



Ware Seguin Rd and Hallie Hts. Development Site

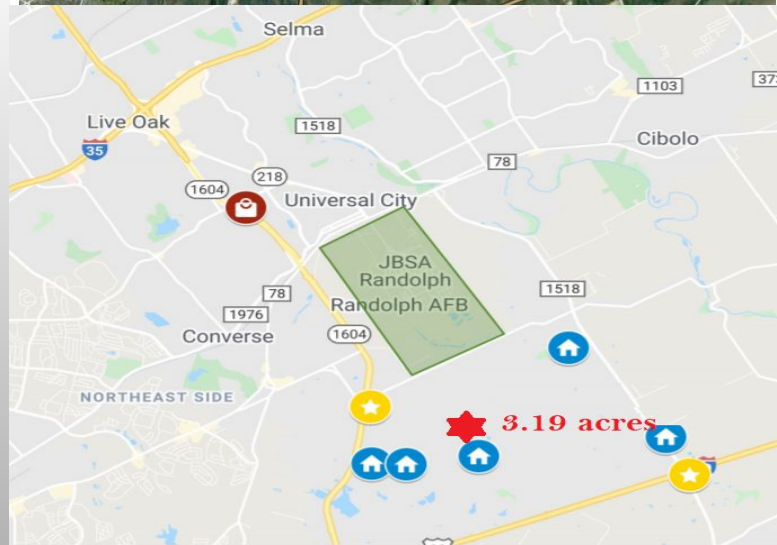
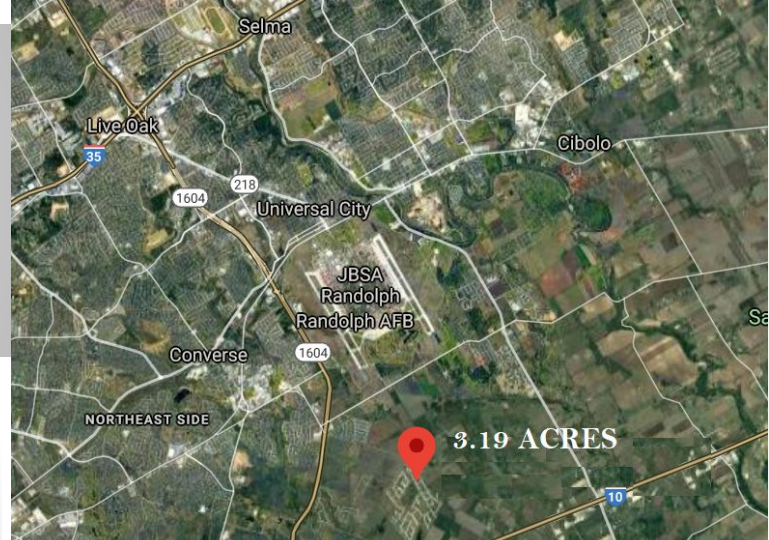
3.19 ACRES

