

# 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:

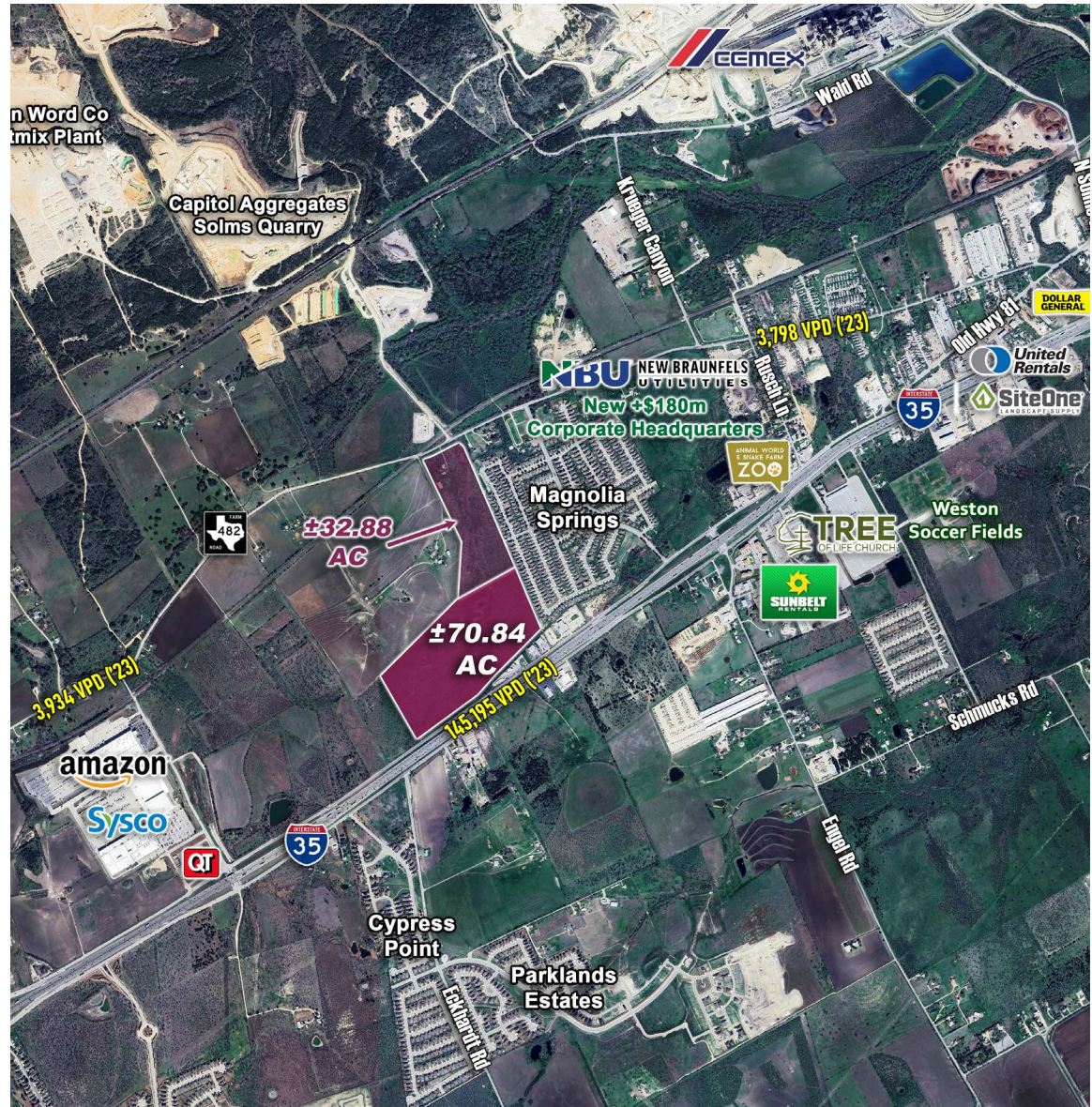
70.84 Acres - \$6.00 PSF  
32.88 Acres - \$3.50 PSF

### 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



COMMERCIAL PROPERTY GROUP

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

334 North Park Drive, San Antonio, Texas 78216 | [www.dirtydealers.com](http://www.dirtydealers.com)

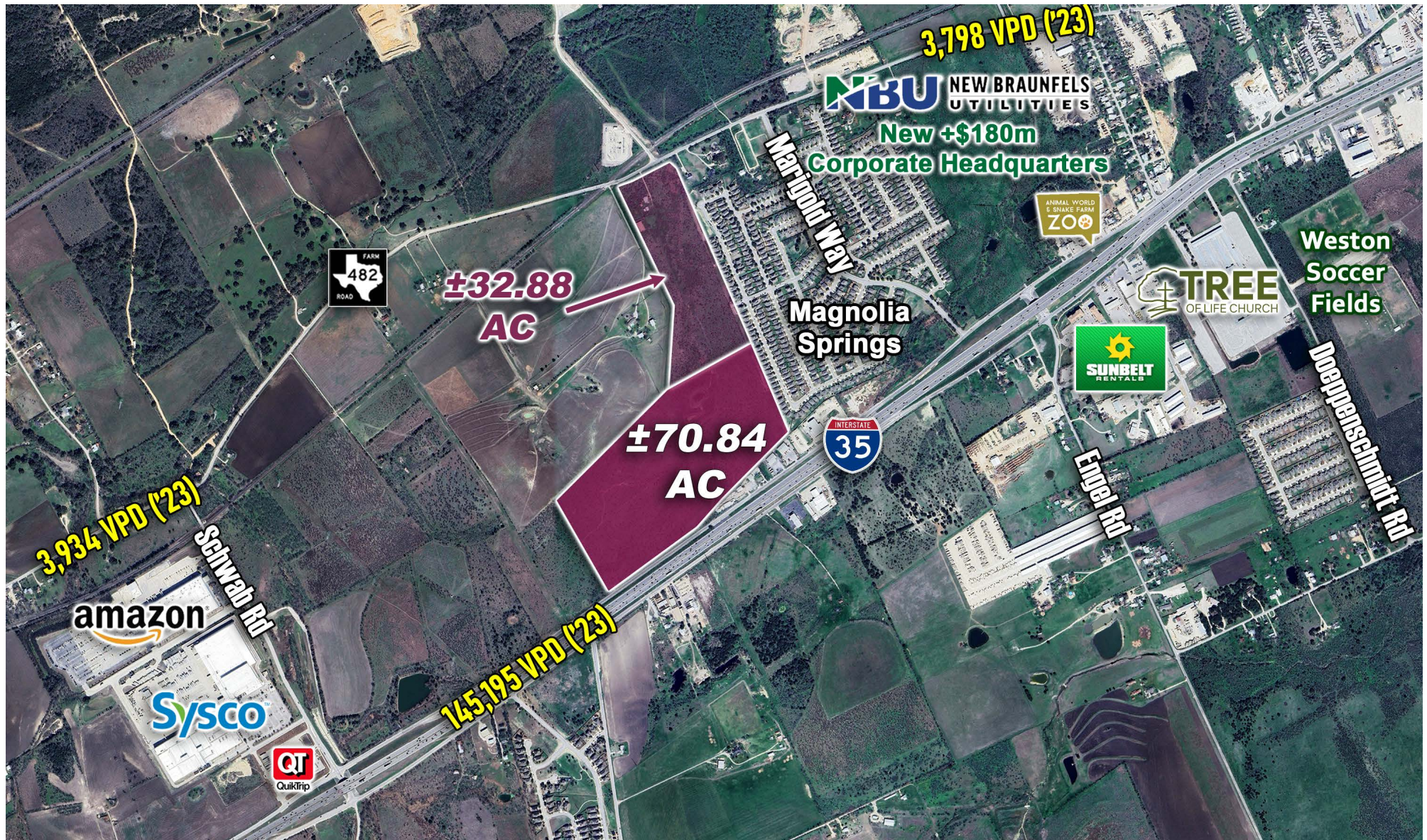
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# Site Aerial

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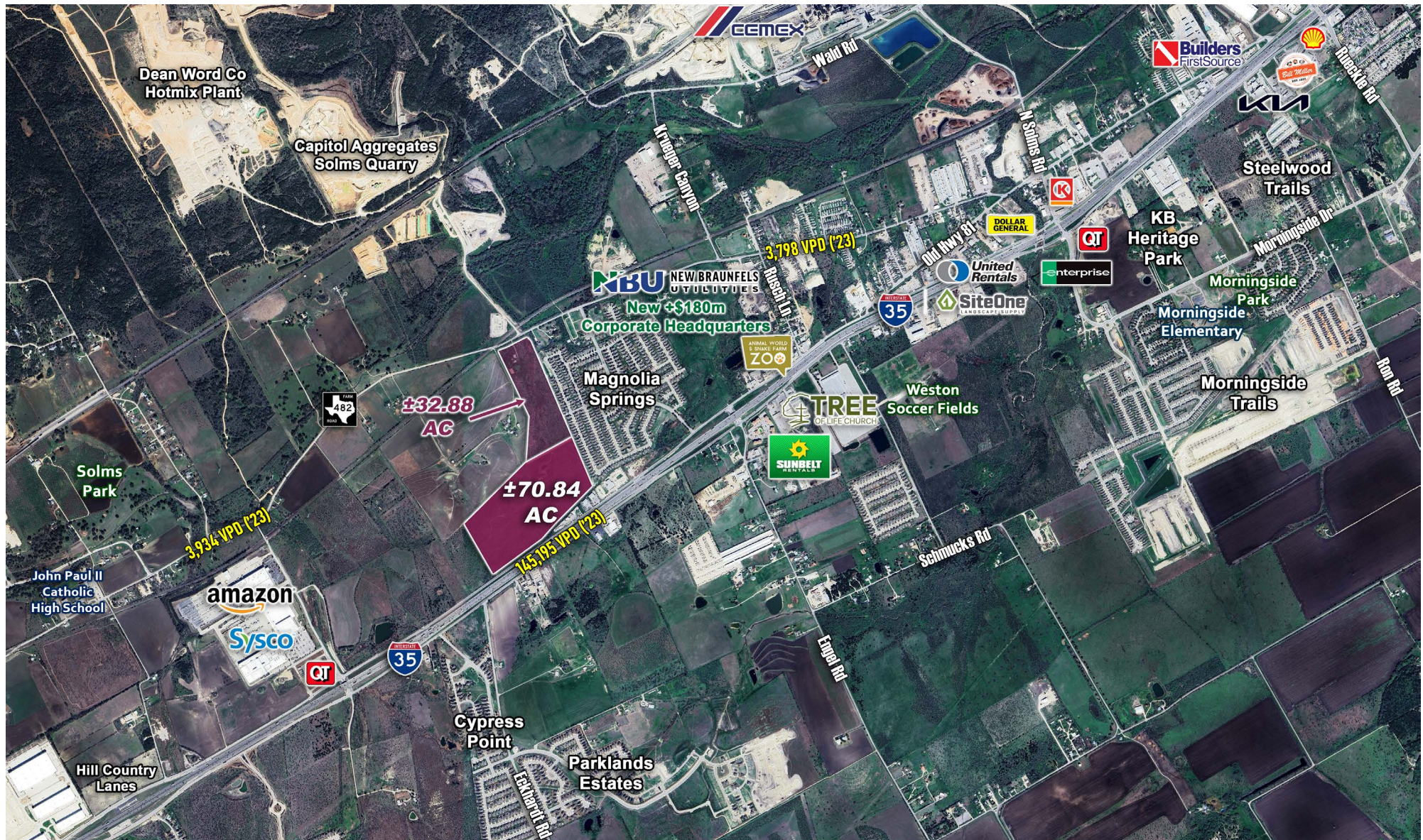
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# I-35 Industrial Land

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# Wide Aerial

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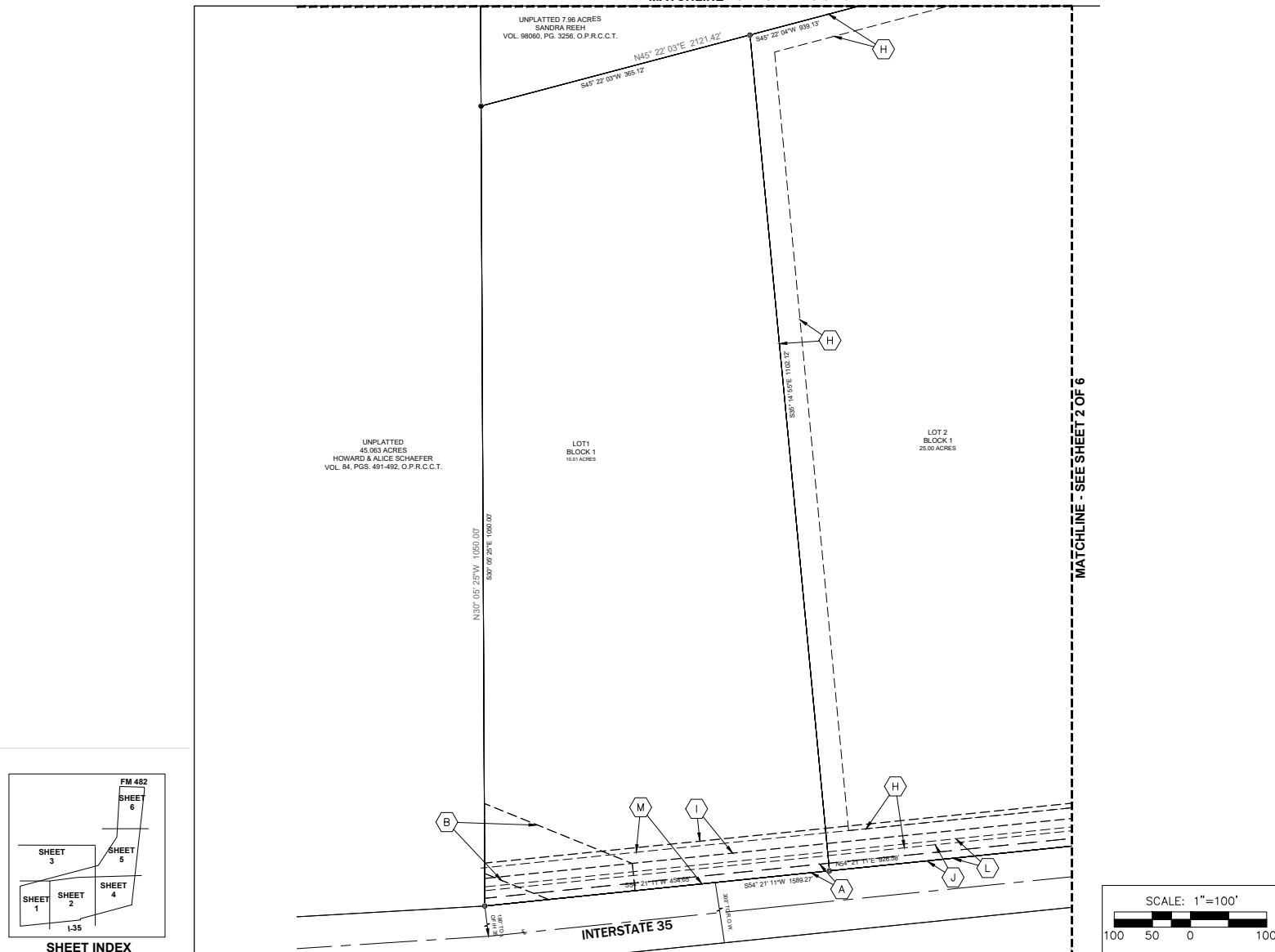


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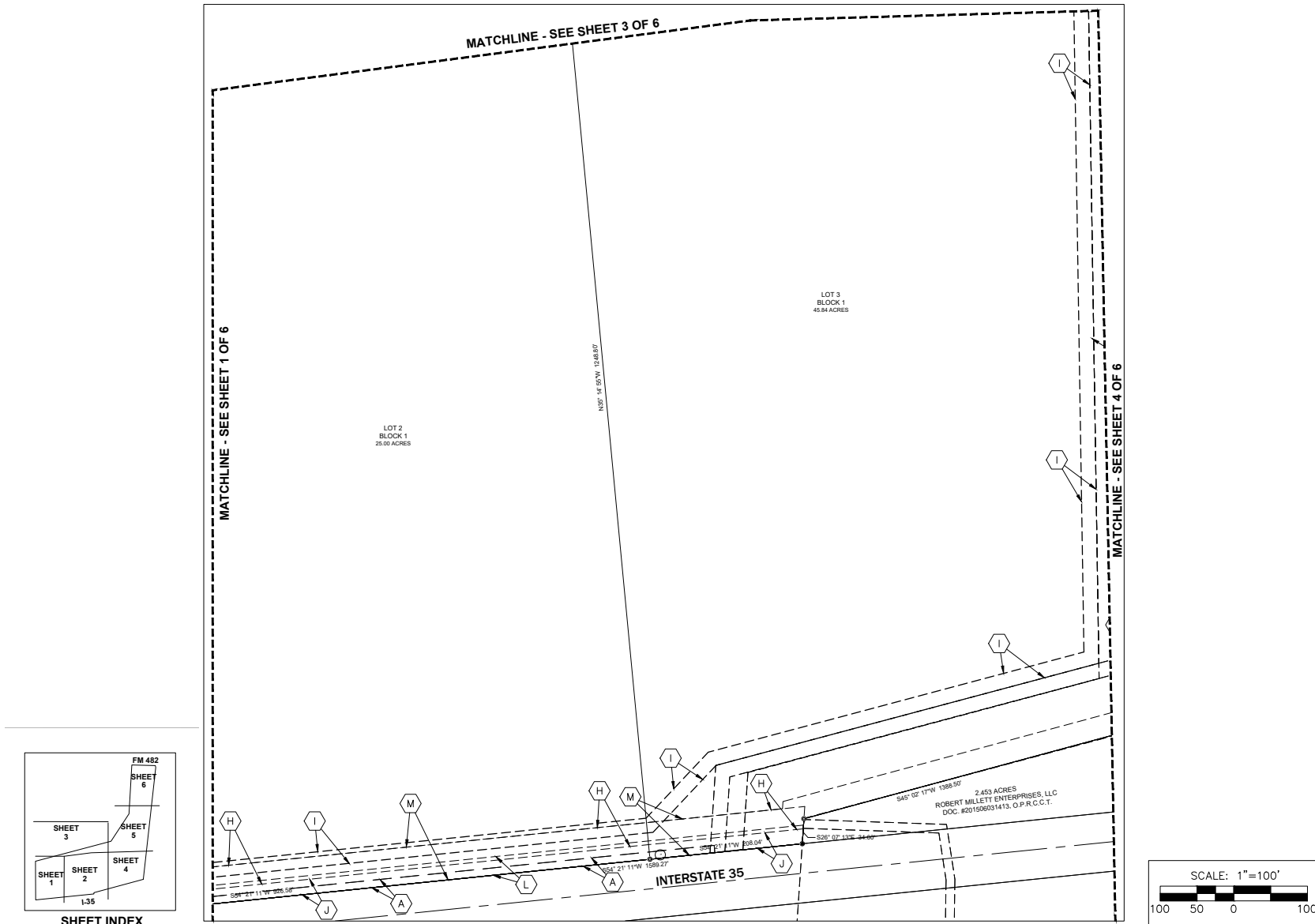
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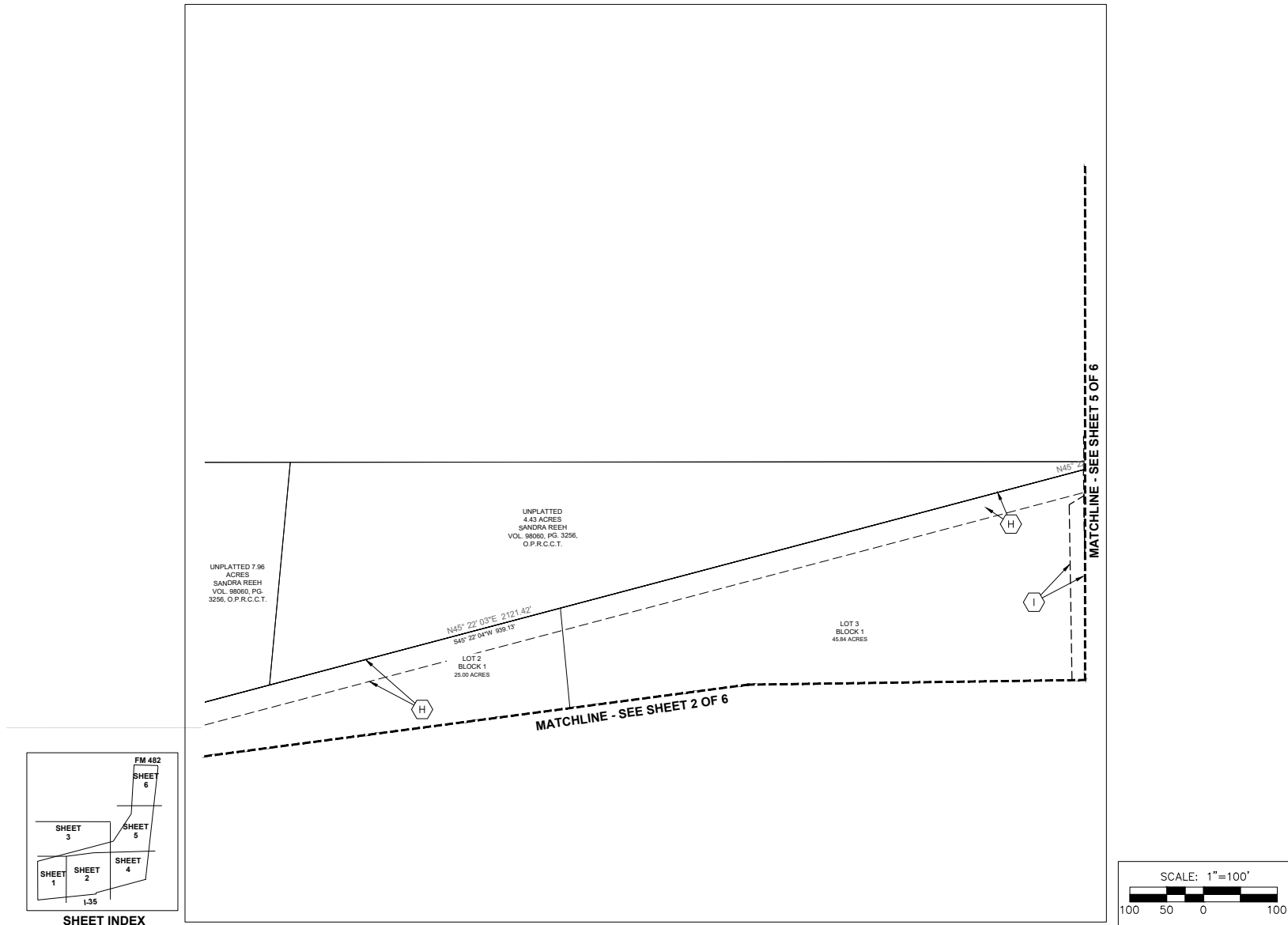




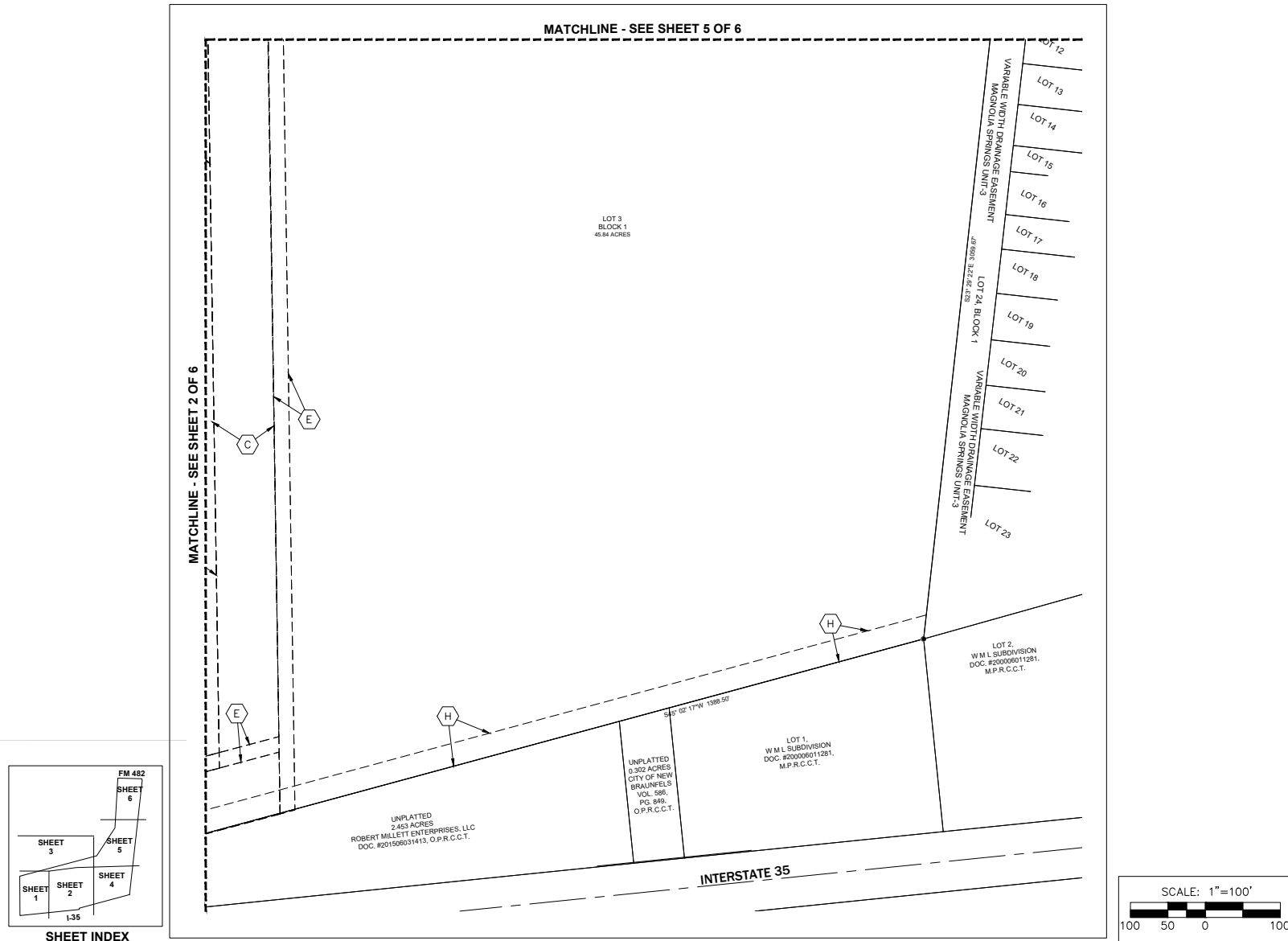




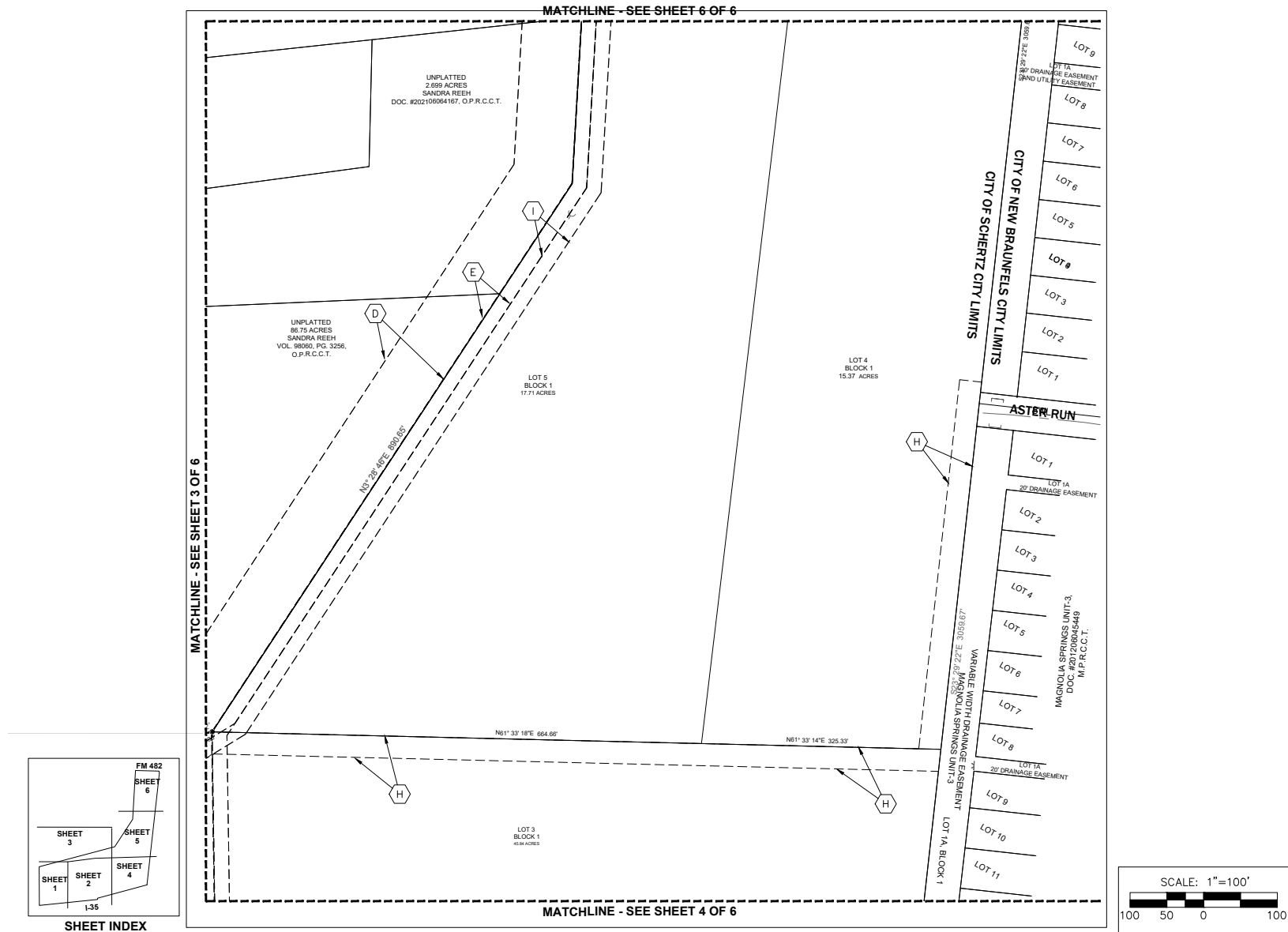




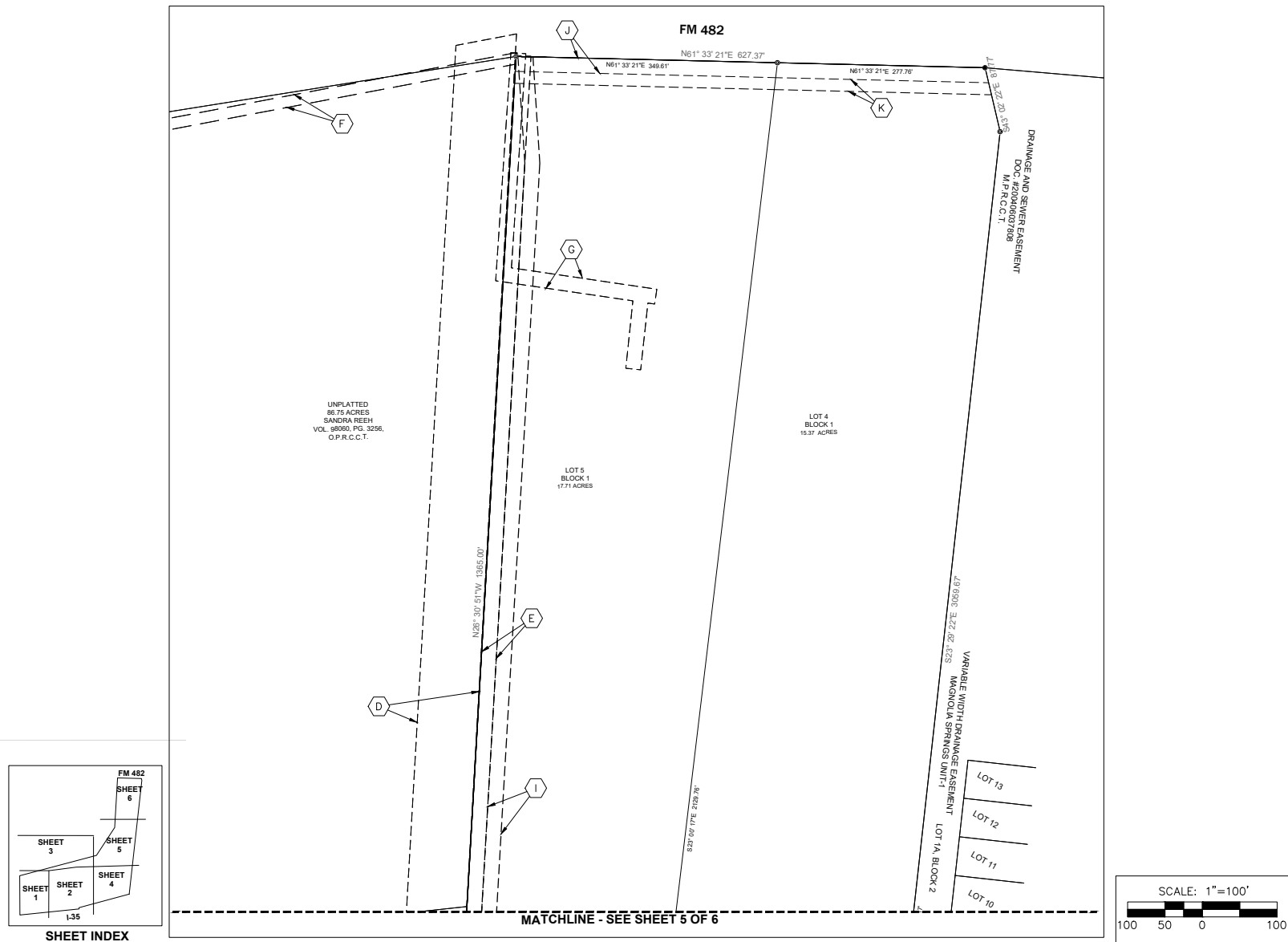












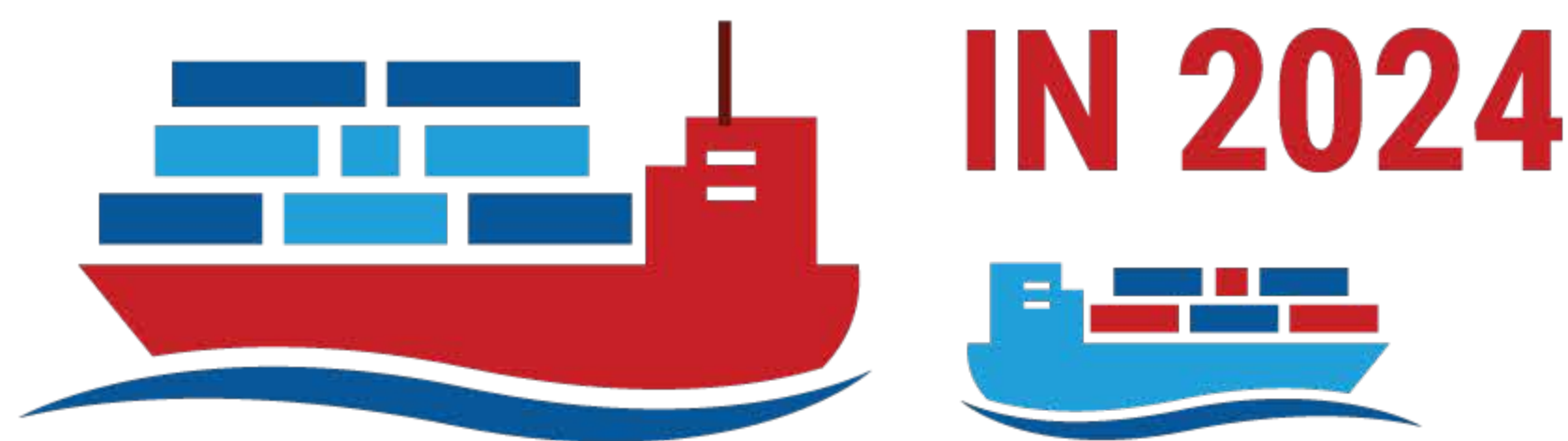


# TEXAS

— BY THE —

# NUMBERS

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



MORE THAN  
**15.7** MILLION  
PEOPLE IN THE  
CIVILIAN LABOR FORCE



# 8<sup>TH</sup> 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 LARGEST  
ENERGY-PRODUCING  
STATE IN THE NATION**

**TEXAS IS THE LEADING  
DESTINATION FOR CORPORATE  
RELOCATION & EXPANSION PROJECTS**



**TEXAS LEADS  
THE NATION IN  
JOB CREATION**



**3 YEARS IN A ROW**

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



Texas Economic Development & Tourism Office | Office of the Governor  
512.936.0100 | [gov.texas.gov/business](http://gov.texas.gov/business) | [f](#) [i](#) [x](#) [v](#) [t](#) [i](#) [n](#) @TexasEconDev

*Revised: March 2025*





## 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.

<b>Dirt Dealers V LLC</b>	<b>562388</b>	<b>cscott@dirtdealers.com</b>	<b>210.496.7775</b>
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>First American Property Group</b>	<b>562388</b>	<b>cscott@dirtdealers.com</b>	<b>210.496.7775</b>
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

IABS 1-1