

SCHERTZ35 BUSINESS PARK

A PROJECT BY TITAN DEVELOPMENT



LEASED BY



**3.5 Million+ SF Industrial Space
For Lease, Sale or Build-to-Suit**





3.5 million+ SF

SQUARE FEET AVAILABLE

10

BUILDINGS

BUILDING INFORMATION

BUILDING 1

50,000 SF - 197,095 SF Rear Load | 2,794 SF Spec Office
Delivered October 2024

BUILDING 4

100,000 SF - 391,040 SF Cross Dock
Groundbreaking: Q4 2024

BUILDING 7 (PROPOSED)

500,000 SF - 1,063,920 SF

ABOUT THE PROPERTY

CLASS A INDUSTRIAL PARK

10-building Class A industrial park on 312 acres

GREAT LOCATION & ACCESS

Situated just off IH-35 with excellent access and proximity;
20 miles north of San Antonio; 60 miles south of Austin

INCENTIVES

Located in a Foreign Trade Zone; Triple Freeport Tax Exempt

EXPERIENCED DEVELOPER

Developed by Titan Development

SITE AERIAL



RANDOLPH
AIR FORCE BASE

1604

TO SAN ANTONIO



TO AUSTIN

SCHERTZ PKWY

LOOKOUT ROAD



Building 4
391,040 SF

Building 1
197,095 SF

TEJAS WAY

Building 7
1,063,920 SF

DOERR LANE

BUILDING 1 - EXTERIOR



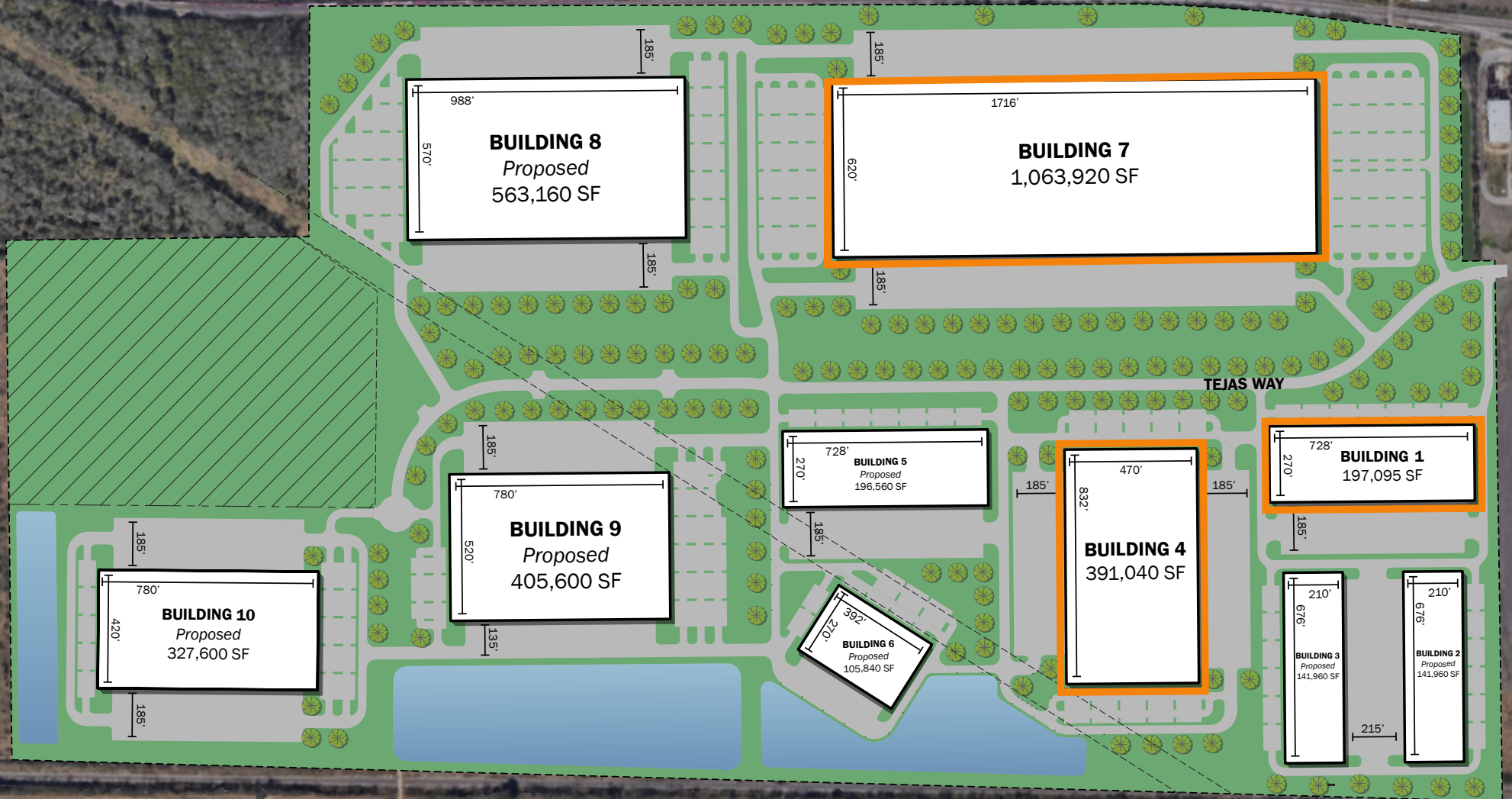
BUILDING 1 - INTERIOR

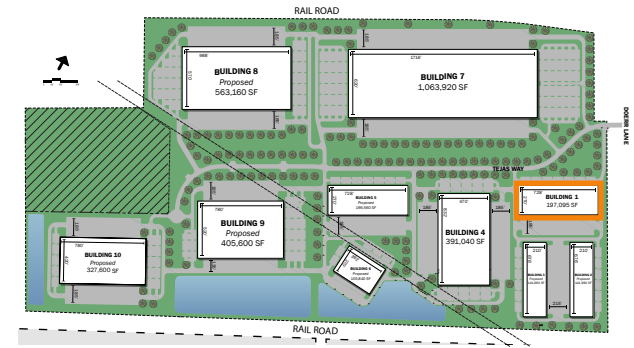
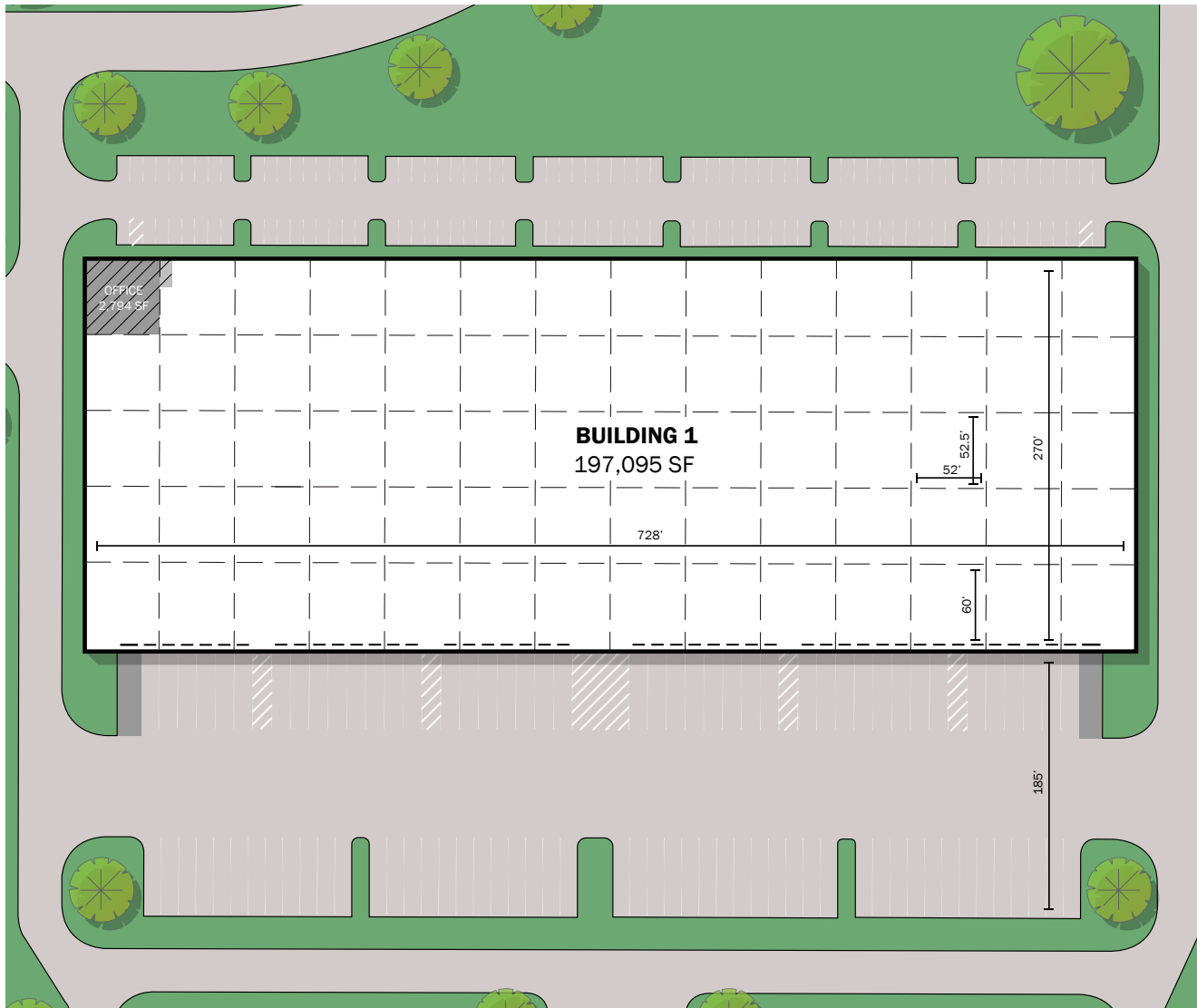


