

FOR SALE

I-35 Land
Interstate 35
Schertz, Texas

LOCATION:

North side of I-35 between Schwab Rd & Marigold Way in Schertz, Texas

AVAILABLE:

70.84 acres on I-35
32.88 Acres on FM-462

PLATTED:

Yes

ZONING:

Currently GB and PRE (Schertz Future Land Use call for Industrial)

UTILITIES:

Water: NBU (onsite)

Sewer: Schertz (onsite)

Prospective Buyer should use a professional to closely examine the availability and capacity of the utilities to the property to determine if they are suitable for the buyer's intended use.

FRONTAGE:

1134.62' I-35 Frontage Rd

SALE PRICE:

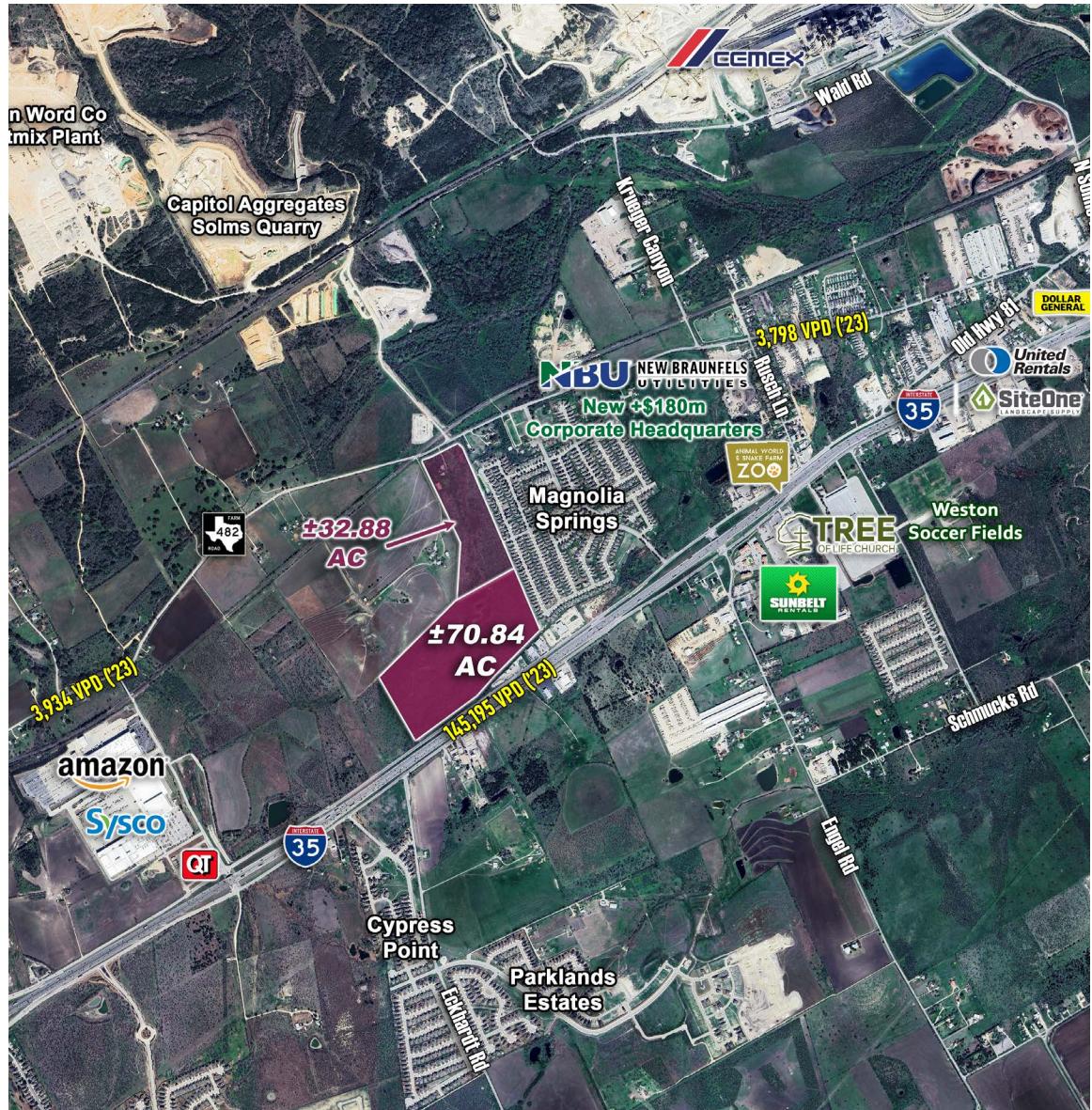
70.84 Acres - \$6.00 PSF
32.88 Acres - \$3.50 PSF

AREA OVERVIEW:

Platted and entitled parcels in Schertz, TX. Seller will consider partial sales. Two shared access points on I-35 access road. Exposure to $\pm 145,000$ vehicles per day on I-35.

DEMOGRAPHICS:

	1 Mile	3 Mile	5 Mile
2025 Population	2,755	17,109	71,379
2030 Proj. Population	3,096	19,595	80,168
Average HH Income	\$111,646	\$112,331	\$122,955



All information furnished regarding property offered is from sources deemed reliable but no warranty or representation is made to the accuracy or completeness thereof and same is subject to changes of price or terms, prior sales dispositions, or withdrawal without notice.

For more information, please contact **Landon Kane**
(o) 210-496-7775 | (c) 210-602-7053 | lkane@dirtdealers.com

334 North Park Drive, San Antonio, Texas 78216 | www.dirtdealers.com

Site Aerial

I-35 Land
Interstate 35
Schertz, Texas



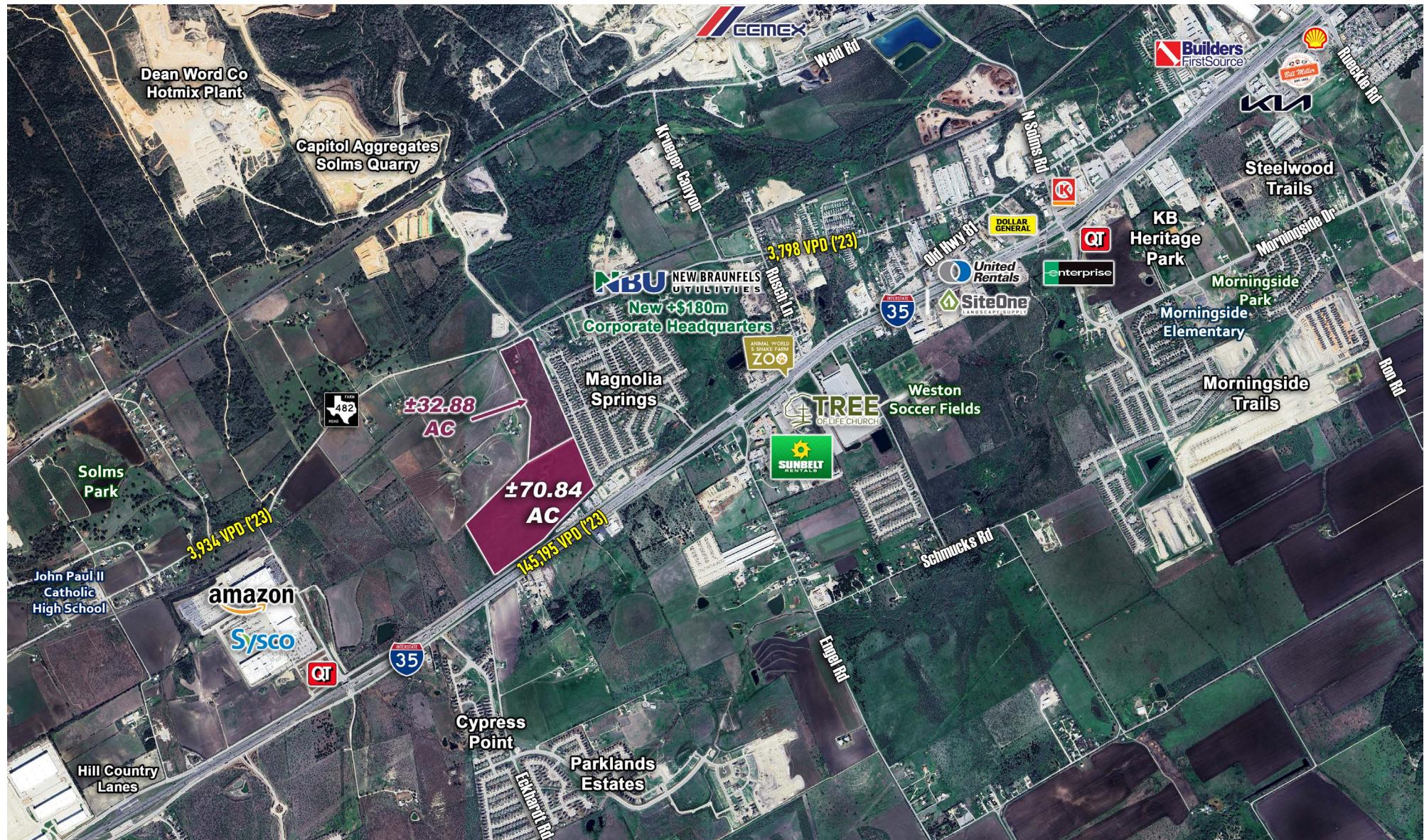
All information furnished regarding property offered is from sources deemed reliable but no warranty or representation is made to the accuracy or completeness thereof and same is subject to changes of price or terms, prior sales dispositions, or withdrawal without notice.

For more information, please contact **Landon Kane**
(o) 210-496-7775 | (c) 210-602-7053 | lkane@dirtdealers.com

