

±5 Acres in Schertz

PROPERTY FOR SALE

17680 Four Oaks Lane
Schertz, Texas 78154



Leigh Ellis, SIOR
512.684.3802
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aquilacommercial.com/5-Acres-in-Schertz

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Site Size

± 5 acres

Pricing

\$7.50 PSF or \$1,633,500

Zoning

Industrial, Commercial

Property Highlights

- Ideal for industrial showroom + retail use
- Quick access from IH-35
- Full utilities
- Close proximity to retail and major thoroughfares



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DRIVE TIMES

Destination	Distance	Drive Time
IH-35	0.5 mi.	3 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



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SCHERTZ LABOR FORCE & DEMOGRAPHICS

Jobs by Worker Age (Schertz)

Age	5 miles	20 miles	45 miles
Age 16 to 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

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

Schertz Highlights



132,581

Population



1,174,304

Labor Force

Source: Schertz Economic Development Corporation

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



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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.

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.

AQUILA Commercial LLC 567896 info@aquilacommercial.com 512-684-3800

Licensed Broker /Broker Firm Name or Primary Assumed Business Name License No. Email Phone

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Designated Broker of Firm License No. Email Phone

Licensed Supervisor of Sales Agent/ Associate License No. Email Phone

Sales Agent/Associate's Name License No. Email Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date _____