

**FOR SALE**

16.33 Acre Multifamily Development Site on IH-35

IH-35 Frontage Rd. & Schwab Rd. Schertz, TX

**partners**

**FOR SALE**

# 16.33 Acre Multifamily Development Site on IH-35

IH-35 Frontage Rd. & Schwab Rd. Schertz, TX

## Property Highlights

- ±16.33 acres
- Located in the thriving City of Schertz known for its high quality of life, great schools, and strong business community, offering an ideal environment for residents and businesses alike
- Zoning: Apartment/Multi-Family Residential District (R-4)
- High visibility with ±1,100 lf on IH-35
- Utilities: City of Schertz Water and Sewer
- Comal Independent School District
- Major employers in the area: Sysco, Amazon, FedEx Ground, Republic National Distributing Company, Visionworks, Hollingsworth Logistics and Caterpillar
- Property to be delivered platted with water and sewer to the site, road extensions, and regional detention provided
- Price: Contact Broker



### Brett Lum

Partner  
210 563 5773  
brett.lum@partnersrealestate.com

**partners**  
PARTNERSREALESTATE.COM

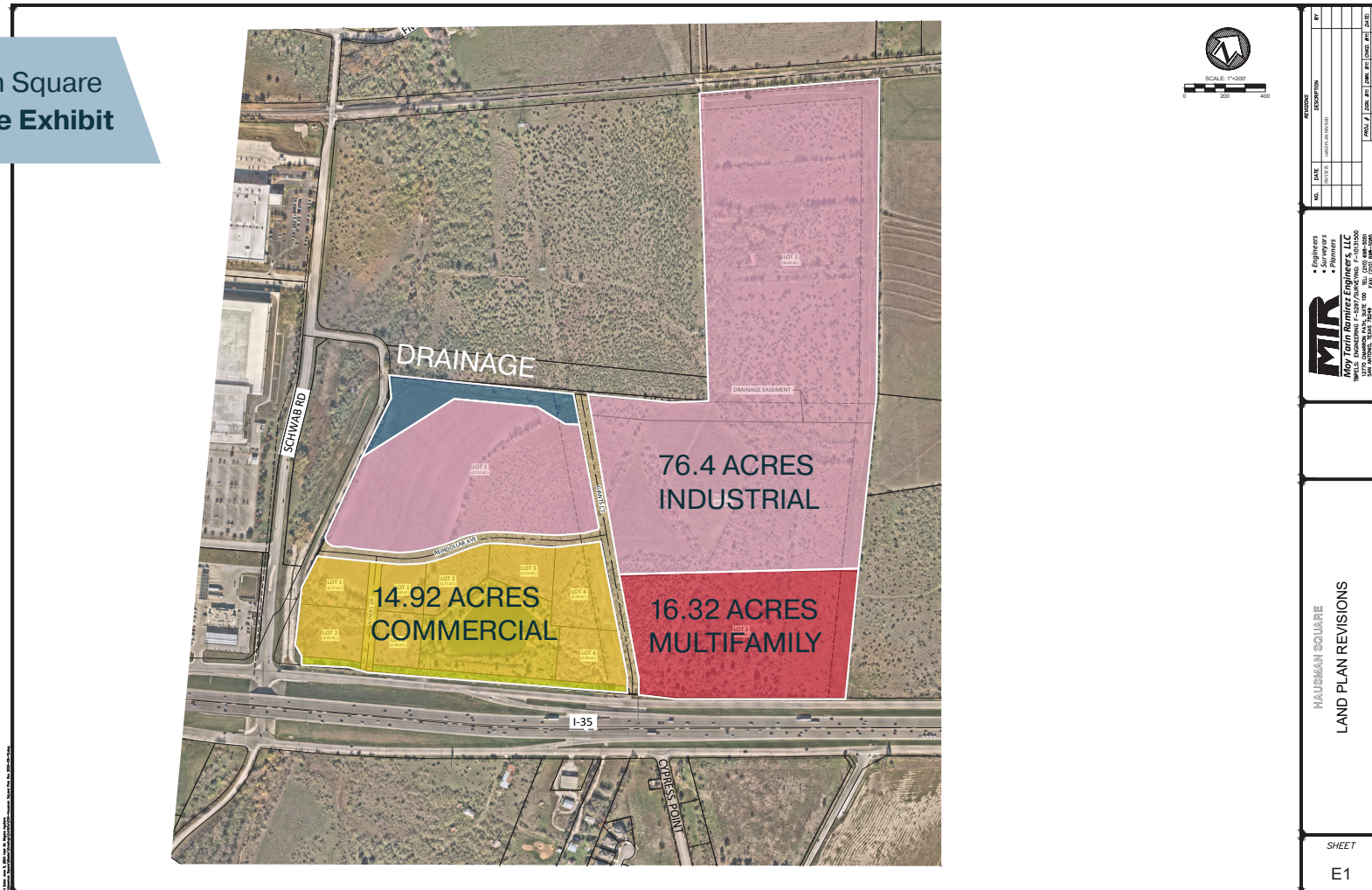


**FOR SALE**

# 16.33 Acre Multifamily Development Site on IH-35

IH-35 Frontage Rd. & Schwab Rd. Schertz, TX

## Hausman Square Land Use Exhibit



**Brett Lum**  
Partner  
210 563 5773  
brett.lum@partnersrealestate.com

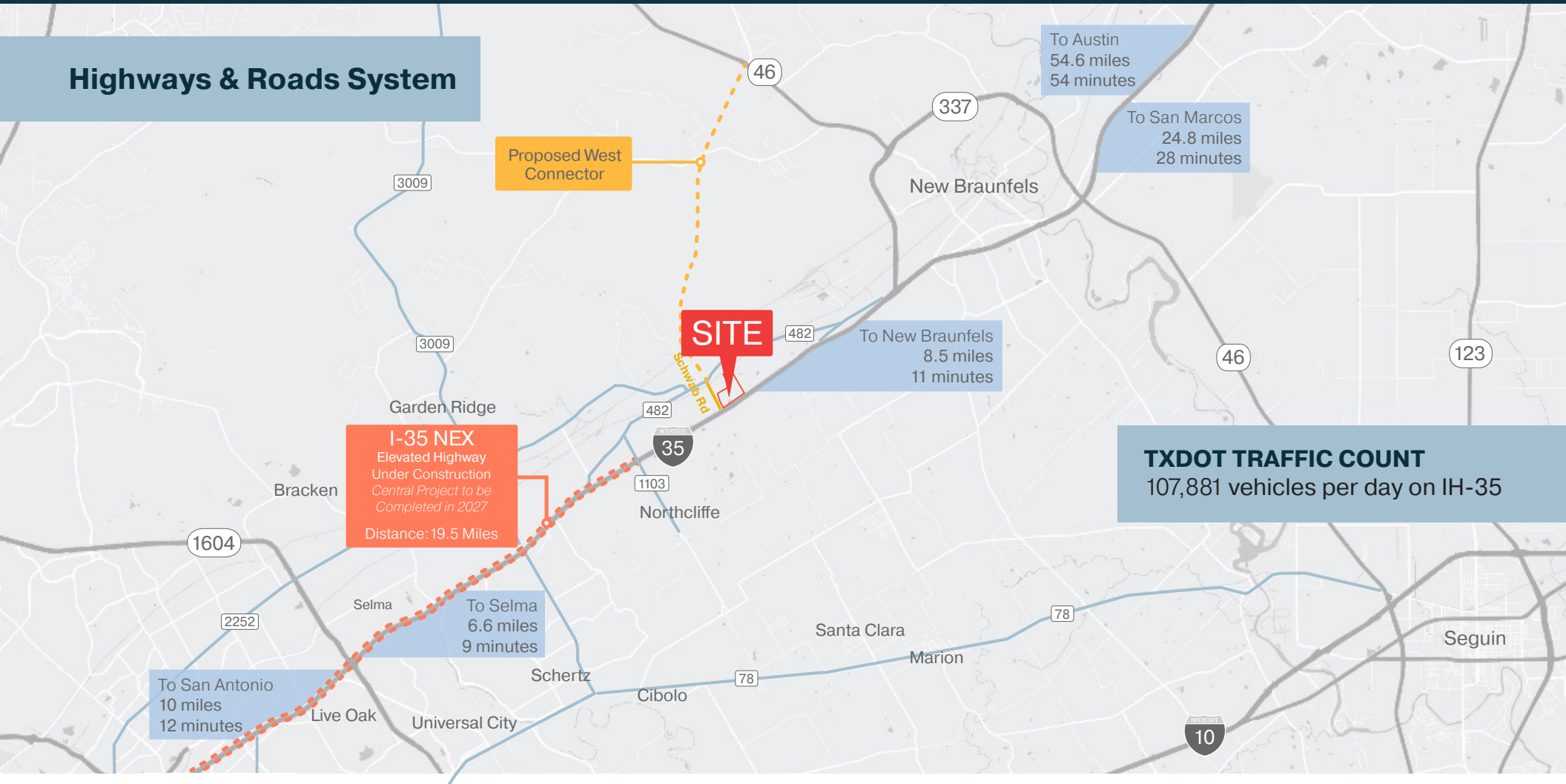
**partners**  
**PARTNERSREALESTATE.COM**

