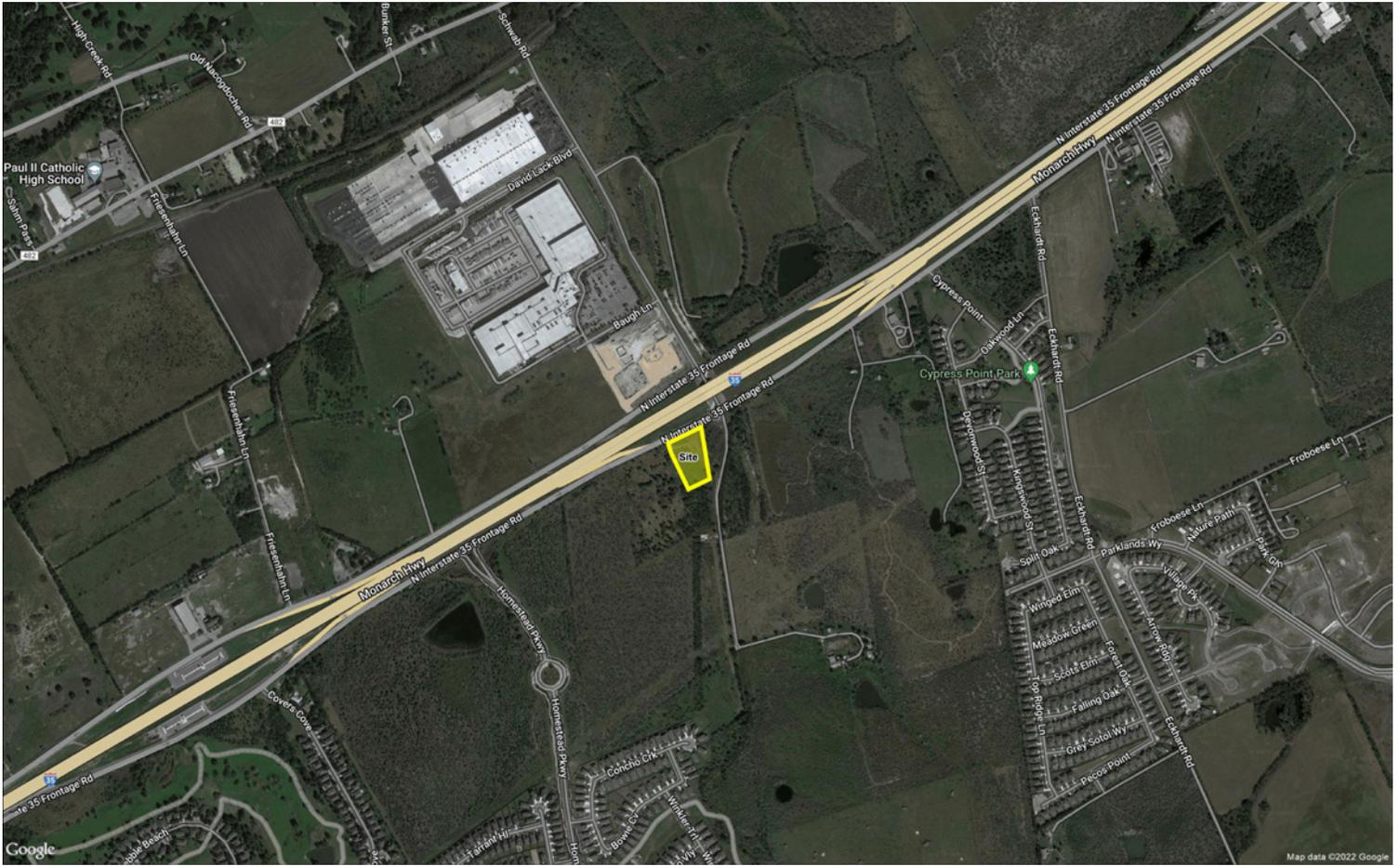


± 2.4 Acre Commercial Land Tract • Interstate 35 North & Schwab Schertz, Texas



SPACE AVAILABLE

± 2.4 Acres available

TRAFFIC COUNTS

I-35 - 114,169 AADT

CONTACT INFORMATION

Schertz Economic Development Corporation (SEDC)

1400 Schertz Parkway, Building 2
Schertz, Texas 78154
SchertzEDC.com

Scott Wayman

Executive Director
Office 210.619.1070
SWayman@Schertz.com

Holly Malish

Deputy Director
Office 210.619.1070
Direct 201.619.1072
Hmalish@Schertz.com

The Retail Coach, LLC

Aaron Farmer
President

Office 662.844.2155
Cell 662.231.0608
AFarmer@theretailcoach.net
www.TheRetailCoach.net

PROPERTY INFORMATION

- Great location off I-35 at Schwab Road
- Frontage to I-35
- Prime Location with Outstanding Visibility
- Excellent traffic counts and demographics
- Zoned General Business
- Across from Sysco Plant
- Near new Homestead Subdivision

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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