

COMMERCIAL LAND SITES AT INTERSTATE 10 AND GRAYTOWN RD

Bitterblue Commercial Portfolio

N Graytown Rd & I-10
Schertz, TX 78154

SUBJECT SITE
UNIT 7 (±11.77 AC)

SUBJECT SITE
UNIT 6 (±6.74 AC)

Bitterblue

CBRE

Property Overview

HARD CORNER I-10 COMMERCIAL DEVELOPMENT OPPORTUNITY *in* MAJOR RESIDENTIAL GROWTH CORRIDOR IN SCHERTZ



STRATEGIC LOCATION

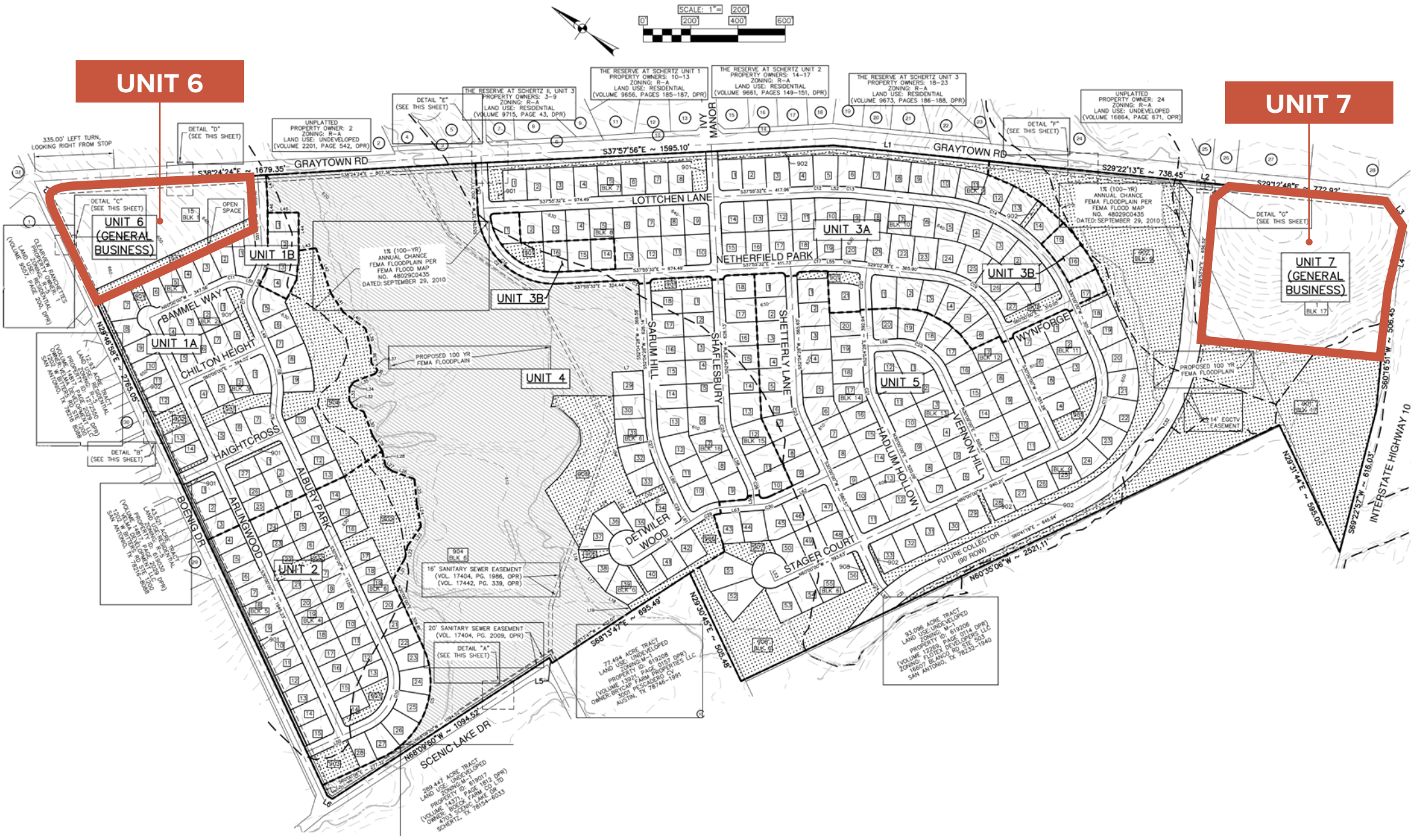
Recently completed improvements to I-10 allow for convenient access and visibility to the site for the 57,170 vpd traveling along I-10. Additionally, the site is located in an area experiencing significant residential and industrial growth providing customers 24/7.



