

FOR SALE
±30 ACRES

COMMERCIAL DEVELOPMENT >> GREAT OPPORTUNITY FOR *HOSPITAL / HOSPITALITY*



IH-35 & Cibolo Valley Dr, Schertz, TX 78154



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| | |
|-----------------------|--------------------------------------------------------------------------|
| Location: | IH-35 & Cibolo Valley Dr Schertz, TX 78154 |
| Land Size: | ±30 Acres |
| Price: | Contact Broker for Pricing |
| Frontage: | ±1,240 feet along Four Oaks Ln (future extension) |
| Zoning: | M1 - Manufacturing Light (Planned Overlay District - City of Schertz) |
| Traffic Count: | IH-35 @ Cibolo Valley Dr: 126,443 vpd |
| *Utilities: | Electric - CPS |

School District: Comal ISD and Schertz, Cibolo, Universal City ISD

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

- Owner will subdivide
- Easy Access from Cibolo Valley Dr.
- Near major intersection (IH-35 & Cibolo Valley Dr.)
- Property located at the end of an IH-35 off ramp
- TxDot Curb Cut already granted
- Possible Planned Overlay District as of 3.1.22 (Schertz - Special Use)

This is a great opportunity for a hospital or hospitality development! The land is nestled off Interstate 35 in Schertz, Texas, within close proximity to the Amazon Fulfillment Center. The property will have frontage on the future extensions of Cibolo Valley Dr. and Four Oaks Lane. Both sides of IH-35 at Cibolo Valley Dr. have an existing traffic signal light. The Property is conveniently located at the end of an IH-35 off ramp.



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

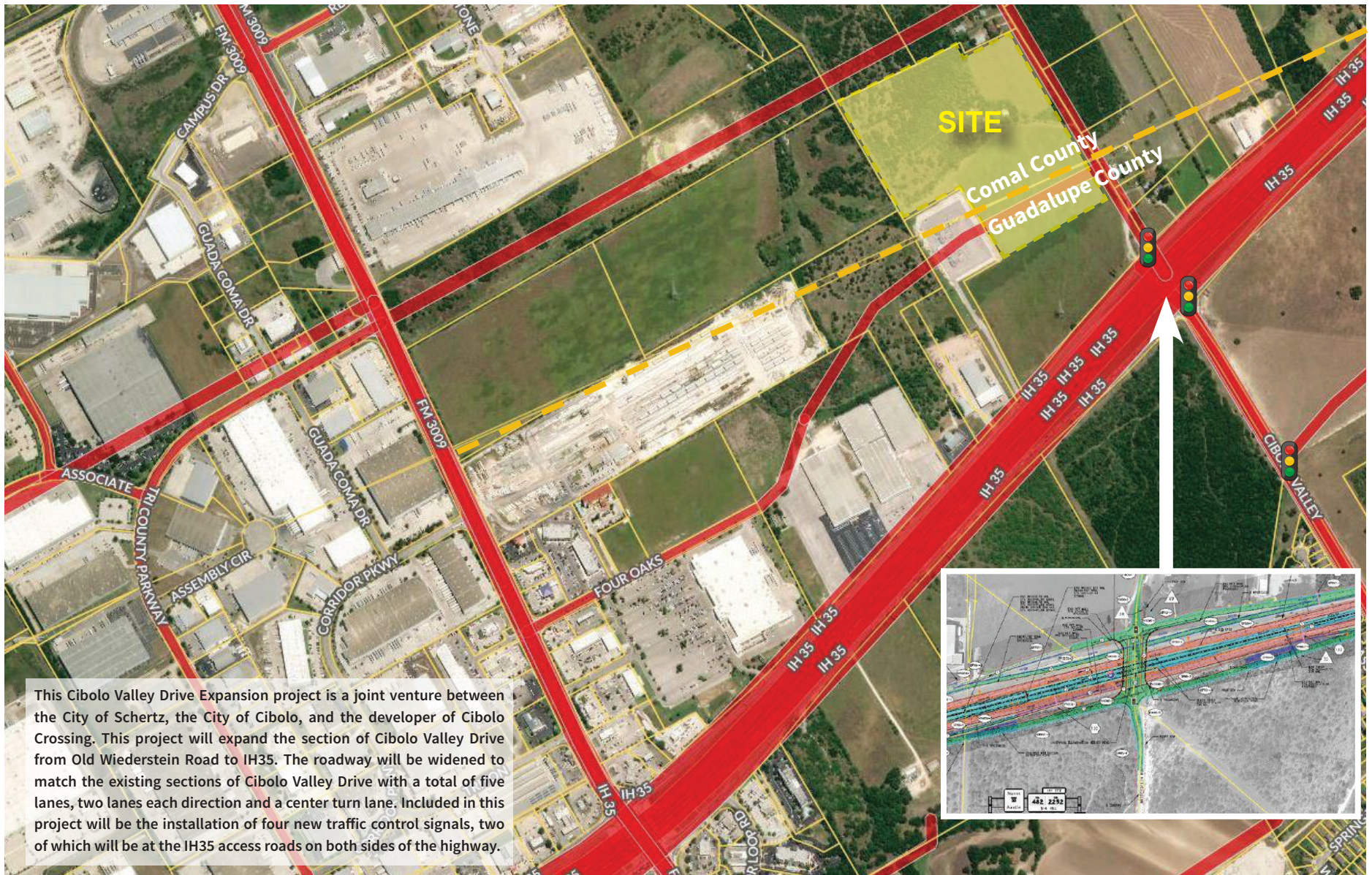


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This Cibolo Valley Drive Expansion project is a joint venture between the City of Schertz, the City of Cibolo, and the developer of Cibolo Crossing. This project will expand the section of Cibolo Valley Drive from Old Wiederstein Road to IH35. The roadway will be widened to match the existing sections of Cibolo Valley Drive with a total of five lanes, two lanes each direction and a center turn lane. Included in this project will be the installation of four new traffic control signals, two of which will be at the IH35 access roads on both sides of the highway.

