

# SCHERTZ35 BUSINESS PARK

A PROJECT BY TITAN DEVELOPMENT

**3.5 Million+ SF Industrial Space  
For Lease, Sale or Build-to-Suit**



DEVELOPED BY

LEASED BY





**3.5 million+ SF**

**SQUARE FEET AVAILABLE**

**10**

**BUILDINGS**

## BUILDING INFORMATION

### **BUILDING 1**

50,000 SF - 196,629 SF Rear Load | 2,794 SF Spec Office  
Delivered October 2024

### **BUILDING 4**

100,000 SF - 391,040 SF Cross Dock  
Groundbreaking: Q4 2024

### **BUILDING 7 (PROPOSED)**

500,000 SF - 1,063,920 SF

## ABOUT THE PROPERTY

### **CLASS A INDUSTRIAL PARK**

10-building Class A industrial park on 312 acres

### **GREAT LOCATION & ACCESS**

Situated just off IH-35 with excellent access and proximity;  
20 miles north of San Antonio; 60 miles south of Austin

### **INCENTIVES**

Located in a Foreign Trade Zone; Triple Freeport Tax Exempt

### **EXPERIENCED DEVELOPER**

Developed by Titan Development



# SITE AERIAL



RANDOLPH  
AIR FORCE BASE

1604

TO SAN ANTONIO



TO AUSTIN

SCHERTZ PKWY

LOOKOUT ROAD



Building 4  
391,040 SF

Building 1  
196,629 SF

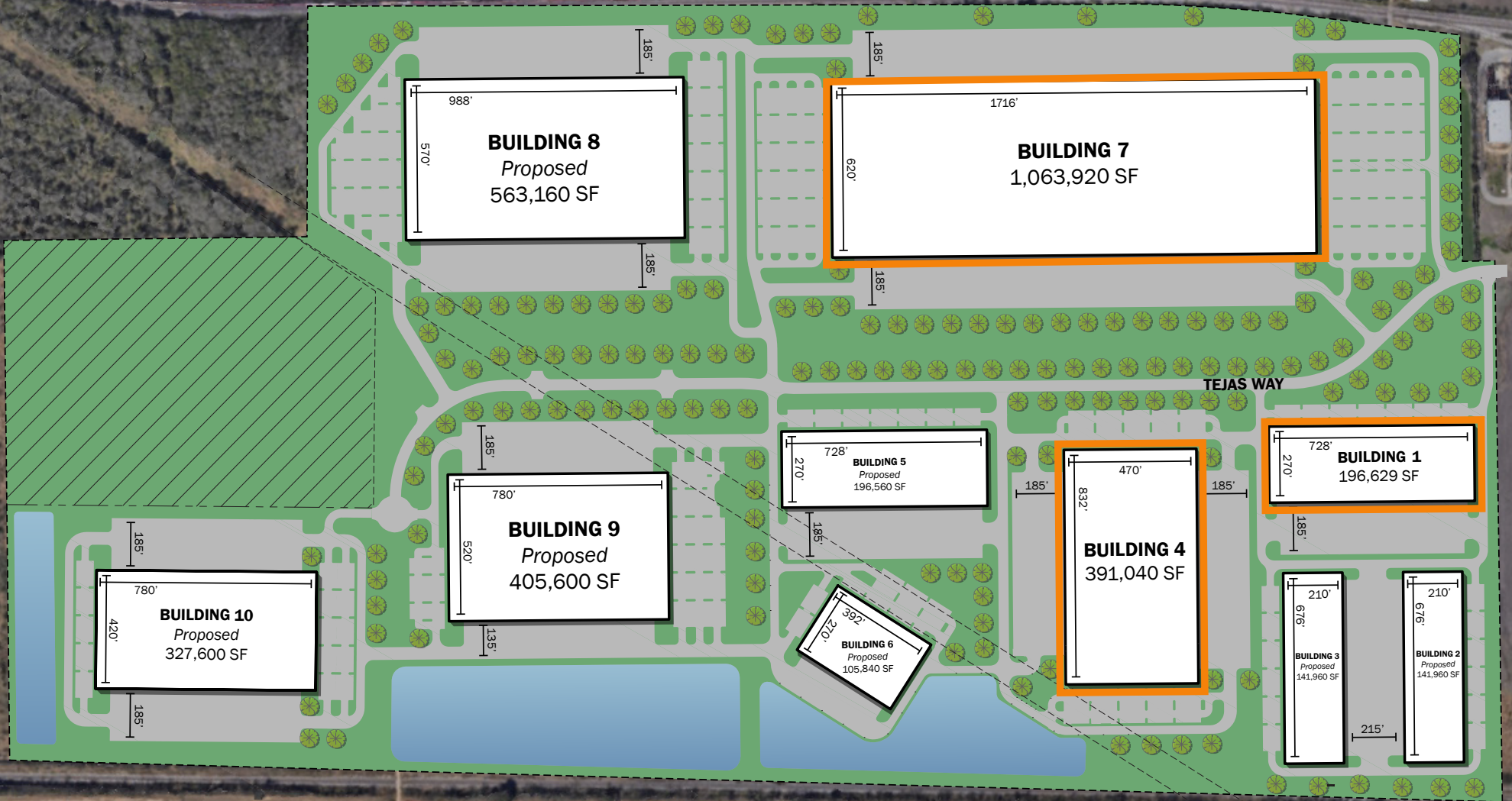
TEJAS WAY

Building 7  
1,063,920 SF

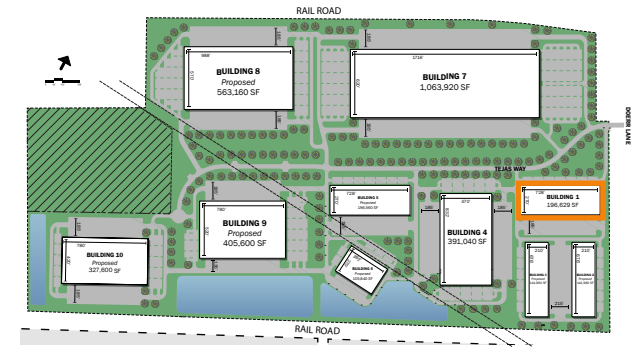
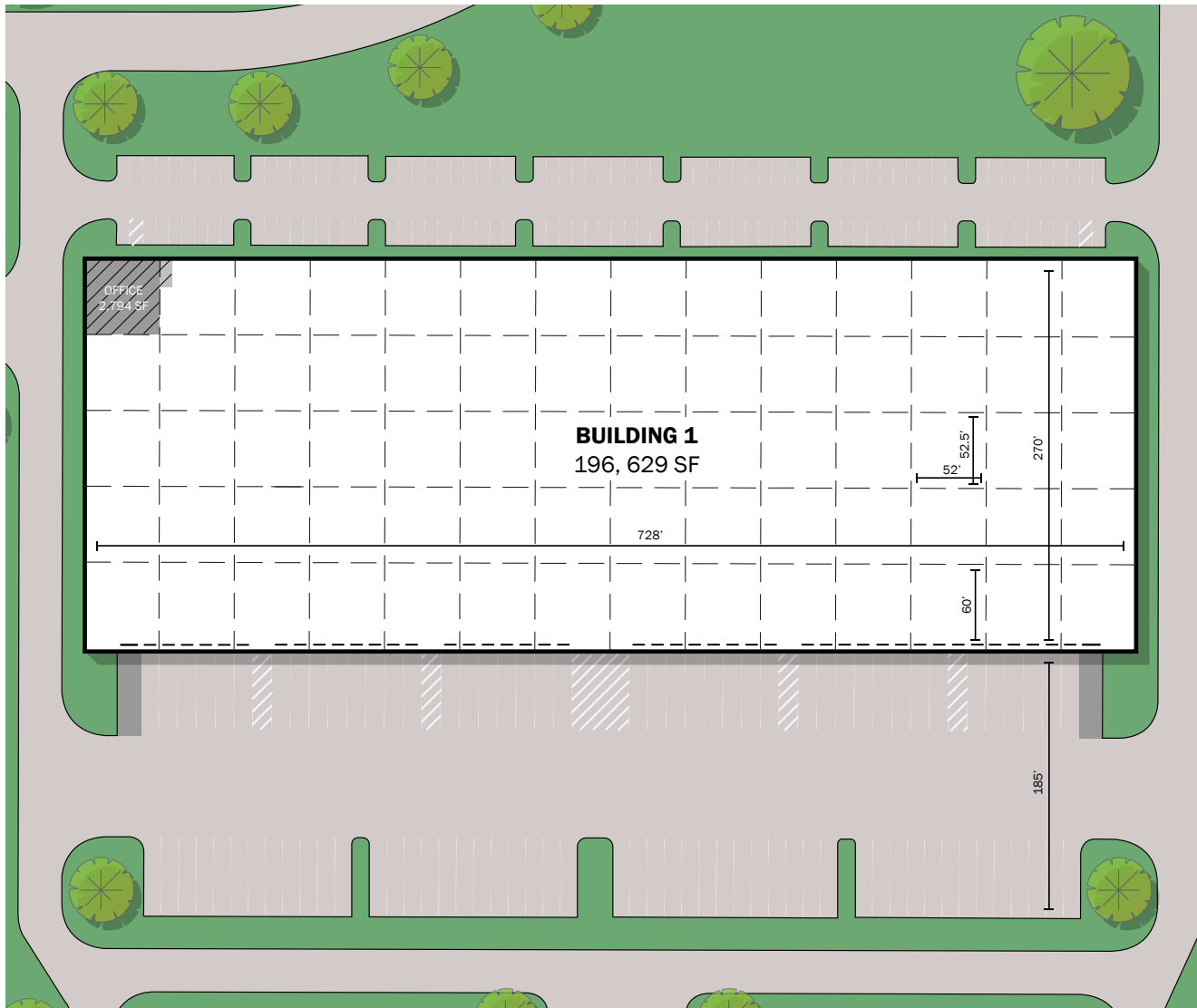
DOERR LANE



