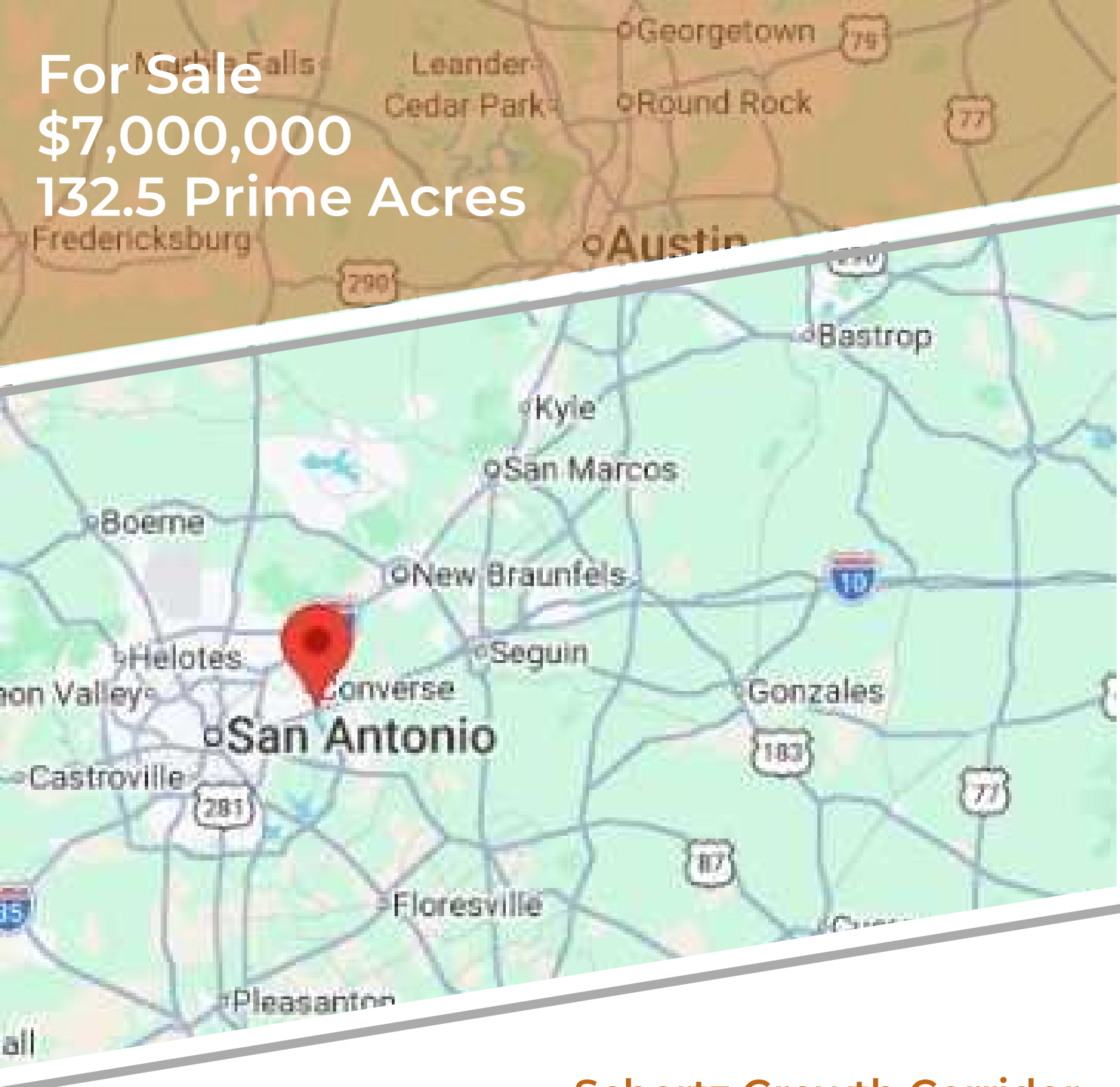


**For Sale**  
**\$7,000,000**  
**132.5 Prime Acres**



## **Schertz Growth Corridor** **Industrial, Commercial, Retail, Ag**

4703 Scenic Lake Drive  
Schertz, TX 78154



# Prime Opportunity in Schertz Growth Corridor

## Specifications:

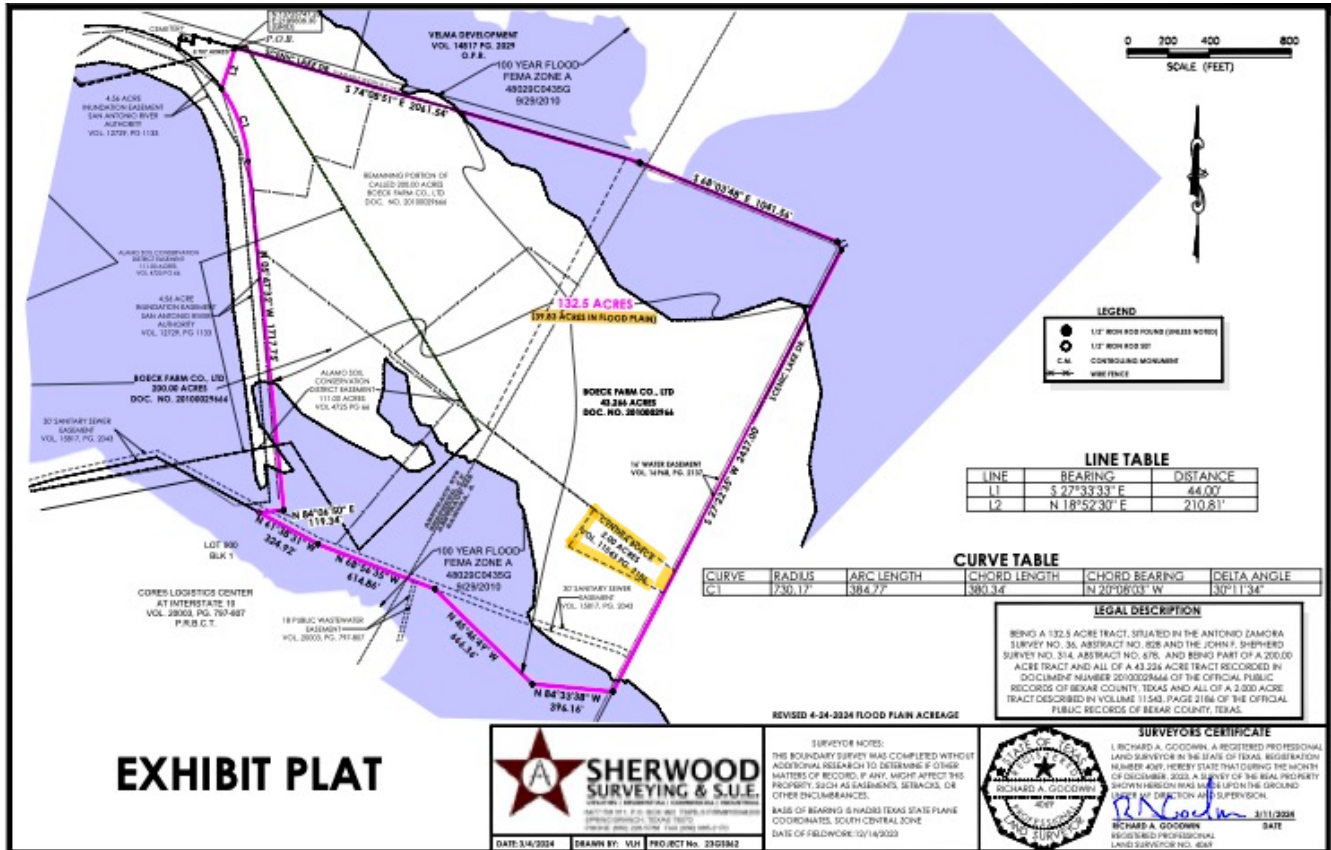
- List Price: \$7,000,000
- Acreage: 132.50 acres
- Property Type: Vacant / Commercial Land (unimproved)
- Location Details: Bexar County, City of Schertz; near Randolph AFB, N Loop 1604 East, and IH-10 East
- Key Features: Partially cleared; gently rolling pasture, woodland, and farmland; overlooks Boeck Lake with scenic views; adjacent spillway maintained by San Antonio River Authority; utilities (electricity, water, sewer) on site or accessible

## Location Overview

Strategically located near Randolph AFB, N Loop 1604 East, and IH-10 East in fast-growing Schertz, Texas—just northeast of San Antonio. This prime position benefits from exceptional regional connectivity, bolstered by the ongoing IH-10/Loop 1604 interchange improvements (nearing completion phases through 2027), which will dramatically enhance traffic flow, reduce congestion, and unlock greater accessibility to San Antonio's international airport, downtown business core, and the broader Austin-San Antonio innovation corridor. Proximity to a major military installation supports a stable, skilled workforce and economic vitality, while Schertz's rapid expansion—drawing major employers like Amazon, FedEx, and Caterpillar—signals strong momentum. In Texas, the nation's top destination for corporate relocations (no state income tax, pro-business climate, and talent influx), this site offers rare large-acreage potential in a high-growth zone ideal for forward-thinking headquarters seeking room to grow, cost advantages, and quality-of-life appeal.

# PROPERTY SUMMARY

4703 SCENIC LAKE DRIVE | SCHERTZ, TX 78154



## Property Overview

This expansive 132.5-acre site presents exceptional potential in a high-growth corridor. Ideal for a corporate headquarters, commercial development, light industrial use, retail opportunities, or continued operation as a farm and ranch. The terrain combines open, gently rolling pastures with wooded areas and farmland, providing natural beauty and functional space. With partial clearing already complete and utility access in place, the property is primed for immediate vision realization—whether large-scale development or preserved agricultural use.

## Highlights

- **Prime Acreage & Versatility** – 132.5 expansive acres of partially cleared, gently rolling pasture, mature woodland, and farmland—ideal for light industrial, commercial, retail development, or continued farm & ranch use.
- **Strategic Location** – Excellent positioning near Randolph AFB, N Loop 1604 East, and IH-10 East in booming Schertz, Texas—capitalizing on rapid regional growth and enhanced connectivity.
- **Scenic & Functional Appeal** – Elevated views overlooking Boeck Lake, bordered by a maintained San Antonio River Authority spillway; offers natural beauty, open space, and practical site preparation advantages.
- **Infrastructure Momentum** – Benefits from the completed or near-complete IH-10 / Loop 1604 interchange improvements, improving traffic flow and unlocking significant future development potential.
- **Development-Ready Features** – Utilities accessible to meet project needs; seller flexible on subdividing with allowances—perfect for large-scale projects, pad sites, or preserved agricultural use.
- **High-Growth Opportunity** – Situated in one of the most desirable corridors near a key military installation and major highways, with strong momentum from major employers and economic drivers.

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## 132.5 ACRE PARCEL

4703 SCENIC LAKE DRIVE | SCHERTZ, TX 78154



This 132.5-acre parcel represents the remaining salable portion of a larger tract, of which approximately 220 acres remain undeveloped overall.

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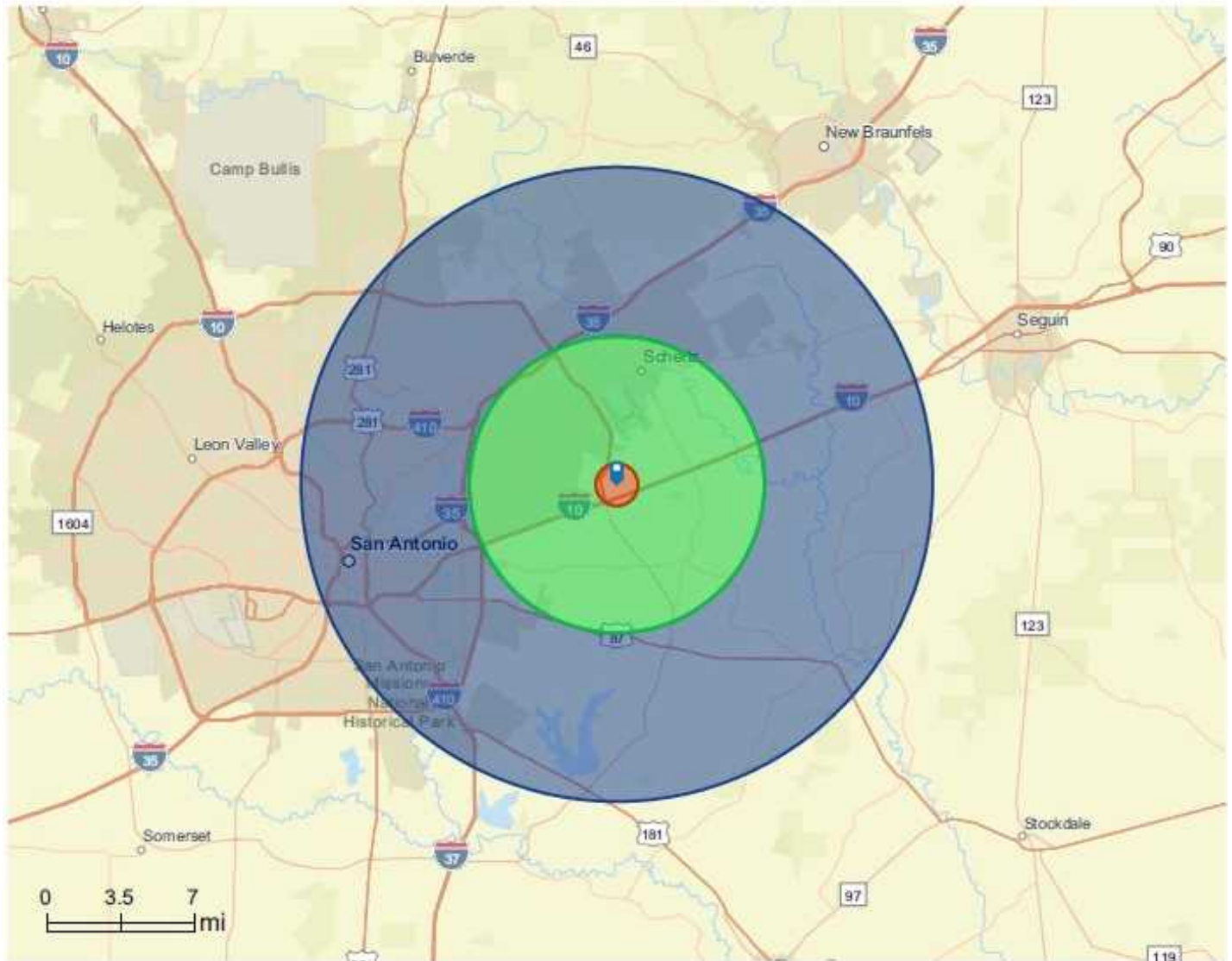
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# SITE DETAILS MAP

4703 SCENIC LAKE DRIVE | SCHERTZ, TX 78154

78109  
78109, Converse, Texas  
Ring bands: 0-1, 1-7, 7-15 mile radii



**This site is located in:**

**City:** San Antonio

**County:** Bexar County

**State:** Texas

**ZIP Code:** 78109

**Census Tract:** 48029131601

**Census Block Group:** 480291316012

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# KEY BUSINESS FACTS

4703 SCENIC LAKE DRIVE | SCHERTZ, TX 78154

### About the Workforce 7 - 15 miles

**18.8%**  
Services

**20.7%**  
Trades/Skilled Labor

**60.5%**  
Office Based

Educational Attainment	Percentage
Grad Degree	13%
Bach Degree	20.5%
Assoc Degree	9.6%
Some College	18.9%
GED	4.8%
HS Diploma	20.9%
No Diploma	6.8%
< 9th Grade	5.5%

### Tapestry

Top 3 segments by household count

**E2 Southwestern Families >** 33.3K | 12.1%

**E6 Family Bonds >** 23.0K | 8.4%

**G2 Up and Coming Families >** 17.8K | 6.4%

**Other** 202K | 73.1%

[View comparison table](#)

### About the Community 7 - 15 miles

**0.6% ↑**  
Pop Growth Rate is 33.3% higher than United States

**78**  
Wealth Index Below 100 = low Above 100 = high

**1.3% ↑**  
Housing Units Growth Rate is 50% higher than United States.

### Businesses Per 1,000 Population

Business Categories	0 - 1 miles	1 - 7 miles	7 - 15 miles	ZIP Codes 78109 (Converse)	States Texas	United States of America United States
Restaurants	0.00	1.72	3.60	0.96	2.58	2.45
Health Care & Social Assistance	0.28	1.69	4.05	0.76	3.34	3.76
Retail	0.28	2.81	5.22	1.27	4.43	4.60
Manufacturing	0.00	0.74	1.54	0.42	1.13	1.32
Finance & Insurance	0.00	0.73	2.26	0.23	1.87	1.80
Professional & Tech Services	0.28	1.25	5.17	0.56	3.33	3.60

### Key Statistics 1 - 7 miles

**4,725**  
Total Businesses

**56.8K**  
Total Employees

**\$15.6B**  
Total Sales

**3.7%**  
Unemployment Rate

### Largest Businesses in Area

**25\***  
100 or More Employees

**25\***  
\$10M+ Annual Sales Vol

Most Employees

Texas Dept of Transportation	Independent	15.0K
------------------------------	-------------	-------

Highest sales volume

Marathon Petroleum West	Branch	\$2.36B
-------------------------	--------	---------

### Daytime Population 1 - 7 miles

**240,691**  
Total Population

**204,951**  
Total Daytime Population

Ratio of daytime to total population:

**0.85**

Values > 1.0 mean that more people come to the area during the day than live there.

### Suburb 1 - 7 miles

Dominant Urbanicity Type

**4.9**  
Avg Number of Employees

**4**  
Total Businesses Per Square Mile

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## UTILITY READY

4703 SCENIC LAKE DRIVE | SCHERTZ, TX 78154



**Perimeter utility ready: Existing 3" and 6" water lines border the property, supporting efficient utility tie-ins for commercial, industrial, or large-scale projects.**

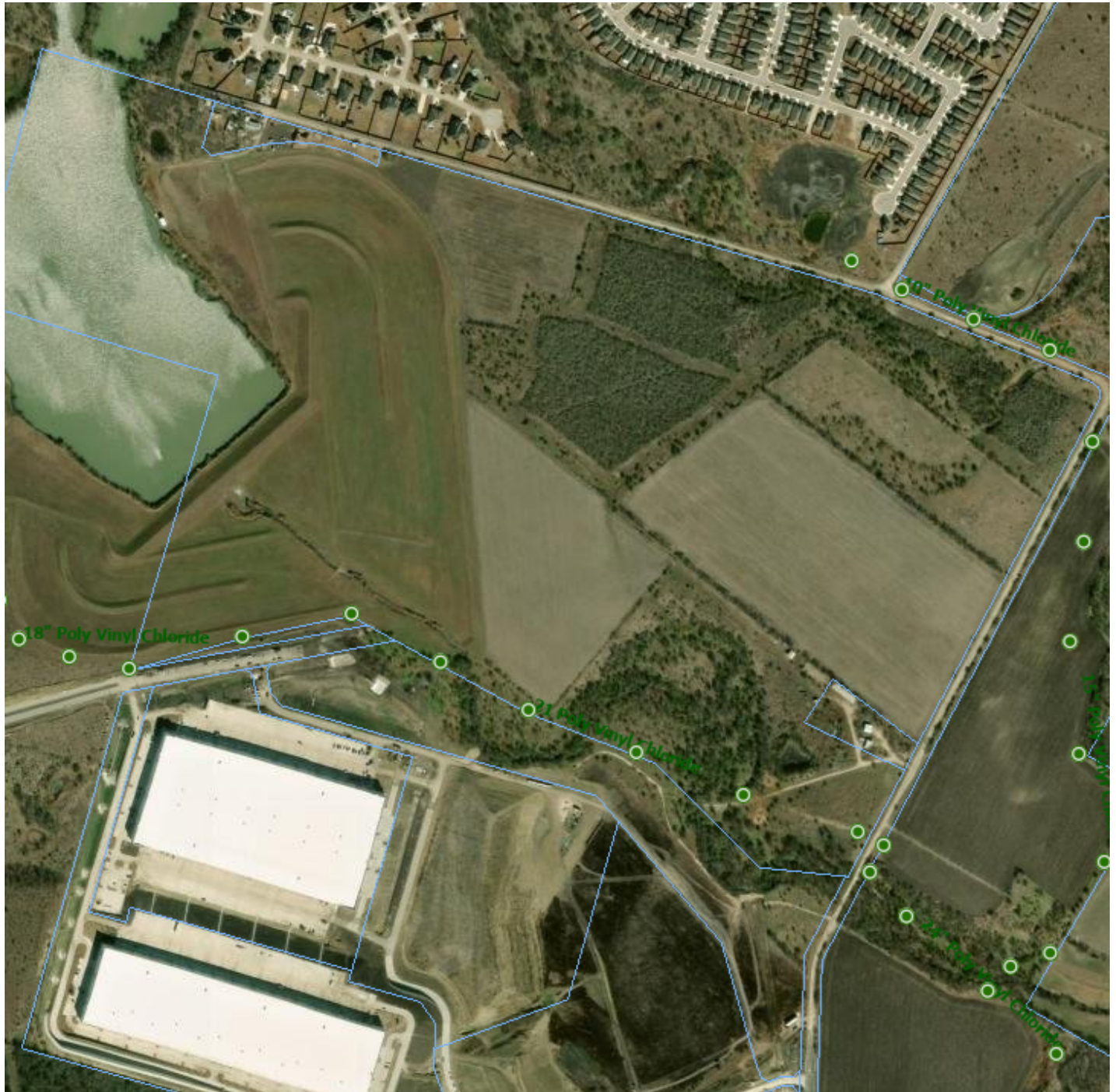
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# UTILITY READY

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**Perimeter sewer access: On-site sewer line in place at the tract boundary**

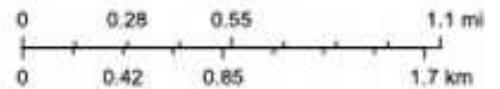
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[Click for More Information](#)

## City of Schertz Overall Plan



Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

GIS Department

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and

# PROPOSED EAST & WEST CONNECTOR ROAD

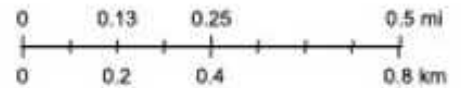
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[Click for More Information](#)

## City of Schertz Proposed Roadway



- Centerlines**
  - Minor
  - Proposed
  - City Limits
  - Parcel Polygons
  - Master Thoroughfare Plan
  - Secondary Rural Arterial
- FEMA Classifications**
  - 1% Annual Chance Flood Hazard
  - 0.2% Annual Chance Flood Hazard
- Planned Secondary Rural Arterial**
- Planned Commercial Collector A**



Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

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# PROPERTY PHOTOS

| SCHERTZ, TX 78154



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# AERIAL MAP

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# PROPERTY BOUNDARY

4703 SCENIC LAKE DRIVE | SCHERTZ, TX 78154



 Boundaries

**Connie McCord**  
P: 210-971-0095

72 CR 262



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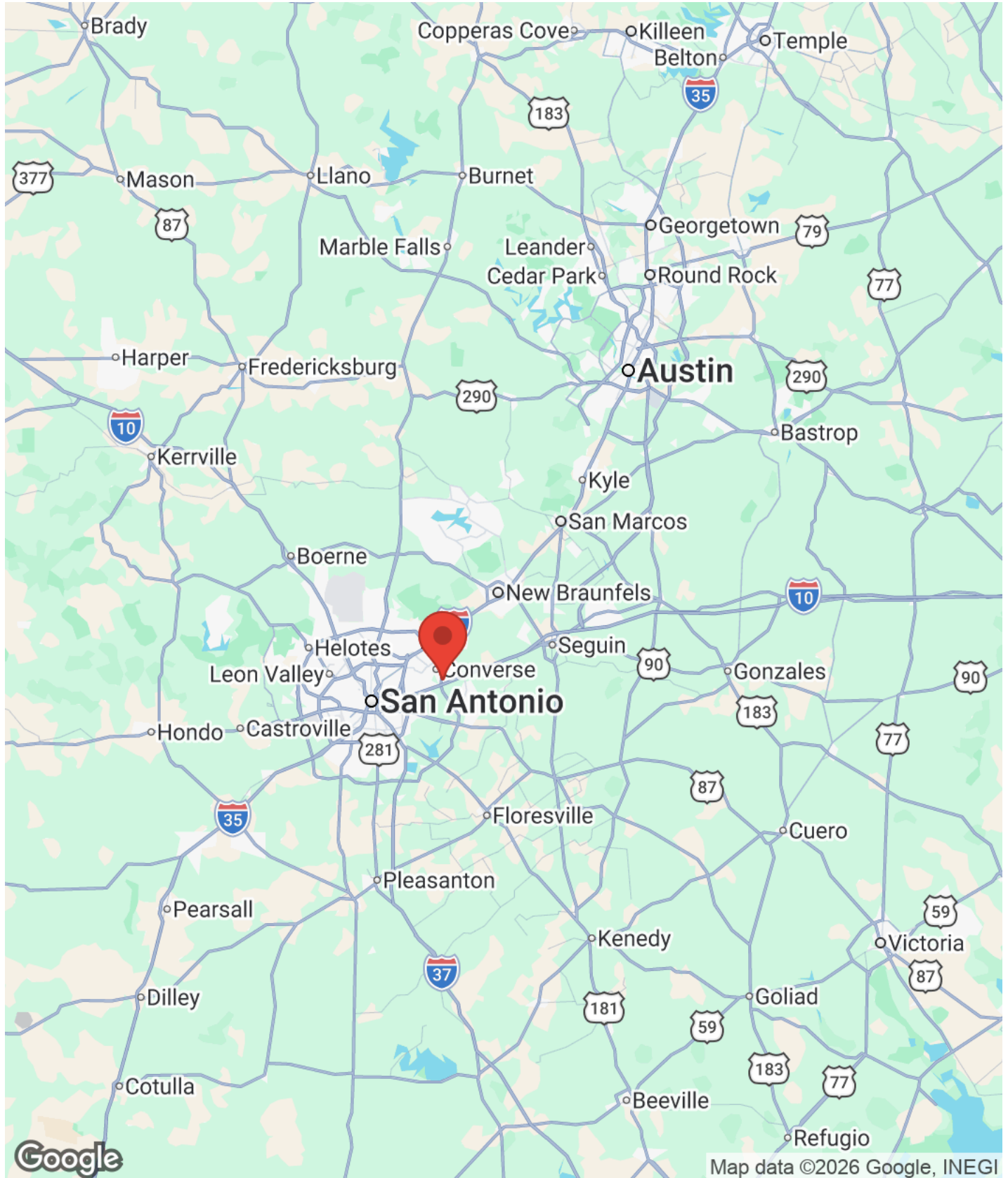
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# REGIONAL MAP

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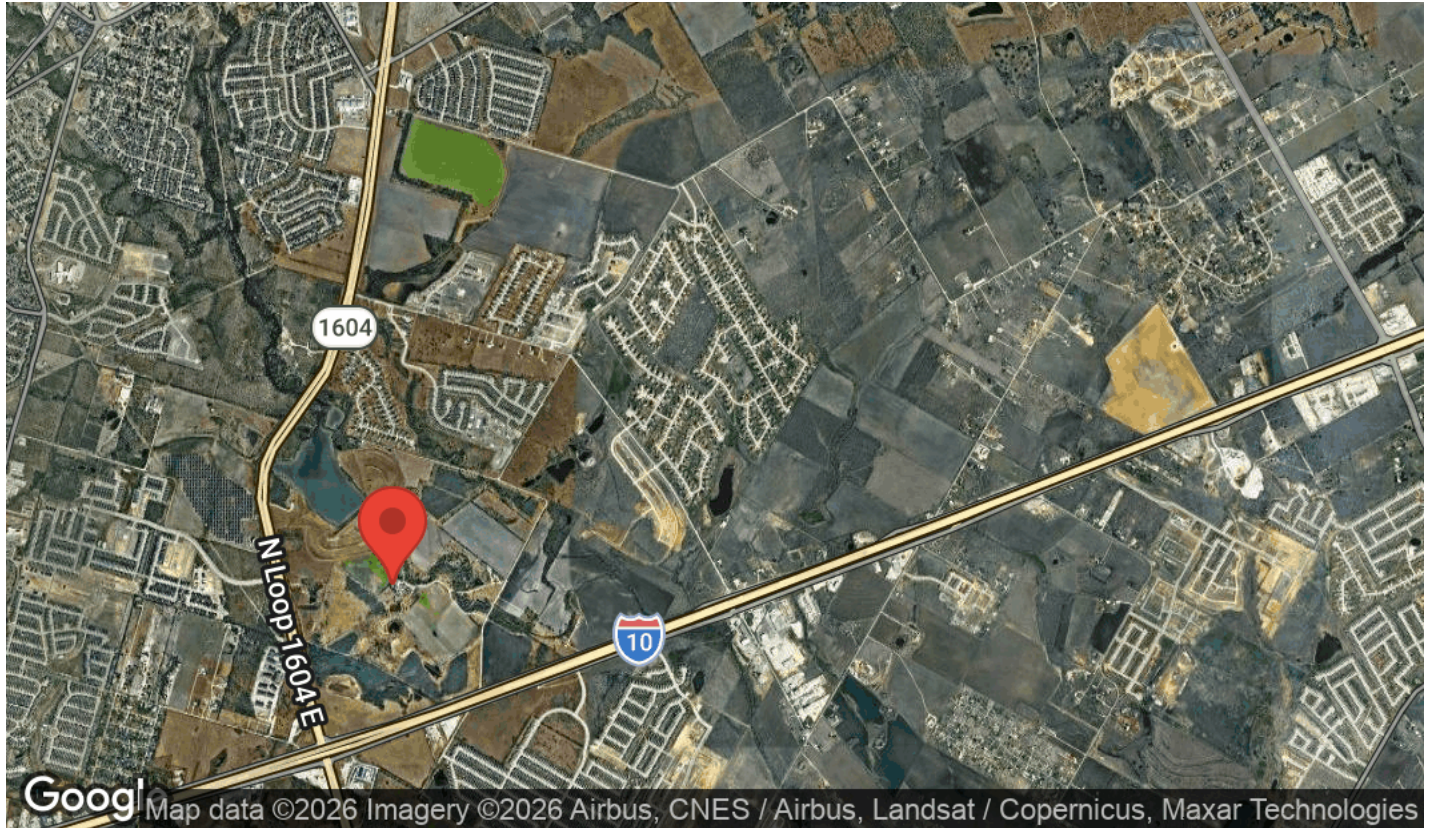
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# LOCATION MAPS

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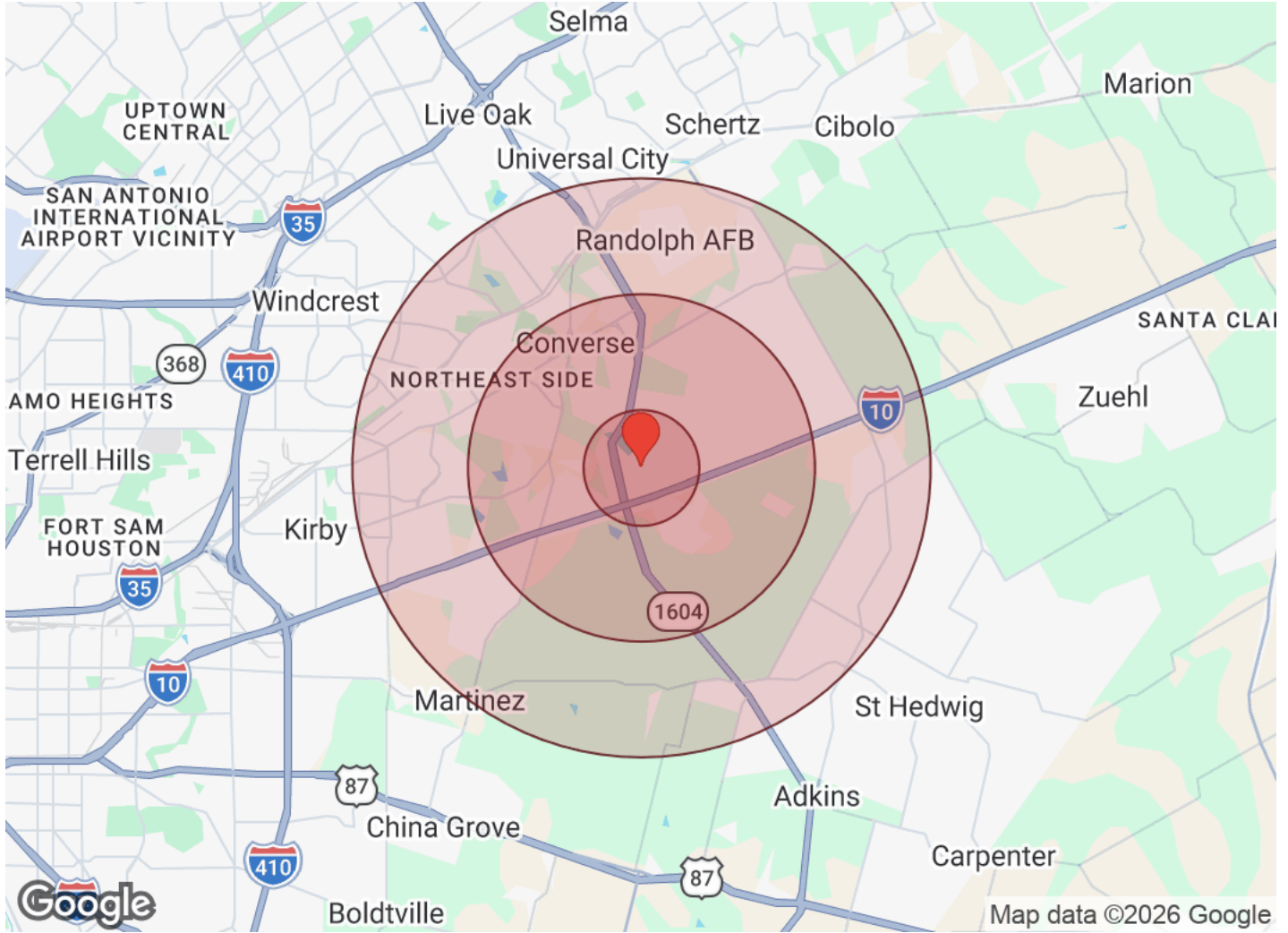
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# DEMOGRAPHICS

4703 SCENIC LAKE DRIVE | SCHERTZ, TX 78154



Distance: ● 1 Mile ● 3 Miles ● 5 Miles

	1 Mile	3 Miles	5 Miles		1 Mile	3 Miles	5 Miles
<b>Population</b>				<b>Income</b>			
Male	3,110	21,718	67,130	Median	\$96,095	\$95,404	\$83,654
Female	3,206	23,227	71,182	Under \$15k	135	470	1,970
Total Population	6,315	44,945	138,312	\$15k - \$25k	103	432	2,191
<b>Housing</b>				\$25k - \$35k	63	485	2,537
Total Units	2,401	15,986	49,998	\$35k - \$50k	60	1,333	5,436
Occupied	2,268	15,012	46,572	\$50k - \$75k	236	2,469	8,667
Owner Occupied	1,993	11,422	32,205	\$75k - \$100k	635	2,839	7,177
Renter Occupied	275	3,590	14,367	\$100k - \$150k	493	4,038	10,488
Vacant	133	975	3,426	\$150k - \$200k	306	1,780	4,355
				Over \$200k	236	1,166	3,750
<b>Age</b>							
Ages 0 - 14	1,412	10,019	30,733				
Ages 15 - 24	787	6,124	18,768				
Ages 25 - 54	2,479	19,662	59,077				
Ages 55 - 64	810	4,757	14,372				
Ages 65+	828	4,383	15,361				

