



REATA
REAL ESTATE

0.87 ACRES FOR SALE

**17041 INTERSTATE 35
SCHERTZ, TX 78154**

PARKER LABARGE / DAVID BALLARD, CCIM



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EXECUTIVE SUMMARY



PROPERTY HIGHLIGHTS

Land for sale along Interstate 35 with excellent access and exposure to the main road. The property also sits between highly trafficked FM 3009 & Schertz Parkway, next door to Baptist Emergency Hospital and other medical users.

LOCATION

17041 Interstate 35
Schertz, TX 78154

SIZE

0.87 ACRES

SALE PRICE

\$650,000

AREA RETAILERS

Amazon Distribution Center, Baptist Emergency Hospital, Frost Bank, Lowe's, H-E-B Plus!, Wal-Mart Supercenter and more.

TRAFFIC COUNTS

IH-35 175,832 CPD TxDot '16

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
2018 Estimated Population	5,384	66,090	137,717
2018 Estimated Households	1,944	23,220	48,181
Daytime Population	7,197	21,745	41,454
Average Household Income	\$95,996	\$98,185	\$90,934

CONTACT

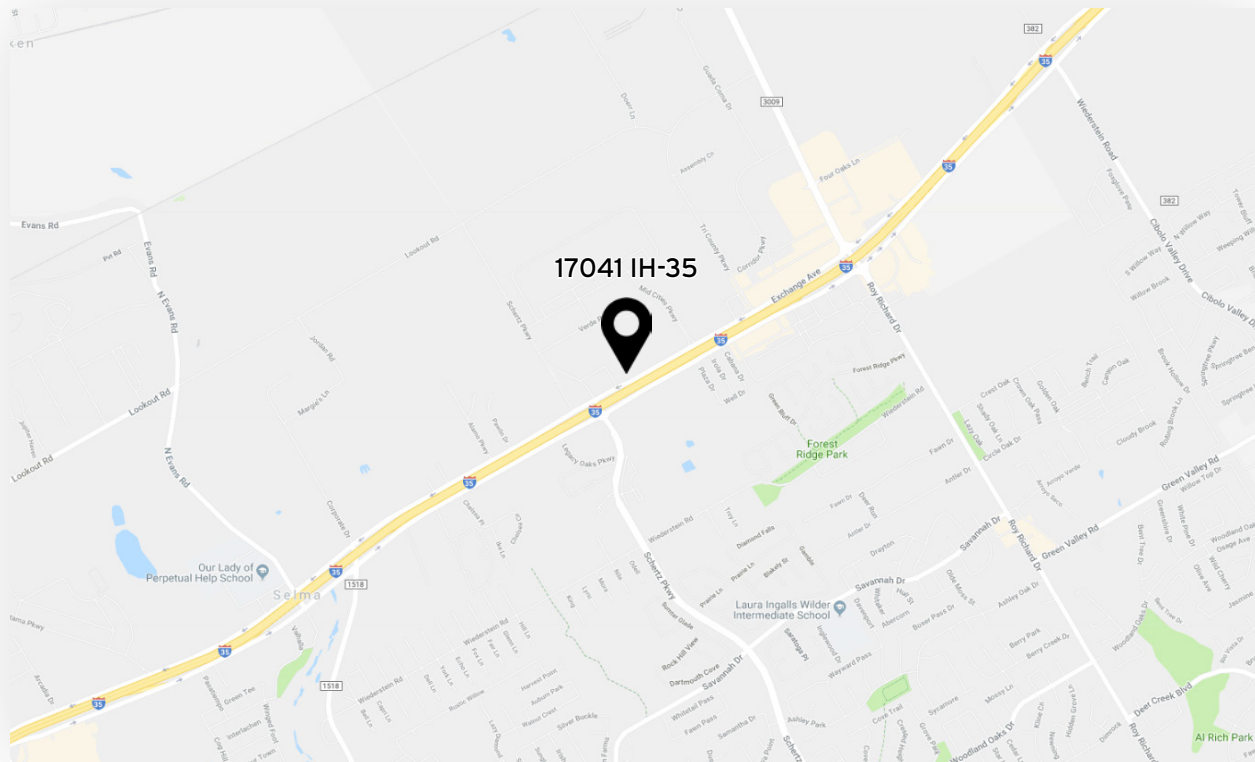
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MAPS




