

108 Schertz Pkwy Schertz, TX 78154



Lonnie Lynn

Broker / | GRI

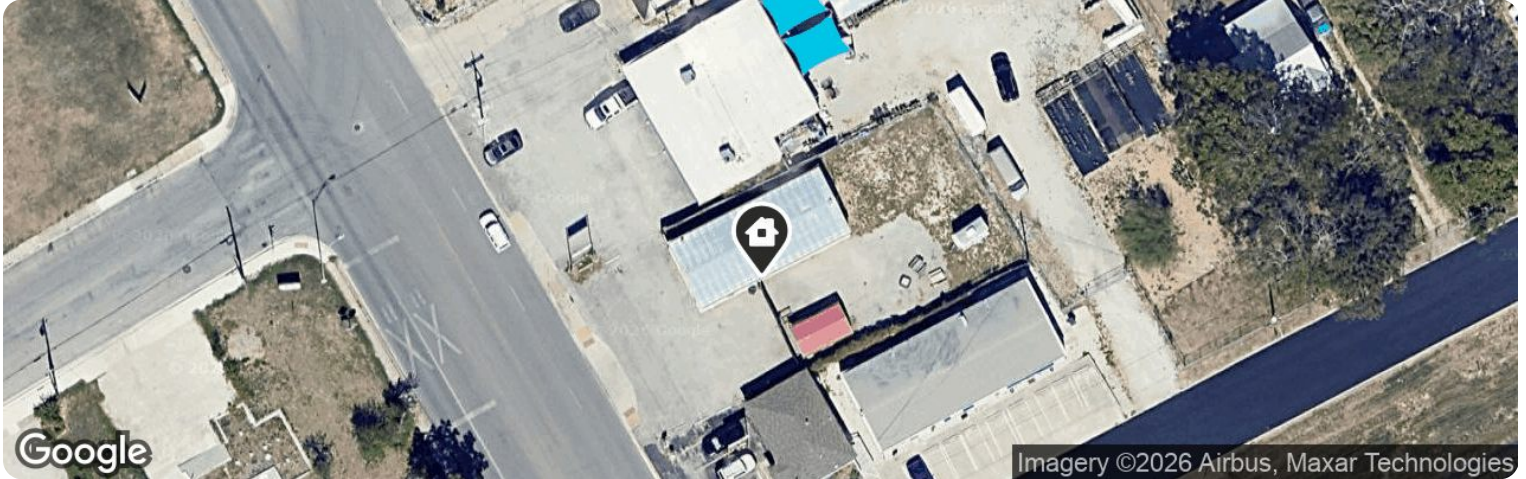
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NEW Active / For Sale • New, Active: 3/21/2026

List Price
\$399,000
 Active Date 3/21/2026 Listing ID 1951085

Price Per Sq Ft
\$261

Retail	NEIGHBORHOOD	1,530
Type	Zoning	Sq Ft

108 SCHERTZ PKWY

Building Name

Basic Facts

Type Retail	Price by SqFt \$261 per sq ft
Subtype Miscellaneous	Land Use Commercial (General)
Days in RPR 24	General Use Commercial (General)
Year Built 1985	Overall Use GENERAL COMMERCIAL

This represents an estimated sale price for this property. It is not the same as the opinion of value in an appraisal developed by a licensed appraiser under the Uniform Standards of Professional Appraisal Practice.

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Property Information

Description

Position your business for success with this versatile commercial property offering office, warehouse, and retail potential. Situated on approximately 0.23 acres along high-traffic Schertz Parkway just off Highway 78, this location delivers outstanding visibility and accessibility. The property includes roughly 1,000 square feet of warehouse space, ideal for storage, or operational support, along with flexible space suitable for office or retail functions. A fully fenced yard provides ample secure outdoor storage or additional usable space—perfect for contractors, service-based businesses, or inventory needs. Seven dedicated parking spaces are conveniently located at the front of the building, in addition to the expansive yard area, offering plenty of room for employees, customers, and equipment. Zoned for Neighborhood Services, this property supports a wide range of business uses, making it an excellent opportunity for both owner-users and investors. Move-in ready with strong upside potential, this is a prime value-add opportunity in a highly visible and growing commercial corridor.