BUILDING 1



OVERALL SITE PLAN

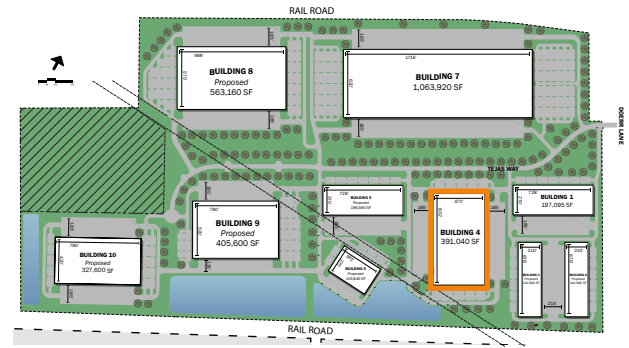
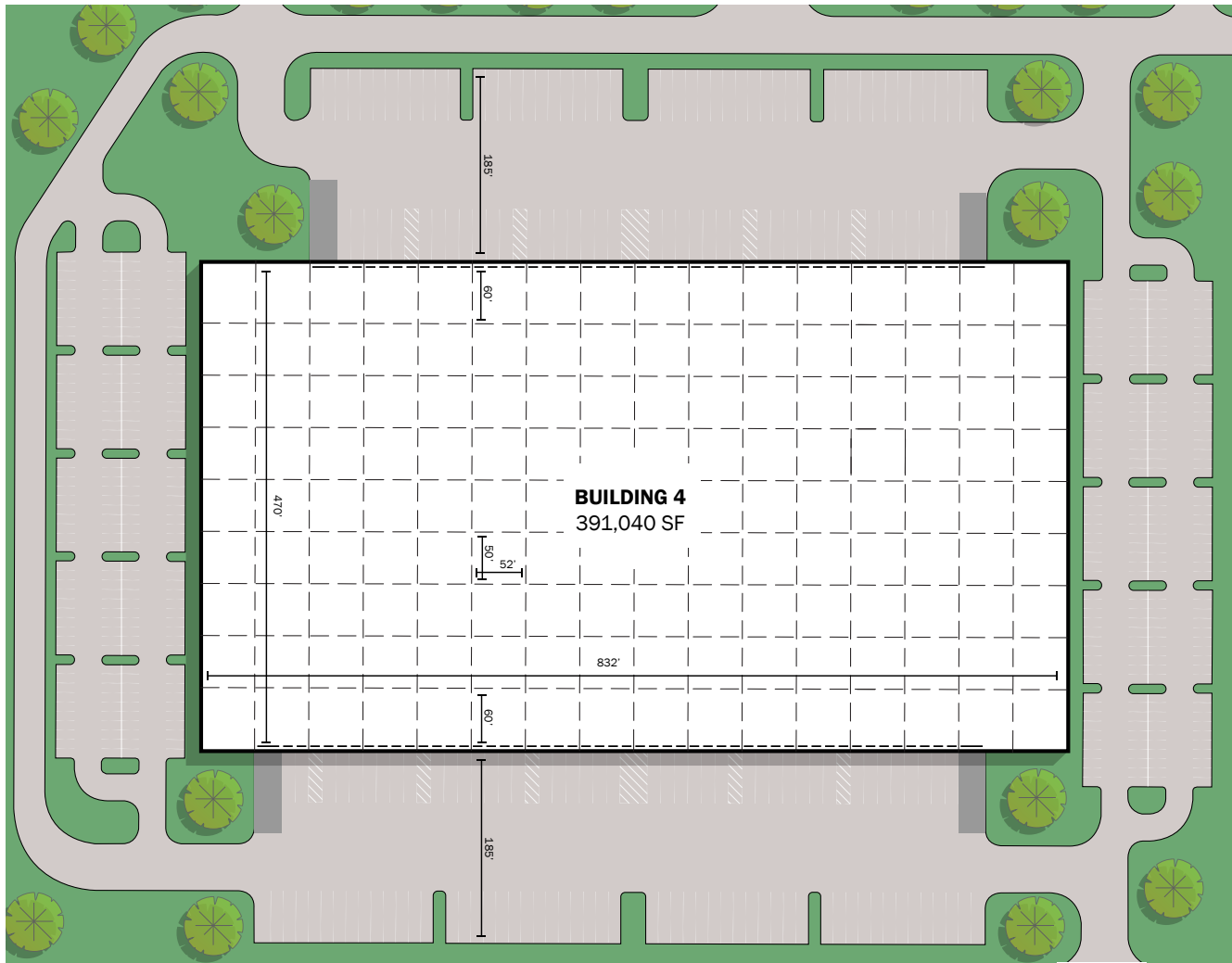




BUILDING 1 SPECS

AVAILABLE SPACE	50,000 - 197,095 SF
SPEC OFFICE	2,794 SF
BUILDING TYPE	Rear Load
BUILDING DEPTH	270'
COLUMN SPACING	52' x 52.5' Typical 60' Speed Bay
CLEAR HEIGHT	32'
TRUCK COURT	185'
RAMPS	2
DOCK DOORS	43
SPRINKLERS	ESFR
AUTO PARKING	136 Spaces
TRAILER PARKING	50 Spaces
POWER	2,500 Amps

