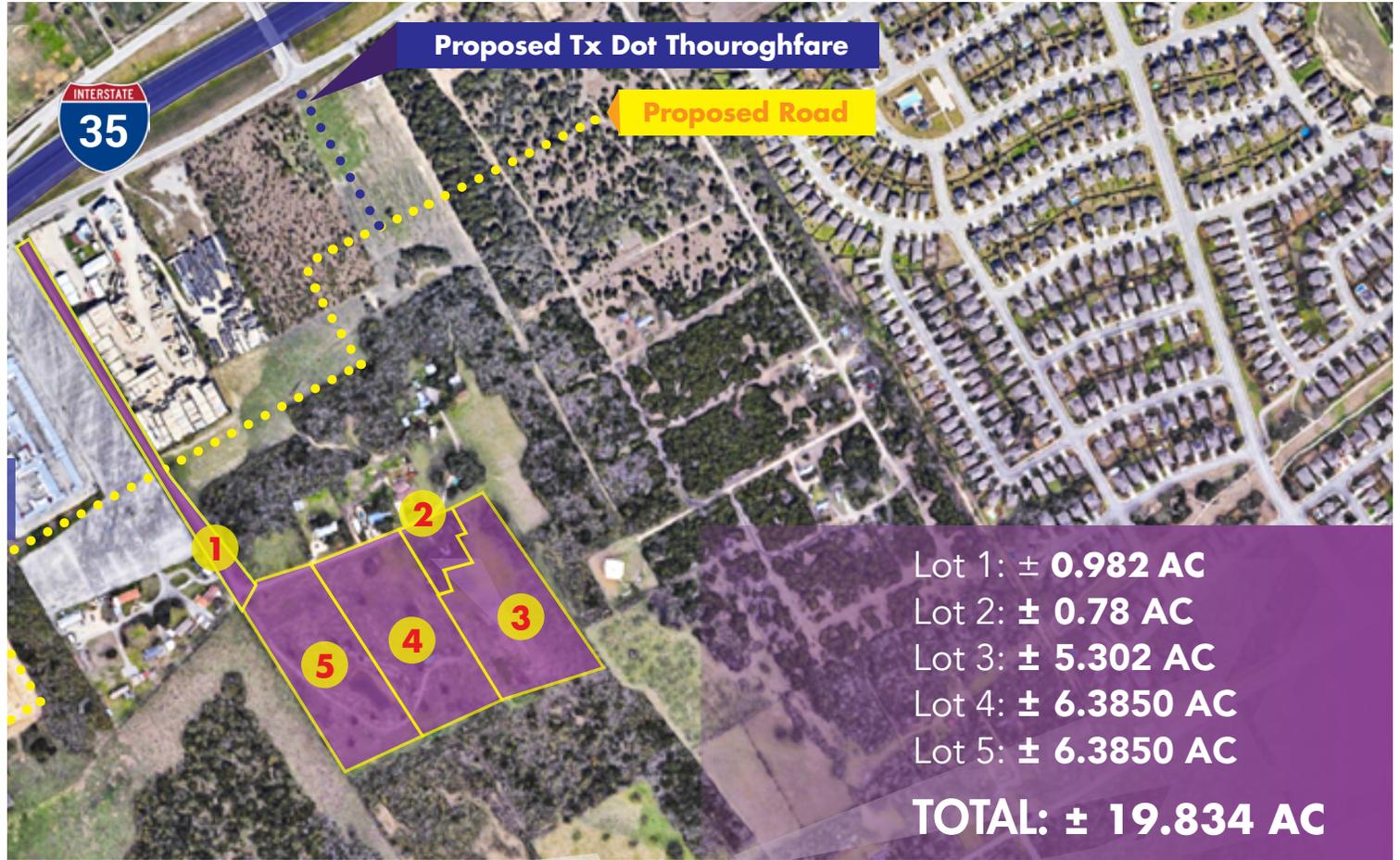


# ± 19.834 Acre Commercial Land Tract • 18780 Interstate-35 North

Schertz, Texas



Lot 1: ± **0.982 AC**  
 Lot 2: ± **0.78 AC**  
 Lot 3: ± **5.302 AC**  
 Lot 4: ± **6.3850 AC**  
 Lot 5: ± **6.3850 AC**

**TOTAL: ± 19.834 AC**

## SPACE AVAILABLE

± 19.834 Acres available

## TRAFFIC COUNTS

I-35 - 256,533 AADT

## CONTACT INFORMATION

### Schertz Economic Development Corporation (SEDC)

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### The Retail Coach, LLC

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 President

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## PROPERTY INFORMATION

- Extremely rare commercial parcel situated off of I-35
- Prime Location with Outstanding Visibility
- Excellent traffic counts and demographics
- Next to Belmont Residential (Population Density of ±3,000)
- Zoned General Business & Single-Family Residential/Agricultural

## QUICK FACTS

Population	Community	Retail Trade Area
2010	31,465	102,623
2022	43,283	142,541
2027	46,560	152,601
Income	Community	Retail Trade Area
Average HH	\$118,618	\$112,358
Median HH	\$100,485	\$92,796
Per Capita	\$42,091	\$40,716
Age	Community	Retail Trade Area
Median Age	38.90	37.95
Average Age	39.00	38.26

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