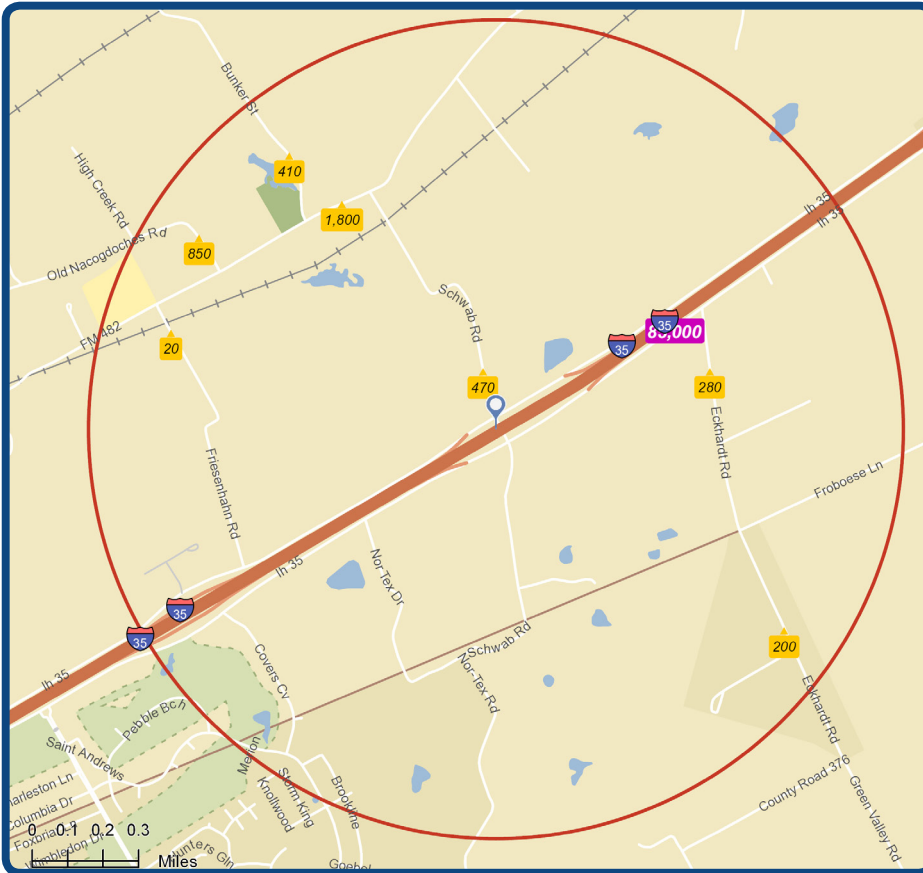


±113 ACRES FOR SALE

Prime Location For Sale

Along IH-35 Between Engle & Schwab Road

Traffic Counts - 85,000 CPD on IH-35/Schwab Rd



Demographic Report

	1 Mile	3 Mile	5 Mile
Population	374	10,339	36,506
Households	126	3,612	12,100
Families	97	2,850	9,848
Average Household Size	2.96	2.86	3.00
Owner Occupied Housing Units	88	2,949	9,864
Renter Occupied Housing Units	39	664	2,236
Median Age	32.2	33.1	34.2
Trends: 2011 - 2016 Annual Rate	State	State	State
Population	1.51%	1.51%	1.51%
Households	1.52%	1.52%	1.52%
Families	1.44%	1.44%	1.44%
Owner HHs	1.82%	1.82%	1.82%
Median Household Income	3.18%	3.18%	3.18%

- ±113 Acres
- Backs up to FM 482
- Price: \$1.00 PSF
- Located on the Schertz and New Braunfels border line
- Approx. 1500 feet of IH-35 frontage
- Ag exempt status via cattle lease
- Leased residence on property
- Billboard lease
- Currently zoned commercial business

