



DEVELOPMENT OPPORTUNITY

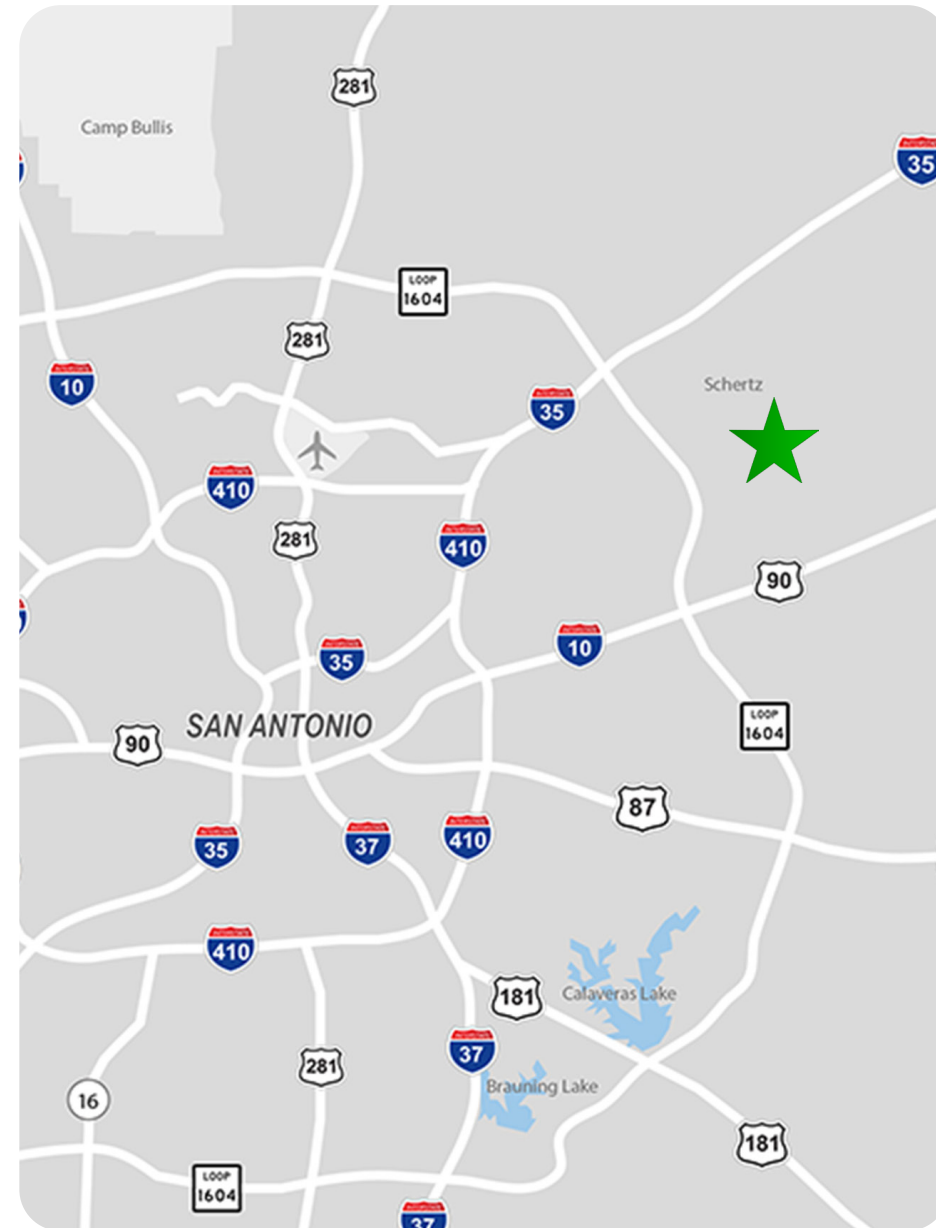
FM 1518 & RAY CORBETT DR
SCHERTZ, TX 78154

±26.46 ACRES - FM 1518 & RAY CORBETT DR, SCHERTZ / SITE OVERVIEW

Location:	FM 1518 & Ray Corbett Dr Schertz, TX 78154
Land Size:	±26.46 Acres
Zoning:	OCL - Outside City Limits
Asking Price:	Call Broker for Pricing Information
Traffic Count:	FM 1518 & W Schaefer Rd: 12,806 vpd FM 1518 south of FM 78: 10,720 vpd FM 1518 near IH-10: 9,099 vpd (TxDot 2018)
Utilities:	Water - City of Schertz Electric - CPS Prospective buyers should retain an independent engineer to verify the location, accessibility and capacity of all utilities.
Frontage:	±711 feet on FM 1518 (2 curb cuts)

- Located in a rapid growing area in Schertz, TX on frontage road FM 1518
- School district of Schertz, Cibolo and Universal City (SCUCISD)
- Easily accessible to Randolph AFB
- ±3.5 miles from IH-10 and ±2 miles from FM 78

The information contained herein is believed to be accurate but is not warranted, as the information may change or be updated without notice. Seller or Landlord makes no representation as to the environmental condition of the property and recommends purchaser's or tenant's independent investigation.



3.7.25

±26.46 ACRES - FM 1518 & RAY CORBETT DR, SCHERTZ / AERIAL



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±26.46 ACRES - FM 1518 & RAY CORBETT DR, SCHERTZ / UTILITY MAP



FM 1518 & Ray Corbett Dr.



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±26.46 ACRES - FM 1518 & RAY CORBETT DR, SCHERTZ / DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population			
2020 Total Population:	1,754	23,745	124,318
2025 Population:	1,960	26,456	138,008
Population Growth 2020-2025:	11.74%	11.42%	11.01%
Average Age:	36.60	37.40	35.90
Households			
2020 Total Households:	588	8,828	43,993
Household Growth 2020-2025:	11.39%	11.53%	10.88%
Median Household Income:	\$91,015	\$68,507	\$79,069
Average Household Size:	2.9	2.6	2.8
2020 Average Household Vehicles:	2.0	2.0	2.0
Housing			
Median Home Value:	\$290,396	\$180,881	\$206,967
Median Year Built:	2004	1990	2001
Daytime Employment			
Total Businesses:	27	870	2,350
Total Employees:	140	7,295	21,034
Vehicle Traffic			
FM 1518 & W Schaefer Rd	12,806 vpd		
FM 1518 south of FM 78:	10,720 vpd		
FM 1518 near IH-10:	9,099 vpd		
			Source: TxDot

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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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

Endura Advisory Group GP, LLC	581037	jlundblad@endurasa.com	(210)366-2222
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
James G. Lundblad	337803	jlundblad@endurasa.com	(210)366-2222
Designated Broker of Firm	License No.	Email	Phone
James G. Lundblad	337803	jlundblad@endurasa.com	(210)366-2222
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Robert Wayne Ashabraner	562388	washabraner@endurasa.com	(210)366-2222
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

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