Investment Details

Financing Sale Only, Cash, Conventional

Property Features

LISTING

Building Name	108 SCHERTZ PKWY	Number of Buildings	1
Stories	1	Total Number of Units in Complex	1
Foundation Features	Slab	Roof Features	Metal
General	Fenced Storage/Yard, Inside Storage, Security Fence	Lot Size Dimensions	146 X 68
Ceiling Height	8	Loading Dock	Yes
Cooling	Window, Wall	Heating	Office Only, Window Unit, Two Units
Utilities	Electricity, Water, Telephone, Sewer	Special	Survey
Parking Spaces Total	7	Building Sqft	1,530 sq ft
Approximate Finished Sqft	1,530 sq ft		

Property Features

PUBLIC

Construction Features	Stone	Storage Bldg.	000000900
Foundation Features	Slab	Lot Size Sqft	10,062 sq ft
Lot Size Acres	0.23 acres	Building Sqft	900 sq ft
Neighborhood Code	CLA16	Water	Yes
Roof Type	Gable	Interior Walls	Gypsum Board/Drywall/Sheetrock/Wallboard
Floor Cover	Tile	Carport	240
Garage Type	Mixed	Garage Count	13
Garage Space Count	13		

Location Details

Building Name	108 SCHERTZ PKWY	Directions to Property	HWY 78 to Schertz Parkway
Zoning	NEIGHBORHOOD SERVICES	Flood Zone	AE

Legal Description

Parcel Number	2G-0221-0000-12800-000	Tax ID	000000248448
County	Guadalupe County	Census Tract	481872107.051009
Carrier Route	C003	Abbreviated Description	SUBD:MALPAZ G ABS: 221 SUR: G MALPAZ 0.2310 AC.
FIPS Parcel Number	481872G-0221-0000-12800-000	Building Name	SCHERTZ TREATS
General Use	Commercial (General)	Overall Use	GENERAL COMMERCIAL
Current Use	Retail		

Owner Facts

Owner Name (Public)	MARK A. PORTER	Owner Name 2 (Public)	ROSEMARIE V. PORTER
Owner Name (Listing)	MARK PORTER, ROSEMARIE PORTER	Time Owned	5-10 Yrs

Owner Facts

Mailing Address	714 Silver Fox Cibolo TX 78108-3051	Contact Name	PORTER MARK A & ROSEMARIE V
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Financial Details

Adjusted Prop. Value	\$165,019	Default History	NO DEFAULTS IN AVAILABLE RECORDS
Financial Risk Score	58	Property Use Risk Score	C
Local Area Credit Risk Score	B	Special Risk Characteristics	NO SPECIAL RISK FEATURES

Listing History

Current Records

Change Date	Description	Price	Change %
4/1/2026	New Listing	\$399,000	●

Public Record History

Deed

Contract Date	2/25/2020	5/16/2014
Recording Date	3/11/2020	6/3/2014
Document Type	Special Warranty Deed	Intrafamily Transfer
Buyer ID	Limited Liability Company	Individual(s)
Seller Name	LARRY W HUNT, KAREN M HUNT	MARK A EISENHAUER, ESTATE OF CONRAD F ROSE
Seller ID	Married Couple	Executor
Buyer Mailing Address	9265 SCHOENTHAL RD, SAN ANTONIO, TX 78266	909 BECK ST, SCHERTZ, TX 78154
Document #	202099006185	14-009236
Title Company Name	NONE AVAILABLE	NONE AVAILABLE
Recorder's Book #	-	4232
Recorder's Page #	-	0425

