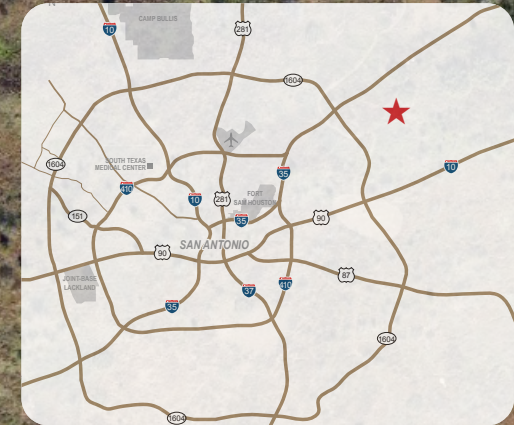
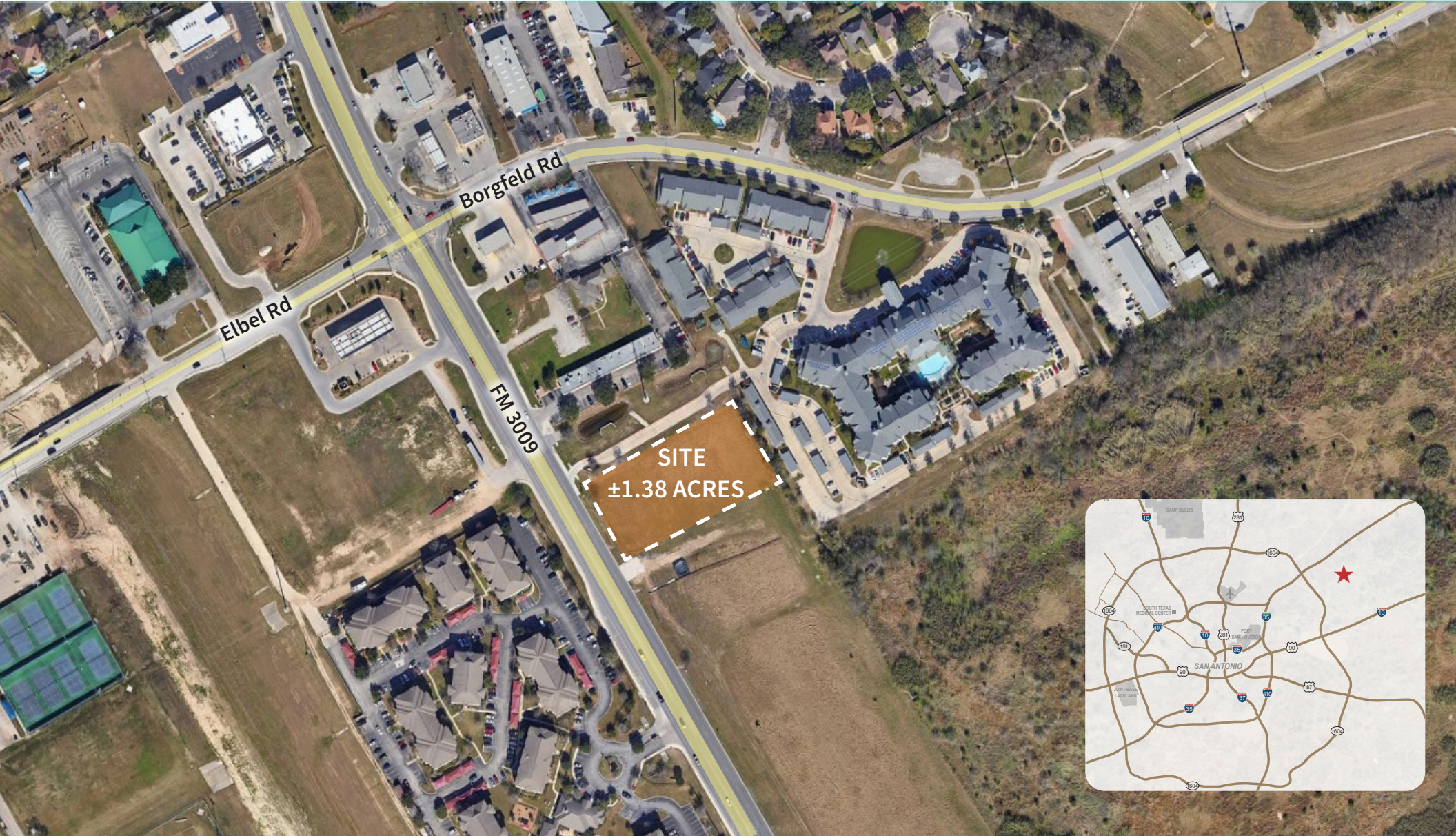