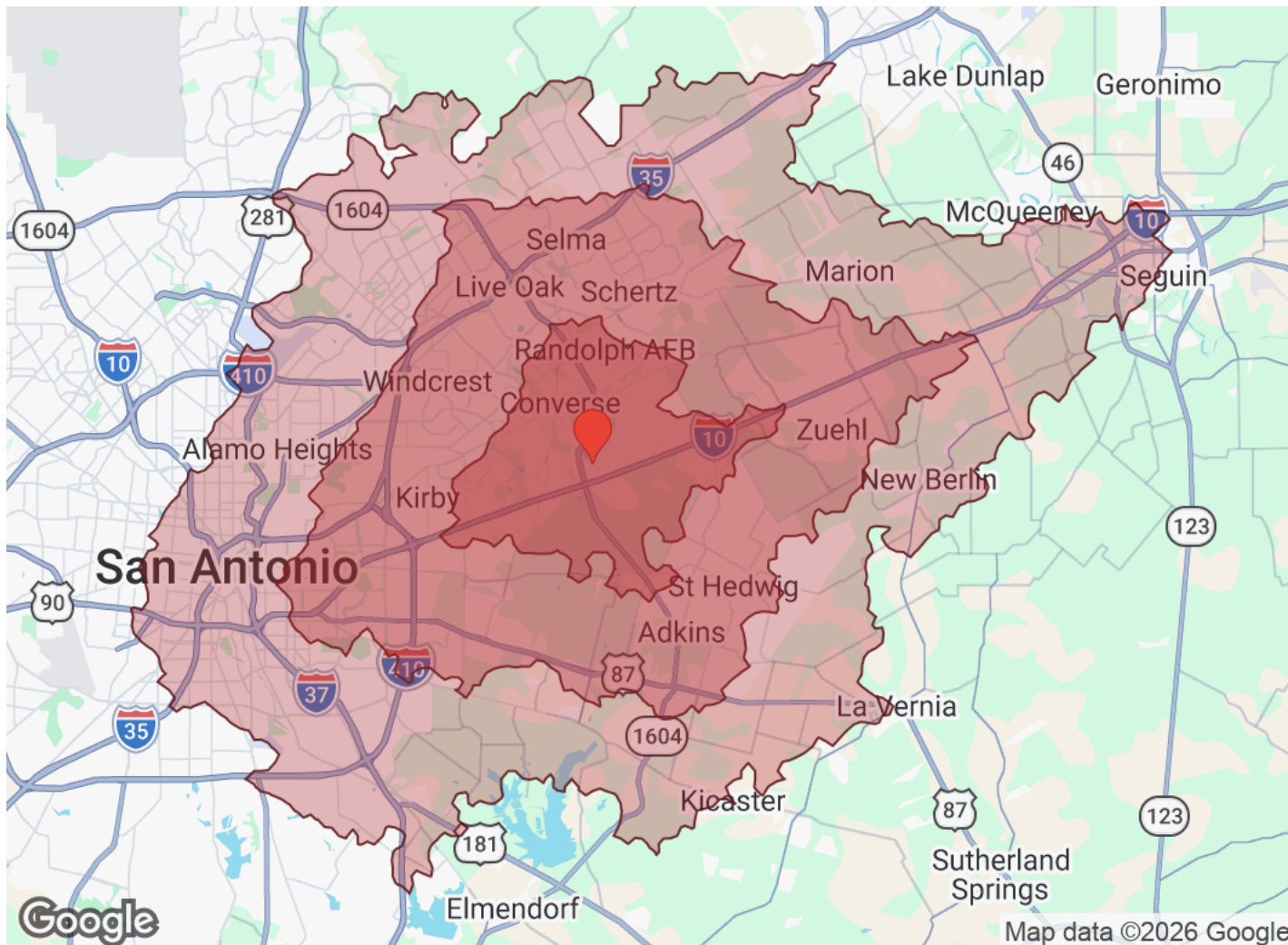
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# DEMOGRAPHICS

4703 SCENIC LAKE DRIVE | SCHERTZ, TX 78154



Driving Time: ■ 10 Mins ■ 20 Mins ■ 30 Mins

	10 Mins	20 Mins	30 Mins		10 Mins	20 Mins	30 Mins
<b>Population</b>				<b>Income</b>			
Male	45,595	196,331	445,491	Median	\$88,781	\$78,165	\$72,379
Female	48,381	204,285	446,469	Under \$15k	1,225	9,496	28,877
Total Population	93,976	400,616	891,960	\$15k - \$25k	1,196	7,732	22,286
				\$25k - \$35k	1,522	10,142	27,057
<b>Housing</b>				\$35k - \$50k	3,522	15,382	36,217
Total Units	33,816	153,100	363,924	\$50k - \$75k	5,639	25,240	57,306
Occupied	31,587	141,455	332,107	\$75k - \$100k	4,877	21,604	46,594
Owner Occupied	22,826	90,301	193,711	\$100k - \$150k	7,720	27,905	56,417
Renter Occupied	8,761	51,154	138,396	\$150k - \$200k	3,218	13,094	27,325
Vacant	2,229	11,646	31,817	Over \$200k	2,667	10,859	30,029
<b>Age</b>							
Ages 0 - 14	20,883	83,279	173,136				
Ages 15 - 24	12,904	55,239	122,606				
Ages 25 - 54	40,568	165,954	369,499				
Ages 55 - 64	9,865	43,540	99,060				
Ages 65+	9,754	52,602	127,659				

