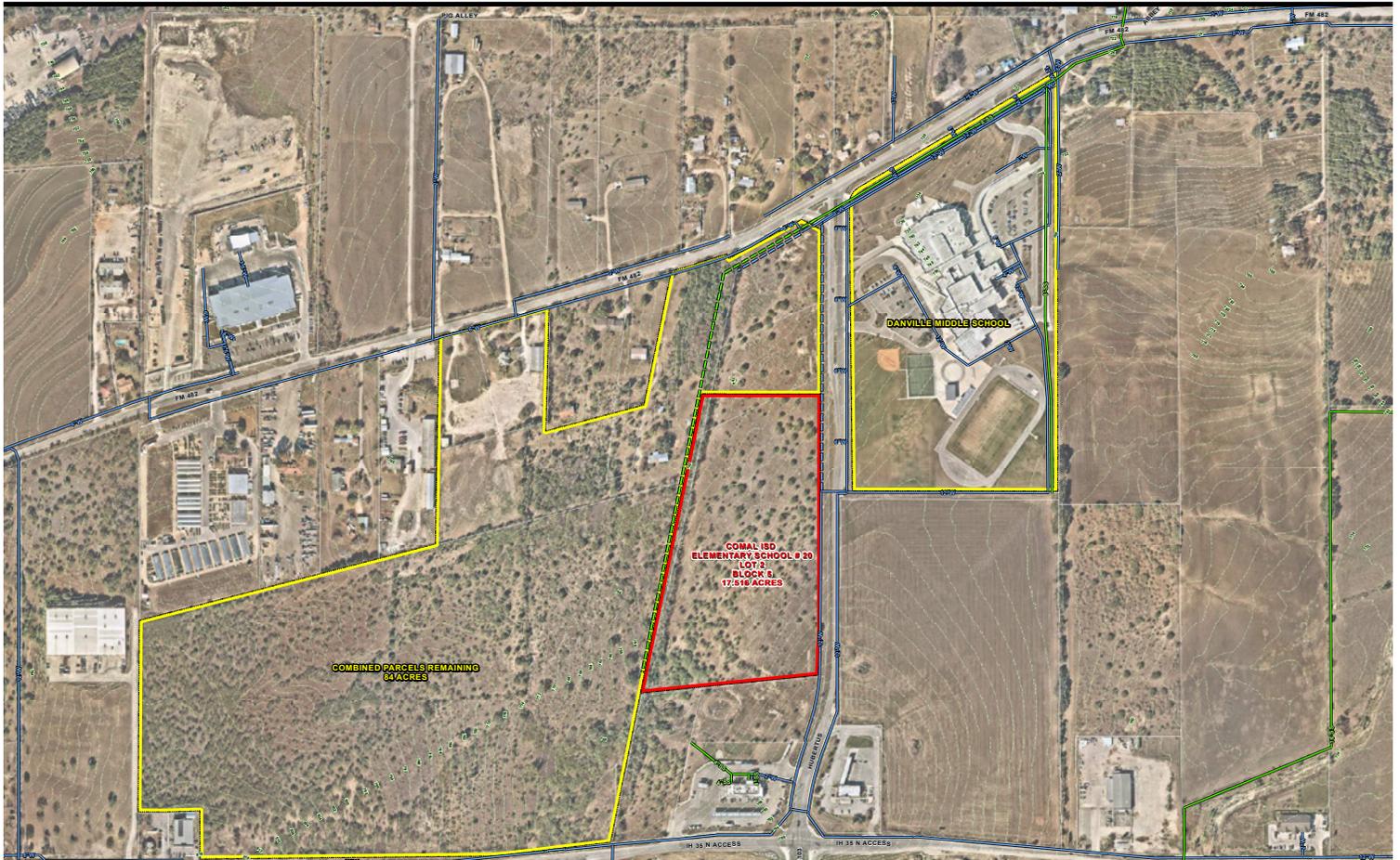


# ± 84 Acre Commercial Land Tract • Interstate 35 South & Hubertus Schertz, Texas



## SPACE AVAILABLE

± 84 Acres available

## TRAFFIC COUNTS

I-35 - 238,746 AADT  
Hubertus Road - 17,944 AADT

## CONTACT INFORMATION

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**Aaron Farmer**  
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## PROPERTY INFORMATION

- Ideal for office/retail/industrial
- Frontage to I-35
- Prime Location with Outstanding Visibility
- Excellent traffic counts and demographics
- Zoned General Business & Manufacturing
- Nearby developments include new Santikos theater and family entertainment center

## 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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