Public Record History

Deed

Contract Date	2/25/2020	5/16/2014
Inter-family Transfer	-	Yes

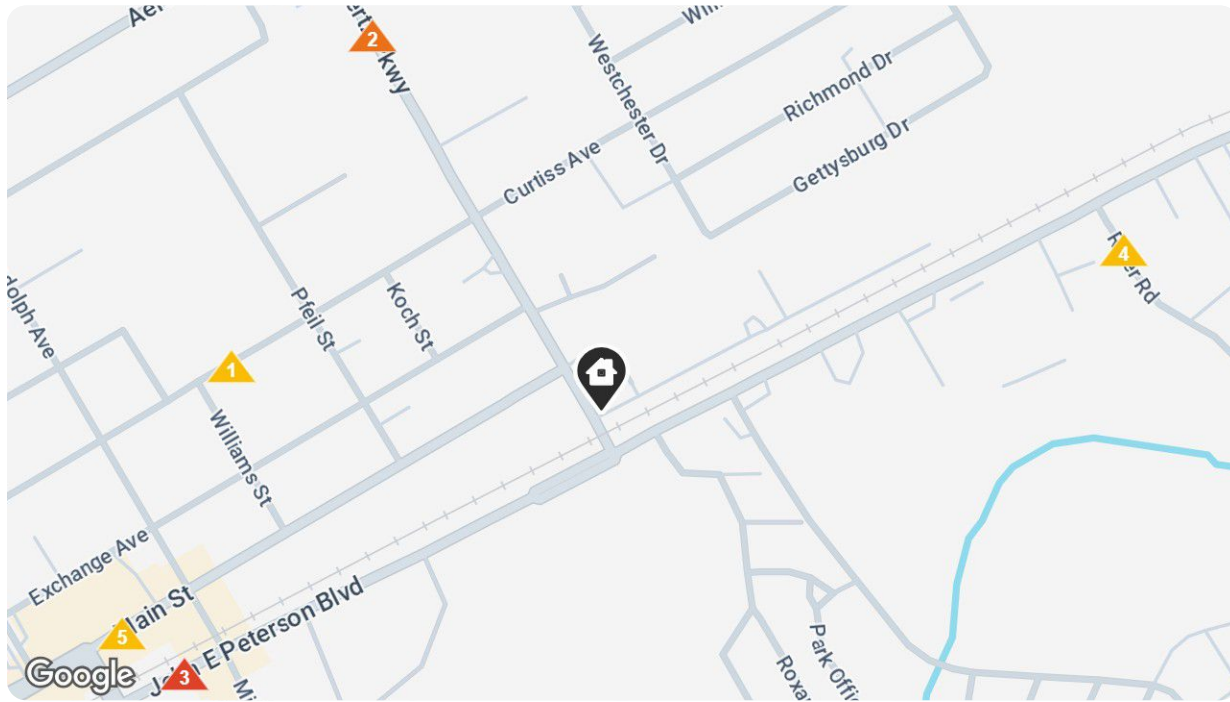
Tax

Assessment Year	2025	2024	2023	2022	2021
Assessed Value - Land	\$85,254	\$86,310	\$113,253	\$30,768	\$26,670
Assessed Value - Improvements	\$79,765	\$81,669	\$61,747	\$62,622	\$55,814
Total Assessed Value	\$165,019	\$167,979	\$175,000	\$93,390	\$82,484
Assessor Market Value Year	2025	2024	2023	2022	2021
Assessor Market Value - Land	\$85,254	\$86,310	\$113,253	\$30,768	\$26,670
Assessor Market Value - Improvements	\$79,765	\$81,669	\$61,747	\$62,622	\$55,814
Total Assessor Market Value	\$165,019	\$167,979	\$175,000	\$93,390	\$82,484
Tax Rate Code Area	CSC,GCO,LTR, SCS	CSC,GCO,LTR, SCS	CSC,GCO,LTR, SCS	CSC,GCO,LTR, SCS	CSC,GCO,LTR, SCS
Tax Account ID	00000024844 8	00000024844 8	00000024844 8	00000024844 8	00000024844 8
Total Tax Amount	-	\$3,265	\$3,412	\$2,021	\$1,865

Listing Details

Listing ID	1951085	Listing Source	LERA MLS
Listing Agreement	Exclusive Right to Sell(ER)	Legal	SUBD:MALPAZ G ABS: 221 SUR: G MALPAZ 0.2310 AC.

Traffic Counts



Daily Traffic Counts

- ▲ Up to 6,000 / day
- ▲ 6,001 - 15,000
- ▲ 15,001 - 30,000
- ▲ 30,001 - 50,000
- ▲ 50,001 - 100,000
- ▲ Over 100,000 / day

Traffic Counts within 1 mile by Proximity

▲ **978**

Curtiss Ave

2025 Est. daily traffic counts

Cross: Williams St
Cross Dir: SW
Distance: 0.03 miles

Historical counts

Year	▲	Count	Type
2010	▲	960	ADT

▲ **10,709**

Schertz Pkwy

2025 Est. daily traffic counts

Cross: Elbel Rd
Cross Dir: NW
Distance: 0.1 miles

Historical counts

Year	▲	Count	Type
2010	▲	10,470	ADT
1997	▲	5,000	AADT

▲ **28,015**

John E Peterson Boulevard

2025 Est. daily traffic counts

Cross: Randolph Ave
Cross Dir: NE
Distance: 0.04 miles

Historical counts

Year	▲	Count	Type
2022	▲	31,145	AADT
2021	▲	25,939	AADT
2020	▲	25,430	AADT
2019	▲	31,646	AADT
2018	▲	29,969	AADT