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# EXECUTIVE SUMMARY

4703 SCENIC LAKE DRIVE | SCHERTZ, TX 78154

## Executive Summary

78109  
78109, Converse, Texas  
Ring bands: 0-1, 1-7, 7-15 mile radii



Population	0 - 1 mile	1 - 7 mile	7 - 15 mile
2010 Population	251	174,483	620,313
2020 Population	1,374	213,584	681,507
2025 Population	3,577	240,691	704,736
2030 Population	4,178	255,860	732,799
2010-2020 Annual Rate	18.53%	2.04%	0.95%
2020-2025 Annual Rate	19.99%	2.30%	0.64%
2025-2030 Annual Rate	3.15%	1.23%	0.78%

### Age

2025 Median Age	36.3	36.0	37.9
U.S. median age is 39.1			

### Race and Ethnicity

White Alone	36.6%	40.4%	47.3%
Black Alone	30.4%	18.5%	8.9%
American Indian Alone	0.7%	1.2%	1.3%
Asian Alone	3.4%	3.3%	2.4%
Pacific Islander Alone	0.5%	0.4%	0.2%
Some Other Race Alone	7.7%	13.8%	15.3%
Two or More Races	20.7%	22.5%	24.7%
Hispanic Origin	33.3%	47.3%	55.6%
Diversity Index	84.6	86.5	84.0

### Households

2010 Total Households	85	61,480	229,733
2020 Total Households	446	75,381	257,439
2025 Total Households	1,224	87,188	275,748
2030 Total Households	1,456	94,453	292,943
2010-2020 Annual Rate	18.03%	2.06%	1.15%
2020-2025 Annual Rate	21.20%	2.81%	1.32%
2025-2030 Annual Rate	3.53%	1.61%	1.22%
2025 Average Household Size	2.92	2.75	2.49
Wealth Index	136	73	78

 **Source:** Esri forecasts for 2025 and 2030. U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography.

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# EXECUTIVE SUMMARY

4703 SCENIC LAKE DRIVE | SCHERTZ, TX 78154

## Executive Summary | 78109 | Ring bands: 0-1, 1-7, 7-15 mile radii

Mortgage Income	0 - 1 mile	1 - 7 mile	7 - 15 mile
2025 Percent of Income for Mortgage	23.5%	22.1%	26.5%

Median Household Income	0 - 1 mile	1 - 7 mile	7 - 15 mile
2025 Median Household Income	\$120,379	\$78,186	\$71,080
2030 Median Household Income	\$138,415	\$87,163	\$78,420
2025-2030 Annual Rate	2.83%	2.20%	1.98%

Average Household Income	0 - 1 mile	1 - 7 mile	7 - 15 mile
2025 Average Household Income	\$151,935	\$96,153	\$98,862
2030 Average Household Income	\$172,467	\$106,238	\$107,694

Per Capita Income	0 - 1 mile	1 - 7 mile	7 - 15 mile
2025 Per Capita Income	\$48,895	\$34,896	\$38,841
2030 Per Capita Income	\$56,560	\$39,298	\$43,182
2025-2030 Annual Rate	2.96%	2.40%	2.14%

Income Equality	0 - 1 mile	1 - 7 mile	7 - 15 mile
2025 Gini Index	38.5	38.8	46.3

Socioeconomic Status	0 - 1 mile	1 - 7 mile	7 - 15 mile
2025 Socioeconomic Status Index	60.7	48.3	45.0

Housing Unit Summary	0 - 1 mile	1 - 7 mile	7 - 15 mile
Housing Affordability Index	90	94	78
2010 Total Housing Units	102	66,197	252,392
2010 Owner Occupied Hus (%)	82.3%	67.3%	59.3%
2010 Renter Occupied Hus (%)	17.6%	32.7%	40.7%
2010 Vacant Housing Units (%)	16.7%	7.1%	9.0%
2020 Housing Units	490	80,406	284,872
2020 Owner Occupied HUs (%)	91.0%	65.8%	57.7%
2020 Renter Occupied HUs (%)	9.0%	34.2%	42.3%
Vacant Housing Units	3.3%	6.3%	9.6%
2025 Housing Units	1,313	92,948	304,153
Owner Occupied Housing Units	93.5%	69.6%	58.2%
Renter Occupied Housing Units	6.5%	30.4%	41.8%
Vacant Housing Units	6.8%	6.2%	9.3%
2030 Total Housing Units	1,477	100,312	323,670
2030 Owner Occupied Housing Units	1,346	68,108	173,813
2030 Renter Occupied Housing Units	110	26,345	119,130
2030 Vacant Housing Units	21	5,859	30,727

 **Source:** Esri forecasts for 2025 and 2030. U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography.

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# PROFESSIONAL BIO

4703 SCENIC LAKE DRIVE | SCHERTZ, TX 78154



## JOHN BRAUN, CCIM, CPM President / Broker



After a distinguished service in the Marine Corps, John Braun, CCIM, CPM, TRLP, GRI, TRLS launched his real estate career in 2003 as a property manager and landlord leasing agent, overseeing a portfolio of office-warehouse, office, and retail spaces totaling approximately 500,000 square feet. In 2004, he expanded into sales and tenant/landlord representation for third-party clients. Throughout his career, John has closed lease transactions ranging from 1,000 square feet valued at \$6,800 to deals as large as 250,000 square feet totaling over \$12.3 million, spanning countless transactions of every scale in between.

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John earned his CCIM designation in 2005 and CPM in 2006. He was elected to the Houston Association of Realtors (HAR) board of directors as one of only two commercial chairs, with re-elections for second and third terms. He has actively participated in multiple committees at HAR and the Texas Association of Realtors (TAR). Currently, he chairs the Bay Area PALS and Management Central committees at HAR, while serving on the commercial committee and professional standards at TAR. He has also served as a TAR director.

As an approved instructor for the Texas Association of Realtors, John teaches courses including Graduate REALTOR® Institute (GRI), Leasing, and Property Management. He holds a prestigious Dave Ramsey Endorsed Local Provider (ELP) designation for commercial real estate—one of just two such specialists in all of Houston. Additionally, HAR named John one of Houston's "20 Under 40 Rising Stars" in real estate.

With a proven track record of leadership, expertise, and commitment to excellence, John Braun continues to deliver exceptional results for clients across Houston's residential and commercial landscape.

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4703 SCENIC LAKE DRIVE



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