# OVERALL SITE PLAN





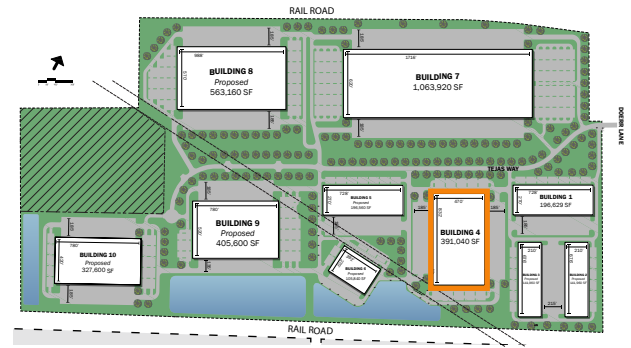
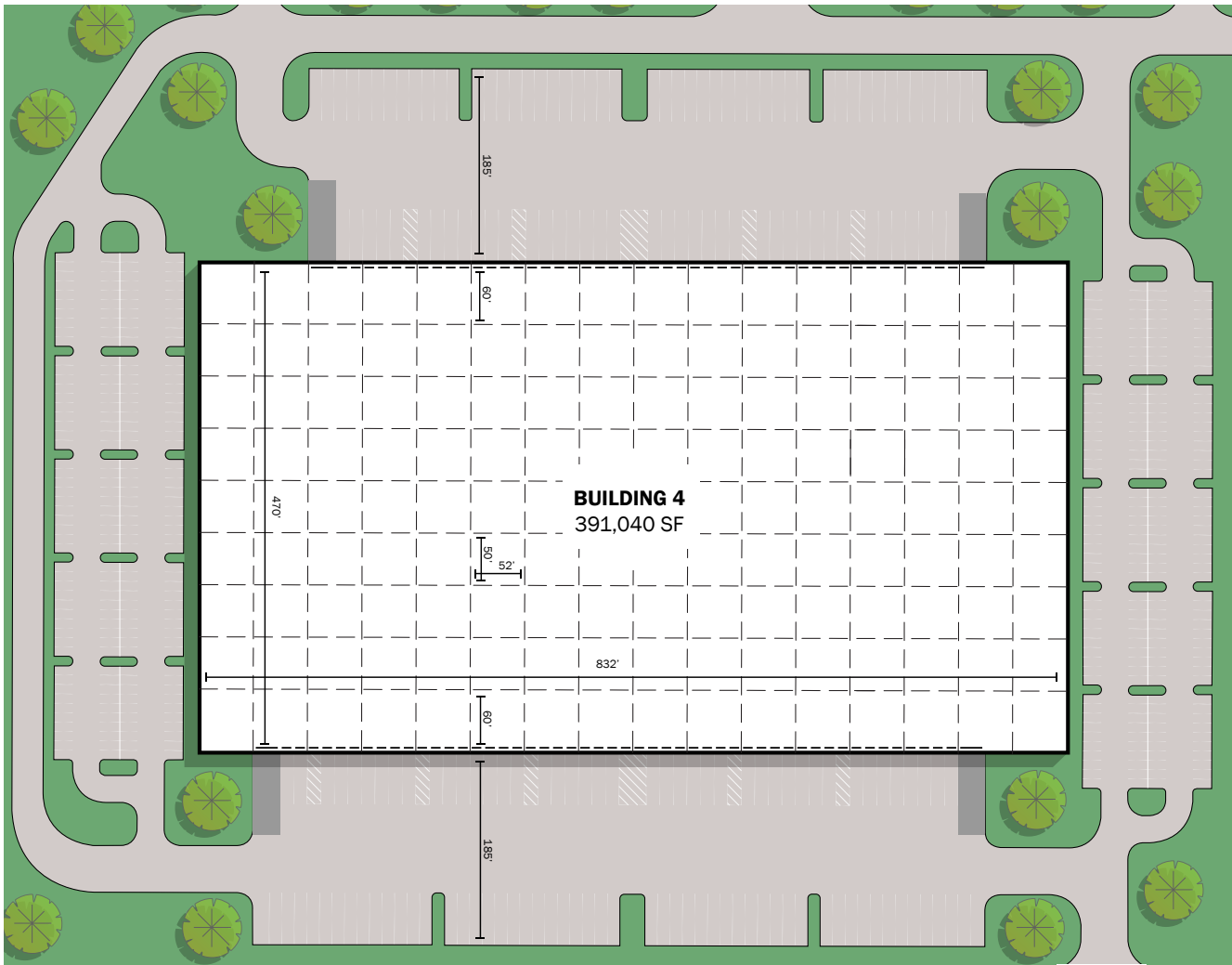


## BUILDING 1 SPECS

<b>AVAILABLE SPACE</b>	50,000 - 196,629 SF
<b>SPEC OFFICE</b>	2,794 SF
<b>BUILDING TYPE</b>	Rear Load
<b>BUILDING DEPTH</b>	270'
<b>COLUMN SPACING</b>	52' x 52.5' Typical 60' Speed Bay
<b>CLEAR HEIGHT</b>	32'
<b>TRUCK COURT</b>	185'
<b>RAMPS</b>	2
<b>DOCK DOORS</b>	43
<b>SPRINKLERS</b>	ESFR
<b>AUTO PARKING</b>	136 Spaces
<b>TRAILER PARKING</b>	50 Spaces
<b>POWER</b>	2,500 Amps