334 North Park Drive, San Antonio, Texas 78216 | www.dirtdealers.com

I-35 Industrial Land

I-35 Land
Interstate 35
Schertz, Texas

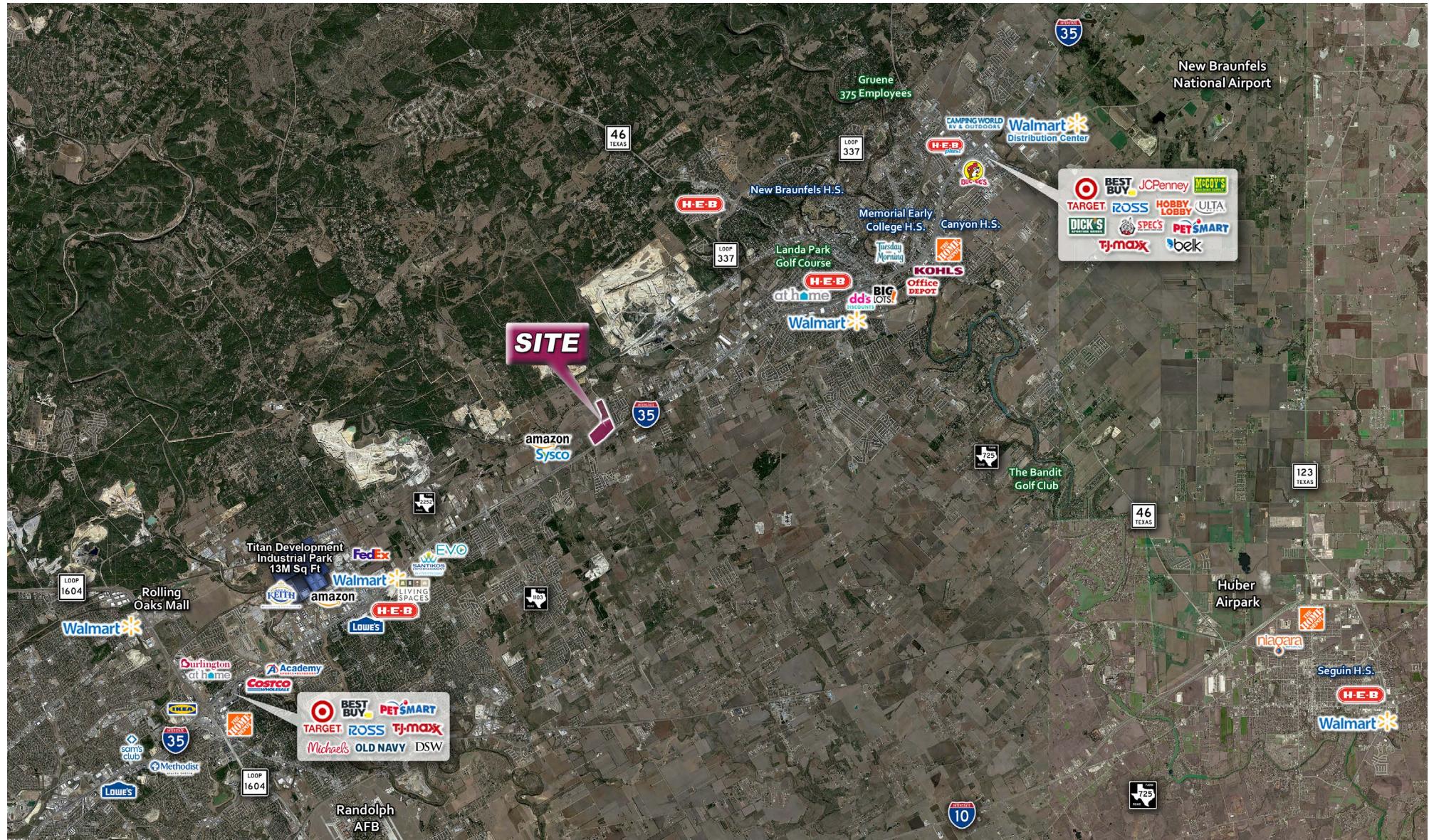


For more information, please contact **Landon Kane**
(o) 210-496-7775 | (c) 210-602-7053 | lkane@dirtdealers.com
334 North Park Drive, San Antonio, Texas 78216 | www.dirtdealers.com

All information furnished regarding property offered is from sources deemed reliable but no warranty or representation is made to the accuracy or completeness thereof and same is subject to changes of price or terms, prior sales dispositions, or withdrawal without notice.

