

103± ACRES I-35 CORRIDOR MAJOR INTERCHANGE @ HUBERTUS RD (FM 1103)

SCHERTZ (COMAL COUNTY) TEXAS 78154

FOR SALE
CLICK FOR BID PKG



SITE INFO	
LAND SIZE	103.5± ACS - SITE IS DIVISIBLE
LOCATION	NWC I-35 N @ Hubertus Rd/ FM 1103 Schertz, Comal County, 78154
UTILITIES	Water & Sewer Available <i>* Prospective buyers should retain an independent engineer to verify the cost, location, accessibility, and capacity of all utilities for buyer's intended use.</i>
ZONED	GBII General Business II & M-1 Manufacturing District (light)
<ul style="list-style-type: none"> ▪ EXCELLENT VISIBILITY ▪ RAPID GROWING REGION ▪ FRONTAGE - IH-35, HUBERTUS & FM 482 ▪ HUBERTUS RD IMPROVEMENTS 	



← SAN ANTONIO



corner store



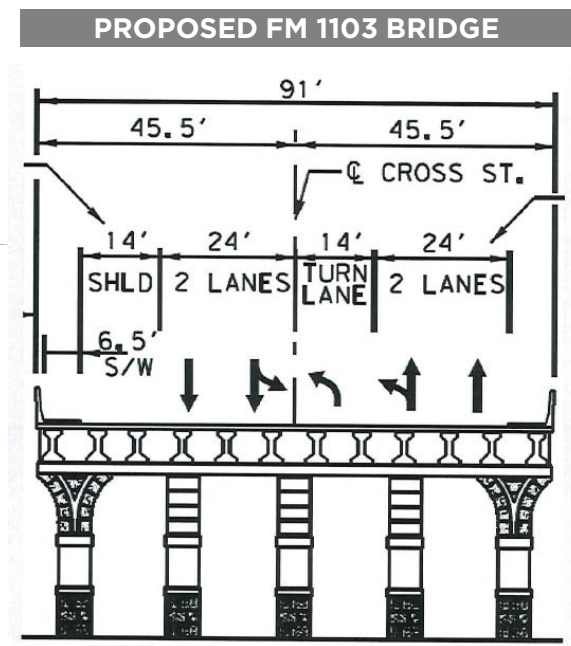
EXISTING FM 1103 BRIDGE

MAJOR BRIDGE EXPANSION ABOVE INTERSTATE 35

TxDOT announced the \$7.5 million project for the FM 1103 bridge over I-35 and should wrap up by Spring 2019. The project will expand the existing two lane bridge to five lanes plus turnarounds.