# BUILDING 1



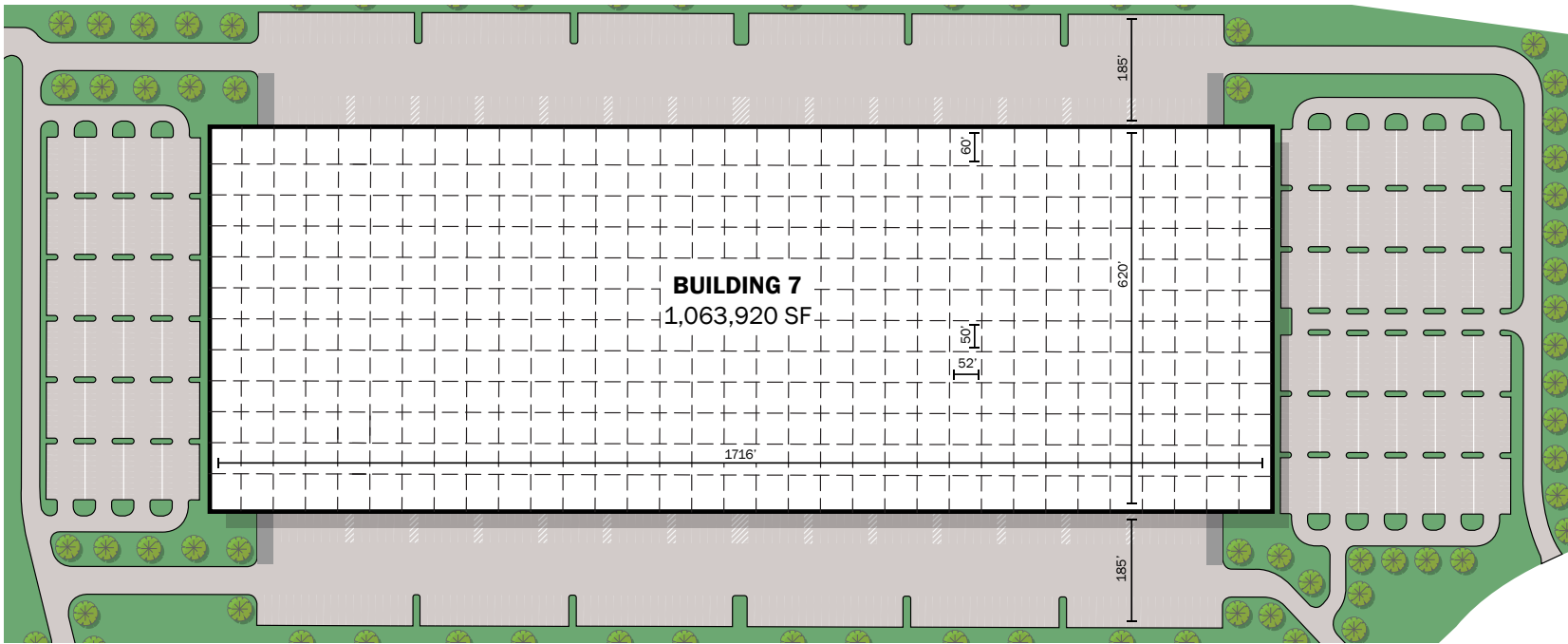


## BUILDING 4 SPECS

<b>AVAILABLE SPACE</b>	100K - 391,040 SF
<b>BUILDING TYPE</b>	Cross Dock
<b>BUILDING DEPTH</b>	470'
<b>COLUMN SPACING</b>	50' x 52' Typical with 60' Speed Bay
<b>CLEAR HEIGHT</b>	36'
<b>TRUCK COURT</b>	185'
<b>RAMPS</b>	4
<b>DOCK DOORS</b>	85
<b>SPRINKLERS</b>	ESFR
<b>AUTO PARKING</b>	400 Spaces
<b>TRAILER PARKING</b>	104 Spaces
<b>POWER</b>	3,000 Amps

# BUILDING 4





# BUILDING 7 SPECS

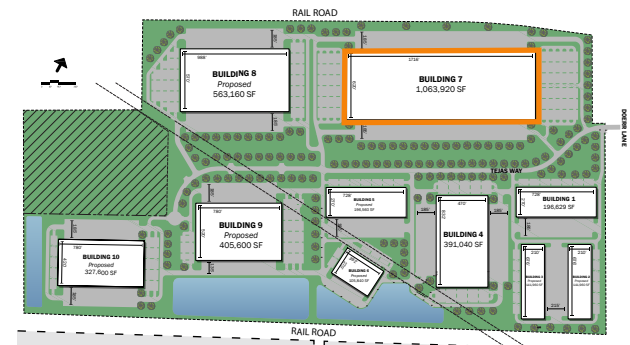
**AVAILABLE SPACE** 500K - 1,063,920 SF

**BUILDING TYPE** Cross Dock

**BUILDING DEPTH** 620'

**COLUMN SPACING** 50' x 52' Typical  
60' Speed Bay

<b>CLEAR HEIGHT</b>	40'
<b>TRUCK COURT</b>	185'
<b>RAMPS</b>	4
<b>DOCK DOORS</b>	204
<b>SPRINKLERS</b>	ESFR
<b>AUTO PARKING</b>	1200 Spaces
<b>TRAILER PARKING</b>	248 Spaces
<b>POWER</b>	5,000 Amps



