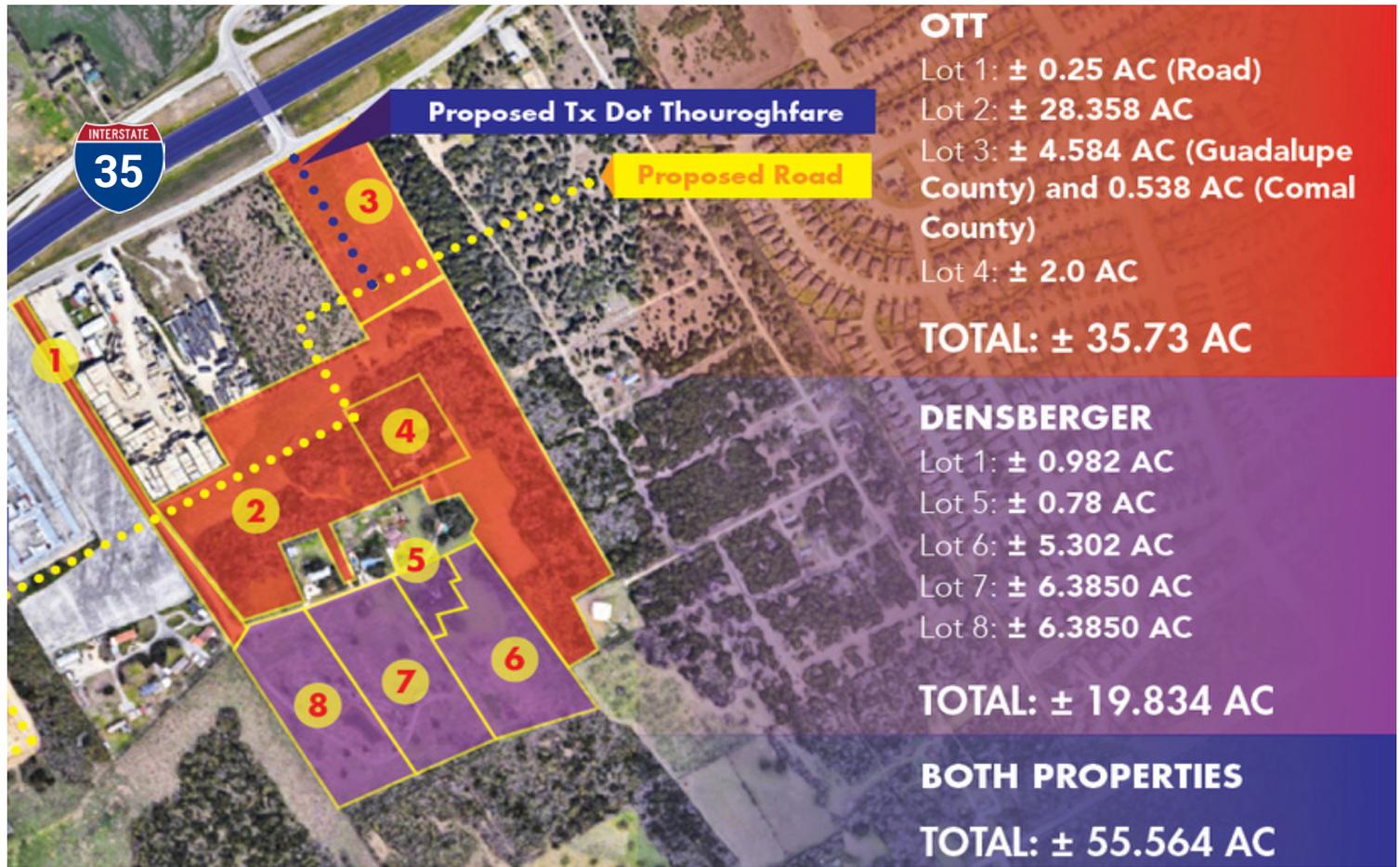


± 35 Acre Commercial Land Tract • I8780 Interstate-35 North

Schertz, Texas



SPACE AVAILABLE

± 35 Acres available

TRAFFIC COUNTS

I-35 - 256,533 AADT

CONTACT INFORMATION

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PROPERTY INFORMATION

- Extremely rare commercial parcel situated off of I-35
- Frontage with 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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