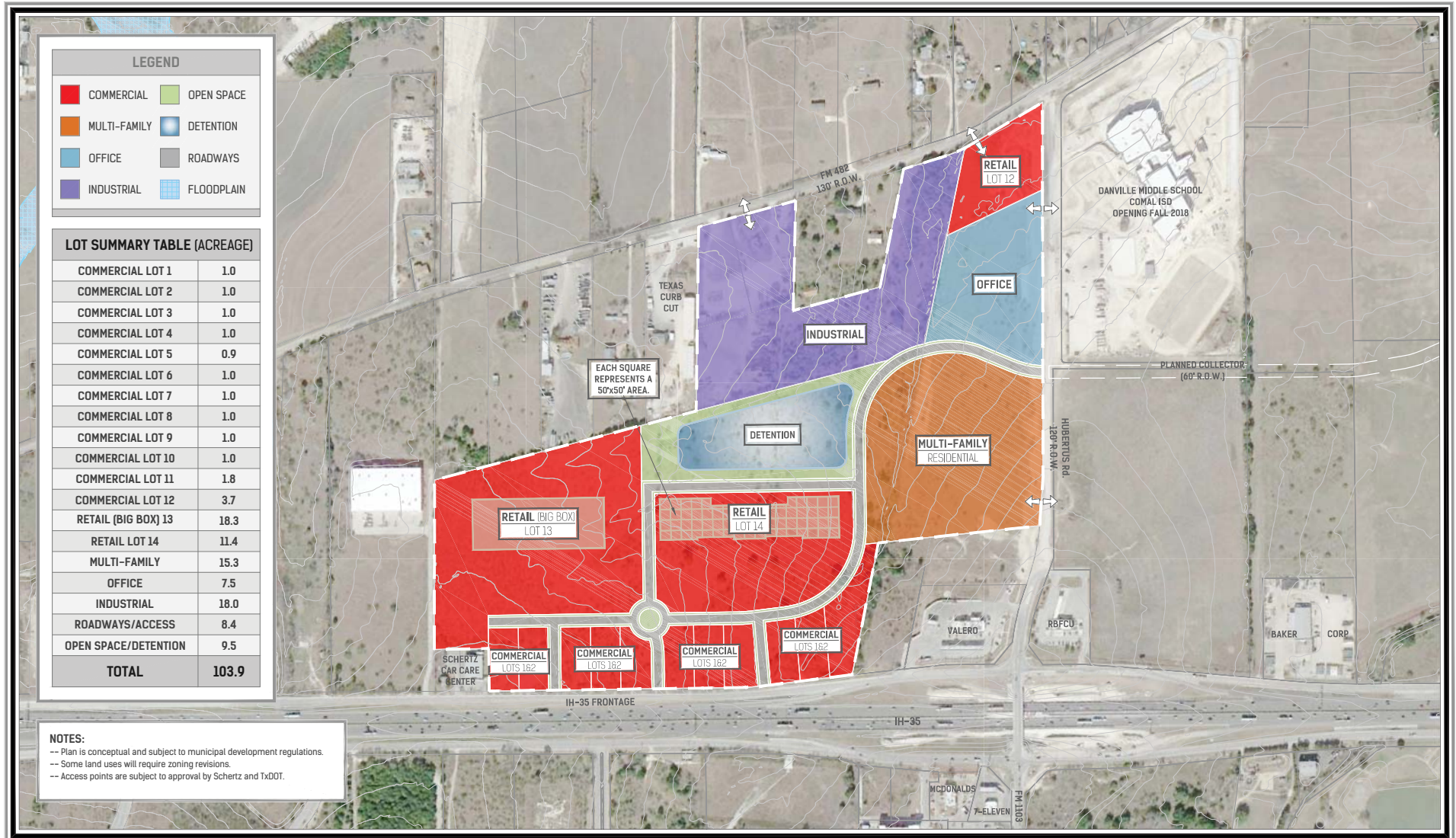
Features of the new bridge include: two eastbound lanes (one through lane and one optional lane) and three westbound lanes (a left-only lane, and optional lane and a through lane pushing traffic onto Hubertus Road). The bridge will also have turnarounds built on each side.

www.mysanantonio.com
August 2017



FM 1103 EXPANSION

FM 1103
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LEGEND

COMMERCIAL	OPEN SPACE
MULTI-FAMILY	DETENTION
OFFICE	ROADWAYS
INDUSTRIAL	FLOODPLAIN

LOT SUMMARY TABLE (ACREAGE)

COMMERCIAL LOT 1	1.0
COMMERCIAL LOT 2	1.0
COMMERCIAL LOT 3	1.0
COMMERCIAL LOT 4	1.0
COMMERCIAL LOT 5	0.9
COMMERCIAL LOT 6	1.0
COMMERCIAL LOT 7	1.0
COMMERCIAL LOT 8	1.0
COMMERCIAL LOT 9	1.0
COMMERCIAL LOT 10	1.0
COMMERCIAL LOT 11	1.8
COMMERCIAL LOT 12	3.7
RETAIL (BIG BOX) 13	18.3
RETAIL LOT 14	11.4
MULTI-FAMILY	15.3
OFFICE	7.5
INDUSTRIAL	18.0
ROADWAYS/ACCESS	8.4
OPEN SPACE/DETENTION	9.5
TOTAL	103.9

NOTES:
 -- Plan is conceptual and subject to municipal development regulations.
 -- Some land uses will require zoning revisions.
 -- Access points are subject to approval by Schertz and TxDOT.