The information contained herein has been given to us by the owner of the property or other sources we deem reliable, we have no reason to doubt its accuracy, but we do not guarantee it.  
All information should be verified prior to purchase or lease. © 2025 Partners. All rights reserved.

**FOR SALE**

# 16.33 Acre Multifamily Development Site on IH-35

IH-35 Frontage Rd. & Schwab Rd. Schertz, TX



**Brett Lum**

Partner

210 563 5773

brett.lum@partnersrealestate.com

**partners**  
PARTNERSREALESTATE.COM

The information contained herein has been given to us by the owner of the property or other sources we deem reliable, we have no reason to doubt its accuracy, but we do not guarantee it.  
All information should be verified prior to purchase or lease. © 2025 Partners. All rights reserved.



# Schertz Market Overview



Schertz is a thriving Texas city, experiencing significant growth in industrial and residential developments. Many pass through Schertz, which is situated along the I-35 and I-10 corridors while traveling from San Antonio to Austin.

## DEVELOPMENT

Schertz enjoys stable growth, both in its businesses and population. During FY 2023, Schertz saw 8 major commercial and 124 residential projects develop across the city.

## NOTABLE UPCOMING PROJECTS

- Park 35
- Core5 Logistics Center at Interstate 10
- 3009 Distribution
- Forefront Industrial Park

Source: MySA; Schertz EDC

## POPULATION

17,844  
within 3 miles

61,027  
within 5 miles

255,729  
within 10 miles

## HOUSEHOLDS

5,988  
within 3 miles

20,435  
within 5 miles

95,425  
within 10 miles

## AVERAGE HOUSEHOLD INCOME

\$127,035  
within 3 miles

\$139,232  
within 5 miles

\$123,397  
within 10 miles

Source: SitesUSA 2024,2029

**FOR SALE**

# 16.33 Acre Multifamily Development Site on IH-35

IH-35 Frontage Rd. & Schwab Rd. Schertz, TX

## Brett Lum

Partner

210 384 2347

brett.lum@partnersrealestate.com

Lic# 477624

# partners

## Partners San Antonio

112 E Pecan St, Suite 1515

San Antonio, TX 78205

210 446 3655

[www.partnersrealestate.com](http://www.partnersrealestate.com)



## 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.*

11-2-2015



### 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.

PCR Brokerage San Antonio, LLC dba Partners	9003952	licensing@partnersrealestate.com	713-629-0500
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Jon Silberman	389162	jon.silberman@partnersrealestate.com	713-985-4626
Designated Broker of Firm	License No.	Email	Phone
Travis Rodgers	739840	travis.rodgers@partnersrealestate.com	
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Brett Lum	477624	brett.lum@partnersrealestate.com	(210) 563-5773
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](http://www.trec.texas.gov)

IABS 1-0