

**FOR SALE**

**±95 ACRES**

**INDUSTRIAL DEVELOPMENT OPPORTUNITY**

IH-35 and Cibolo Valley Dr, Schertz, TX



9311 San Pedro Ave., Ste. 850  
San Antonio, Texas 78216  
210.366.2222 office  
www.endurasa.com

**PATRICK HUDSON**  
UT Alumni  
512.757.7307 mobile  
phudson@endurasa.com

**WAYNE ASHABRANER**  
210.279.6505 mobile  
washabraner@endurasa.com

# ±95 ACRES FOR SALE

## IH-35 and Cibolo Valley Dr, Schertz, TX

### Overview

<b>Location:</b>	IH-35 and Cibolo Valley Dr Schertz, TX 78154
<b>Land Size:</b>	±95 Acres
<b>Frontage:</b>	±1,250 feet along Cibolo Valley Dr (future extension)
<b>Price:</b>	Contact Broker for Pricing
<b>Zoning:</b>	M-1 (Manufacturing Light)
<b>Traffic Count:</b>	IH-35 @ IH-35 Access Rd: 102,499 vpd
<b>*Utilities:</b>	Water - Schertz Sewer - Schertz Electric - CPS
<b>School District:</b>	Comal ISD

*\*Prospective buyers should retain an independent engineer to verify the location, accessibility and capacity of all utilities.*

- A unique development opportunity in Schertz, TX., nestled between IH-35 and FM 3009
- Near major intersection - IH-35 and Cibolo Valley Dr
- Approximately 0.7 miles from IH-35



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.



9311 San Pedro Ave., Ste. 850  
San Antonio, Texas 78216  
210.366.2222 office  
www.endurasa.com

**PATRICK HUDSON**  
UT Alumni  
512.757.7307 mobile  
phudson@endurasa.com

**WAYNE ASHABRANER**  
210.279.6505 mobile  
washabraner@endurasa.com

# ±95 ACRES FOR SALE

IH-35 and Cibolo Valley Dr, Schertz, TX



9311 San Pedro Ave., Ste. 850  
 San Antonio, Texas 78216  
 210.366.2222 office  
 www.endurasa.com

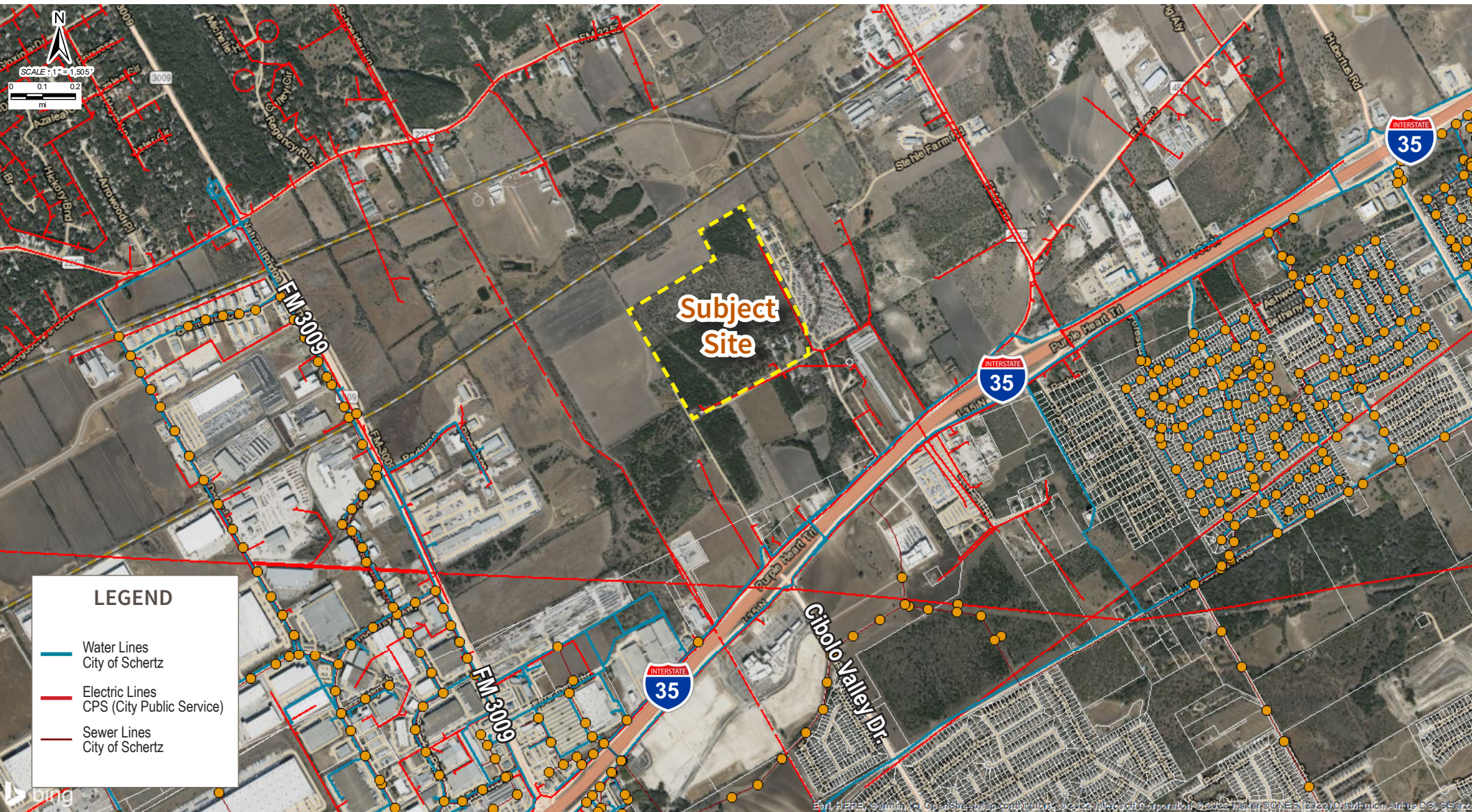
**PATRICK HUDSON**  
 UT Alumni  
 512.757.7307 mobile  
 phudson@endurasa.com

**WAYNE ASHABRANER**  
 210.279.6505 mobile  
 washabraner@endurasa.com

# ±95 ACRES FOR SALE

## Utilities

IH-35 and Cibolo Valley Dr, Schertz, TX



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.



9311 San Pedro Ave., Ste. 850  
San Antonio, Texas 78216  
210.366.2222 office  
www.endurasa.com

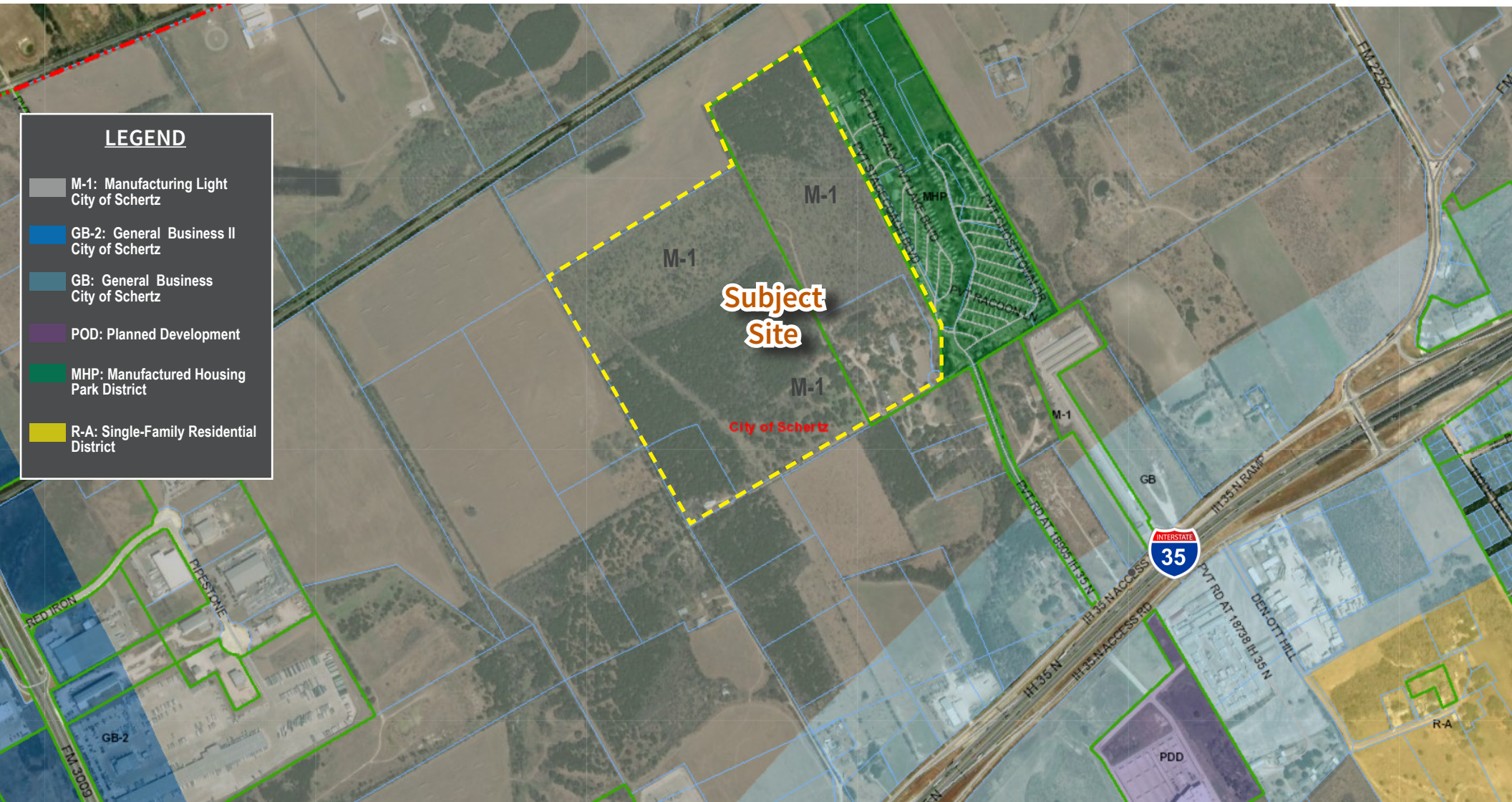
**PATRICK HUDSON**  
UT Alumni  
512.757.7307 mobile  
phudson@endurasa.com

**WAYNE ASHABRANER**  
210.279.6505 mobile  
washabraner@endurasa.com

# ±95 ACRES FOR SALE

## Zoning Map

IH-35 and Cibolo Valley Dr, Schertz, TX



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.



9311 San Pedro Ave., Ste. 850  
San Antonio, Texas 78216  
210.366.2222 office  
www.endurasa.com

**PATRICK HUDSON**  
UT Alumni  
512.757.7307 mobile  
phudson@endurasa.com

**WAYNE ASHABRANER**  
210.279.6505 mobile  
washabraner@endurasa.com

# ±95 ACRES FOR SALE

## Demographics

IH-35 and Cibolo Valley Dr, Schertz, TX

	1 Mile	3 Mile	5 Mile
<b>Population</b>			
2023 Total Population:	116	44,613	112,476
2028 Population Projection:	138	50,037	125,221
Population Growth 2023-2028:	8.2%	4.7%	5.0%
Median Age:	36.7	39	38.2
<b>Households</b>			
2023 Total Households:	39	15,404	40,258
Household Growth 2023-2028:	4.1%	2.5%	2.3%
Median Household Income:	\$98,213	\$118,123	\$102,048
Average Household Size:	3	2.9	2.8
Average Household Vehicles:	2.0	2.0	2.0
<b>Housing</b>			
Median Home Value:	\$266,666	\$280,280	\$256,237
Median Year Built:	2010	2007	2006
<b>Daytime Employment</b>			
Total Businesses:	66	1,194	2,604
Total Employees:	947	12,943	26,477
<b>Vehicle Traffic</b>			
IH-35 @ Near FM 3009	102,499 vpd		
IH-35 @ Forrester Bend:	100,354 vpd		

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.

Source: CoStar



9311 San Pedro Ave., Ste. 850  
San Antonio, Texas 78216  
210.366.2222 office  
www.endurasa.com

**PATRICK HUDSON**  
UT Alumni  
512.757.7307 mobile  
phudson@endurasa.com

**WAYNE ASHABRANER**  
210.279.6505 mobile  
washabraner@endurasa.com



# 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.

11-2-2015



### 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.

**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.

**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.

<b>Endura Advisory Group</b>	<b>581037</b>	<b>jlundblad@endurasa.com</b>	<b>(210) 366-2222</b>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>James G. Lundblad</b>	<b>337803</b>	<b>jlundblad@endurasa.com</b>	<b>(210) 366-2222</b>
Designated Broker of Firm	License No.	Email	Phone
<b>James G. Lundblad</b>	<b>337803</b>	<b>jlundblad@endurasa.com</b>	<b>(210) 366-2222</b>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<b>Robert Wayne Ashbraner</b>	<b>562388</b>	<b>washbraner@endurasa.com</b>	<b>(210) 279-6505</b>
Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date