Secor One
COMMERCIAL GROUP

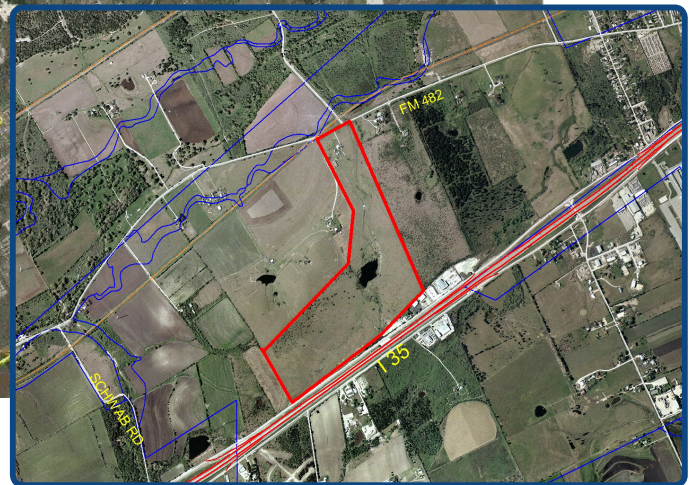
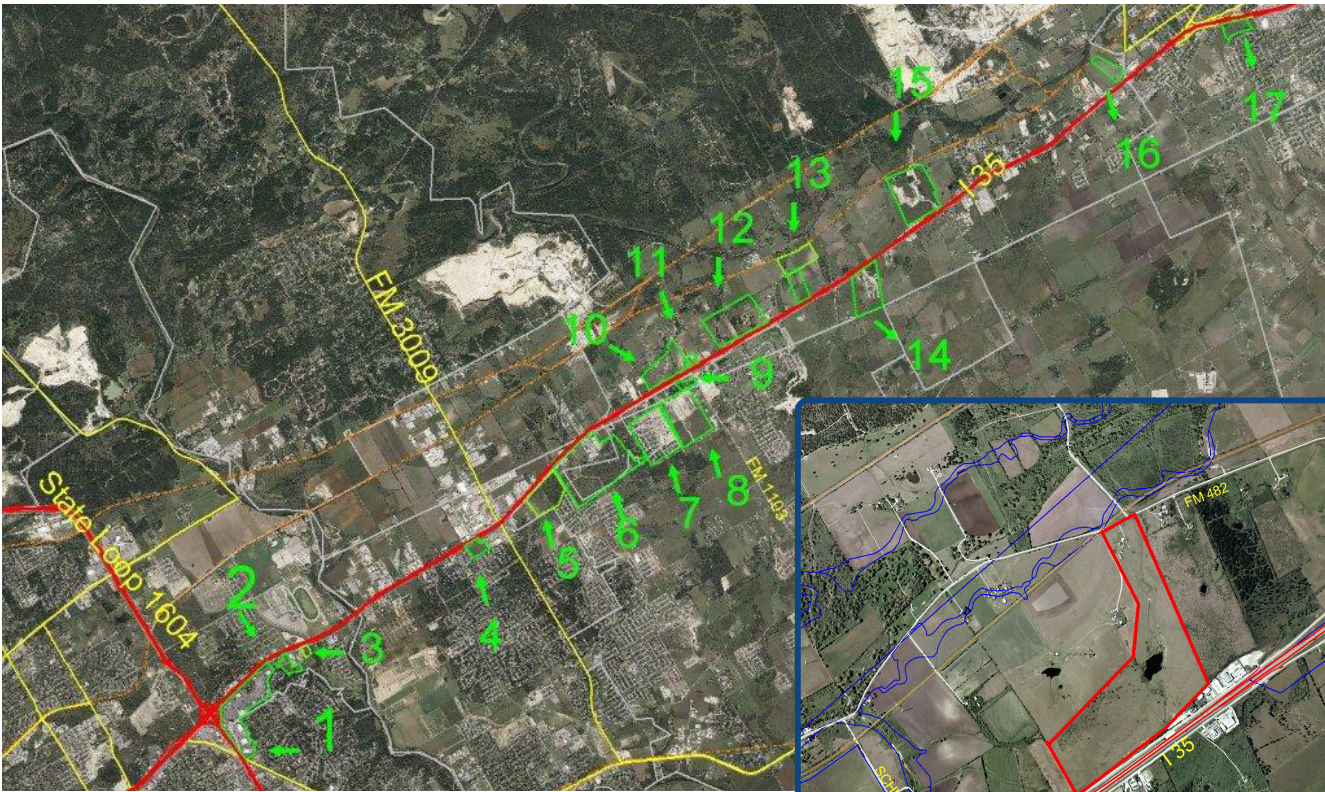
For More
Information:

Ginger Unger, CCIM

Phone: 210.710.3852

gunger@secorone.com

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IH-35 Corridor Map Legend

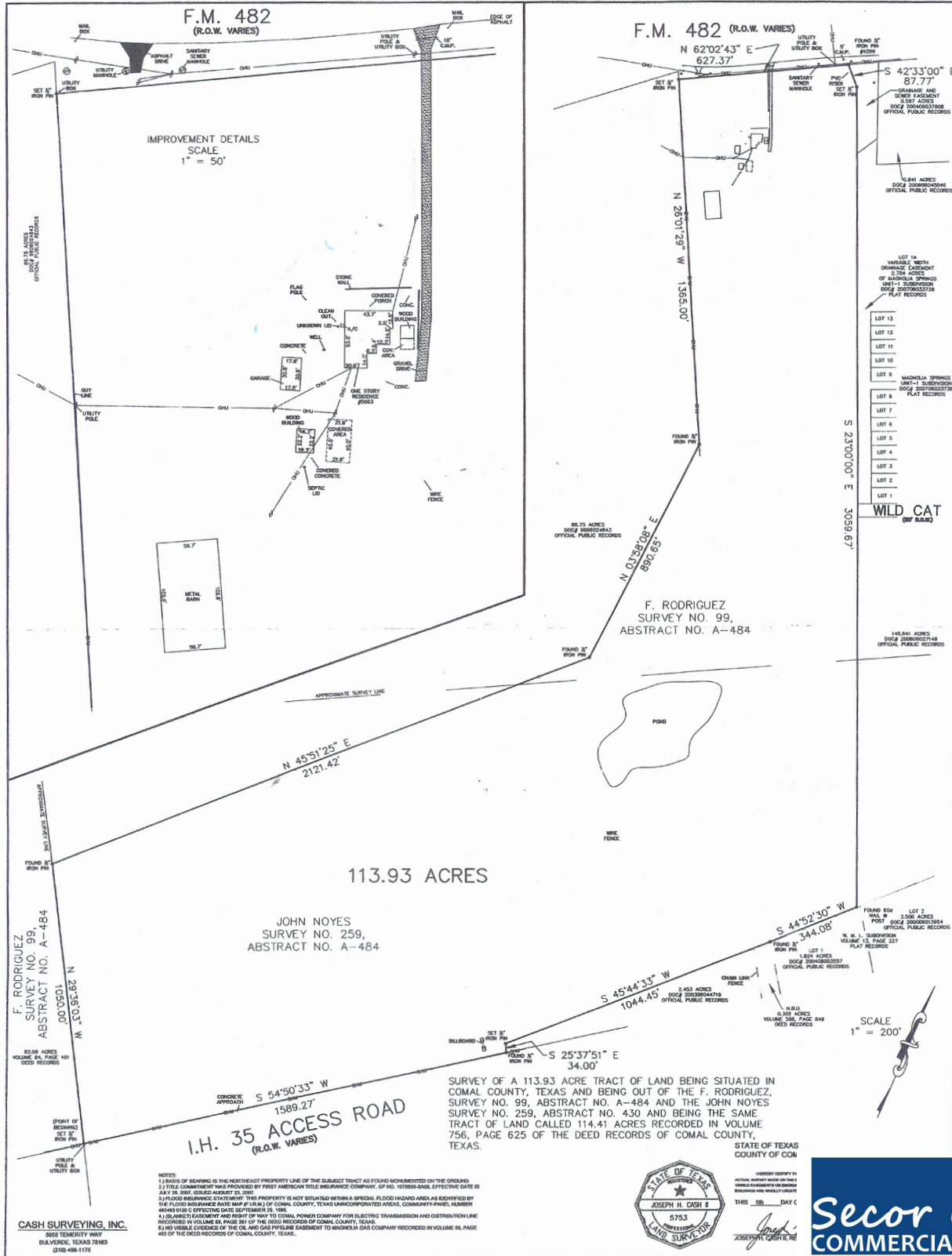
- | | |
|---|---|
| <ol style="list-style-type: none"> 1. The Forum: Over 1.2 million square feet of retail space 2. Planned Costco 3. Planned Furniture Row 4. Planned Lowe's Home Improvement 5. 80 acre Mixed-Use Joint-Venture between Brad Galo and Barshop & Oles 6. Forbes Tract; 200 acres; listed by Kit Corbin with Grubb & Ellis; 828-5050; \$3.00 per square foot 7. Belmont Park; 576 lot community by America's Favorite Builder DR Horton 8. Riata; 584 planned lots 9. Pad sites for lease; Walgreens and an un-named bank have signed letters of intent 10. 80 acre site; listed by Nick Prater with 4M Realty; 342-4242; it is rumored that Target has the contract on it | <ol style="list-style-type: none"> 11. Future site of Randolph Brooks Federal Credit Union 12. 121 acres; by Kit Corbin with Grubb & Ellis; 828-5050; \$1.50 per square foot 13. Planned site for Lack's Distribution Center on the railroad frontage and Lack's commercial store on the IH-35 frontage 14. Tanglewood subdivision 15. Magnolia; 540 planned lots 16. Planned Pilot Truck Stop; with commercial pads on the IH-35 frontage 17. Planned Lowe's Home Improvement |
|---|---|



For More Information: Ginger Unger, CCIM • Phone: 210.710.3852 • gunger@secorone.com

This information has been secured from sources deemed to be reliable, but we made no representation on warranties expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk of any inaccuracies.

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