



**EDWARDS
COMMERCIAL
REAL ESTATE**

100 SCHERTZ PARKWAY | SCHERTZ, TX 78154



FOR SALE: \$450,000 | 3,090 SQ FT

Unlock the potential of 100 Schertz Parkway, a 3,090 sq. ft. commercial retail/flex space in the heart of Schertz. This centrally located property is fully occupied, making it an excellent investment or future owner-user opportunity. With plenty of parking and a strategic location in a high-traffic area (nearly 12,000 cars counted in 2020), this space is ideal for a variety of businesses seeking visibility and accessibility.

Whether you're looking to expand your portfolio or establish your business in a thriving community, this property offers flexibility and growth potential. Don't miss this chance to secure a prime commercial space in one of the fastest-growing areas in Texas!



CHRIS PARREIRA

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**Prices and statuses subject to change
without prior notice.*



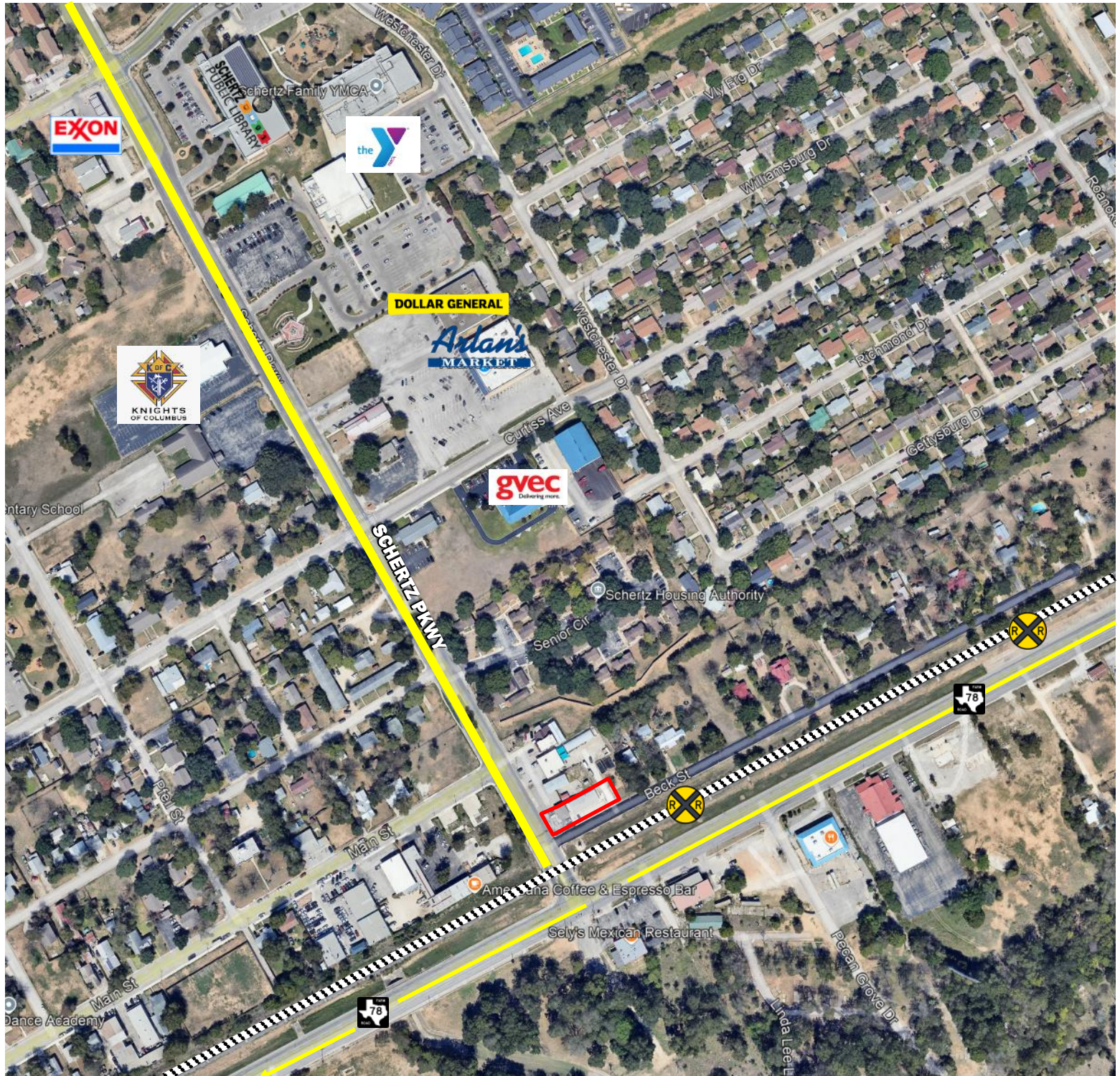


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AREA MAP

100 SCHERTZ PARKWAY | SCHERTZ, TX 78154

0.22 +/- ACRES | 3,090 SQ FT





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INDIVIDUAL SUITES

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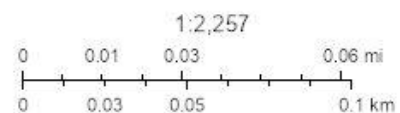


