

# FOR SALE

132 NELL DEANE BLVD, SCHERTZ, TX 78154



**5,400 SF I.O.S. Site on 2.980-Acres**

## ABOUT THE PROPERTY:

132 Nell Deane Blvd is a 5,400 SF industrial outside storage project on a 2.980-acre site in the Guadalupe County Submarket of Schertz, TX. Tenants benefit from a fully fenced and secure site, 1,600 SF of office, 3,200 SF of warehouse, four (4) grade-level doors, and close proximity to FM-1518, FM-78, Loop 1604, IH-35, and Randolph Air Force Base.

## FEATURES:

- 5,400 SF (incl. 1,600 SF office)
- 2.980-Acre site
- Four (4) grade-level doors
- Fenced and gated outside storage
- Proximity to FM-1518, FM-78, Loop 1604, IH-35, and Randolph Air Force Base

# EXTERIOR PHOTOS

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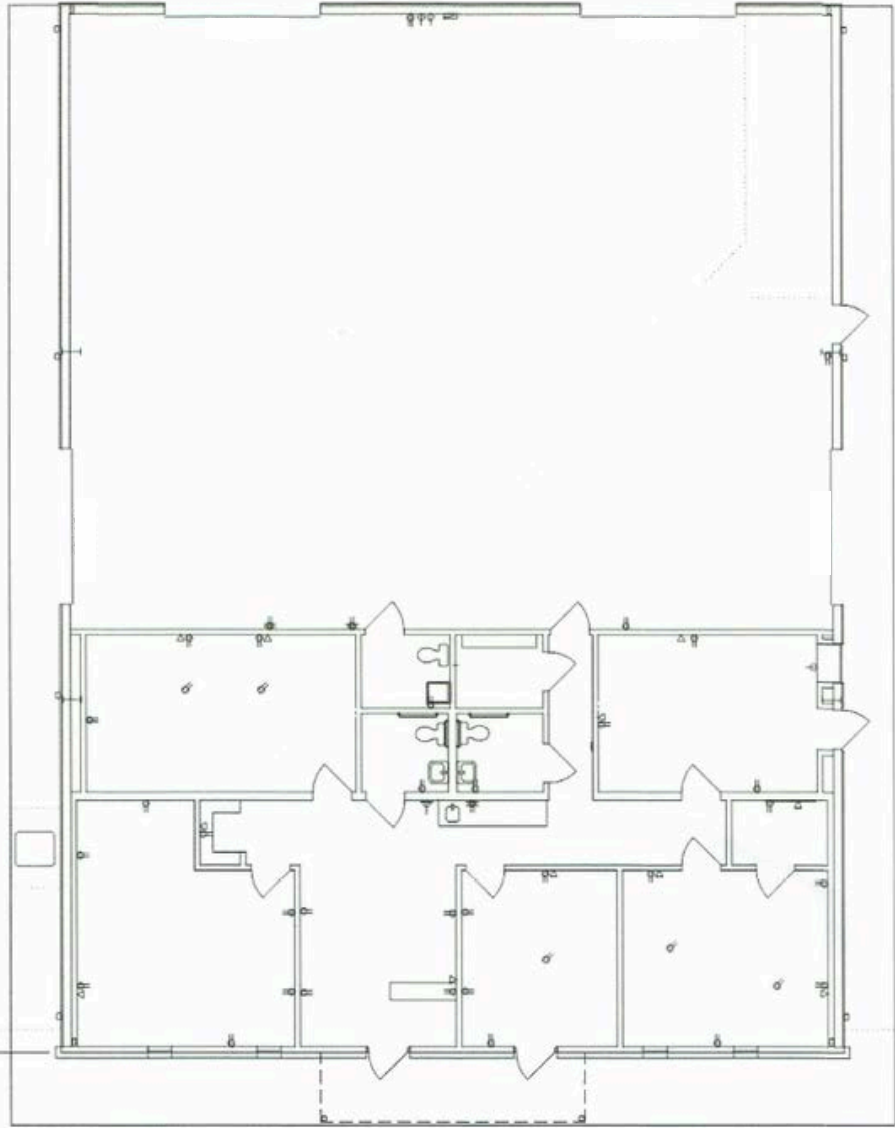
# INTERIOR PHOTOS

