



FOR SALE

76.63 Acres of Industrial Land on IH-35

IH-35 Frontage Rd. & Schwab Rd. Schertz, TX

partners

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Property Highlights

- 76.73 acres total - Will divide
- Minimum lot size \pm 12 acres
- Strategic I-35 location provides immediate access to the most critical arterial interstate for commuters and freight trucks transporting goods throughout the State of Texas.
- Zoning: Manufacturing District-Light (M-1)
- High visibility on IH-35
- Utilities: City of Schertz Water and Sewer
- Major employers in the area: Sysco, Amazon, FedEx Ground, Republic National Distributing Company, Visionworks, Hollingsworth Logistics and Caterpillar
- Property to be delivered platted with water and sewer to the site.
- Price: Contact Broker



Brett Lum

Partner
210 563 5773
brett.lum@partnersrealestate.com

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PARTNERSREALESTATE.COM

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Schertz Market Overview



Schertz is a thriving Texas city, experiencing significant growth in industrial and residential developments. Many pass through Schertz, which is situated along the I-35 and I-10 corridors while traveling from San Antonio to Austin.

DEVELOPMENT

Schertz enjoys stable growth, both in its businesses and population. During FY 2023, Schertz saw 8 major commercial and 124 residential projects develop across the city.

NOTABLE UPCOMING PROJECTS

- Park 35
- Core5 Logistics Center at Interstate 10
- 3009 Distribution
- Forefront Industrial Park

Source: MySA; Schertz EDC

POPULATION

17,844
within 3 miles

61,027
within 5 miles

255,729
within 10 miles

HOUSEHOLDS

5,988
within 3 miles

20,435
within 5 miles

95,425
within 10 miles

AVERAGE HOUSEHOLD INCOME

\$127,035
within 3 miles

\$139,232
within 5 miles

\$123,397
within 10 miles

Source: SitesUSA 2024,2029

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Partner
210 384 2347
brett.lum@partnersrealestate.com
Lic# 477624



Partners San Antonio
112 E Pecan St, Suite 1515
San Antonio, TX 78205
210 446 3655
www.partnersrealestate.com



Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

2-10-2025



TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

PCR Brokerage San Antonio, LLC dba Partners	9003952	licensing@partnersrealestate.com	713 629 0500
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Jon Silberman	389162	jon.silberman@partnersrealestate.com	713 985 4626
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Brett Lum	477624	brett.lum@partnersrealestate.com	210 446 3655
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date _____

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov