

IH 35 FRONTAGE LAND FOR SALE IN SCHERTZ, TX



- Location - Easterly side of IH 35 between Cibolo Valley Dr and FM 2252
- Address - [18780 I H 35, Schertz, TX 78154](https://www.google.com/maps/place/18780+IH+35,+Schertz,+TX+78154) (Click on address for google map)
- Size - Land area: \pm 12.3 acres
- Zoning - City of Schertz G-B
- Topography - Gently sloping towards IH 35
- Utilities - CPS electric, septic wastewater, municipal water
- Traffic Count - 2020 TXDOT average over 120,000 vpd
- Comments - Excellent identity and visibility; Schertz lofty demographic attracting lots of retail development and near 100% occupancy levels
City of Schertz long term plan includes construction of a “feeder road” with a right of way that may encroach on to or near the rear of subject property
- Sale Price - Please contact Broker: Robert N Hamilton, Pres
Commercial PropertyCo Inc.
210-861-1231

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