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# FLOOR PLAN

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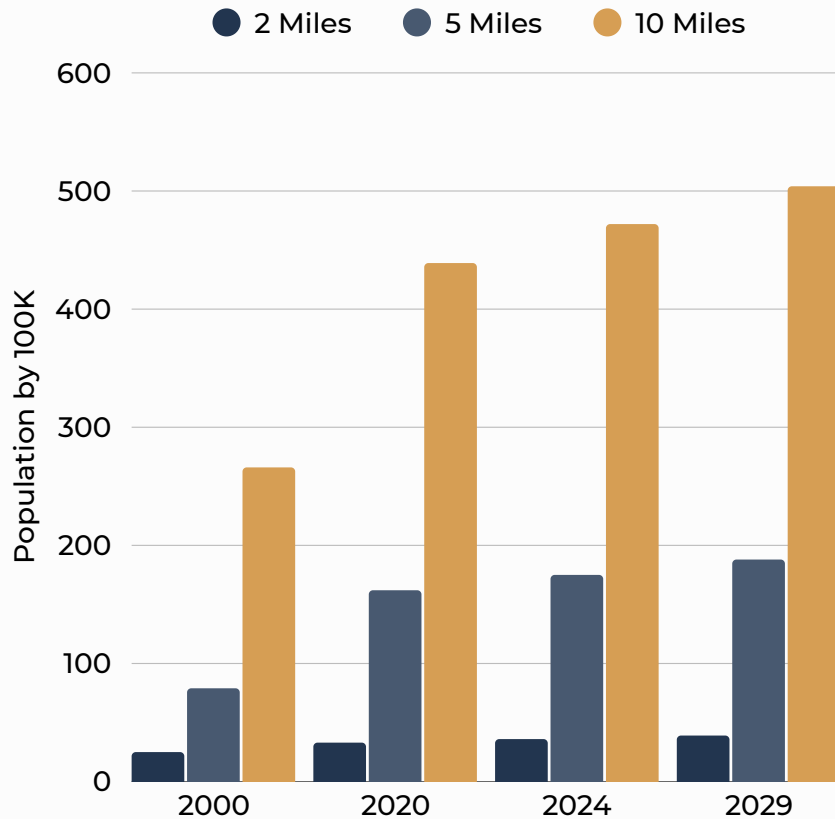


# DEMOGRAPHICS

132 NELL DEANE  
SCHERTZ, TX 78154

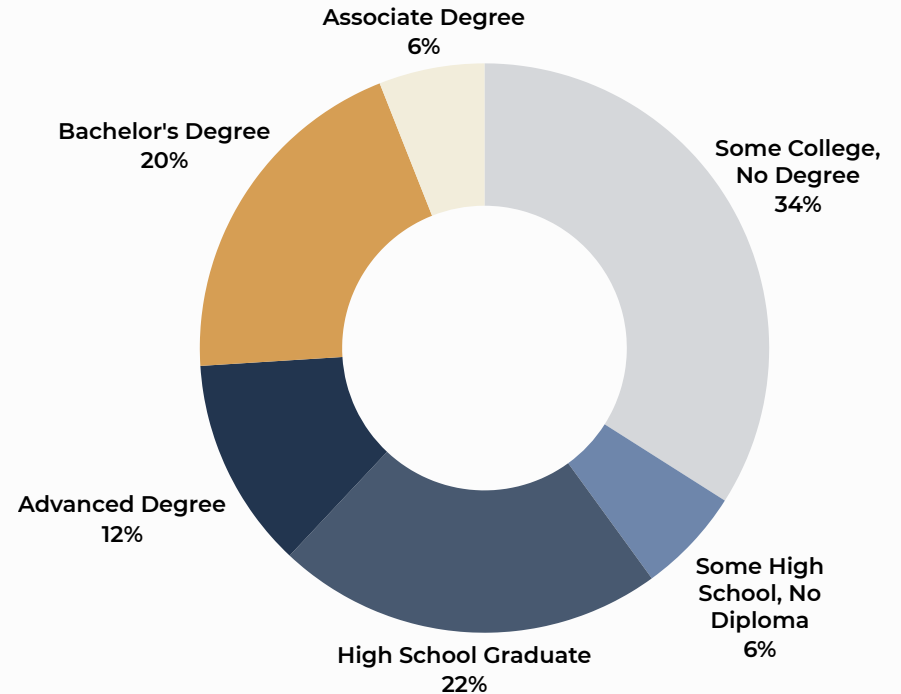
## HOUSEHOLD INCOME

	2 miles	5 miles	10 miles
Avg Household Income	\$108,105	\$112,179	\$102,158
Median Household Income	\$87,985	\$93,846	\$82,610
< \$25,000	1,322	4,989	17,017
\$25,000 - 50,000	2,220	8,595	28,024
\$50,000 - 75,000	2,381	10,835	32,232
\$75,000 - 100,000	1,852	8,896	25,543
\$100,000 - 125,000	1,945	9,026	20,779
\$125,000 - 150,000	1,194	5,840	14,956
\$150,000 - 200,000	1,459	7,845	17,294
\$200,000+	1,397	6,225	14,253



