

LAND FOR SALE

18711 IH-35 N, Schertz, TX 78154



±8.418 Acres

(M-1) Manufacturing (Light)

EXCLUSIVE BROKERS:

FORMATION REAL ESTATE, LLC

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Information contained herein has been obtained from sources deemed reliable. While we believe this information to be true, Formation Real Estate, LLC makes no guarantees, warranties or representations as to the completeness or accuracy thereof. All information is submitted subject to errors and/or omissions.

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+/-140,000 VPD



HIGHLIGHTS

- ±8.418 Acres | 366,688 SF
- \$2,566,817 | \$7.00 PSF
- (M-1) Manufacturing (Light)
- Schertz City Limits | Comal County
- IH-35 North Access Road Frontage
- ±140,000 VPD on IH-35
- City of Schertz Water and Sewer
- Wooded | Gently Sloping | Mature Oak
- Schertz Station Retail Across IH-35

PROPERTY DETAIL

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FOR SALE

PROPERTY OVERVIEW

8.418 acres zoned M-1 with frontage on the IH-35 northbound access road, inside Schertz city limits. Wooded and gently sloping with mature oak cover. Two older structures on site. City of Schertz water and sewer. Most of what sells on this stretch of IH-35 is a one- or two-acre pad. Eight acres with M-1 zoning draws a different buyer: contractor yards, equipment dealers, service and repair shops, outdoor storage, small-bay flex. Schertz runs roughly 9.8 million SF of industrial with Amazon, Caterpillar, Sysco, FedEx and UPS already operating here, so the labor pool is trained and local. The frontage puts a building and a sign in front of roughly 140,000 cars a day. Crews eat across the access road: Schertz Station is building a 135,632 SF Home Depot for 2027 next to EVO Entertainment, Panera and CAVA, and Cibolo Crossing sits south with Living Spaces and Santikos.

SUMMARY

Size	±8.418 Acres 366,688 SF
Price:	\$2,566,817 \$7.00 PSF
Zoning:	(M-1) Manufacturing (Light)
County:	Comal
Frontage:	IH-35 North Access Road
Utilities:	To Site
Distance:	Downtown San Antonio, ~21 miles JBSA-Randolph, ~8 miles New Braunfels, ~12 miles