Wide Aerial

I-35 Land
Interstate 35
Schertz, Texas



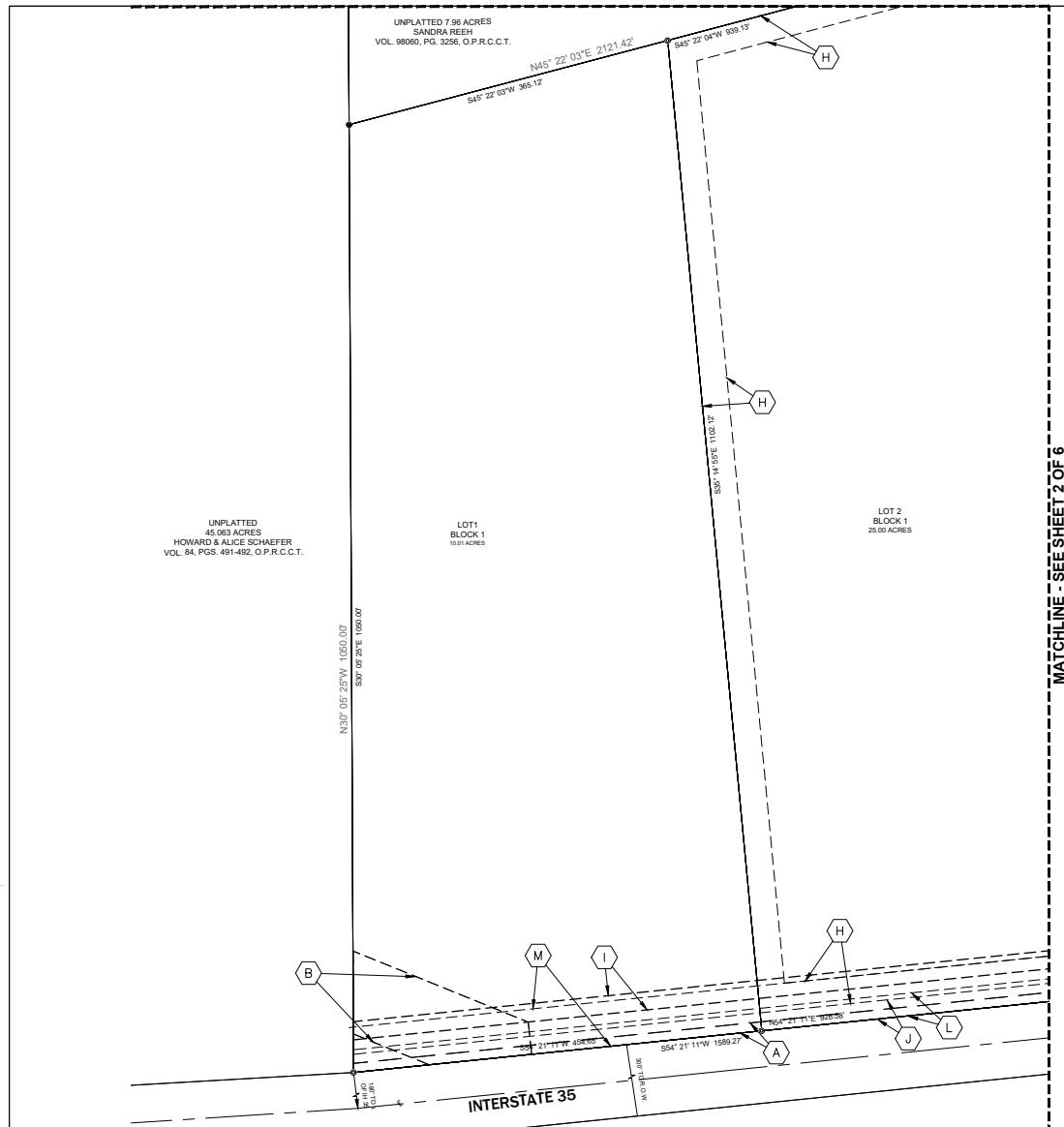
COMMERCIAL PROPERTY GROUP

All information furnished regarding property offered is from sources deemed reliable but no warranty or representation is made to the accuracy or completeness thereof and same is subject to changes of price or terms, prior sales dispositions, or withdrawal without notice.

For more information, please contact **Landon Kane**
(o) 210-496-7775 | (c) 210-602-7053 | lkane@dirtdealers.com
334 North Park Drive, San Antonio, Texas 78216 | www.dirtdealers.com