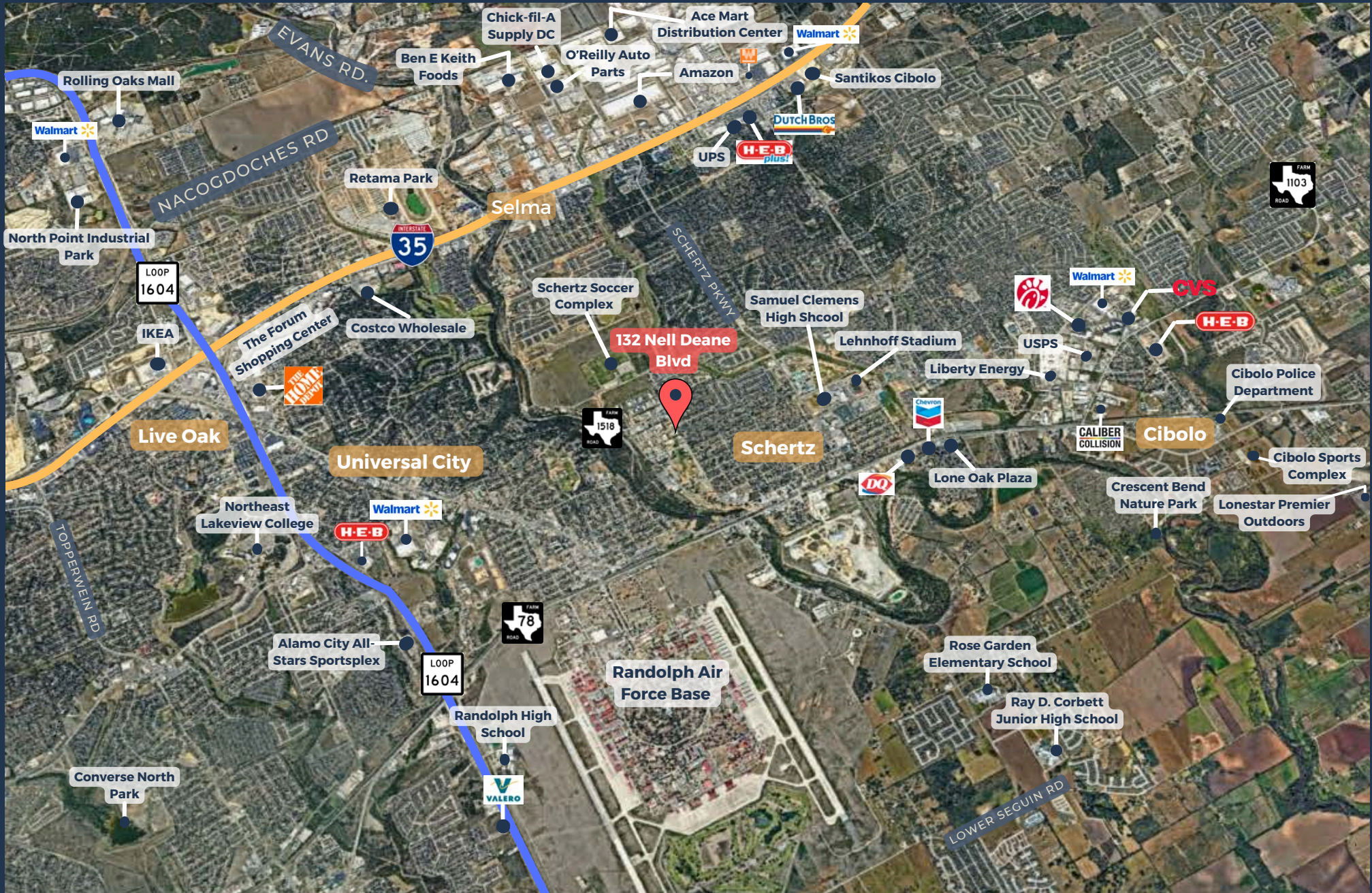
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## EDUCATIONAL ATTAINMENT



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# AREA DETAILS & OVERVIEW





# CONTACT OUR TEAM



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