PHOTOS

18711 IH-35 N, Schertz, TX 78154

FOR SALE

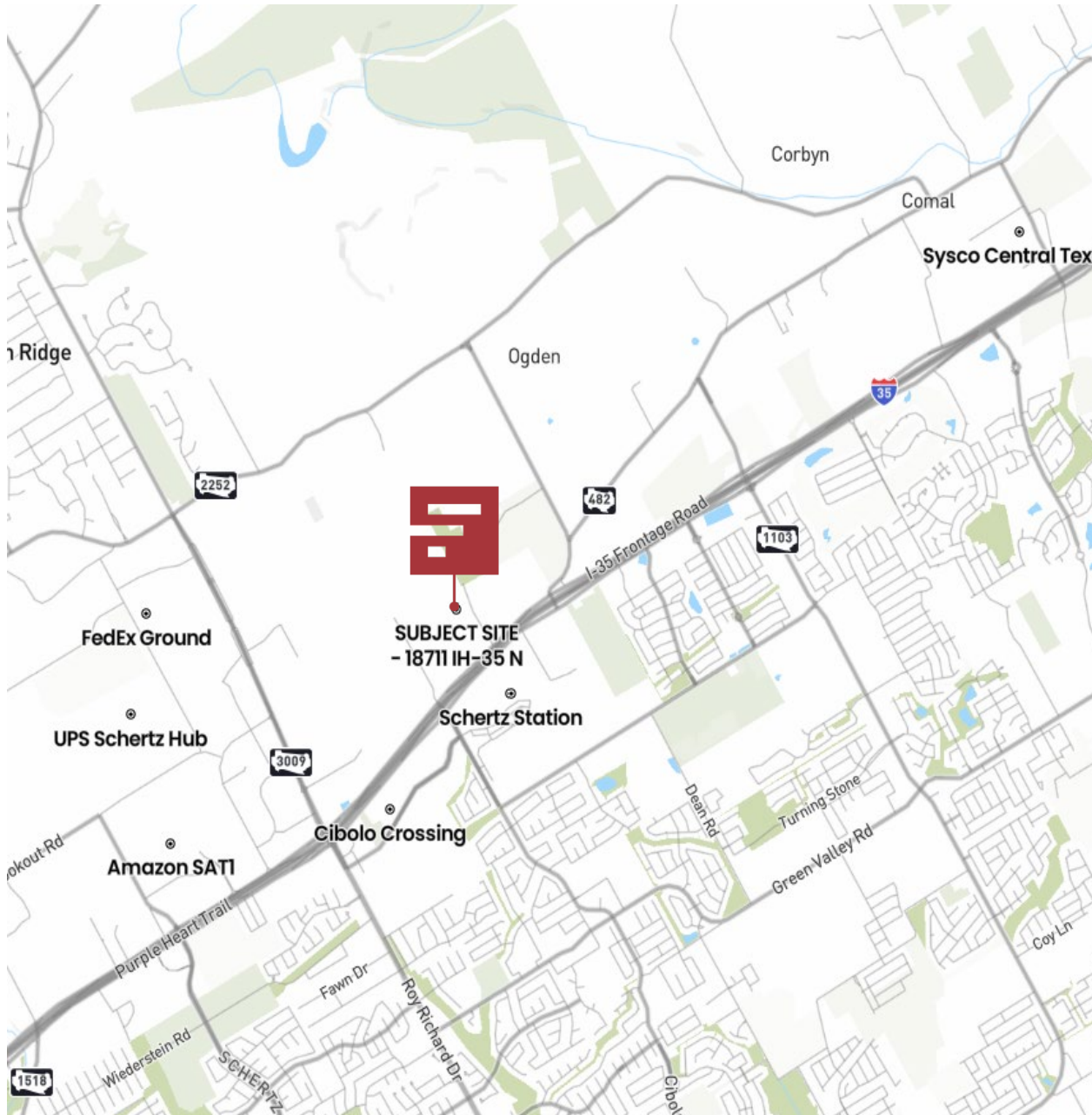


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LOCATION & SURROUNDING DEVELOPMENT

FOR SALE

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IMMEDIATE TRADE AREA

Schertz Station

72-acre retail development directly across IH-35, 35, ±257,000 SF planned

Home Depot

135,632 SF under construction, 2027 opening

EVO Entertainment (Schertz Station)

10 screens, 16 bowling lanes

Cibolo Crossing

116 acres, Living Spaces and Santikos

Embrey

318 build-to-rent units under construction

Schertz Industrial Base

±9.8 million SF

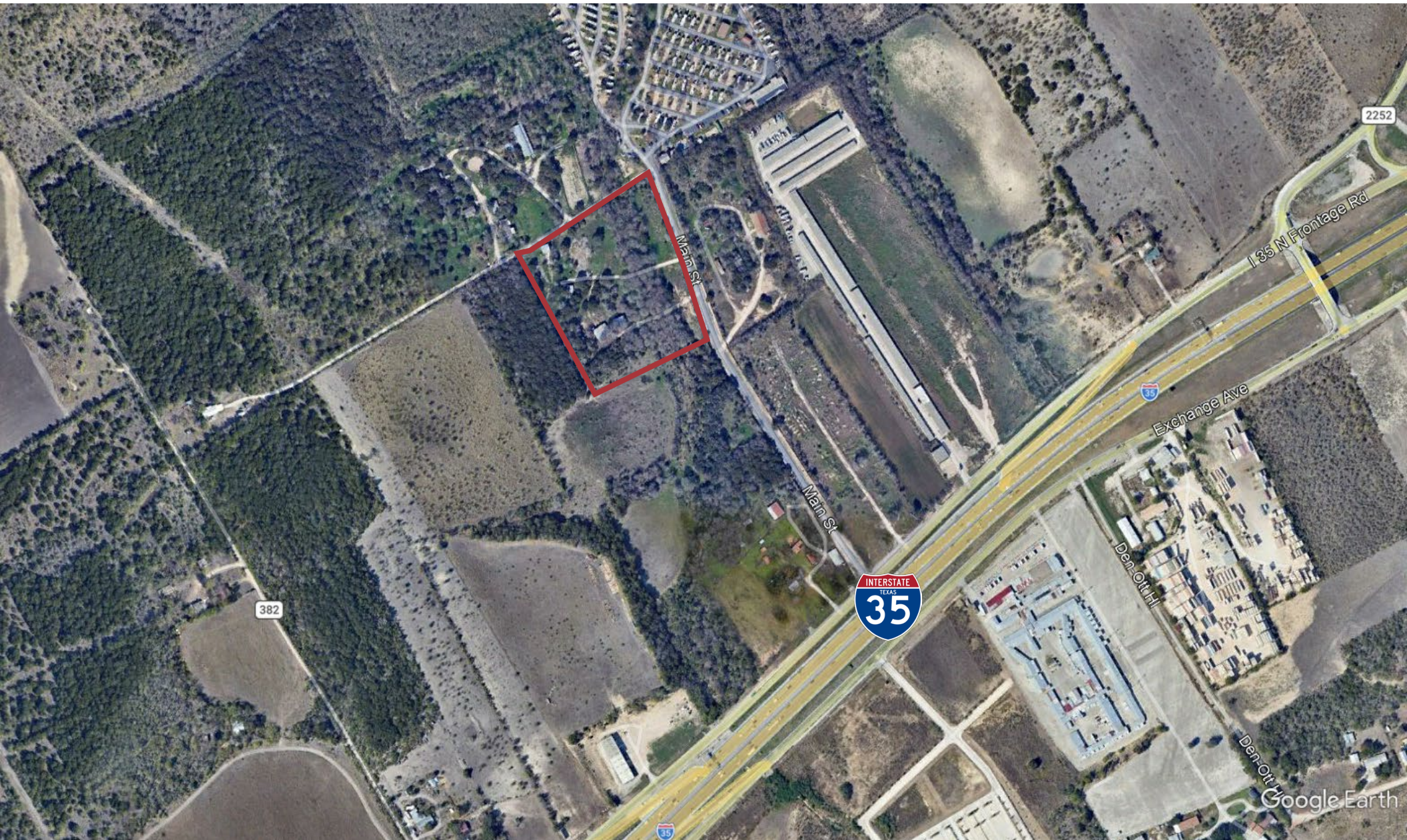
Area Operators

Amazon, Caterpillar, Sysco, FedEx, UPS

AERIAL MAP

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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.



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): HOLDERS:

- 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 other 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.

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.

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:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - 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.

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Date

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