

PRICE REDUCTION

**DOLLAR
GENERAL**

**Rose Garden
Elementary School
707 Students**



Arbor Park Ln

14,871 VPD (23)

Hillbrook Dr

**±14.25
AC**

**Shady Oaks
Ranch**

Ray Corbett Dr

Alsation Way

**Ray D. Corbett
Junior High School
1,098 Students**



HAYSTACK
REAL ESTATE PARTNERS

**SCHERTZ
TEXAS**

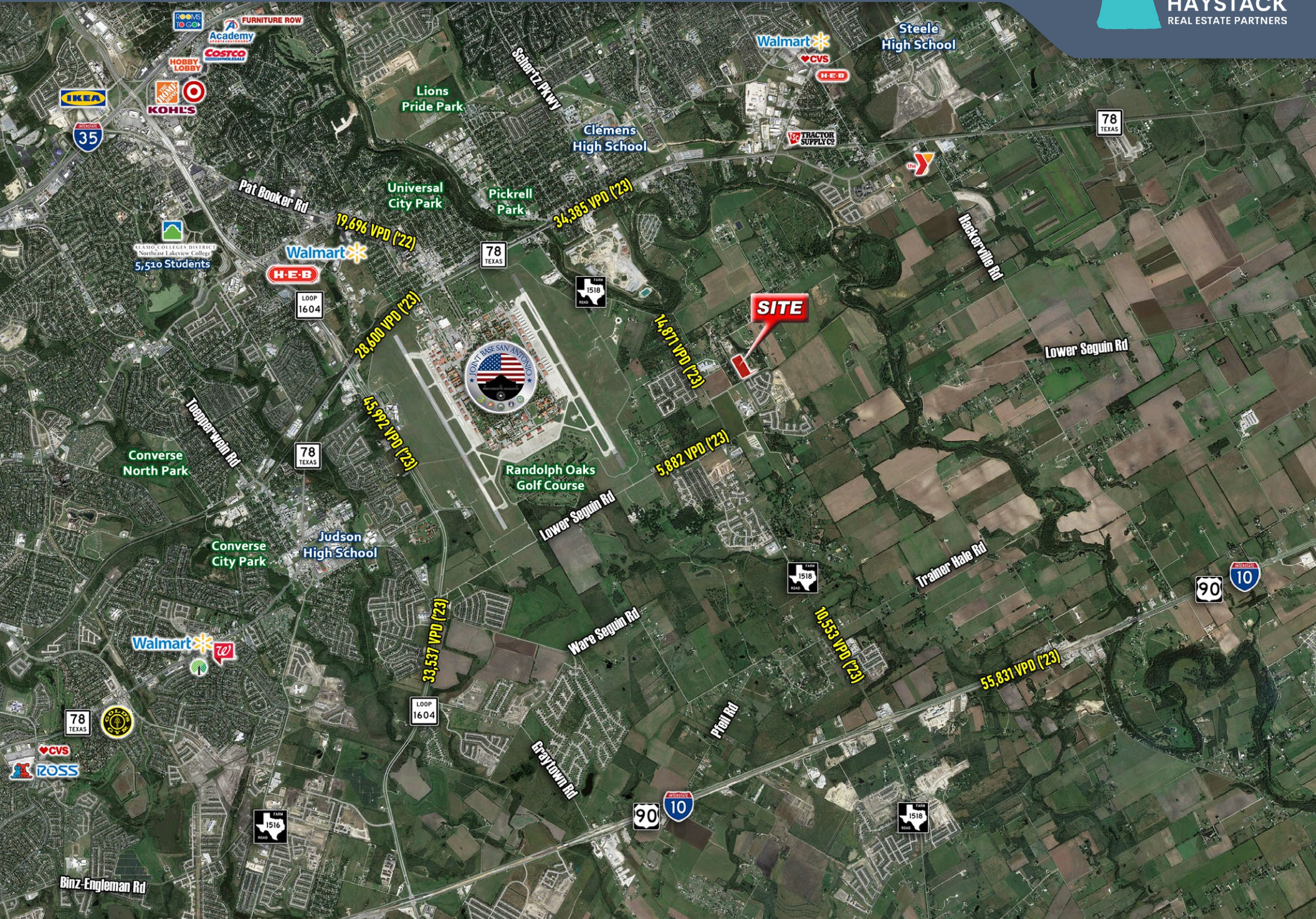
SCHERTZ DEVELOPMENT OPPORTUNITY

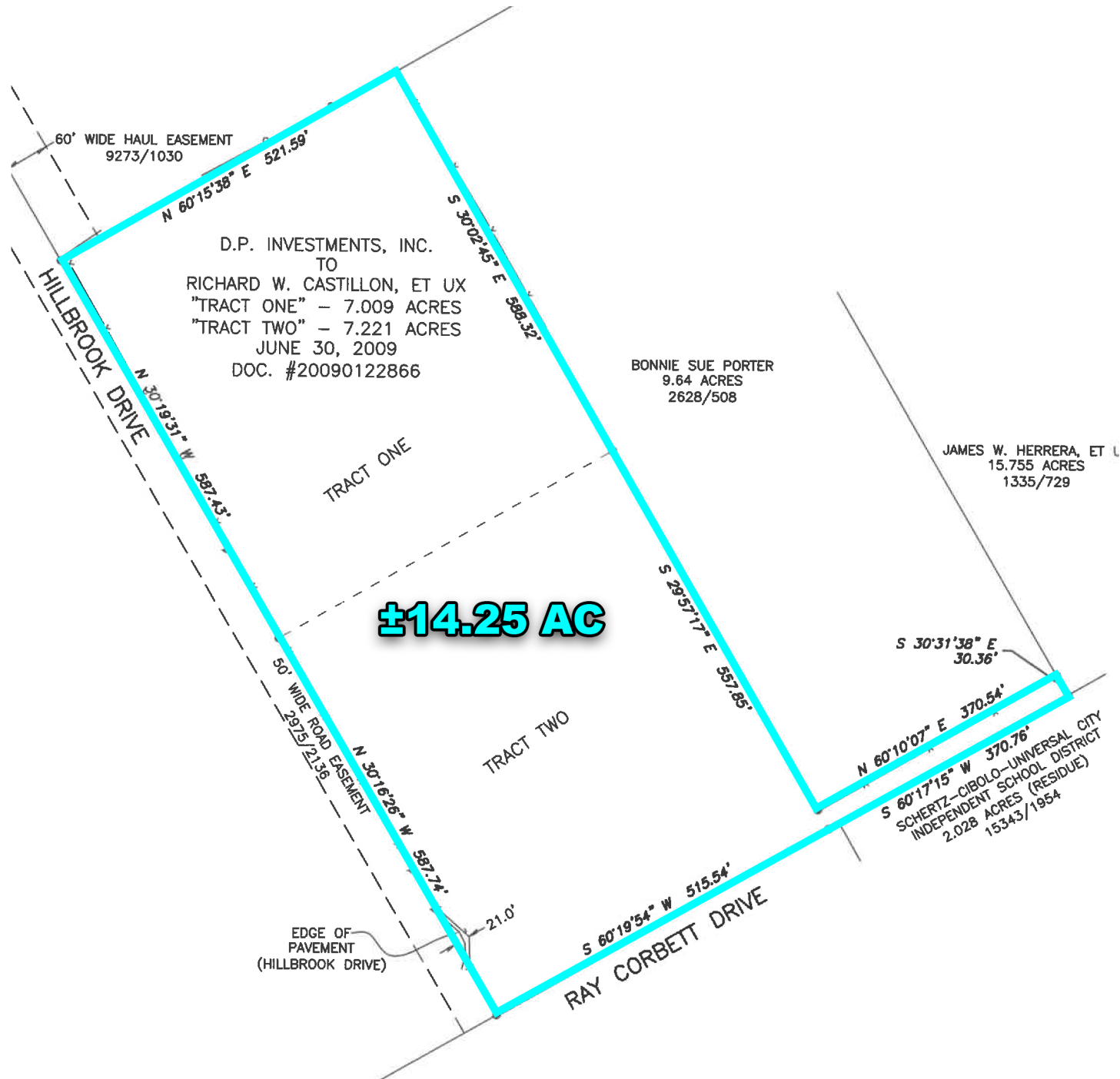
LAND FOR SALE OR LEASE

HILLBROOK RD, CIBOLO, TX 78108

BARRET ESPE | 512.757.6349 | BARRET@HAYSTACKREP.COM | HAYSTACKREP.COM

SIZE	14.25 Acres
SALE PRICE	\$1,500,000 \$500,000 - Below Appraised value of \$564,500!
LEASE RATE	Negotiable
LOCATION	The property is located along Ray Corbett Dr and Hillbrook Rd in Schertz, TX and Bexar County
UTILITIES	All utilities are nearby
IMPROVEMENTS	None
TOPOGRAPHY	Level
ZONING	Pre-Development. Seller will help obtain permanent zoning.
RESTRICTIONS	None
FRONTAGE	Approximately 886.3' along Ray Corbett Dr Approximately 1,175.17' along Hillbrook Rd
SCHOOL DISTRICT	Schertz-Cibolo-Universal City Independent School District
TRAFFIC COUNTS	14,871 vehicles per day on FM-1518 (TxDot '23) 5,882 vehicles per day on Lower Seguin Rd (TxDot '23) 34,385 vehicles per day on FM-78 (TxDot '23) 45,992 vehicles per day on Loop 1604 (TxDot '23)