STRONG DEMOGRAPHICS

Surrounded by established and growing residential communities with high household incomes and strong consumer demand with limited current commercial service options.





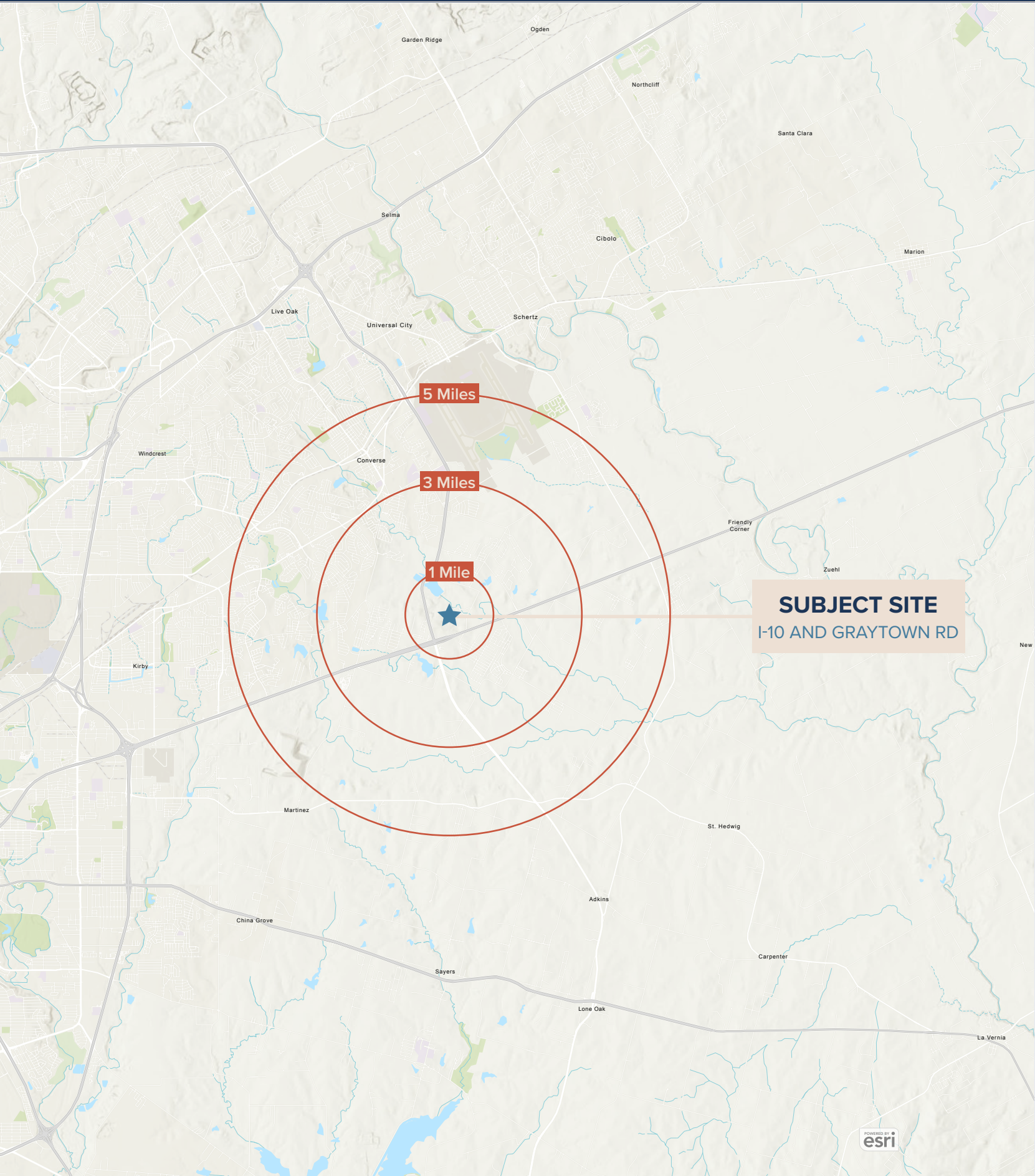
RETAIL OVERVIEW

| | |
|---------------------|---|
| Location Identifier | N Graytown Rd & I-10 Schertz, TX 78154 |
| Price | Please contact Brokers. |
| Zoning | GB (City of Schertz) Click here for Zoning Information Click here for Permitted Uses |
| Utilities | Water: City of Schertz Sewer: SARA <i>*exact capacity and location of utilities need to be independently verified by prospective purchaser.</i> |

AVAILABILITIES

UNIT 6 ±6.74

UNIT 7 ±11.77



Demographic Brief

| | 1 Mile | 3 Miles | 5 Miles |
|---|-----------|-----------|-----------|
| Population | | | |
| 2024 Population | 807 | 31,121 | 91,211 |
| 2029 Population | 987 | 40,247 | 103,968 |
| 2024-2029 Annual Population Growth Rate | 4.11% | 5.28% | 2.65% |
| Generations | | | |
| Generation Alpha | 12.0% | 13.2% | 12.7% |
| Generation Z | 24.9% | 26.3% | 26.2% |
| Millennials | 25.9% | 27.8% | 27.0% |
| Generation X | 22.7% | 19.0% | 18.6% |
| Baby Boomers | 13.1% | 12.1% | 13.7% |
| Greatest Generations | 1.4% | 1.5% | 1.8% |