Hallie Hts, Schertz, TX 78154

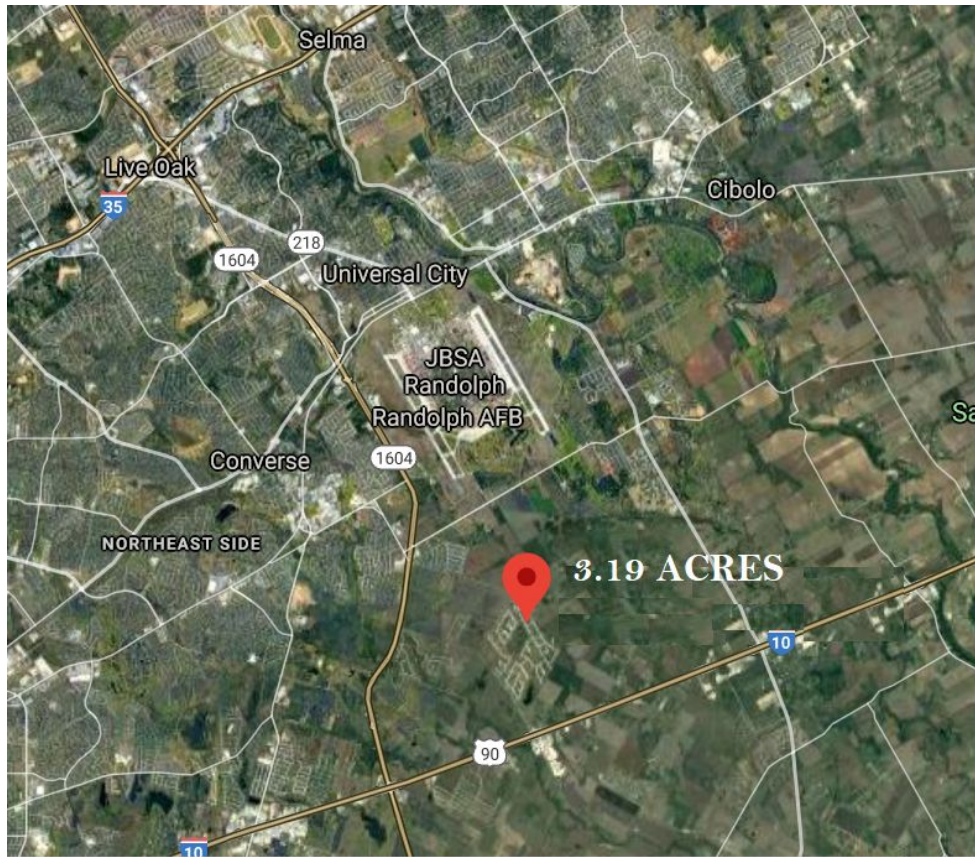
For Sale or Lease

- Located off Ware Seguin Rd and Loop 1604
- 3.19 Acres
- High traffic corridor - Loop 1604, I90, I10, I78
- Zoning: OCL/M1
- Surrounded by multiple residential developments including Laura Heights, The Crossvine, Summerhill and Chandler Crossing → High Home Ownership
- Less than three miles from JBSA Randolph

FOR INFORMATION: 512.350.0349 / 210.364.5850



AERIAL VIEW





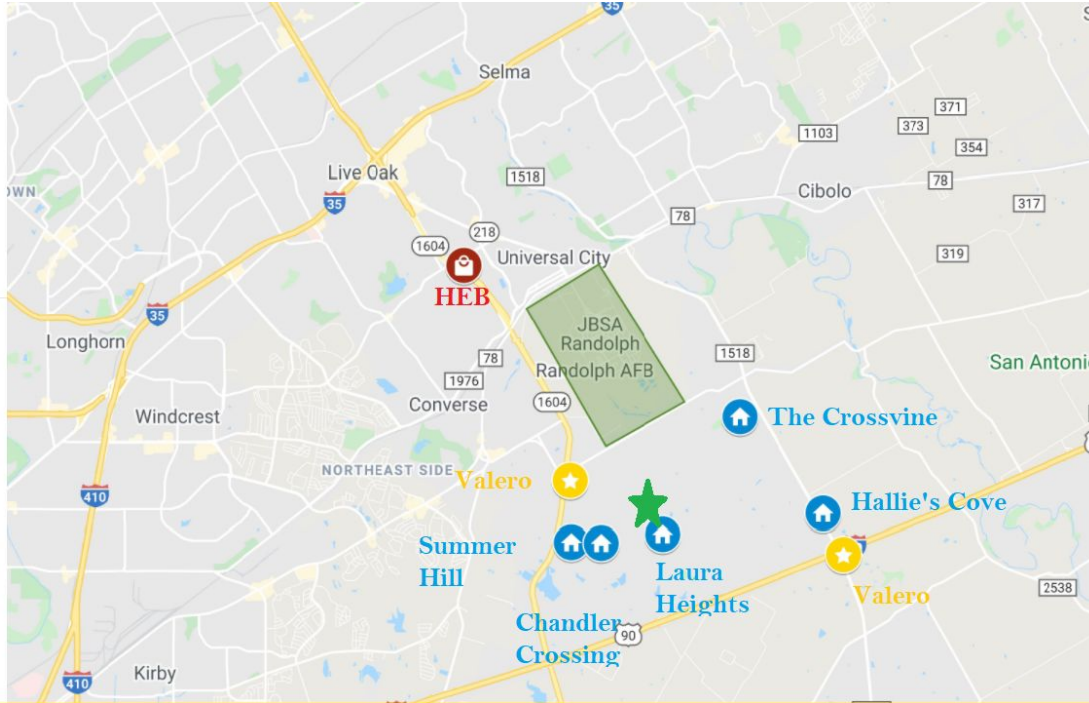
DEMOGRAPHICS

3-MILE RADIUS DEMOGRAPHICS	
Total Population	19680
Total Households	5609
Median Household Income	\$ 72,000
Median Age	33
Total Owner Occupied Housing Units	3955
Total Housing Units	5609

Higher than average
San Antonio HH
income

More than 70%
home ownership

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Gehan Homes at Hallie's Cove



H-E-B



JBSA Randolph

LOT FOR LEASE (APPROX 1 ACRE)

LOT FOR LEASE 3.19 AC



Laura Heights



The Crossvine



Valero



Lennar at Summerhill



Chandler Crossing Texas Homes



Big Country Valero

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PRICE

- **SALE OFFERED AT \$800,000**
- **LEASE OFFERED AT \$15,047 (A/YR) / \$4,000 Per Month**
- **LEASE TERM NEGOTIABLE**

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