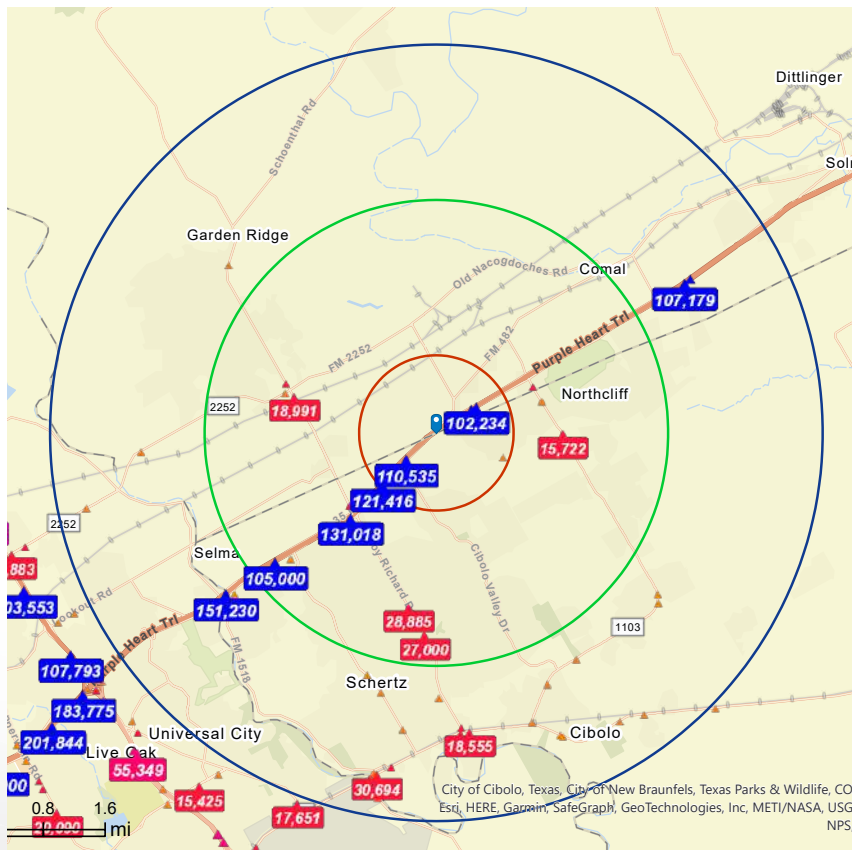
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LOCATION INFORMATION

TRAFFIC COUNTS



DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	6,918	54,719	99,282
Median Age	33.7	36.2	37.3
Avg Household Size	3.2	3.1	2.9
Median Household Income	\$114,920	\$112,831	\$105,246

Source: ESRI, 2023



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HAZARDOUS MATERIAL DISCLOSURE

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.

ADA DISCLOSURE

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.

FLOOD PLAIN INFORMATION DISCLOSURE

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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Information About Brokerage Services

11/2/2015



Information About Brokerage Services

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

DH Realty Partners, Inc.	147342	www.dhrp.us	(210)222-2424
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Primary Assumed Business Name			
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John Cannon, CCIM	618616	cannon@dhrp.us	(210)222-2424
Licensed Supervisor of Sales Agent/	License No.	Email	Phone
Associate			
Darrell Keller, CCIM	642154	dkeller@dhrp.us	(210)222-2424
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials Date

Regulated by the Texas Real Estate Commission
TXR-2501

Information available at www.trec.texas.gov
IABS 1-0 Date

DH Realty Partners, Inc. 801 N Saint Mary's St San Antonio, TX 78205
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