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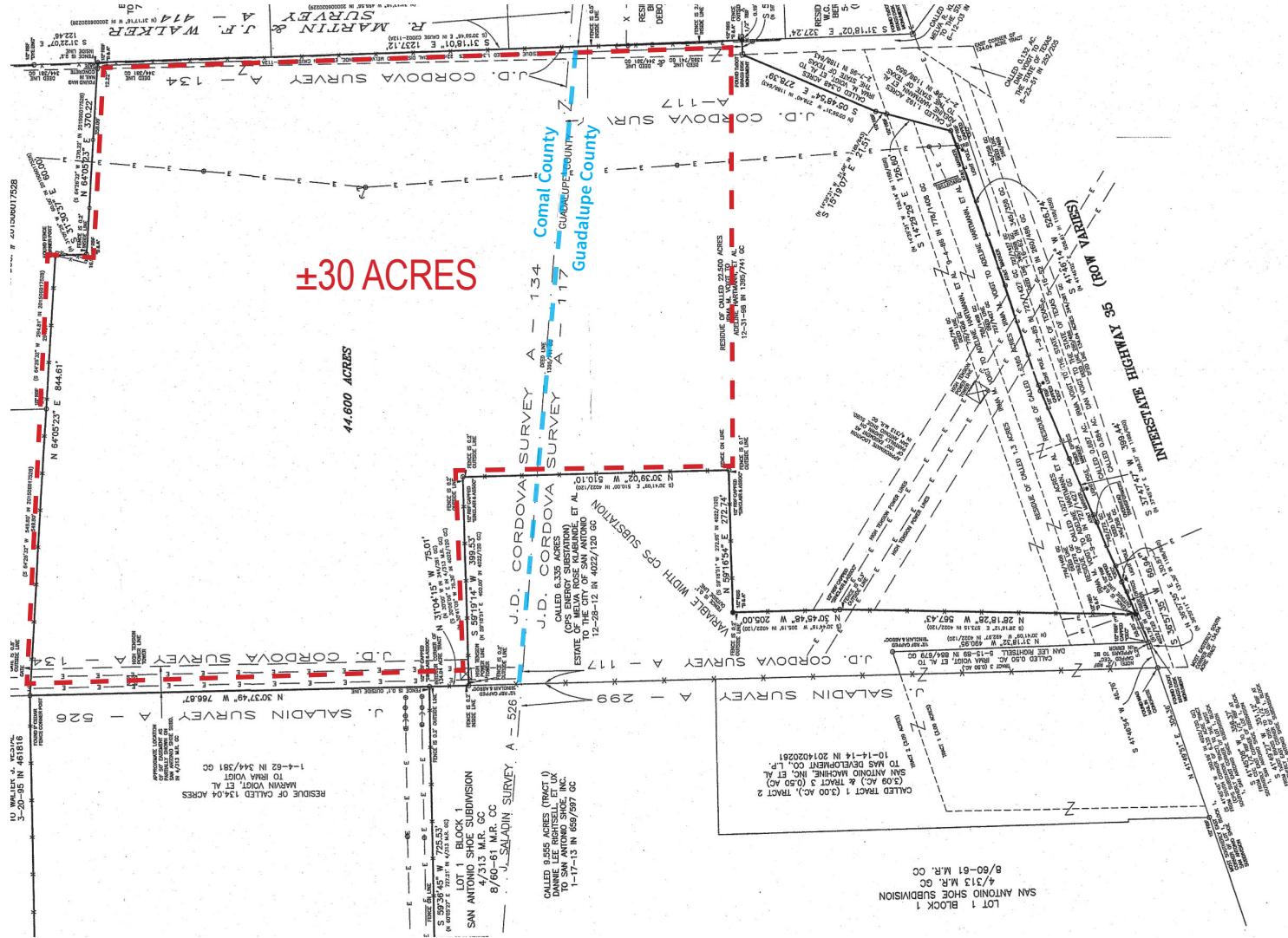


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| | 1 Mile | 3 Mile | 5 Mile |
|----------------------------------|-------------|-----------|-----------|
| Population | | | |
| 2021 Total Population: | 774 | 52,746 | 120,075 |
| 2026 Population Projection: | 869 | 59,572 | 134,661 |
| Population Growth 2021-2026: | 2.5% | 2.6% | 2.4% |
| Average Age: | 37.2 | 37.7 | 36.9 |
| Households | | | |
| 2021 Total Households: | 264 | 18,026 | 42,963 |
| Household Growth 2021-2021: | 2.4% | 4.7% | 4.6% |
| Median Household Income: | \$116,136 | \$107,900 | \$93,412 |
| Average Household Size: | 3 | 2.9 | 2.7 |
| 2019 Average Household Vehicles: | 2.0 | 2.0 | 2.0 |
| Housing | | | |
| Median Home Value: | \$259,166 | \$256,088 | \$236,729 |
| Median Year Built: | 2006 | 2005 | 2004 |
| Daytime Employment | | | |
| Total Businesses: | 297 | 1,196 | 3,103 |
| Total Employees: | 4,082 | 14,491 | 33,483 |
| Vehicle Traffic | | | |
| FM 3009 @ Roy Richard Dr: | 153,406 vpd | | |
| IH-35 @ Cibolo Valley Dr: | 126,443 vpd | | |

Source: CoStar

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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 Ashbraner | 562388 | washbraner@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

IABS 1-1