



Schertz Pkwy, Schertz, TX 78154

\$11.50/SF

Lots in Schertz

Land | 2.69 acres


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Listing Added: 04/24/2023
 Listing Updated: 07/25/2023



Details

Property Type	Land	Subtype	Commercial
Permitted Zoning	General Business	Lot Size (acres)	2.69
Price/Sq Ft (Land Value)	\$11.50/SF		

Marketing Description

The Lots 3 and 6 are separately platted and each are level and at-grade with good visibility from both Schertz Parkway and Live Oak Road. All Lots have cross access from Live Oak Rd to Mare Way. Lot 3 is 1.506 acres at \$11.50/SF Lot 6 is 1.186 acres at \$11.50/SF (11.50/SF).

Investment Highlights

Fully Entitled Lots

All Utilities to each Lot

Recent Office and Housing Development surrounding these lots

High Growth Area

Zoning: General Business

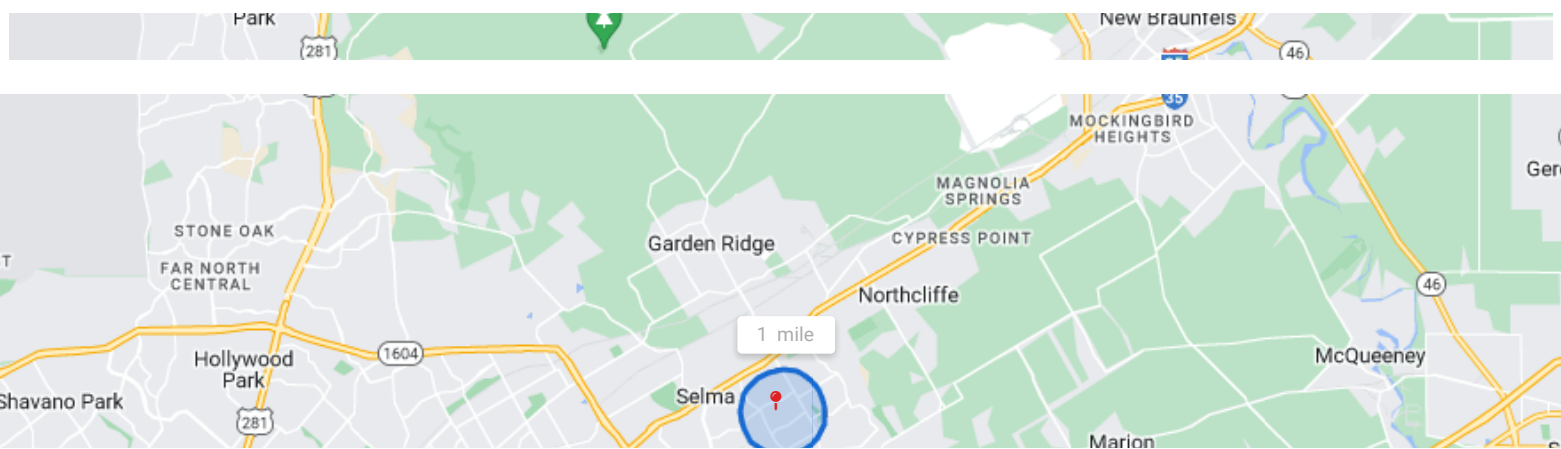
Location (1 Location)



Property Photos (1 photos)



Demographic Insights





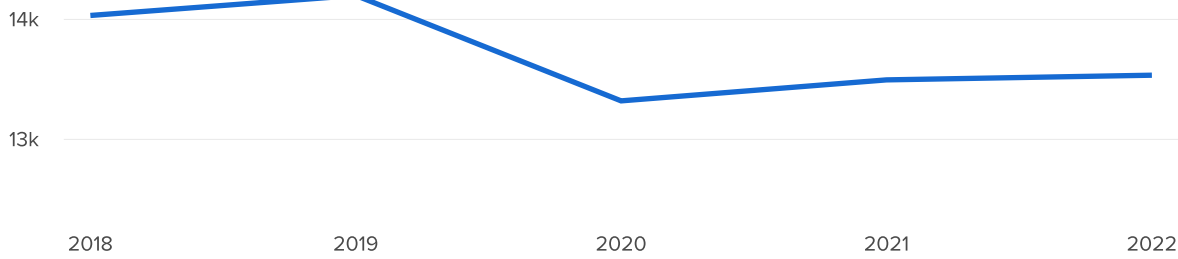
13.5k

0%

Compared to 13.4k in 2021

↓ -3%

Compared to 14k in 2018



Household Income

\$90k

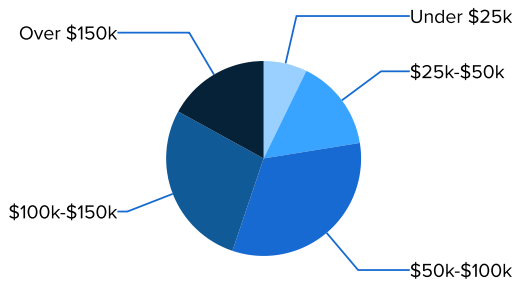
Median Income

\$99.1k

2026 Estimate

↑ 2%

Growth Rate



Age Demographics

39

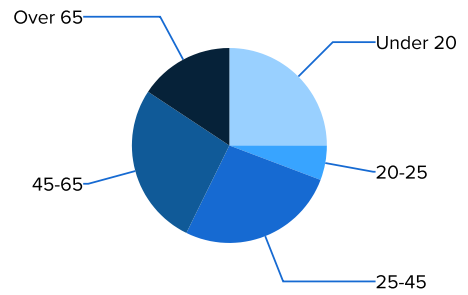
Median Age

40

2026 Estimate

↑ 2%

Growth Rate



Number of Employees

2,902

Top Employment Categories

Office & Administrative Support

Management

Sales & Related

Production

Food Prep & Service

Housing Occupancy Ratio

21:1

19:1 predicted by 2026

Occupied

Vacant

Renter to Homeowner Ratio

1:3

1:3 predicted by 2026

Renters

Homeowner