| Household Income | | | |
| Average Household Income | \$155,434 | \$121,461 | \$106,182 |
| Median Household Income | \$121,873 | \$103,181 | \$90,015 |
| Housing Value | | | |
| 2024 Median Home Value | \$460,241 | \$351,333 | \$299,325 |
| 2024 Average Home Value | \$485,400 | \$389,088 | \$332,681 |
| Housing Units | | | |
| 2024 Owner Occupied Housing Units | 86.8% | 85.2% | 74.4% |
| 2024 Renter Occupied Housing Units | 5.4% | 6.9% | 18.4% |



JBSA RANDOLPH
±14,000 EMPLOYEES

SUBJECT SITE
UNIT 6 (±6.74 AC)

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UNIT 7 (±11.77 AC)

SANTA CLARA
214 TOTAL LOTS

WILLOW VIEW
356 TOTAL LOTS

THE RESERVE
AT SCHERTZ
213 TOTAL LOTS

SUMMERHILL
423 TOTAL LOTS

GRAYTOWN SUBDIVISION
308 TOTAL LOTS

CORE5
INDUSTRIAL PARK

MILlicAN GROVE
387 TOTAL LOTS

KNOX RIDGE
750 TOTAL LOTS

LOOP 1604 (40,955 VPD)

INTERSTATE 10 (57,170 VPD)

UNDER CONSTRUCTION
SEPTEMBER 2025



PALOMA SUBDIVISION
1,321 TOTAL LOTS

PALOMA PARK
481 TOTAL LOTS



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UNDER CONSTRUCTION
SEPTEMBER 2025
H-E-B

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1604

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