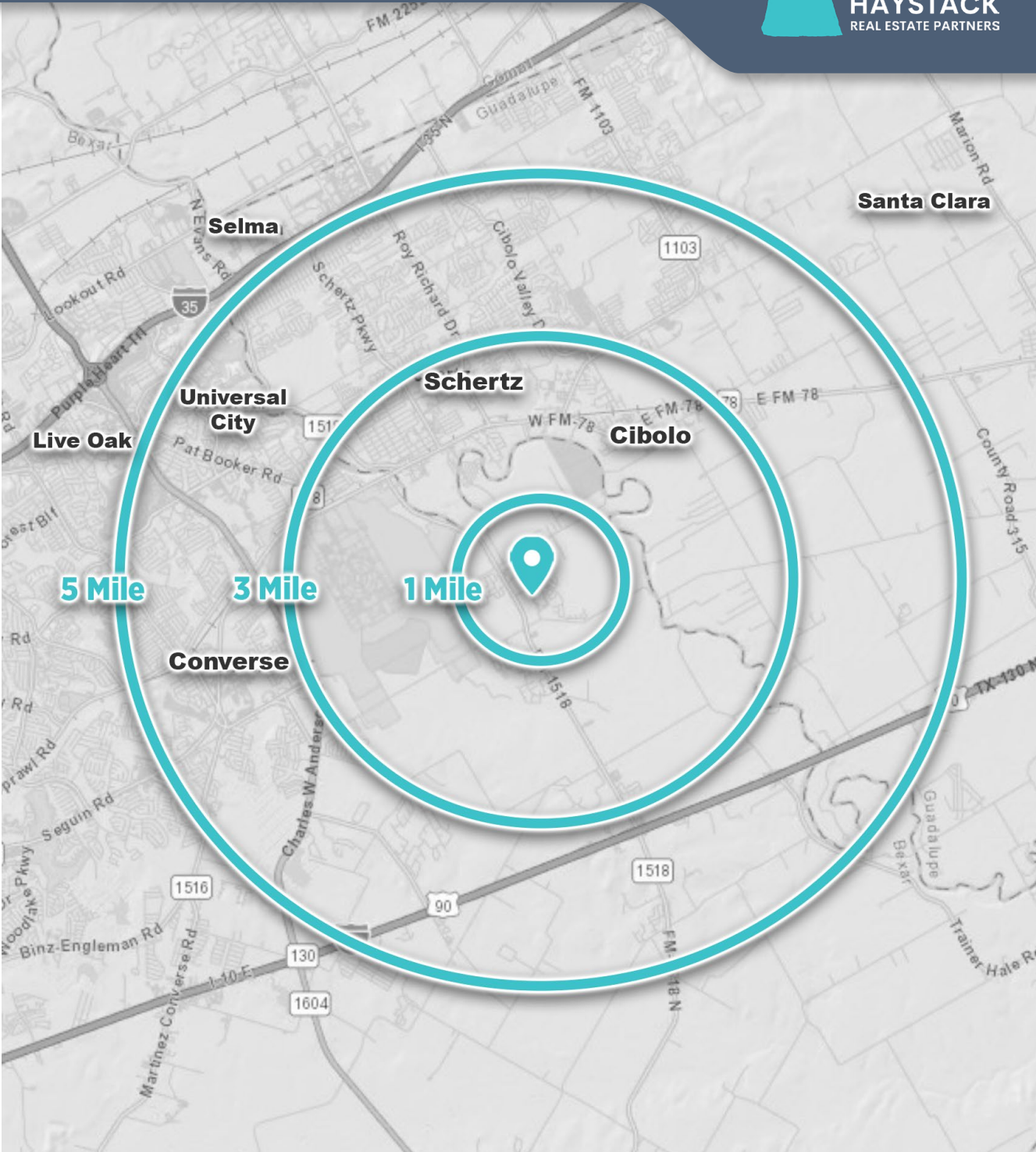






2024 DEMOGRAPHICS	1 MILES	3 MILES	5 MILES
POPULATION	2,831	24,989	120,876
MEDIAN AGE	36.0	38.4	37.1
TOTAL HOUSEHOLDS	921	9,376	42,007
# OF PERSONS PER HH	3.04	2.63	2.86
AVG HH INCOME	\$126,184	\$105,904	\$114,085

TRAFFIC COUNTS	2023
FM 1518	14,871 VPD
FM 78	34,385 VPD
LOOP 1604	45,992 VPD



Cibolo and Schertz are two adjacent cities located in Guadalupe County, Texas, in the northeastern part of the San Antonio metropolitan area. They are both fast-growing suburban communities that offer a small-town feel with easy access to big-city amenities. Cibolo and Schertz share a border and are often referred to as the “**Cibolo-Schertz**” area. The region is known for its family-friendly environment, excellent schools, and affordable housing options. Many young families and professionals have moved to the area in recent years, attracted by its high quality of life and proximity to major employers and transportation hubs.

Cibolo and Schertz are home to several parks, including **Crescent Bend Nature Park**, which features hiking trails, picnic areas, and a playground. The cities also have many community events and festivals throughout the year, such as the **SchertzFest** and the **CiboloFest**, which showcase local businesses and provide entertainment for residents.

Some of the **major employers** in Cibolo and Schertz include:

- ◇ Randolph Air Force Base: Located in Schertz, Randolph AFB is a major employer in the region with over 12,000 military and civilian employees
- ◇ Amazon: Amazon has a fulfillment center located in Schertz that employs several hundred people.
- ◇ H-E-B: The popular grocery store chain has multiple locations in Cibolo and Schertz, and is a significant employer in the area.
- ◇ Guadalupe Regional Medical Center: Located in Seguin, just a few miles from Schertz and Cibolo, this hospital employs over 700 people.
- ◇ Sysco: Sysco is a foodservice distribution company with a large facility located in Schertz that employs several hundred people.
- ◇ Continental Automotive Systems: Continental Automotive Systems is a leading automotive parts supplier and has a facility located in Seguin that employs over 1,000 people.
- ◇ Caterpillar Inc.: Caterpillar has a large facility located in Seguin that employs over 1,500 people.
- ◇ City of Schertz: The local government of Schertz employs several hundred people across various departments.
- ◇ Olympia Hills Golf Course: This golf course and event center in Universal City, just a few miles from Schertz and Cibolo, employs several dozen people.

The area has a strong military presence, with **Randolph Air Force Base** located nearby. Randolph AFB is the headquarters of the Air Education and Training Command (AETC) and is home to several training squadrons, including the 12th Flying Training Wing, which trains pilots for various aircraft including the T-6 Texan II and T-38C Talon. The base also hosts the Air Force Personnel Center, which manages personnel records for all Air Force personnel, and the Defense Language Institute English Language Center, which provides language training for military personnel. In addition to its training mission, Randolph AFB also serves as a hub for medical and logistics support for the Air Force. The base has a rich history dating back to its establishment in 1930, and has played a vital role in training and supporting Air Force personnel for nearly a century.





Information About Brokerage Services

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

2-10-2025



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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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 obligations 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 opinions and advice 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.

Barret Espe	638497	barret@haystackrep.com	512-757-6349
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date