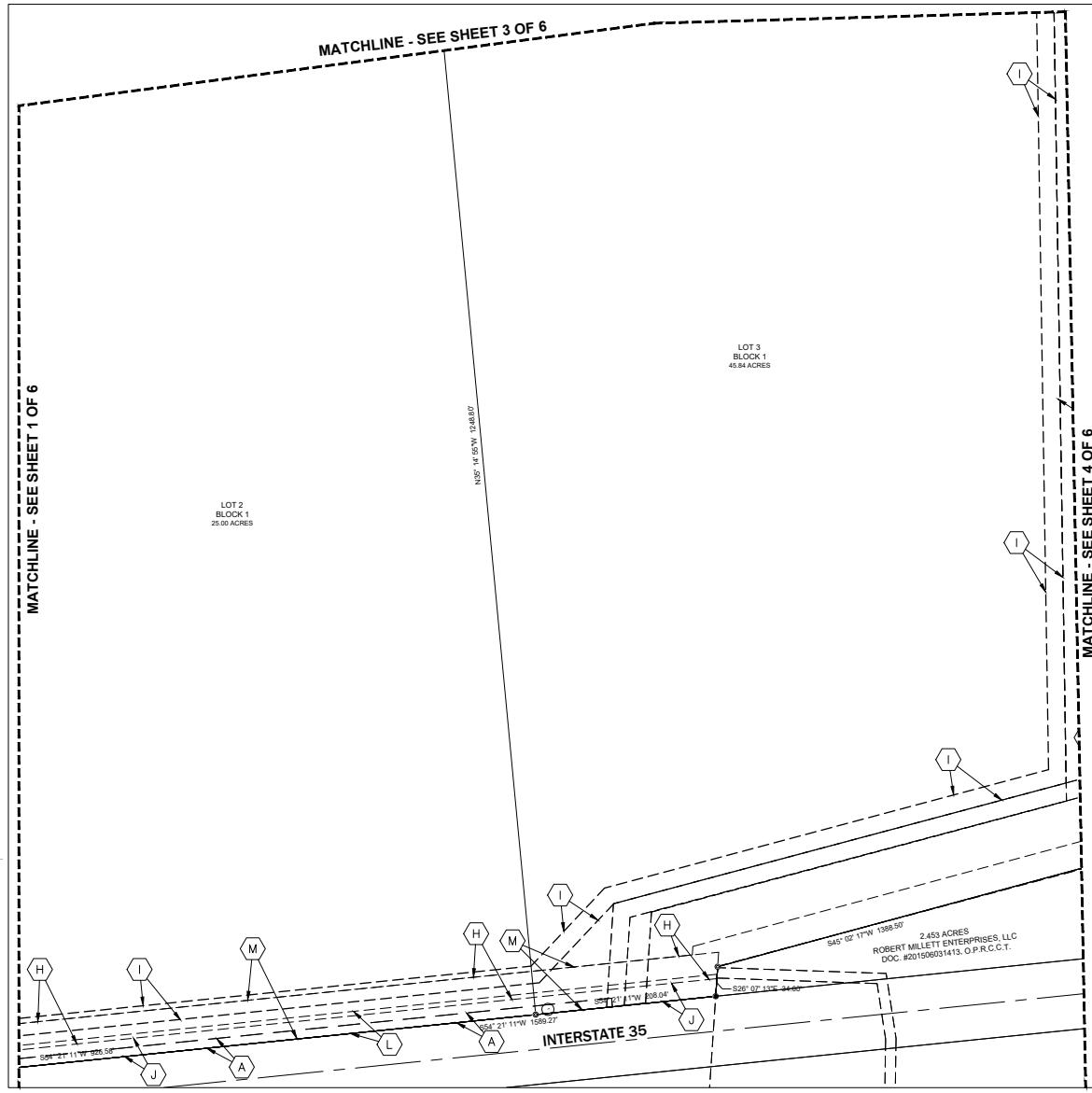
Survey

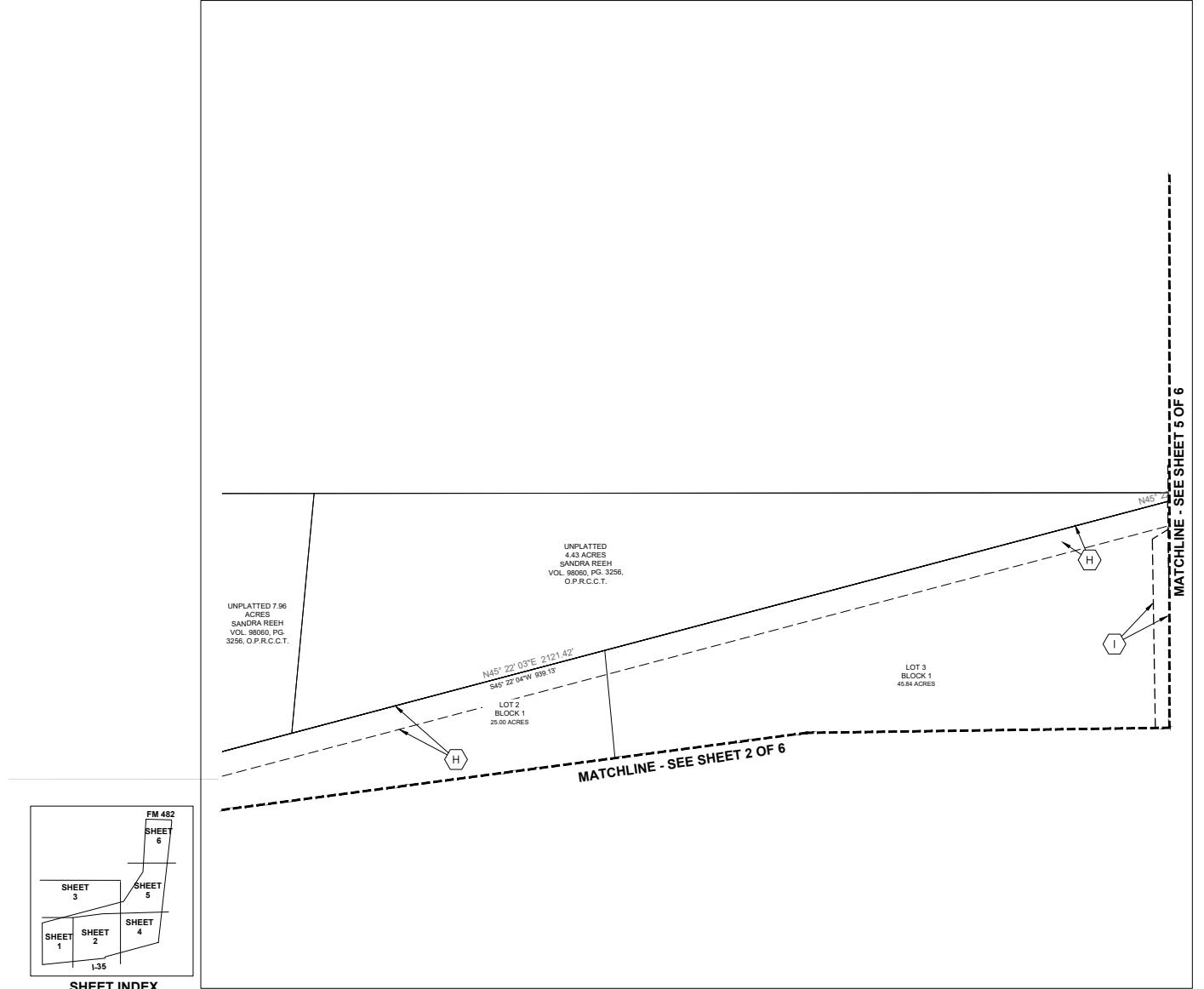
I-35 Land
Interstate 35
Schertz, Texas

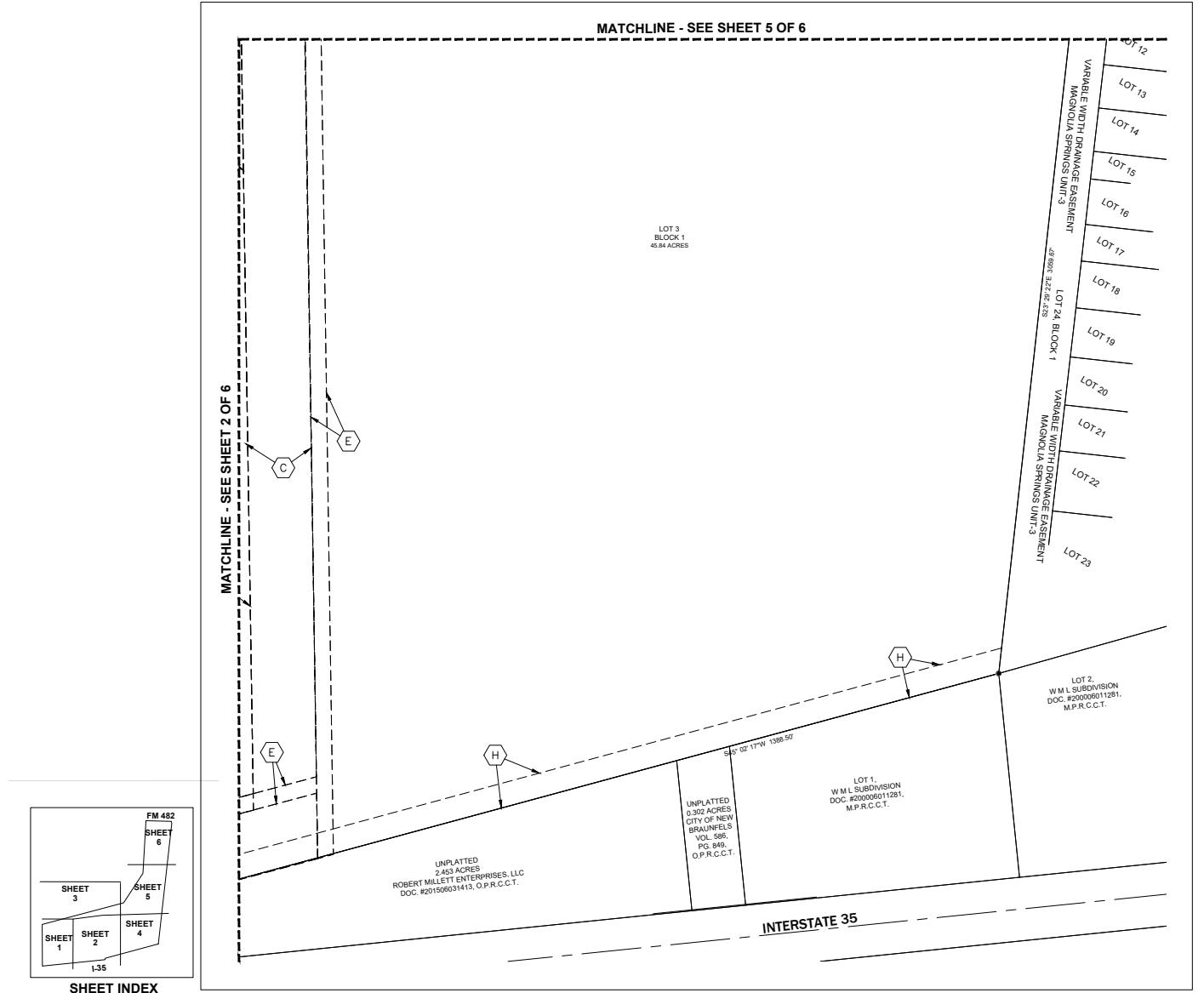


All information furnished regarding property offered is from sources deemed reliable but no warranty or representation is made to the accuracy or completeness thereof and same is subject to changes of price or terms, prior sales dispositions, or withdrawal without notice.

For more information, please contact **Landon Kane**
(o) 210-496-7775 | (c) 210-602-7053 | lkane@dirtdealers.com
334 North Park Drive, San Antonio, Texas 78216 | www.dirtdealers.com