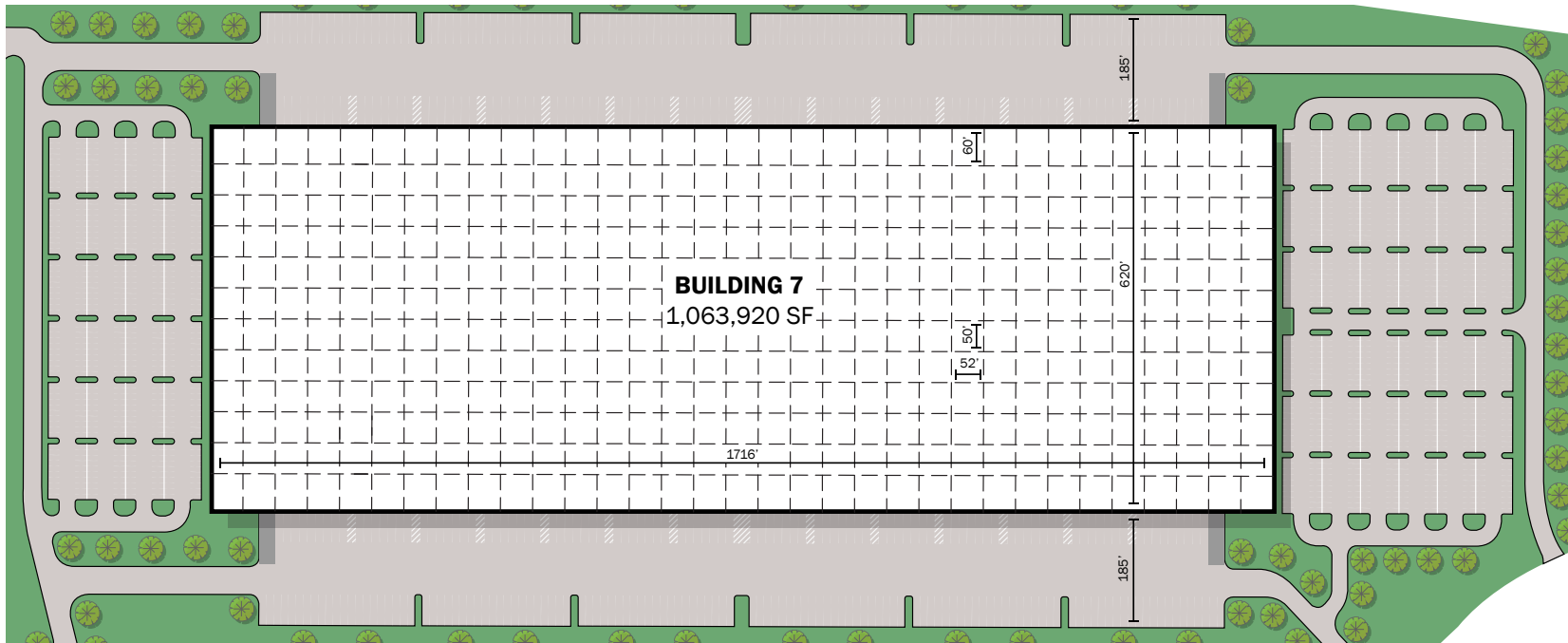
BUILDING 1



BUILDING 4 SPECS

AVAILABLE SPACE	100K - 391,040 SF
BUILDING TYPE	Cross Dock
BUILDING DEPTH	470'
COLUMN SPACING	50' x 52' Typical with 60' Speed Bay
CLEAR HEIGHT	36'
TRUCK COURT	185'
RAMPS	4
DOCK DOORS	85
SPRINKLERS	ESFR
AUTO PARKING	400 Spaces
TRAILER PARKING	104 Spaces
POWER	3,000 Amps

BUILDING 4



BUILDING 7 SPECS

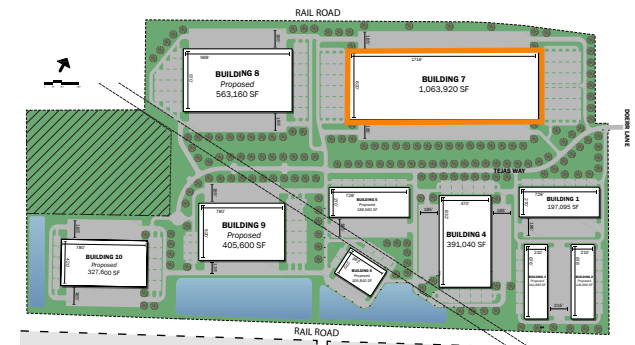
AVAILABLE SPACE 500K - 1,063,920 SF

BUILDING TYPE Cross Dock

BUILDING DEPTH 620'

