

# Schertz Showrooms + Warehouse

## FOR LEASE

17975 IH-35 North  
Schertz, Texas 78154



### Availability

114,369 SF Total  
54,906-SF Showroom | 59,463-SF Warehouse  
Highly visible pole signage available

### Ideal Use

Perfect for retail, office, showroom or industrial distribution space

### Excellent Location

Located directly off IH-35 between Walmart and Murdoch's; across from Cibolo Crossing

### Pricing

Rental Rate: Negotiable  
Low Opex: \$2.25

### 2023 Demographics

1-MILE	3-MILE	5-MILE
<b>Population</b>		
<b>3,398</b>	<b>54,934</b>	<b>117,628</b>
<b>Average HH Income</b>		
<b>\$151,309</b>	<b>\$128,256</b>	<b>\$114,090</b>
<b>Households</b>		
<b>1,220</b>	<b>19,239</b>	<b>42,565</b>

This property is located off IH-35 North in fast growing Schertz, Texas, sandwiched between Walmart and Murdoch's Ranch & Home Supply. Tenants can take half or the full building (114,369 SF). It is a great opportunity for retail, office, showroom or industrial distribution space. The site has plenty of parking with incredible access and visibility, with pole signage available.



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## BUILDING SPECS

<b>Total Size</b>	114,369 SF
<b>Divisible to</b>	54,906 SF
<b>Clear Height</b>	12' eave with 20' center
<b>Loading</b>	2 grade with ability to add docks
<b>Parking</b>	4:1000
<b>Trailer Parking</b>	Yes
<b>Truck Court</b>	Large shared truck court
<b>Sprinklers</b>	Yes

## TRAFFIC COUNT

<b>On IH-35</b>	> 203,627 VPD
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(Texas Department of Transportation)



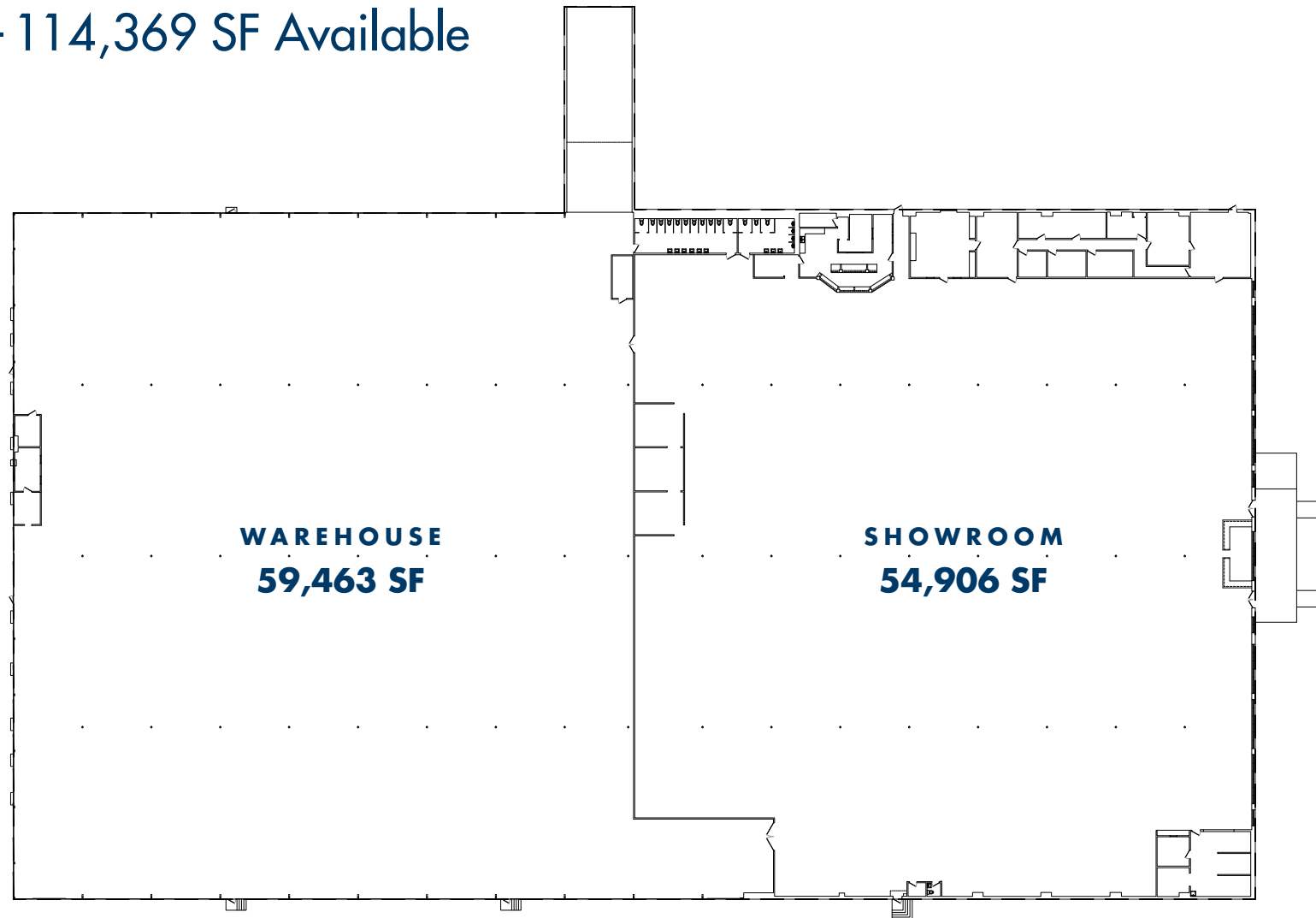
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### 54,906 - 114,369 SF Available



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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

### Schertz Highlights



**132,581**

Population



**1,174,304**

Labor Force

Source: Schertz Economic Development Corporation

### 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



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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.

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Buyer/Tenant/Seller/Landlord Initials \_\_\_\_\_ Date \_\_\_\_\_