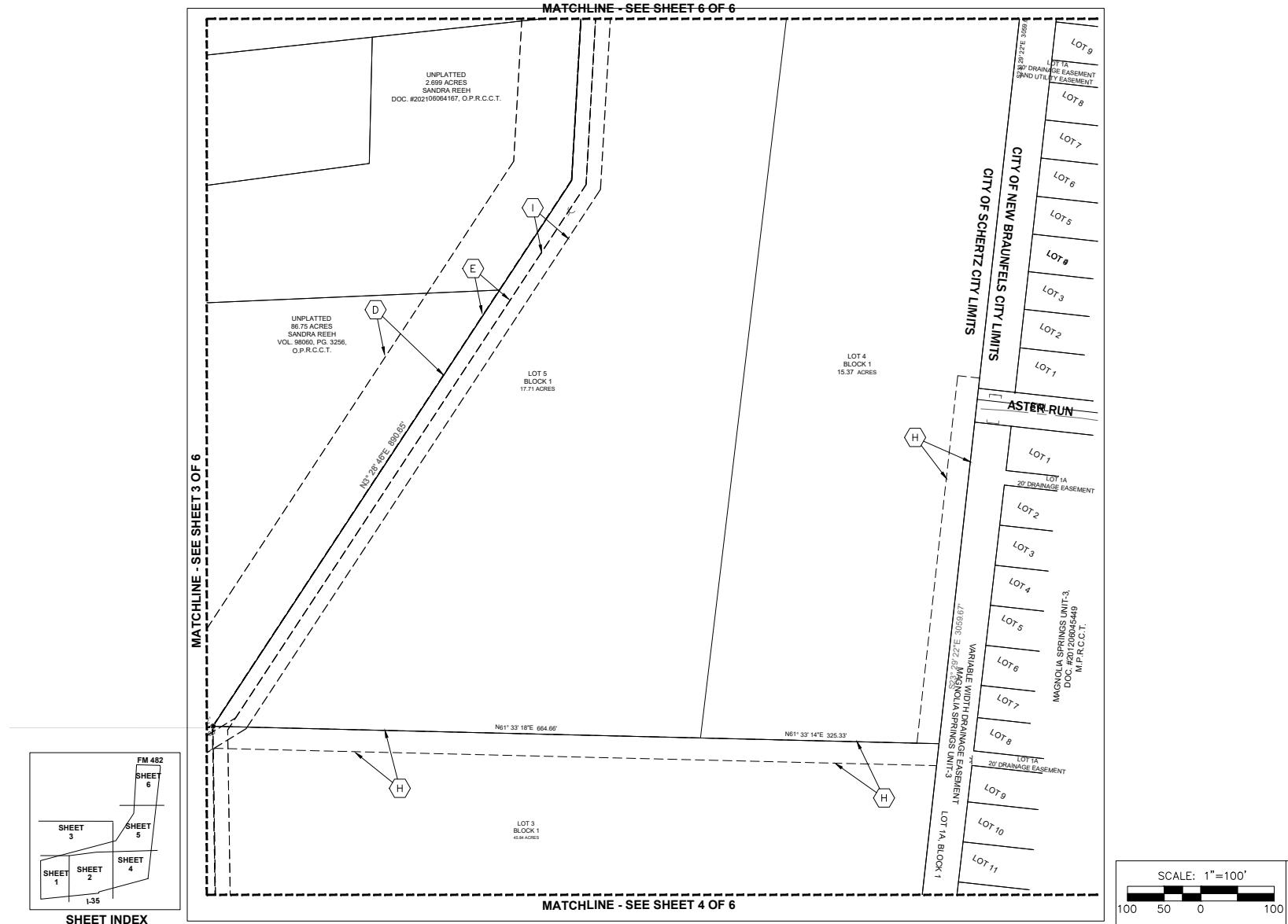




Survey

I-35 Land

Interstate 35
Schertz, Texas



COMMERCIAL PROPERTY GROUP

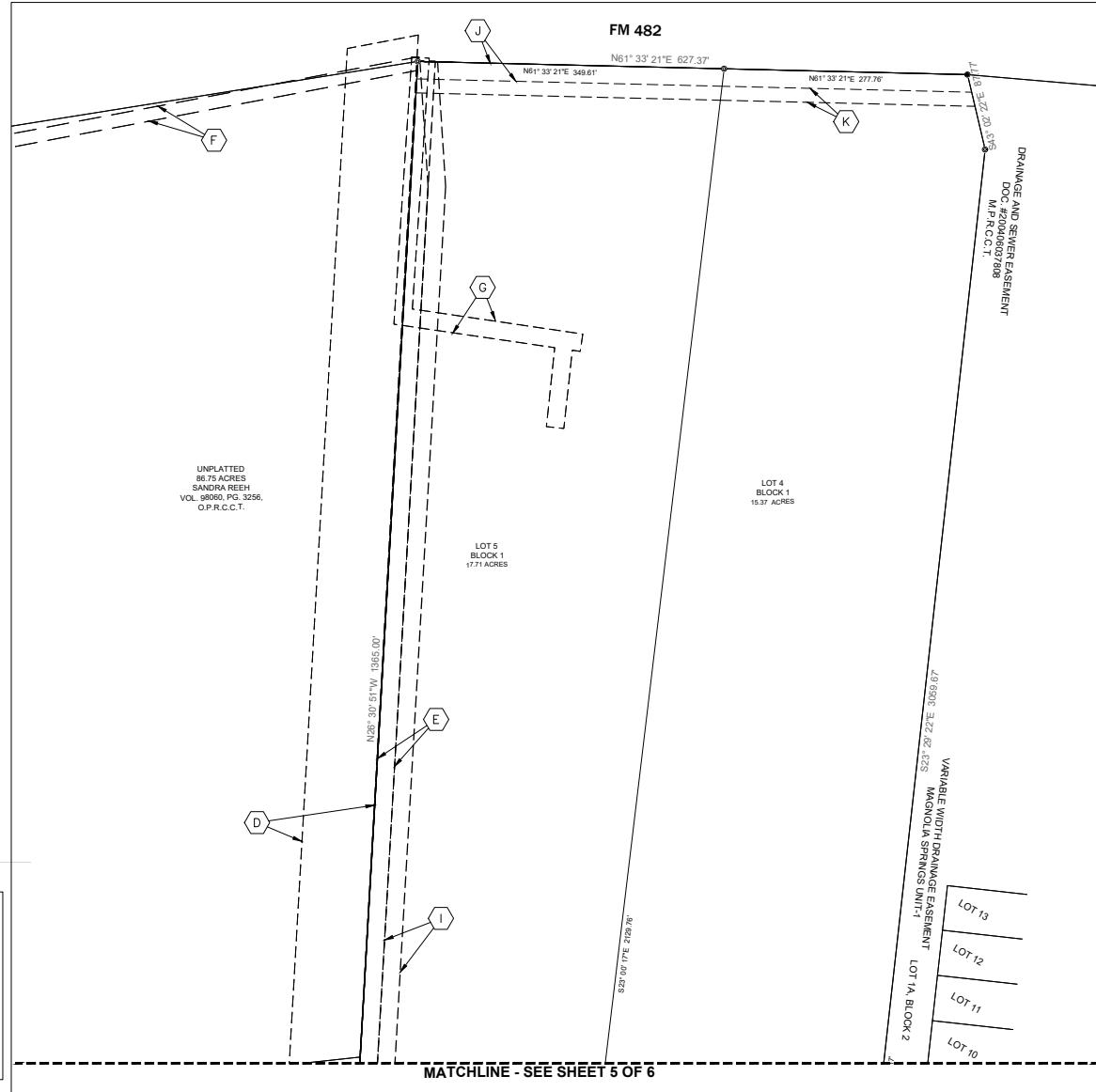
All information furnished regarding property offered is from sources deemed reliable but no warranty or representation is made to the accuracy or completeness thereof and same is subject to changes of price or terms, prior sales dispositions, or withdrawal without notice.

For more information, please contact **Landon Kane**
(o) 210-496-7775 | (c) 210-602-7053 | lkane@dirtdealers.com