±1.38 ACRES

FM 3009 near Elbel Rd, Schertz, Texas 78154

**PLATTED LOT FOR SALE
READY FOR DEVELOPMENT**



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

DAVID HELD
210.918.6401 direct
210.846.6666 mobile
dheld@endurasa.com

HAYLEY RUGGLES
210.426.3677 direct
210.710.4722 mobile
hruggles@endurasa.com

±1.38 ACRES

FM 3009 near Elbel Rd, Schertz, Texas 78154

PLATTED LOT FOR SALE READY FOR DEVELOPMENT

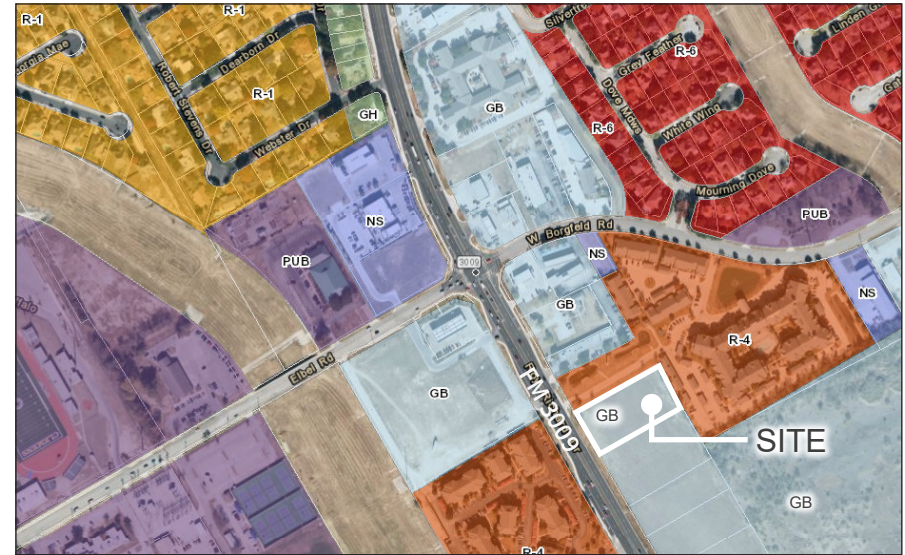
Address:	FM 3009 near Elbel Road Schertz, Texas 78154
Land Size:	±1.38 Acres (±60,113 sf)
Frontage:	±180 FT on FM 3009
Asking Price:	\$22.00 psf
Utilities*:	All Utilities Present
Zoning:	Schertz: GB (General Business)
Traffic Counts:	17,437 VPD (FM 3009 at FM 78)

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

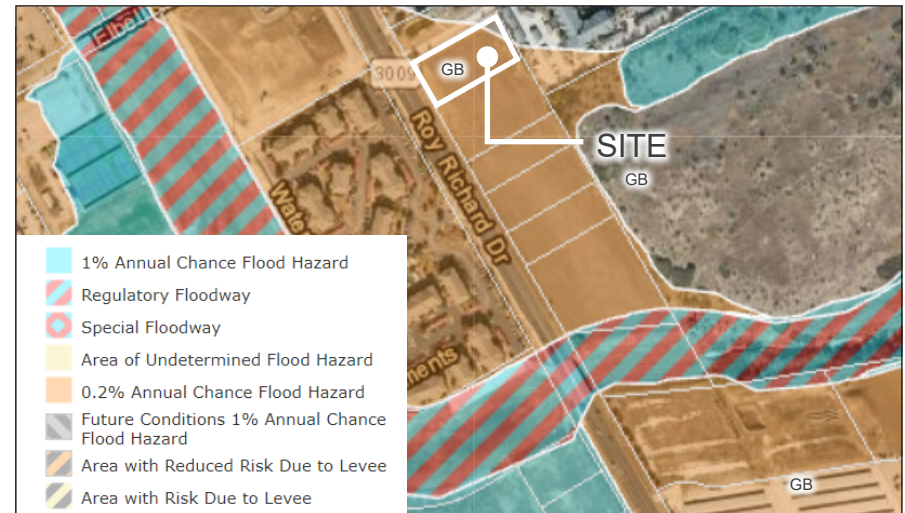
HIGHLIGHTS:

- The City of Schertz is a premier suburb of San Antonio with a population of ±41,600 located along the I-35 and I-10 corridors, nestled between San Antonio and Austin, Texas. Schertz has been nationally recognized for its family atmosphere, foresight and innovation, and commitment to economic prosperity and workforce opportunities.
- Site is ±2.8 miles from IH 35 and ±0.4 miles from FM 78
- Site is platted with access drive
- Current owner has site plan and an office building design plan (available upon request)

ZONING MAP



FLOOD MAP



10.26.23

±1.38 ACRES

FM 3009 near Elbel Rd, Schertz, Texas 78154

PLATTED LOT FOR SALE READY FOR DEVELOPMENT

AERIAL VIEW



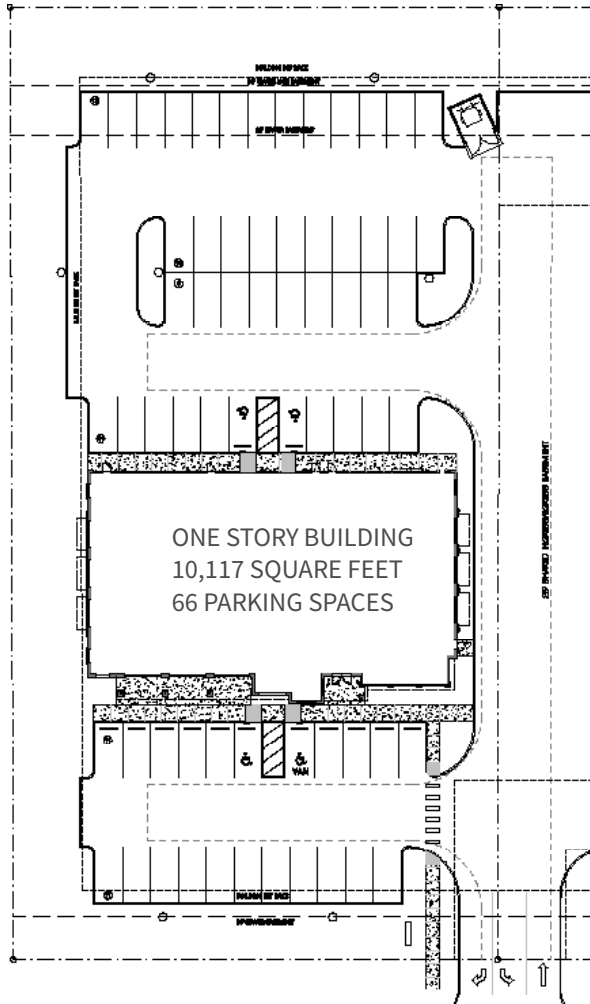
The information contained herein is believed to be accurate but is not warranted, as the information may change or be updated without notice. Seller or Landlord makes no representation as to the environmental condition of the property and recommends purchaser's or tenant's independent investigation.

±1.38 ACRES

FM 3009 near Elbel Rd, Schertz, Texas 78154

PLATTED LOT FOR SALE READY FOR DEVELOPMENT

POSSIBLE SITE PLAN AND DESIGN BUILD (FOR REFERENCE ONLY / AVAILABLE UPON REQUEST)



FOR REFERENCE ONLY

	Glazing	Stucco	Masonry	Wood	Doors	Metal Canopy	Total	Total (-) Glazing
South Elevation (Front):								
Square Footage	660	936	904	18	0	377	2895	2235
Percentage (with Glazing)	23%	32%	31%	1%	0%	13%	100%	
Percentage (without Glazing)		42%	40%	1%				
North Elevation (Back):								
Square Footage	359	2311	71	0	27	96	2864	2505
Percentage (with Glazing)	0%	81%	2%	0%	1%	3%	100%	
No Glazing on this side								
East Elevation (Side):								
Square Footage	222	607	837	0	22	183	1871	1649
Percentage	12%	32%	45%	0%	1%	10%	100%	
Percentage (without Glazing)		37%	51%	0%				
West Elevation (Side):								
Square Footage	232	550	981	0	0	108	1871	1639
Percentage (with Glazing)	12%	29%	52%	0%	0%	6%	100%	
Percentage (without Glazing)		34%	60%	0%				

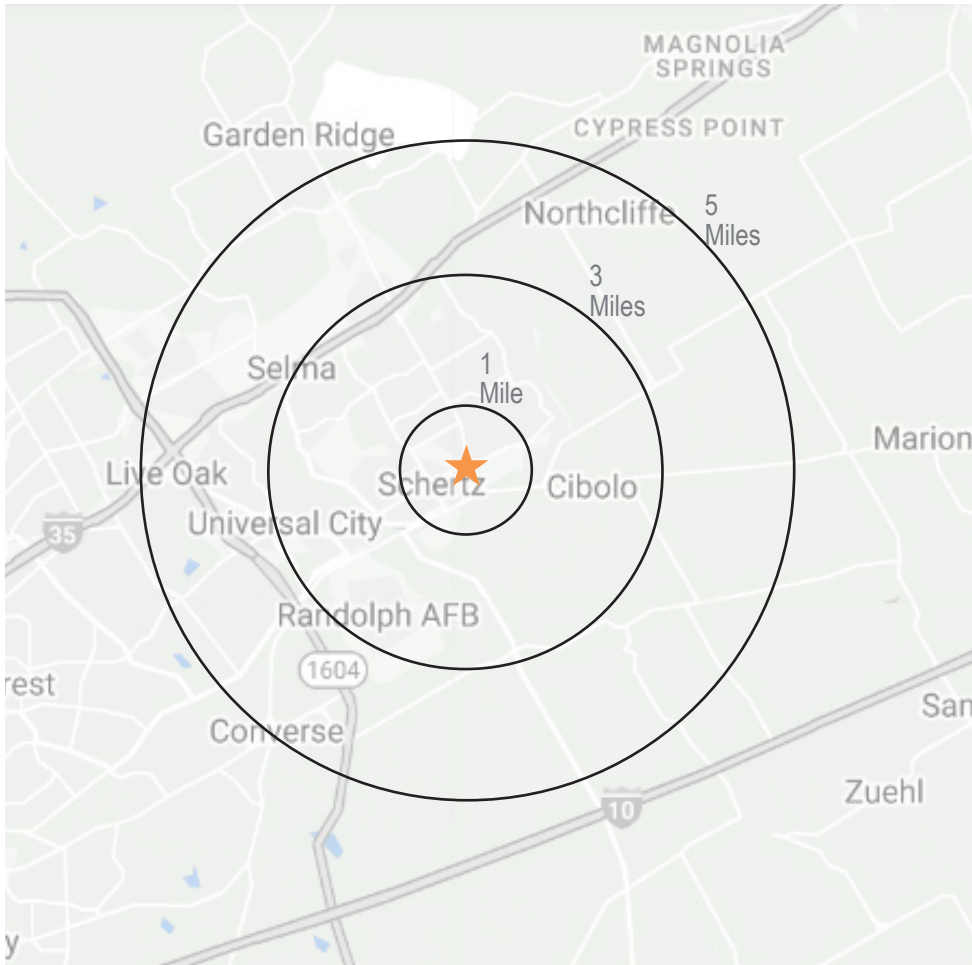
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PLATTED LOT FOR SALE READY FOR DEVELOPMENT

DEMOGRAPHICS



	1 Mile	3 Mile	5 Mile
Population			
2023 Estimate Population:	13,281	73,350	147,877
2028 Population Projection:	14,282	79,053	158,625
Population Growth 2023 - 2028:	7.61%	7.78%	7.27%
Median Age:	39.2	38.1	37.2
Households			
2023 Estimate Households:	4,979	26,137	53,860
Annual Growth 2023-2028:	7.69%	7.81%	7.13%
Average Household Income:	\$96,037	\$108,533	\$99,621
Average Household Size:	2.6	2.8	2.7
Average Household Vehicles:	2	2	2
Housing			
Median Home Value:	\$194,500	\$237,353	\$255,612
Median Year Built:	1998	2004	2005
Daytime Employment			
Total Businesses:	277	1,959	3,951
Total Employees:	2,870	15,848	36,965
Vehicle Traffic (2020)			
FM 3009 @ FM 78:	17,437 vpd		
FM 278 @ Cloverleaf Dr W:	24,066 vpd		

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Source: CoStar
September 2023



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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.

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.

Endura Advisory Group, GP, LLC Licensed Broker /Broker Firm Name or Primary Assumed Business Name	581037 License No.	jlundblad@endurasa.com Email	(210) 366-2222 Phone
James G. Lundblad Designated Broker of Firm	337803 License No.	jlundblad@endurasa.com Email	(210) 366-2222 Phone
James G. Lundblad Licensed Supervisor of Sales Agent/ Associate	337803 License No.	jlundblad@endurasa.com Email	(210) 366-2222 Phone
David Held Sales Agent/Associate's Name	319600 License No.	dheld@endurasa.com Email	(210) 366-2222 Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date _____



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Hayley Ruggles Sales Agent/Associate's Name	654513 License No.	hruggles@endurasa.com Email	(210) 366-2222 Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date _____