COMAL ISD TRACT (HUBERTUS @ IH-35) / CONCEPTUAL LAND PLAN

Schertz, TX

22 March 2018

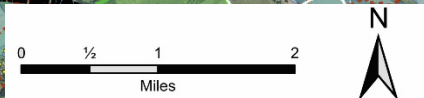
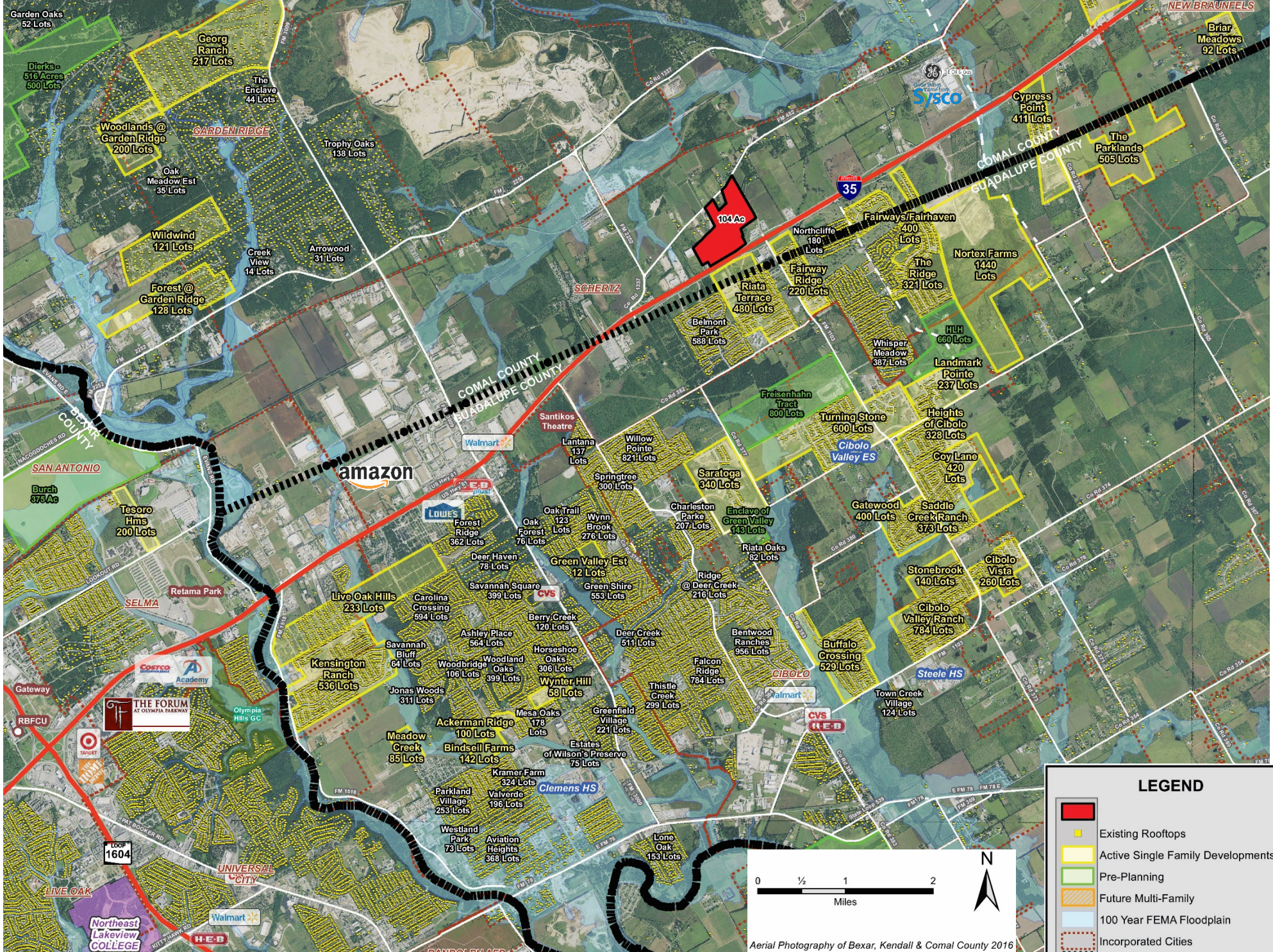
SCALE: 1"=450'
 0 225 450



CUDE ENGINEERS
 4122 Pond Hill Road, Suite 101
 San Antonio, Texas 78231
 P:(210) 681.2951 F: (210) 523.7112



P:\0349\0002_Drawings\Subarea\0315-2018 - Comal Hubertus @ IH35 Land Planning 2018\0322 10:09am vmla



Aerial Photography of Bexar, Kendall & Comal County 2016
Other Counties provided by ESRI

LEGEND

- Existing Rooftops
- Active Single Family Developments
- Pre-Planning
- Future Multi-Family
- 100 Year FEMA Floodplain
- Incorporated Cities
- County Line
- Proposed Thoroughfares
- Major Employer/Shopping/Landmark

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Map & Data prepared for
Sullivan Commercial Realty
by Wendell Davis & Associates
03.2018 210.415.8214

MARKET INFORMATION

SCHERTZEDC.COM
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SCHERTZ, TEXAS

Strategically located on Interstate 10 and Interstate 35 corridors just outside San Antonio at the northeast gateway to Austin, the City of Schertz is a premier Texas community. The City actively seeks to create a welcoming and exciting place to conduct business and call home. Schertz' current growth and economic prosperity can be attributed to its diverse economic base and pro-business climate. Schertz has a highly educated and relatively young workforce which helps insure that the community and its economy will continue to possess the talent and skills needed to prosper well into the 21st century. The Schertz Economic Development Corporation (SEDC) invites new and existing businesses to explore the many reasons to choose and expand in Schertz.



LARGEST EMPLOYERS

- Amazon.com
- Sysco Central Texas
- Baker Hughes (GE Oil & Gas)
- Brandt Engineering
- Visionworks
- National Republic Beverage Co
- HEB Grocery Co.
- Wal-Mart Stores
- Federal Express Ground
- Lowe's
- Caterpillar

MSA	Employment	Hourly Wage (Median)	Annual Wage (Mean)
San Antonio-New Braunfels [Schertz]	977,580	\$16.30	\$45,210
Austin-Round Rock	965,100	\$18.17	\$50,830
Dallas-Fort Worth-Arlington	3,410,610	\$18.00	\$50,350
Houston-The Woodlands-Sugar Land	2,934,990	\$18.49	\$52,870

Source: US Bureau of Labor Statistics, 12/2019

▲ Schertz is part of the San Antonio-New Braunfels Metropolitan Statistical Area (MSA). Shown is an MSA comparison highlighting occupational employment numbers as well as hourly/annual wages.

MANUFACTURING

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KEY MANUFACTURING COMPANIES IN SCHERTZ

Aero Component | Armortex | Baker Hughes (GE OIL & Gas) | Beck Ready Mix Concrete | C&M Fabrication | Cadillac Products Automotive | Cal-Tex Protective Coatings | Caterpillar | Custom Rock Formliner | Evestra | Fibernitex Textiles | ITM - Innovation, Technology, Machinery | Innovative Kitchens and Baths | Keaco | Madera Millwork | Major Wire Texas | Manco Structures | Maverick Door and Millwork | NAI Signage Solutions | Natural Stone Design | Pioneer Custom Doors, Windows, Moldings | Pratt Industries | PSP Industries | River Whey Creamery | Royal Manufacturing | Shook Mobile Technology | Sigma Industrial Automation | Technos Corporation | UFP Schertz United Forest Products | Vestal Steel Specialties | Visionworks | Vita Nonwovens

Demographic Highlights - 2017	3 Mile	5 Mile	7 Mile
Population:	23,165	71,634	111,363
Avg HH Income:	\$101,531	\$101,935	\$95,053
Total Households:	7,602	24,671	39,710



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

11-2-2015

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.

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 obligation 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 opinion and advise 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.

SULLIVAN COMMERCIAL REALTY

LICENSE NO: 491694 Phone: 210-341-9292
200 Concord Plaza Dr., Suite 440, San Antonio, TX 78216

James E. Sullivan, Jr., Broker
Pete Tassos, Broker

LICENSE NO: 347973 jsullivan@sullivansa.com 210-341-9292 ext 304
LICENSE NO: 488379 ptassos@sullivansa.com 210-341-9292 ext 303

Buyer/Tenant initials

Seller/Landlord Initials

Date