334 North Park Drive, San Antonio, Texas 78216 | www.dirtdealers.com

Survey

I-35 Land
Interstate 35
Schertz, Texas



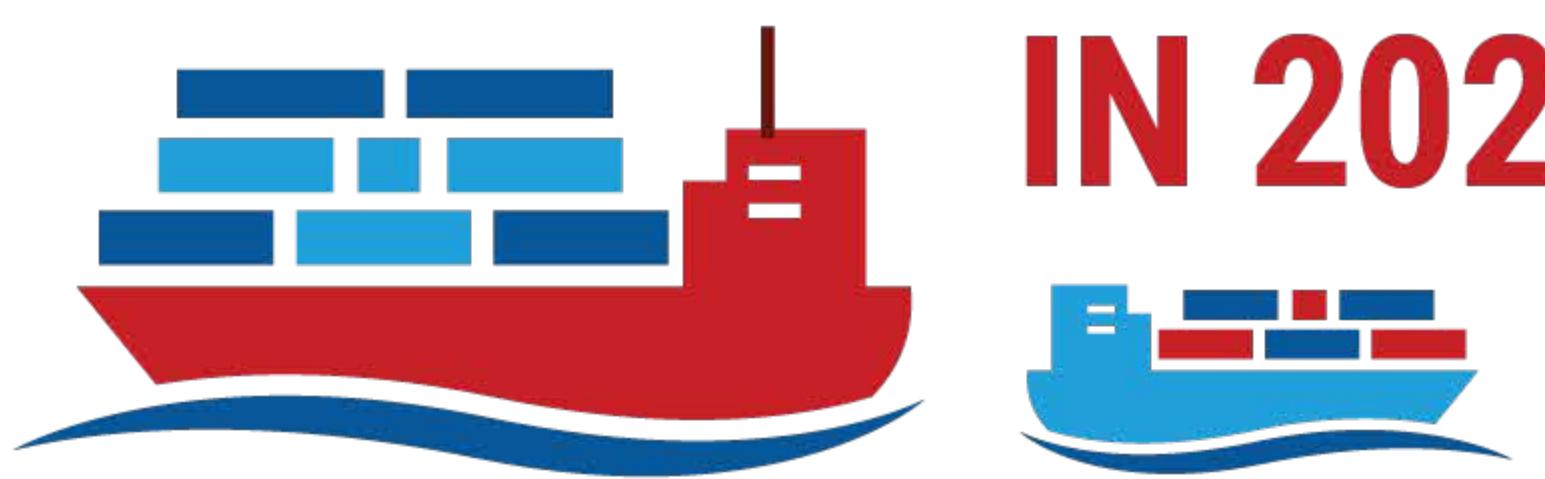
All information furnished regarding property offered is from sources deemed reliable but no warranty or representation is made to the accuracy or completeness thereof and same is subject to changes of price or terms, prior sales dispositions, or withdrawal without notice.

For more information, please contact **Landon Kane**
(o) 210-496-7775 | (c) 210-602-7053 | lkane@dirtdealers.com

334 North Park Drive, San Antonio, Texas 78216 | www.dirtdealers.com

TEXAS BY THE NUMBERS

#1 U.S. EXPORTER
FOR 23 YEARS IN A ROW



MORE THAN
15.7 MILLION
PEOPLE IN THE
CIVILIAN LABOR FORCE



8TH LARGEST ECONOMY IN THE WORLD*

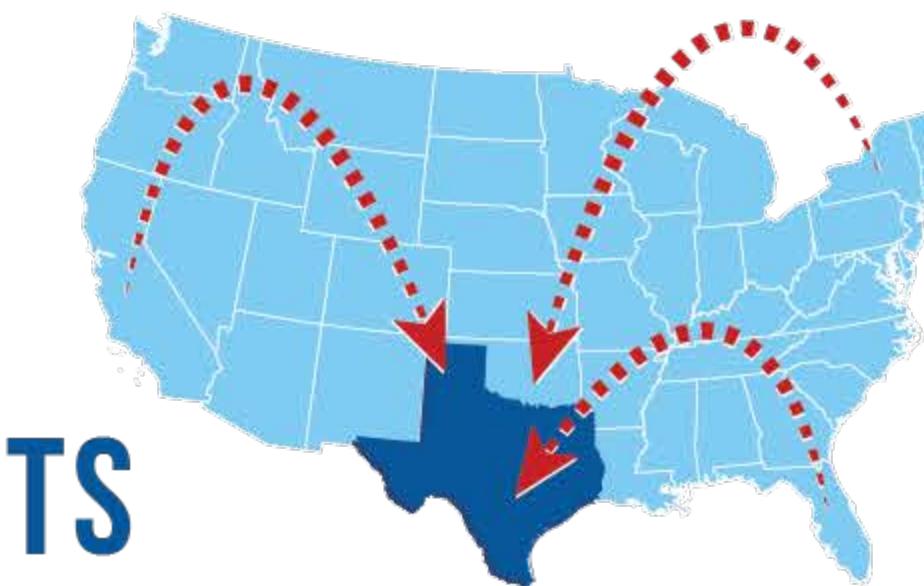
*IF TEXAS WERE A NATION

26	COMMERCIAL AIRPORTS	23	SEA PORTS
22	INTERSTATE HIGHWAYS	35	FOREIGN TRADE ZONES
58	FREIGHT RAILROADS	367	MILES OF COASTLINE

NO PERSONAL
OR CORPORATE
INCOME TAX



TEXAS IS THE LEADING
DESTINATION FOR CORPORATE
RELOCATION & EXPANSION PROJECTS



TEXAS IS HOME TO
3.3 MILLION
SMALL BUSINESSES

AND HUNDREDS
OF PUBLICLY
TRADED FIRMS

TEXAS IS HOME TO
MORE THAN
50
 FORTUNE 500
COMPANY HQS



TEXAS IS THE LARGEST
ENERGY-PRODUCING
STATE IN THE NATION

TEXAS LEADS
THE NATION IN
JOB CREATION

3 YEARS IN A ROW

TEXAS LED THE NATION IN
HIGH TECH EXPORTS
FOR THE 12TH YEAR
IN A ROW IN 2024



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.

Dirt Dealers V LLC

Licensed Broker/Broker Firm Name or Primary Assumed Business Name

First American Property Group

Designated Broker of Firm

Licensed Supervisor of Sales Agent/Associate

Sales Agent/Associate's Name

Buyer/Tenant/Seller/Landlord Initials

562388

License No.

cscott@dirtdealers.com

Email

210.496.7775

Phone

562388

License No.

cscott@dirtdealers.com

Email

210.496.7775

Phone

License No.

Email

Phone

License No.

Email

Phone

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov