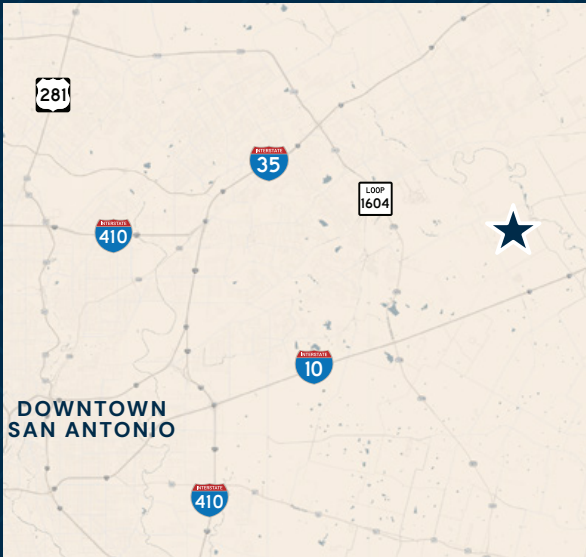


# WEIR RD SCHERTZ, TX

**±186.57 ACRES**

**PRIME DEVELOPMENT  
OPPORTUNITY NEAR  
RANDOLPH AIR FORCE BASE**



**±186.57  
ACRES**



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# PROPERTY DETAILS

[DUE DILIGENCE LINK](#)



## ADDRESS

Weir Rd  
Schertz, TX 78154

## SIZE

±186.57 Acres

## LAT., LONG.

29.51967676930904, -98.22253421368856

## PARCEL

05059-000-0160  
05066-000-0041  
05066-000-0040

## ZONING

Pre-Development

## FLOODPLAIN

±21 Acres of floodplain on Eastern portion of Site

## TAX

2.370%

## SCHOOLS

**Schertz-Cibolo-Universal City ISD**  
Rose Garden Elementary School  
Corbett Junior High School  
Clemens High School

## LEGAL

CB 5059 P-16 ABS 187  
CB 5066 P-4A ABS 609  
CB 5066 P-4 ABS 609

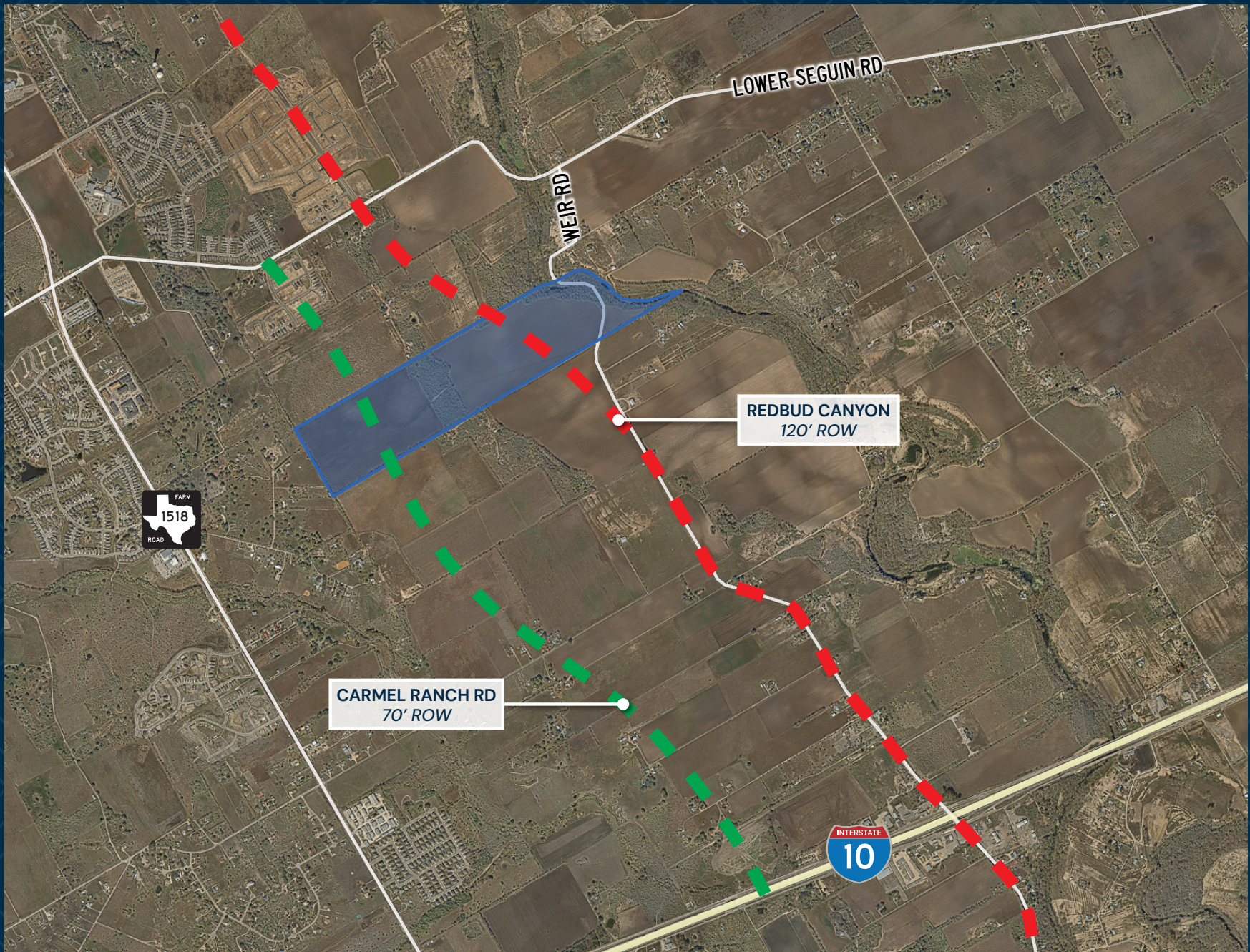
## PRICE

Call for Pricing

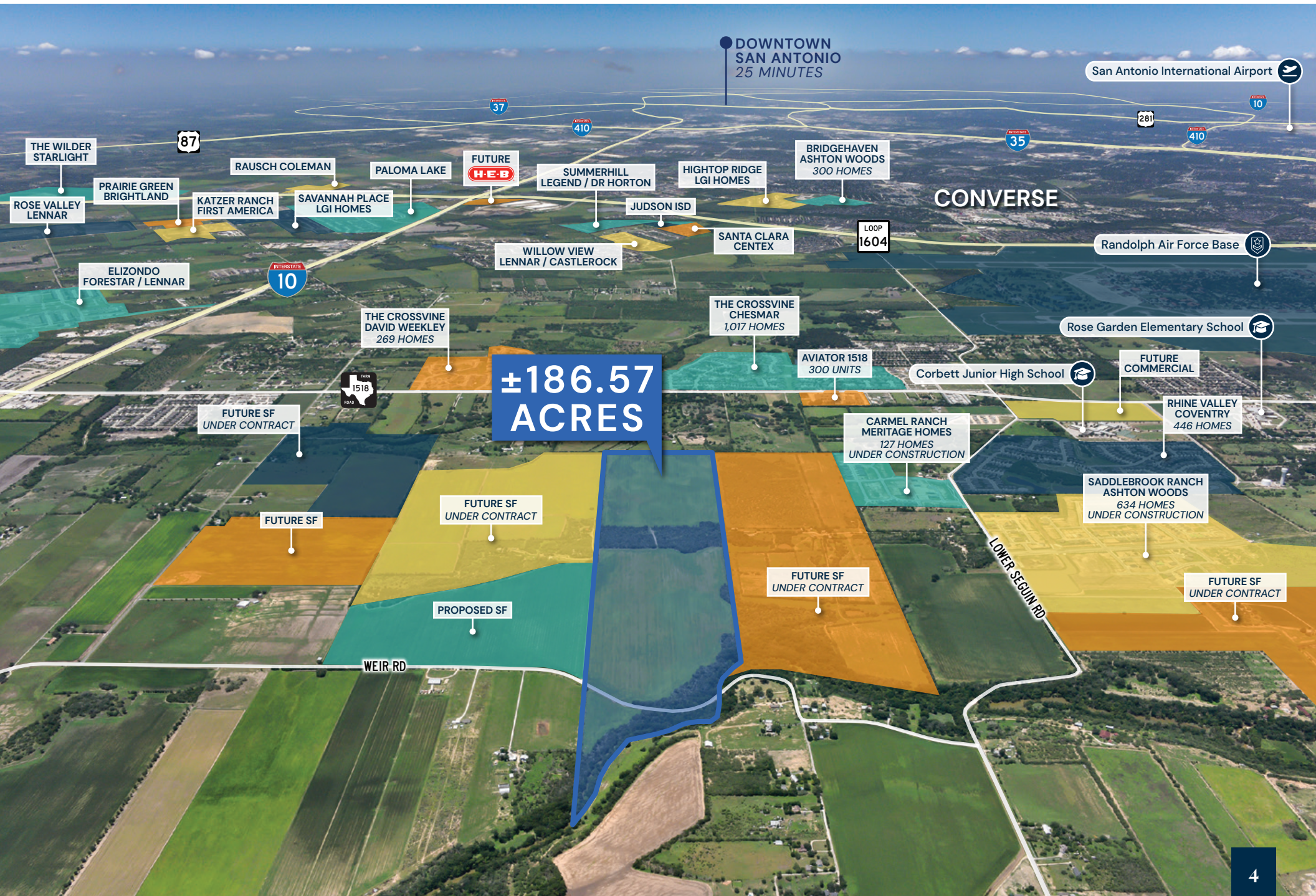
±186.57  
ACRES

WEIR RD

# FUTURE THOROUGHFARES



# AREA ACTIVITY - WEST



**±186.57  
ACRES**

**CONVERSE**

**DOWNTOWN  
SAN ANTONIO  
25 MINUTES**

San Antonio International Airport

Randolph Air Force Base

Rose Garden Elementary School

Corbett Junior High School

FUTURE COMMERCIAL

RHINE VALLEY  
COVENTRY  
446 HOMES

SADDLEBROOK RANCH  
ASHTON WOODS  
634 HOMES  
UNDER CONSTRUCTION

FUTURE SF  
UNDER CONTRACT

CARMEL RANCH  
MERITAGE HOMES  
127 HOMES  
UNDER CONSTRUCTION

FUTURE SF  
UNDER CONTRACT

PROPOSED SF

FUTURE SF  
UNDER CONTRACT

FUTURE SF

FUTURE SF  
UNDER CONTRACT

THE CROSSVINE  
DAVID WEEKLEY  
269 HOMES

THE CROSSVINE  
CHESMAR  
1,017 HOMES

AVIATOR 1518  
300 UNITS

WILLOW VIEW  
LENNAR / CASTLEROCK

SANTA CLARA  
CENTEX

JUDSON ISD

SUMMERHILL  
LEGEND / DR HORTON

HIGHTOP RIDGE  
LGI HOMES

BRIDGEHAVEN  
ASHTON WOODS  
300 HOMES

FUTURE  
**H-E-B**

PALOMA LAKE

SAVANNAH PLACE  
LGI HOMES

KATZER RANCH  
FIRST AMERICA

PRAIRIE GREEN  
BRIGHTLAND

THE WILDER  
STARLIGHT

ROSE VALLEY  
LENNAR

ELIZONDO  
FORESTAR / LENNAR

INTERSTATE  
10

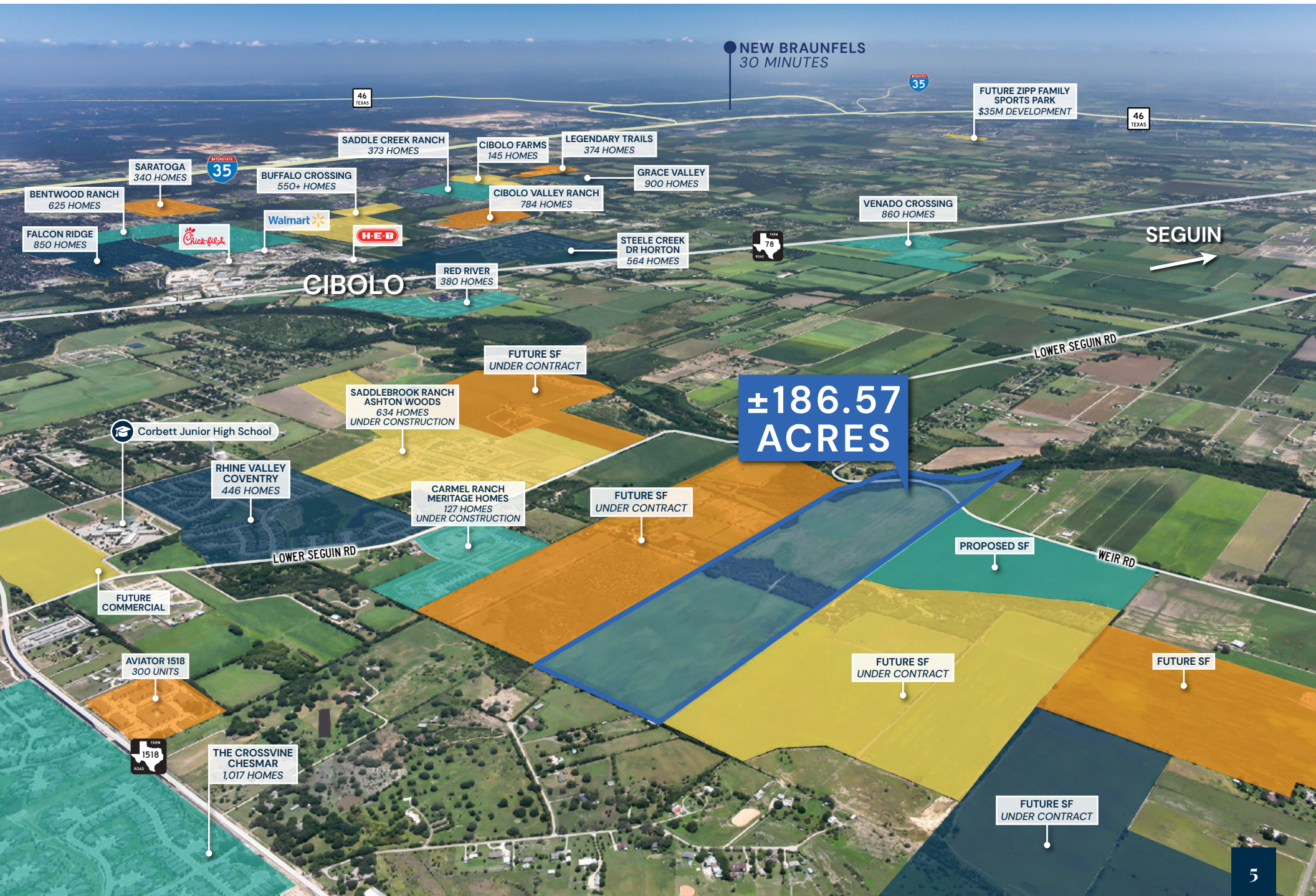
FARM  
ROAD  
1518

LOOP  
1604

WEIR RD

LOWER SEQUIN RD

# AREA ACTIVITY - NORTHEAST





# 2025 TAX RATES

BEXAR CO RD & FLOOD	0.023668
SA RIVER AUTH	0.017870
ALAMO COM COLLEGE	0.149150
UNIVERSITY HEALTH	0.276235
BEXAR COUNTY	0.276331
CITY OF SCHERTZ	0.490000
SCHERTZ-CIBOLO ISD	1.136900
<b>TOTAL</b>	<b>2.370154</b>

# DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
<b>2025 POPULATION ESTIMATE</b>	248	8,347	58,916
<b>5 YEAR EST. POPULATION GROWTH</b>	22.6%	23.7%	14.4%
<b>AVERAGE HOUSEHOLD INCOME</b>	\$102,421	\$112,288	\$113,861
<b>MEDIAN VALUE OF OWNER OCCUPIED HOUSING UNITS</b>	\$318,841	\$351,855	\$288,881



## PRIME LOCATION

### Schertz, TX

- Just minutes from Randolph Air Force Base, Schertz offers strong connections to the military community and defense-related industries.
- Since 2021, five Fortune 100 companies have located or expanded their operations in Schertz - Amazon, Sysco, FedEx, UPS, and Caterpillar.

### Close Proximity to Major Thoroughfares

- The site is located 2 miles North of I-10 with direct access via Weir Rd
- 3.5 miles East of Loop 1604
- 6.5 miles South of I-35
- 10 miles East of I-410 Loop
- 10 miles North of US-87

### Convenient Access Across Central Texas

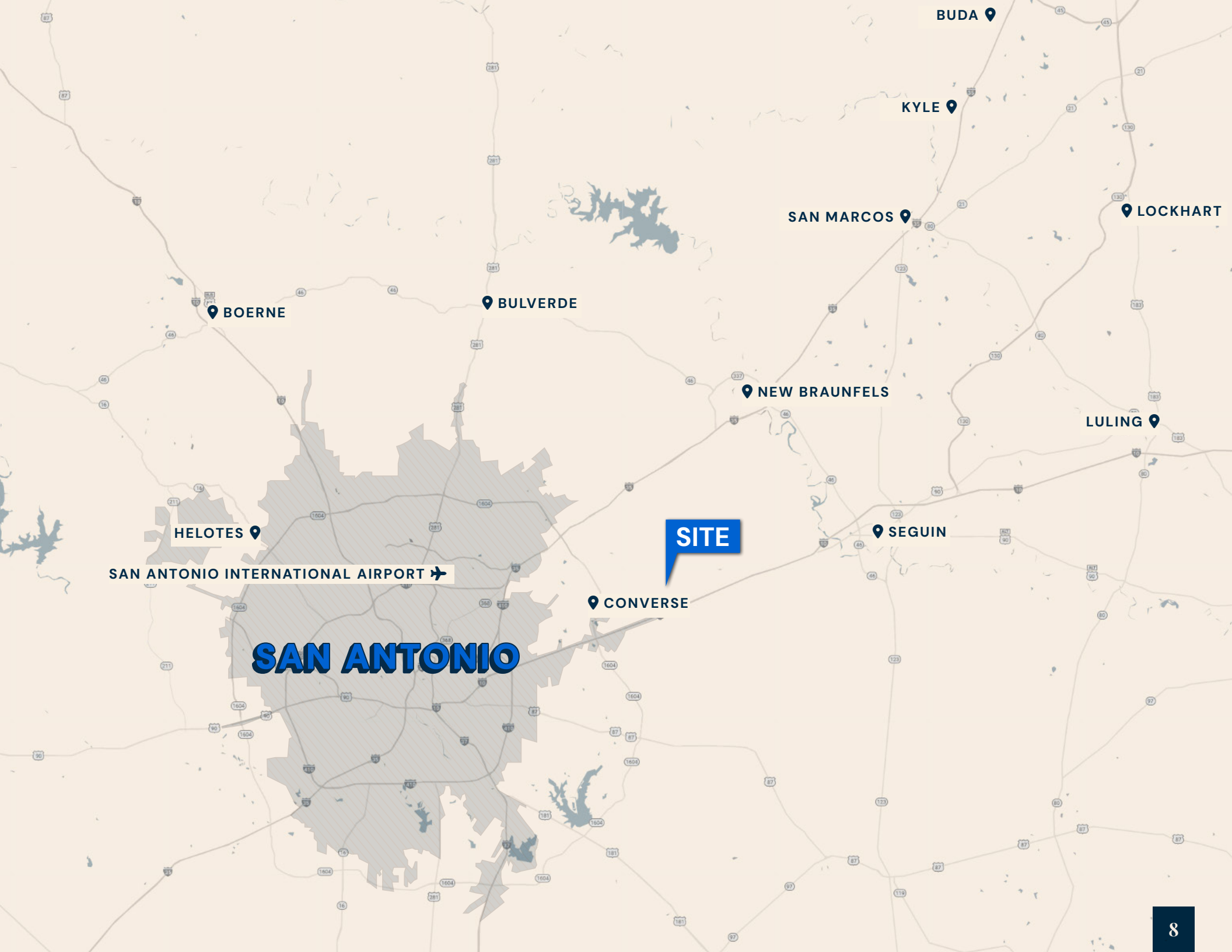
- Seguin: 25 minutes
- Downtown San Antonio: 25 minutes
- New Braunfels: 30 minutes
- San Antonio Int. Airport: 30 minutes
- The Rim/La Cantera: 35 minutes
- Austin: 1 hour
- Houston: 2.5 hours



Schertz, TX



Randolph Air Force Base



BUDA

KYLE

SAN MARCOS

LOCKHART

BOERNE

BULVERDE

NEW BRAUNFELS

LULING

HELOTES

SAN ANTONIO INTERNATIONAL AIRPORT

SITE

SEGUIN

CONVERSE

**SAN ANTONIO**

# WHY SAN ANTONIO?

The rolling terrain of the Texas Hill Country bordering San Antonio has drawn charming vineyards, hillside bed and breakfasts and nationally acclaimed resorts that offer rustic refinement in the most pampering of ways, from championship golf courses to fireside spas and delectable restaurants. As you delve deeper into San Antonio, the essence of the city's rich culture grows stronger. Varied cuisines, including famed Tex-Mex, fill the air with aromas of spices and fresh cilantro. Art comes alive with outdoor murals, gardens, architecture and museums including a distinguished and recently renovated Smithsonian affiliate. But nothing is as grand or as deep as the people of San Antonio. Influenced by the cultures of Spain, Germany and Mexico; among others, San Antonio is home to a welcoming people—the most artful product of this culture.

**1.53M**  
2024  
POPULATION

**39M**  
ANNUAL  
VISITORS

**7th**  
LARGEST CITY  
IN THE U.S.



RIVER WALK



THE ALAMO

**#4**

FASTEST GROWING  
CITY IN THE U.S.  
(U.S. Census Bureau, 2024)

**#3**

BEST PLACES  
TO VISIT IN TEXAS  
(U.S. News & World Report, 2024)

**#2**

TOP 10 CITIES  
FOR BBQ IN THE U.S.  
(Yelp, 2025)

**Top 25**

BEST PLACES TO  
RETIRE IN THE U.S.  
(Forbes, 2025)

**#6**

BEST U.S.  
TRAVEL DESTINATION  
(Travel + Leisure, 2024)

**#8**

REAL ESTATE MARKETS  
TO WATCH  
(PWC, 2024)

# INFORMATION ABOUT BROKERAGE SERVICES

APPROVED BY THE TEXAS REAL ESTATE COMMISSION FOR VOLUNTARY USE. TEXAS LAW REQUIRES ALL REAL ESTATE LICENSEES TO GIVE THE FOLLOWING INFORMATION ABOUT BROKERAGE SERVICES TO PROSPECTIVE BUYERS, TENANTS, SELLERS AND LANDLORDS.

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

### IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written – listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

### IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place

the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

### IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act.

### A broker who acts as an intermediary in a transaction:

1. shall treat all parties honestly;
2. may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
3. may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
4. may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary

between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you, you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

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Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

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BROKER FIRST NAME

LICENSE NO.

EMAIL

PHONE

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BUYER, SELLER, LANDLORD OR TENANT

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BUYER, SELLER, LANDLORD OR TENANT

Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188 or 512-465-3960.

# CONTACT US



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