COLUMN SPACING 50' x 52' Typical
60' Speed Bay

CLEAR HEIGHT	40'
TRUCK COURT	185'
RAMPS	4
DOCK DOORS	204
SPRINKLERS	ESFR
AUTO PARKING	1200 Spaces
TRAILER PARKING	248 Spaces
POWER	5,000 Amps



BUILDING 7

CORPORATE NEIGHBORS



RANDOLPH
AIR FORCE BASE

TO AUSTIN 35 TO SAN ANTONIO

3009

ARMSTRONG RELOCATION & COMPANIES

Visionworks

Mondelēz International

SPRINGS CO.

HO SUPPLY

Hollingsworth

XPL

amazon

WHEEL PROS

Reliable

XPO Logistics

GEART INDUSTRIES

Munters

LOOKOUT ROAD

RNDC

BRINKS

CATERPILLAR

UPS

KeyStone

ALLIED The Careful Movers

ArchPoint Consulting

O'Reilly

KEITH

ACE MART RESTAURANT SUPPLY

RH

TX

berlin

Builders FirstSource

FedEx Ground

QCD

AXEL

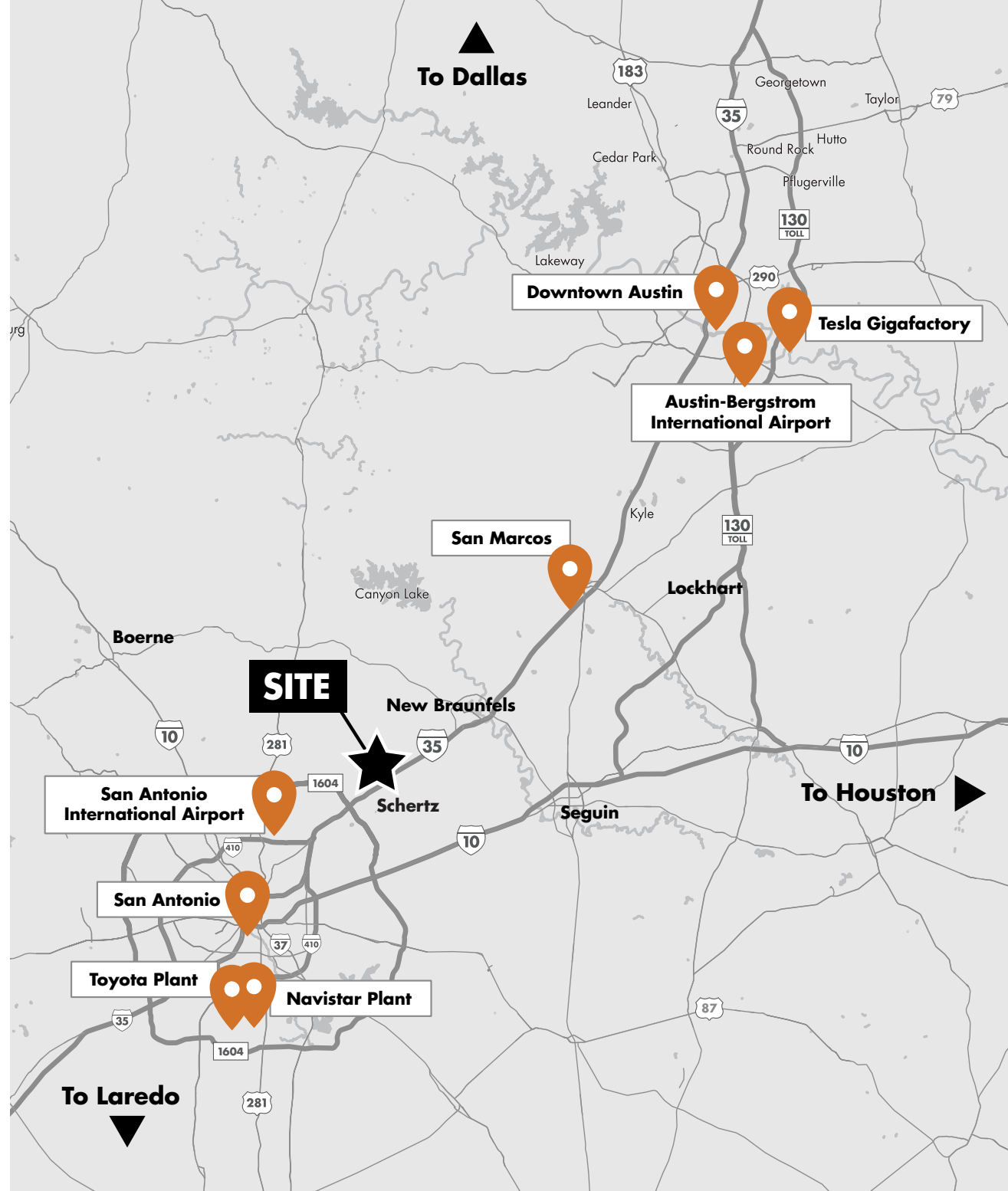
AXEL CHRISTENSEN

TEJAS WAY

UNION PACIFIC

DRIVE TIMES

Destination	Distance	Drive Time
I-35	1.5 mi.	3 min.
Loop 1604	5 mi.	8 min.
Loop 410	10 mi.	12 min.
San Antonio Airport	15 mi.	18 min.
I-10	16 mi.	18 min.
Downtown San Antonio	20 mi.	25 min.
San Marcos	31 mi.	35 min.
Navistar Plant	33 mi.	40 min.
Toyota Plant	37 mi.	45 min.
ABIA Airport	62 mi.	58 min.
Downtown Austin	62 mi.	1 hour
Tesla Gigafactory	70 mi.	1 hour
Laredo	175 mi.	2.5 hours
Houston	185 mi.	3 hours
Dallas/Ft. Worth	250 mi.	4 hours



SCHERTZ LABOR FORCE & DEMOGRAPHICS

Home Ownership In Schertz

