

# RETAIL PAD SITES ON IH-35 IN SCHERTZ

17995 N. IH-35  
SCHERTZ, TX 78154

Up to 3 acres highly visible pad sites on the Schertz IH-35 corridor



## SCHERTZ STATION



- 72-acre master-planned development
- 300+ single-family rental development
- 20+ dedicated retail spaces

## CIBOLO CROSSING



- 116-acre mixed-use development
- 800 Class A single-family units
- 350,000 SF of mixed-use retail



## PAD SITES



## SCHERTZ RETAIL PAD SITES

# PROPERTY SNAPSHOT

Highly visible retail pad sites on the Schertz IH-35 corridor.

Flexible pad site options are available, just north of Loop 1604 in Schertz, Texas. The site offers exceptional visibility from IH-35 and pylon signage opportunities, making it well suited for QSR, restaurant, bank, automotive, medical/clinic, retail or mixed-use concepts. The property is anchored by Murdoch's Ranch & Home Supply and Bob Mills Furniture, and is located directly across from Cibolo Crossing and Schertz Station. Additional access and connectivity are planned with the Four Oaks roadway extension, scheduled to begin construction in the first quarter of 2026.



## AT A GLANCE

**PROPERTY SIZE** Up to 3 acres available

**UTILITIES** All available

**ZONING** Commercial/Retail

**PARKING** Ample

## Property Highlights

- Flexible pad site options available depending on need
- Ideal for QSR, bank, restaurant, automotive, medical/clinic, retail or mixed-use concepts
- Exceptional visibility from IH-35
- Located within an established regional retail corridor
- Pylon signage available
- Part of a thriving retail center anchored by Murdoch's Ranch & Home Supply and Bob Mills Furniture
- Directly across from Cibolo Crossing and Schertz Station
- Positioned in the heart of the Schertz/Cibolo regional retail market, just north of Loop 1604
- Four Oaks roadway extension scheduled to begin construction in first quarter 2026

## THE DETAILS

### WHO

- AQUILA Commercial, on behalf of PV Schertz LLC, is pleased to offer multiple pad site opportunities separately or together in Schertz, Texas

### WHAT

- Up to three (3) acres with full utilities, divisible into one or more pad sites, suitable for a wide range of commercial uses including retail, QSR, freestanding restaurants with outdoor seating, banks, urgent care, auto-related, medical and professional office users

### WHERE

- Located at 17675 N. IH-35, the site offers exceptional visibility in the heart of the Schertz/Cibolo regional retail corridor
- The property is strategically positioned adjacent to and across from top-performing retailers and entertainment destinations, including Walmart, Home Depot, Living Spaces, Murdoch's Ranch & Home Supply, Bob Mills Furniture, EVO Entertainment, and Santikos
- The site features direct access to IH-35 with strong traffic counts and future connectivity via the planned Four Oaks Boulevard extension to Cibolo Valley Drive.

### • WHY

- Positioned along IH-35 in a high-growth retail corridor, the site benefits from sustained traffic and strong consumer demand
- Schertz and Cibolo have experienced 33% population growth over the past decade, supported by an affluent trade area with average household incomes exceeding \$120,000
- The market is anchored by a major industrial base totaling over 9.8 million square feet, providing access to approximately 400,000 workers within a 1.5-mile radius
- Major employers include Amazon, FedEx, UPS, Sysco, Caterpillar and Randolph Air Force Base, with a population of approximately 15,000 located just minutes away
- The site is also part of a larger retail, showroom and warehouse development anchored by Murdoch's and Bob Mills Furniture

### WHEN

- Available immediately



±5 ACRE SITE  
MASSING PLAN  
UP TO ±70,000 SF

FUTURE DEVELOPMENT  
50,000 SF

FUTURE DEVELOPMENT

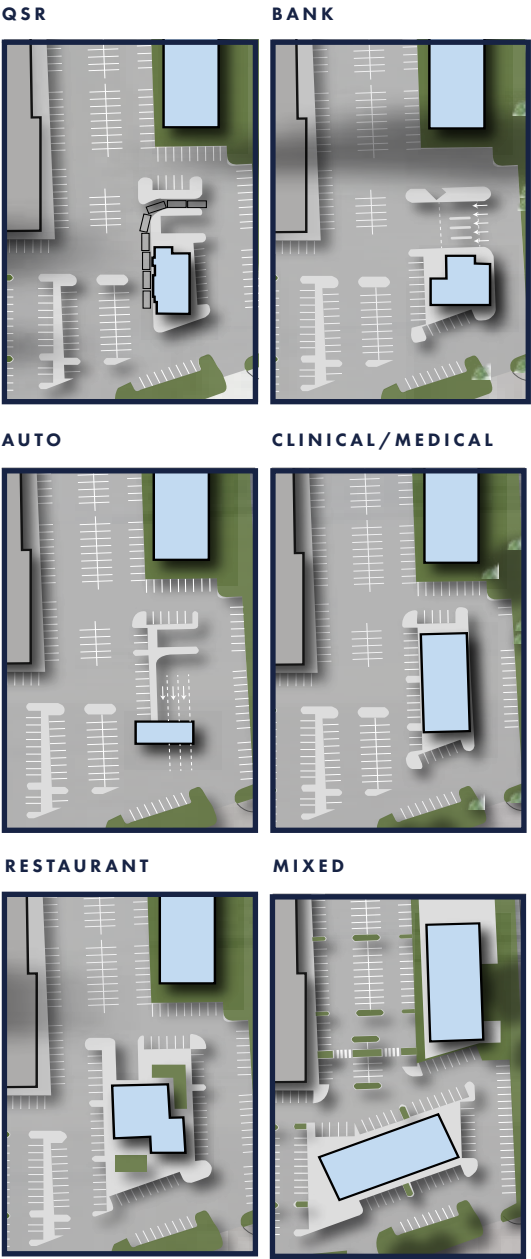


PAD SITES





**RETAIL SITE PLAN OPTIONS**



**KEY**

- Alternative Retail Site Plans
- Existing Retail
- Future Development

**SURROUNDING RETAIL**

Chick-fil-E, Cane's, Walmart, Wendy's, Subway, TACO PALINQUE, goodwill, Arby's, VALERO

TACO BELL, 7-Eleven, KFC, Exxon, Best Western, Shell, Penny's, BIOMOTION PHYSICAL THERAPY, LULU'S, SWIRLY DONUTS, Moe's Tavern

Starbucks, Amazon, Prologis, Southern Tire Mart, BAPTIST NEIGHBORHOOD HOSPITAL, Candewood Suites, Hillside Primary Care

McDonald's, H-E-B, Lowe's, IHop, JAMES AVERY artisan jewelry, at&t, Bass Pro Shops

GMC, Yamaha, Audi, Subaru, Honda, mobilityworks, Bank/Biscuit, CHEVROLET

**SITE**

3009

ROY RICHARD DR

35

**SCHERTZ STATION**

EVO, Panera, hopdaddy, CHIPOTLE, CAVA, Portillo's

- 72-acre master-planned development
- 300+ single-family rental development
- 20+ dedicated retail spaces

**CIBOLO CROSSING**

DUNKIN', Dutch Bros, salata, Olive Garden, Living Spaces, SANTIKOS ENTERTAINMENT, MAGNOLIA PANCAKE HAUS, Wellco, Schlitzsky's, Bill Miller Bar-B-Q, Fairfield, CT QuickTrip

- 116-acre mixed-use development
- 800 Class A single-family units
- 350,000 SF of mixed-use retail