# BUILDING 7



# CORPORATE NEIGHBORS



RANDOLPH  
AIR FORCE BASE

TO AUSTIN

TO SAN ANTONIO



SCHERTZ PKWY

LOOKOUT ROAD

3009

ARMSTRONG RELOCATION & COMPANIES

Visionworks

Mondelēz International

SPRICKARDS CO

Rainbow

DXP

HO SUPPLY

Hollingsworth

amazon

XPL

WHEEL PROS

Reliable

XPO Logistics

GRANT INDUSTRIES

Munters

RNDC

BRINKS

CATERPILLAR

Keystone

ALLIED  
The Careful Movers

ArchPoint Consulting

O'Reilly

KEITH

ACE MART  
RESTAURANT SUPPLY



RH

TX

berlin

Builders  
FirstSource

QCD  
QUALITY CUSTOM DISTRIBUTION

FedEx  
Ground

DOHR LANE

TEJAS WAY

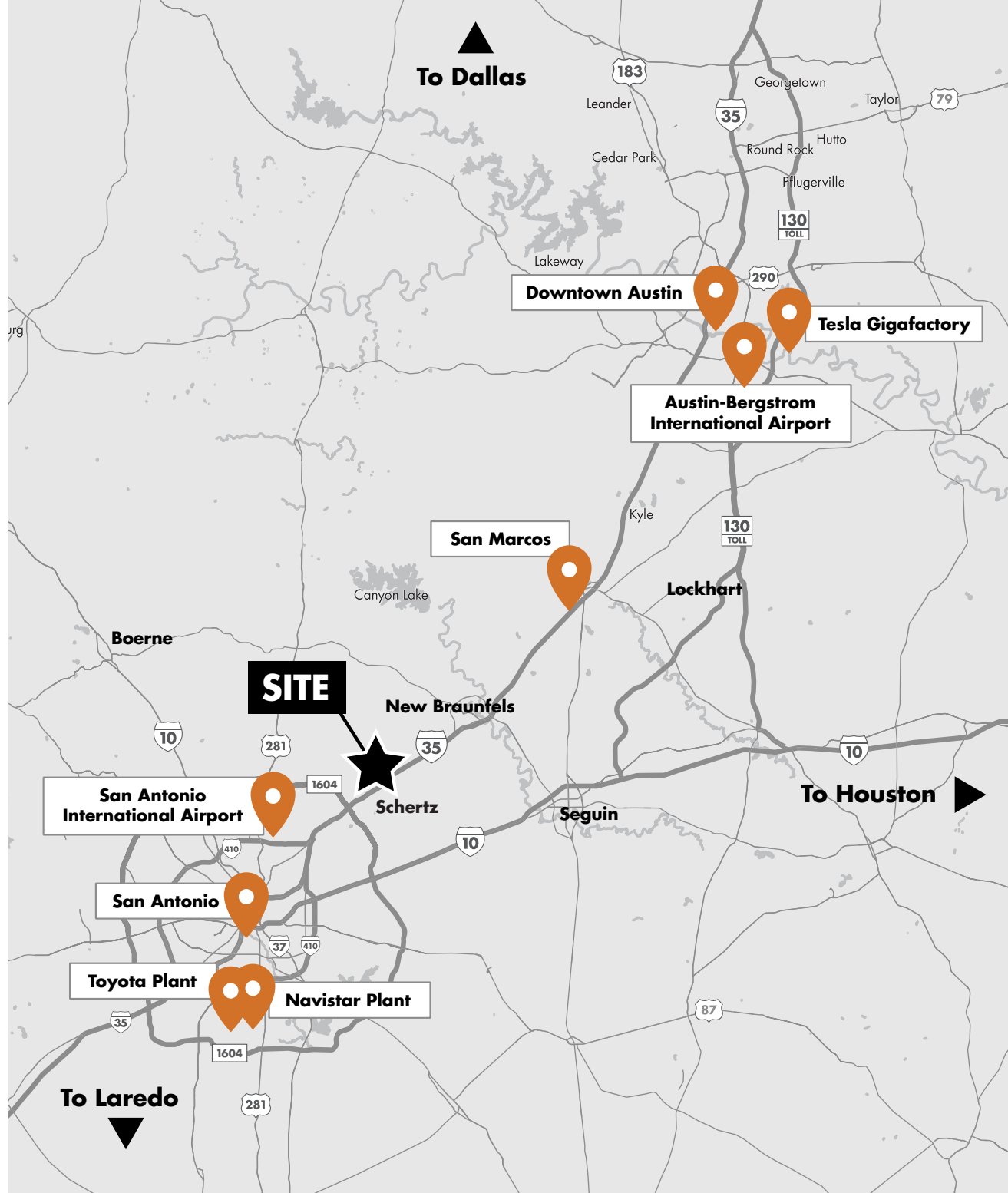
AXEL  
AXEL CHRISTIENSSON





# DRIVE TIMES

Destination	Distance	Drive Time
<b>I-35</b>	1.5 mi.	3 min.
<b>Loop 1604</b>	5 mi.	8 min.
<b>Loop 410</b>	10 mi.	12 min.
<b>San Antonio Airport</b>	15 mi.	18 min.
<b>I-10</b>	16 mi.	18 min.
<b>Downtown San Antonio</b>	20 mi.	25 min.
<b>San Marcos</b>	31 mi.	35 min.
<b>Navistar Plant</b>	33 mi.	40 min.
<b>Toyota Plant</b>	37 mi.	45 min.
<b>ABIA Airport</b>	62 mi.	58 min.
<b>Downtown Austin</b>	62 mi.	1 hour
<b>Tesla Gigafactory</b>	70 mi.	1 hour
<b>Laredo</b>	175 mi.	2.5 hours
<b>Houston</b>	185 mi.	3 hours
<b>Dallas/Ft. Worth</b>	250 mi.	4 hours





# SCHERTZ LABOR FORCE & DEMOGRAPHICS

## Home Ownership In Schertz

**80%**

home ownership

**\$223,400**

median property value

## Household Income In Schertz

**\$86,749**

median household income

**\$105,379**

average household income

**42%**

of residents work in  
business or management