80%

home ownership

\$223,400

median property value

Household Income In Schertz

\$86,749

median household income

\$105,379

average household income

42%

of residents work in
business or management

Population Growth In Austin/San Antonio MSA

21%

estimated population growth
2021 Population: 4.9 Million
2031 Population: 6.0 Million

Jobs by Worker Age (Schertz)

Age	5 miles	20 miles	45 miles
Age 16 - 24	9,097	98,619	194,679
Age 25 to 54	47,529	471,005	886,167
Age 55 or older	14,058	151,484	281,264

Source: U.S. Census Bureau

Jobs by Worker Educational Attainment (Schertz)

Education	Within 45 Miles
Less than high school	248,045
High school equivalent, no college	453,151
Some college or Associate degree	533,679
Bachelor's degree or advanced degree	513,156

Source: U.S. Census Bureau

County Population Change (2015-2030)

County	Population Change
Bexar	+15%
Comal	+41%
Guadalupe	+24%
Travis	+19%

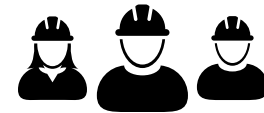
Source: Schertz Economic Development Corporation

Schertz Highlights



132,581

Population



1,174,304

Labor Force

Source: Schertz Economic Development Corporation

CENTRAL TEXAS LOCATION

The Texas Triangle is the fastest growing region in one of the fastest growing states. By 2050, the area is expected to grow to 35 million people.

DALLAS
250 miles, 4 hours

AUSTIN
60 miles, 1 hour

SAN ANTONIO
20 miles, 25 min

Schertz35

HOUSTON
180 miles, 3 hours

#1

Job Creator in the Nation;
Texas is projected to add one million jobs by 2023 (Forbes)

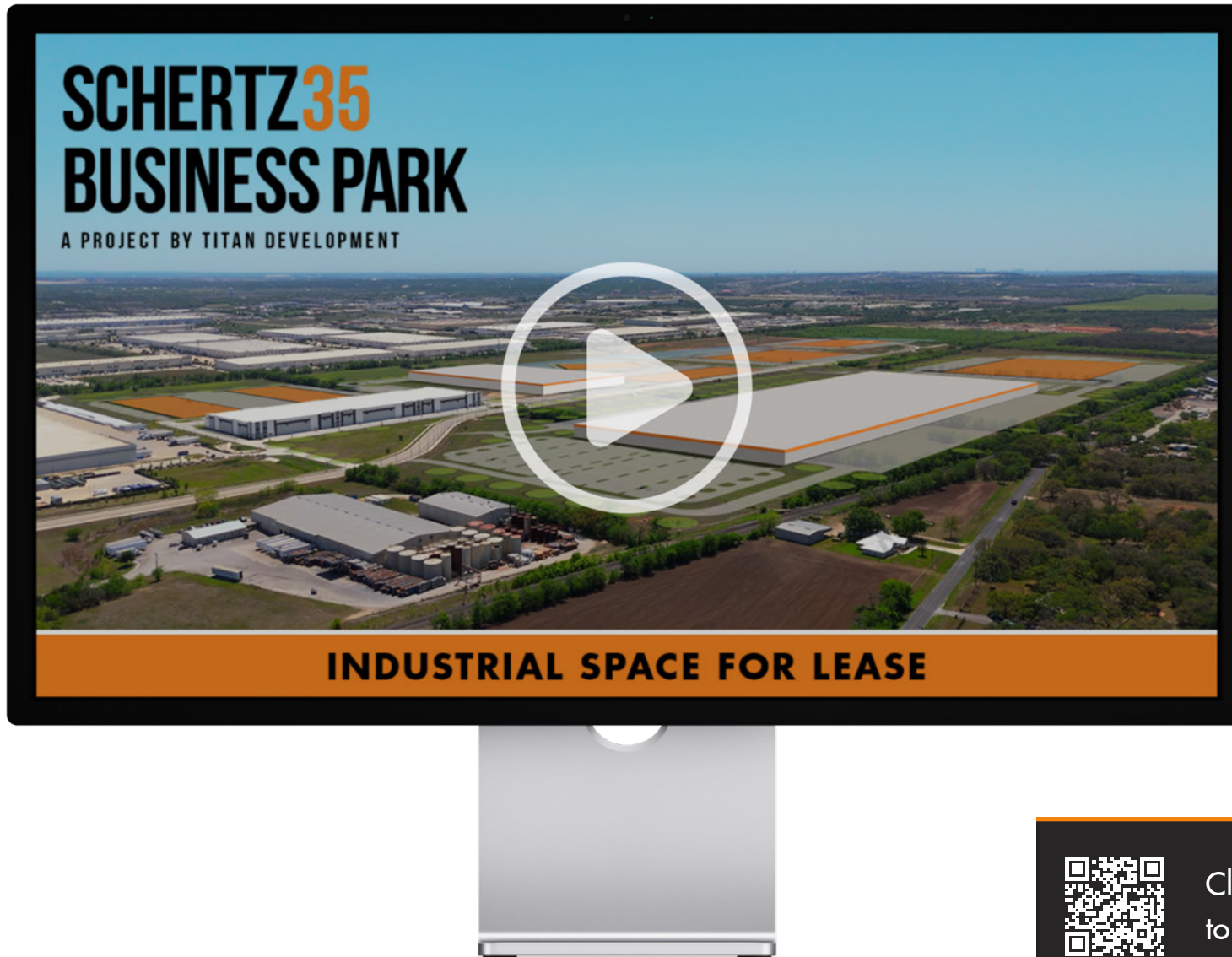
2nd

Largest Workforce in the U.S.
(U.S. Census Bureau)

50+

Fortune 500 Company HQs

PROJECT VIDEO



Interested in leasing?

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