▲ **1,145**

River Rd

2025 Est. daily traffic counts

Cross: John E Peterson Blvd
Cross Dir: NW
Distance: 0.04 miles

Historical counts

Year	▲	Count	Type
2010	▲	930	ADT
2005	▲	1,370	AADT
2000	▲	830	ADT

▲ **4,338**

Main St

2025 Est. daily traffic counts

Cross: Lee
Cross Dir: SW
Distance: 0.03 miles

Historical counts

Year	▲	Count	Type
2013	▲	4,926	AADT
2011	▲	4,000	AADT
2010	▲	4,000	AADT
2008	▲	4,500	AADT
2005	▲	4,500	AADT

AADT - Annual Average Daily Traffic

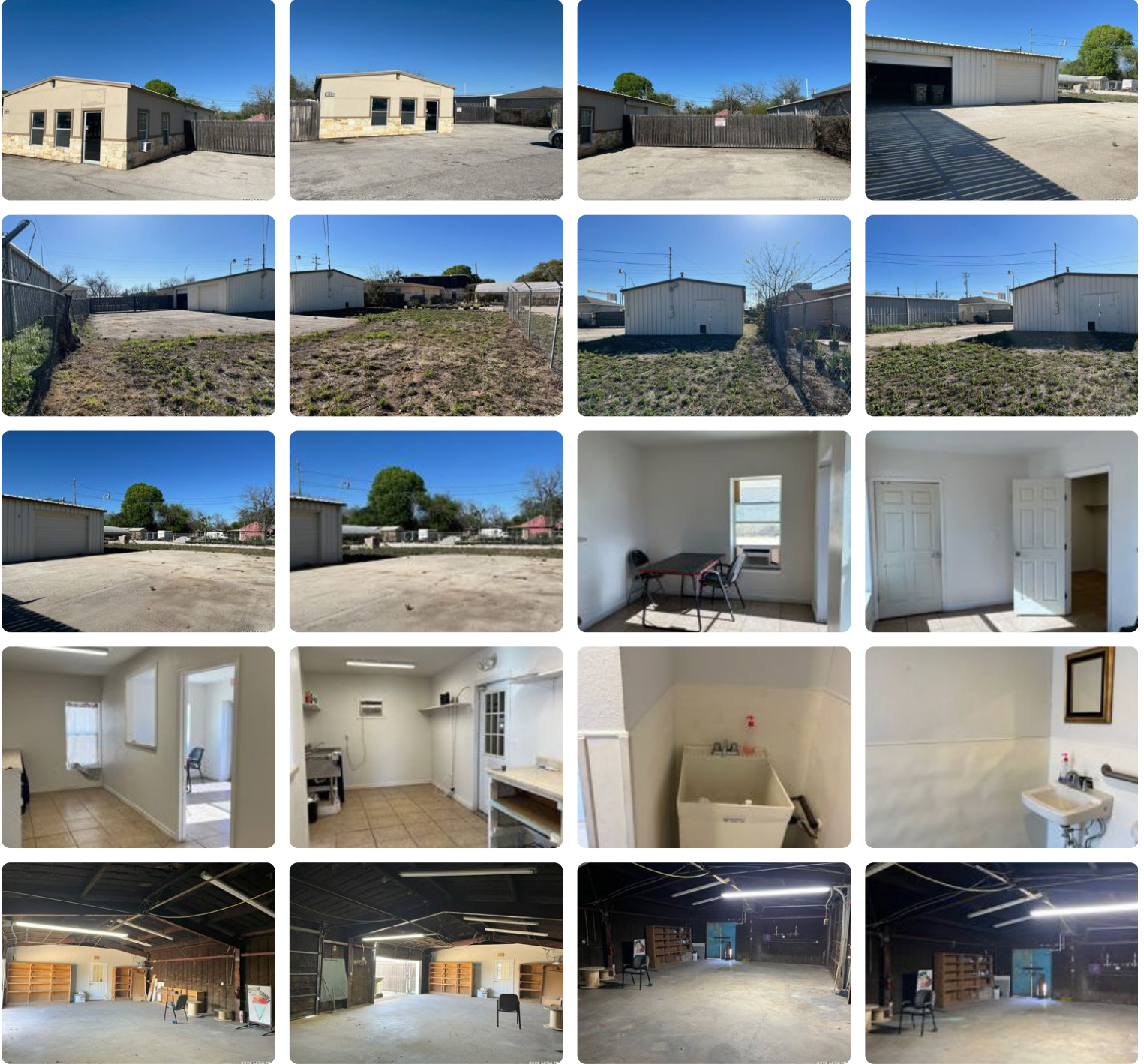
ADT - Average Daily Traffic

AWDT - Average Weekly Daily Traffic

NOTE: Daily Traffic Counts are a mixture of actual and estimates

Photos

Listing Photos



Photos

Listing Photos



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