



±2.453 ACRES | INDUSTRIAL LAND OFFERING

Schertz, Texas | I-35 Corridor

For Sale | \$1,500,000

EXECUTIVE SUMMARY

Offered for sale is ±2.453 acres of industrial-zoned land located along the I-35 corridor in Schertz, Texas. The offering includes the land and permanent improvements only: office building, metal shop structure, and residential trailer. The operating business, fleet, equipment, and portable sanitation assets are NOT included in the sale.

Site Size	±2.453 Acres
-----------	--------------

Zoning	GB – General Business
Office Building	±2,475 SF
Shop Structure	±4,817 SF
Additional Improvement	Residential Trailer
Utilities	Water, Sewer & Electric Onsite
Sale Type	Real Estate Only



PROPERTY IMPROVEMENTS

Office Building – ±2,475 SF

Configured with private offices, conference room, kitchen area, and restroom facilities.



Metal Shop – ±4,817 SF

Three overhead bay doors and industrial configuration suitable for contractor yard or service-based operations.



Residential Trailer

Additional structure located on site. Buyer to verify intended use and compliance.



INVESTMENT HIGHLIGHTS

- Industrial-zoned land in growth corridor
- Visibility along I-35
- Existing functional improvements
- Flexible GB zoning
- Rare stabilized yard configuration

B. Clemons & Associates Real Estate Brokerage | Brendon Clemons | 210-273-8593 | bclemonsbrokerage@gmail.com