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- | | |
|---------------------------------|---|
| County Lines | (R-3) Two-Family Residential |
| Centerlines | (R-4) Apartment/Multi-Family Residential |
| Major | (MHP) Manufactured Home Parks |
| Minor | (GB) General Business |
| City Limits | (NS) Neighborhood Services |
| Subdivisions | (MSMU) Main Street Mixed Use |
| Parcel Polygons | (MSMU-ND) Main Street Mixed Use New Development |
| Zoning Districts | (M-2) Manufacturing (Heavy) |
| (R-2) Single-Family Residential | |



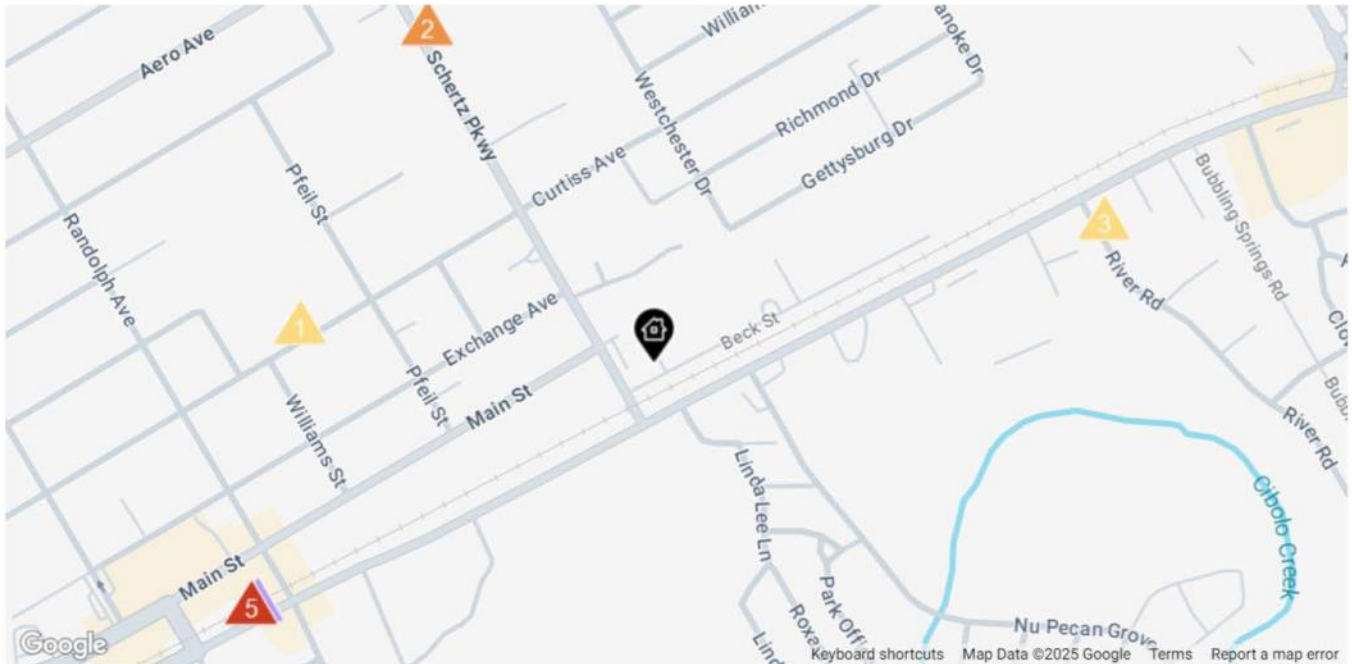
Maxar, Microsoft

GIS Department

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and



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Daily Traffic Counts: Up to 6,000 / day 6,001 – 15,000 15,001 – 30,000 30,001 – 50,000 50,001 – 100,000 Over 100,000 / day