## Population Growth In Austin/San Antonio MSA

**21%**

estimated population growth  
2021 Population: 4.9 Million  
2031 Population: 6.0 Million

### Jobs by Worker Age (Schertz)

Age	5 miles	20 miles	45 miles
Age 16 - 24	9,097	98,619	194,679
Age 25 to 54	47,529	471,005	886,167
Age 55 or older	14,058	151,484	281,264

Source: U.S. Census Bureau

### Jobs by Worker Educational Attainment (Schertz)

Education	Within 45 Miles
Less than high school	248,045
High school equivalent, no college	453,151
Some college or Associate degree	533,679
Bachelor's degree or advanced degree	513,156

Source: U.S. Census Bureau

### County Population Change (2015-2030)

County	Population Change
Bexar	+15%
Comal	+41%
Guadalupe	+24%
Travis	+19%

Source: Schertz Economic Development Corporation

## Schertz Highlights



**132,581**

Population



**1,174,304**

Labor Force

Source: Schertz Economic Development Corporation

# CENTRAL TEXAS LOCATION

The Texas Triangle is the fastest growing region in one of the fastest growing states. By 2050, the area is expected to grow to 35 million people.

**DALLAS**  
250 miles, 4 hours

**AUSTIN**  
60 miles, 1 hour

**SAN ANTONIO**  
20 miles, 25 min

**HOUSTON**  
180 miles, 3 hours

**Schertz35**

**#1**

Job Creator in the Nation;  
Texas is projected to add one million jobs by 2023 (Forbes)

**2nd**

Largest Workforce in the U.S.  
(U.S. Census Bureau)

**50+**

Fortune 500 Company HQs



# Interested in more information?

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