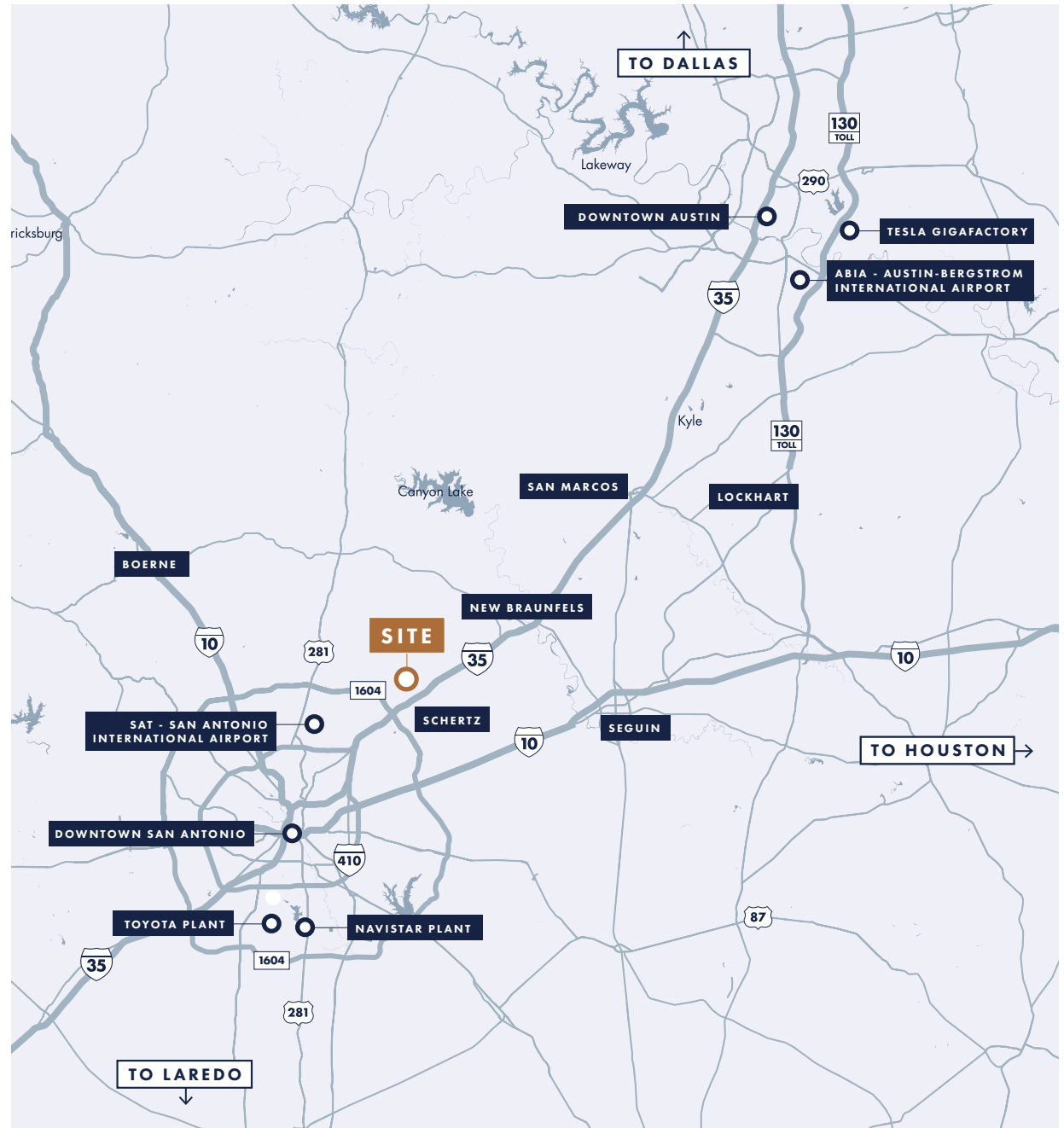
MAJOR EMPLOYERS IN THE AREA




SCHERTZ RETAIL PAD SITES

# DRIVE TIMES

DESTINATION	DISTANCE	DRIVE TIME
IH-35	> 0.5 mi.	2 min.
LOOP 1604	6 mi.	10 min.
LOOP 410	11 mi.	15 min.
SAN ANTONIO AIRPORT	15 mi.	18 min.
I-10	16 mi.	18 min.
DOWNTOWN SAN ANTONIO	20 mi.	25 min.
SAN MARCOS	30 mi.	35 min.
NAVISTAR PLANT	33 mi.	40 min.
TOYOTA PLANT	37 mi.	45 min.
ABIA AIRPORT	62 mi.	1 hour
DOWNTOWN AUSTIN	60 mi.	1 hour
TESLA GIGAFACTORY	70 mi.	1 hour
LAREDO	175 mi.	2.5 hours
HOUSTON	185 mi.	3 hours
DALLAS/FT. WORTH	250 mi.	4 hours



## WHY SCHERTZ?

Schertz is one of the fastest-growing retail markets in the San Antonio-Austin corridor, strategically positioned along IH-35 just north of Loop 1604. Rapid residential growth, strong household incomes and limited infill opportunities continue to drive retailer demand, while high traffic counts and direct regional connectivity provide immediate exposure and long-term upside. As growth accelerates along the IH-35 corridor, Schertz has emerged as a proven, high-velocity market for service-oriented, neighborhood and destination retail users.



## SCHERTZ RETAIL PAD SITES

# A HIGH-GROWTH TRADE AREA BUILT FOR RETAIL

Schertz is supported by a dense and expanding customer base driven by population growth, above-average incomes and increasing consumer spending. Continued residential development and strong daytime traffic create consistent demand for service-oriented and convenience retail.

### Highlights

- Rapid population growth within a 1-, 3- and 5-mile radius
- Strong household incomes exceeding regional averages
- High traffic volumes along IH-35 and nearby roadways
- Growing residential rooftops and planned developments

## DEMOGRAPHIC PROFILE

	1 MILE	3 MILES	5 MILES
<b>POPULATION</b>	2,202	53,535	120,990
<b>HOUSEHOLDS</b>	809	18,816	44,355
<b>FAMILIES</b>	658	14,844	32,127
<b>AVERAGE HOUSEHOLD SIZE</b>	2.72	2.83	2.72
<b>OWNER OCCUPIED HOUSING UNITS</b>	693	15,170	31,221
<b>RENTER OCCUPIED HOUSING UNITS</b>	116	3,646	13,134
<b>MEDIAN AGE</b>	42.2	39.6	37.9
<b>MEDIAN HOUSEHOLD INCOME</b>	\$154,031	\$115,732	\$101,124
<b>AVERAGE HOUSEHOLD INCOME</b>	\$173,875	\$137,198	\$120,149

SOURCE: ESRI 2025

# For Inquiries

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