1

960

2024 Est. daily
traffic counts

Street: Curtiss Ave
Cross: Williams St
Cross Dir: SW
Dist: –

Historical counts

Year	Count	Type
2010	960	ADT

2

10,593

2024 Est. daily
traffic counts

Street: Schertz Pkwy
Cross: Elbel Rd
Cross Dir: NW
Dist: –

Historical counts

Year	Count	Type
2010	10,470	ADT
1997	5,000	AADT

3

1,118

2024 Est. daily
traffic counts

Street: River Rd
Cross: John E Peterson Blvd
Cross Dir: NW
Dist: –

Historical counts

Year	Count	Type
2010	930	ADT
2005	1,370	AADT
2000	830	ADT

4

31,145

2022 Est. daily
traffic counts

Street: John E Peterson
Boulevard
Cross: Randolph Ave
Cross Dir: NE
Dist: 0.04 miles

Historical counts

Year	Count	Type
2021	25,939	AADT
2020	25,430	AADT
2019	31,646	AADT
2018	29,969	AADT

5

27,988

2024 Est. daily
traffic counts

Street: John E Peterson Blvd
Cross: Randolph Ave
Cross Dir: NE
Dist: –

Historical counts

Year	Count	Type

NOTE: Daily Traffic Counts are a mixture of actual and Estimates (*)



100 SCHERTZ PARKWAY | SCHERTZ, TX 78154

Median Household Income
\$92,366

Median Age
37.3

Total Population
43,928

1st Dominant Segment
Up and Coming Families

Consumer Segmentation

Life Mode

What are the people like that live in this area?

Sprouting Explorers

Young homeowners with families

Urbanization

Where do people like this usually live?

Suburban Periphery

The most populous and fastest-growing among Urbanization groups, Suburban Periphery includes one-third of the nation's population

Top Tapestry Segments

	Up and Coming Families	Workday Drive	Down the Road	Old and Newcomers	Professional Pride
% of Households	5,784 (36.2%)	4,694 (29.4%)	1,989 (12.4%)	951 (6.0%)	625 (3.9%)
% of Guadalupe County	15,916 (24.4%)	5,394 (8.3%)	2,385 (3.6%)	951 (1.5%)	1,053 (1.6%)
Lifestyle Group	Sprouting Explorers	Family Landscapes	Rustic Outposts	Middle Ground	Affluent Estates
Urbanization Group	Suburban Periphery	Suburban Periphery	Semirural	Metro Cities	Suburban Periphery
Residence Type	Single Family	Single Family	Mobile Homes; Single Family	Single Family; Multi-Units	Single Family
Household Type	Married Couples	Married Couples	Married Couples	Singles	Married Couples
Average Household Size	3.05	2.88	2.7	2.11	3.01
Median Age	32.3	37.5	36.1	40.5	40
Diversity Index	81.6	62.1	79.5	62.3	56.2
Median Household Income	\$91,700	\$108,600	\$51,700	\$55,400	\$163,900
Median Net Worth	\$186,900	\$363,200	\$85,300	\$63,100	\$930,800
Median Home Value	\$311,300	\$358,100	\$144,600	\$242,900	\$536,400
Homeownership	74.7 %	85.4 %	67.5 %	49.3 %	90.8 %
Employment	Professional or Mgmt/Bus/Financial	Professional or Mgmt/Bus/Financial	Services or Professional	Professional or Services	Professional or Mgmt/Bus/Financial
Education	Some College No Degree	Bachelor's Degree	High School Diploma	Some College No Degree	Bachelor's Degree
Preferred Activities	Busy with work and family . Shop around for the best deals.	Prefer outdoor activities and sports . Family-oriented purchases and activities dominate.	Place importance on preserving time-honored customs . Go hunting, fishing.	Strong sense of community volunteer for charities . Food features convenience, frozen and fast food.	Own latest tablets, smartphones and laptops . Upgrade picture-perfect homes.
Financial	Carry debt, but also maintain retirement plans	Well insured, invest in a range of funds, high debt	Shop at Walmart Supercenters, Walgreens and dollar stores	Price aware and coupon clippers, but open to impulse buys	Hold 401(k) and IRA plans/securities
Media	Rely on the Internet for entertainment and information	Connected, with a host of wireless devices	Use the Internet to stay connected, listen to radio at work	Features the Internet, listening to country music and read the paper	Avid readers; epicurean, sports, home service magazines
Vehicle	Own late model import SUVs or compacts	Own 2+ vehicles (minivans, SUVs)	Bought used vehicle last year	View car as transportation only	Own 3 or more vehicles



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.

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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Christopher Parreira	796776	chrisp.txrealtor@gmail.com	830-708-5700
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date