REATA
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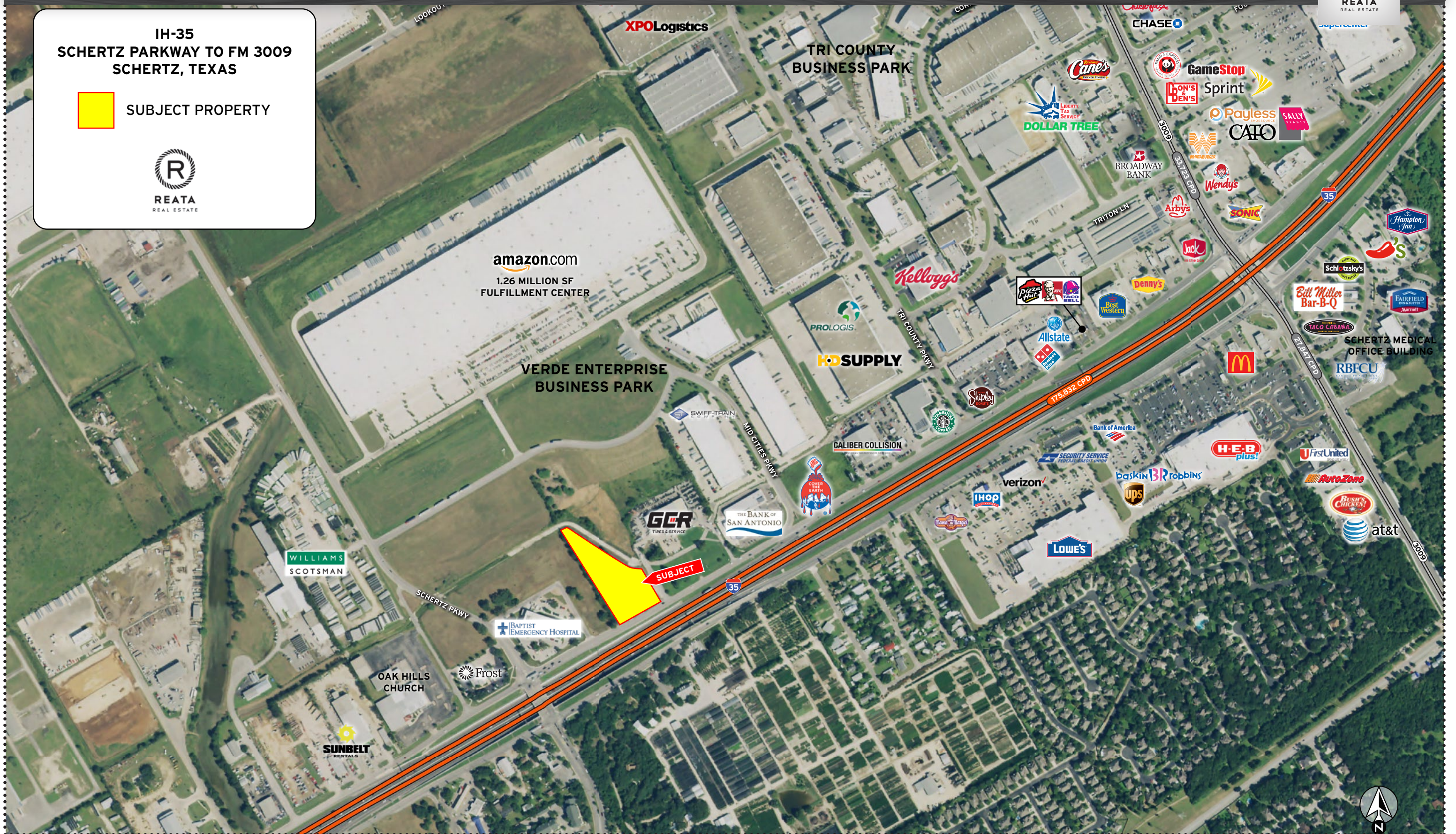



AERIALS



IH-35
SCHERTZ PARKWAY TO FM 3009
SCHERTZ, TEXAS

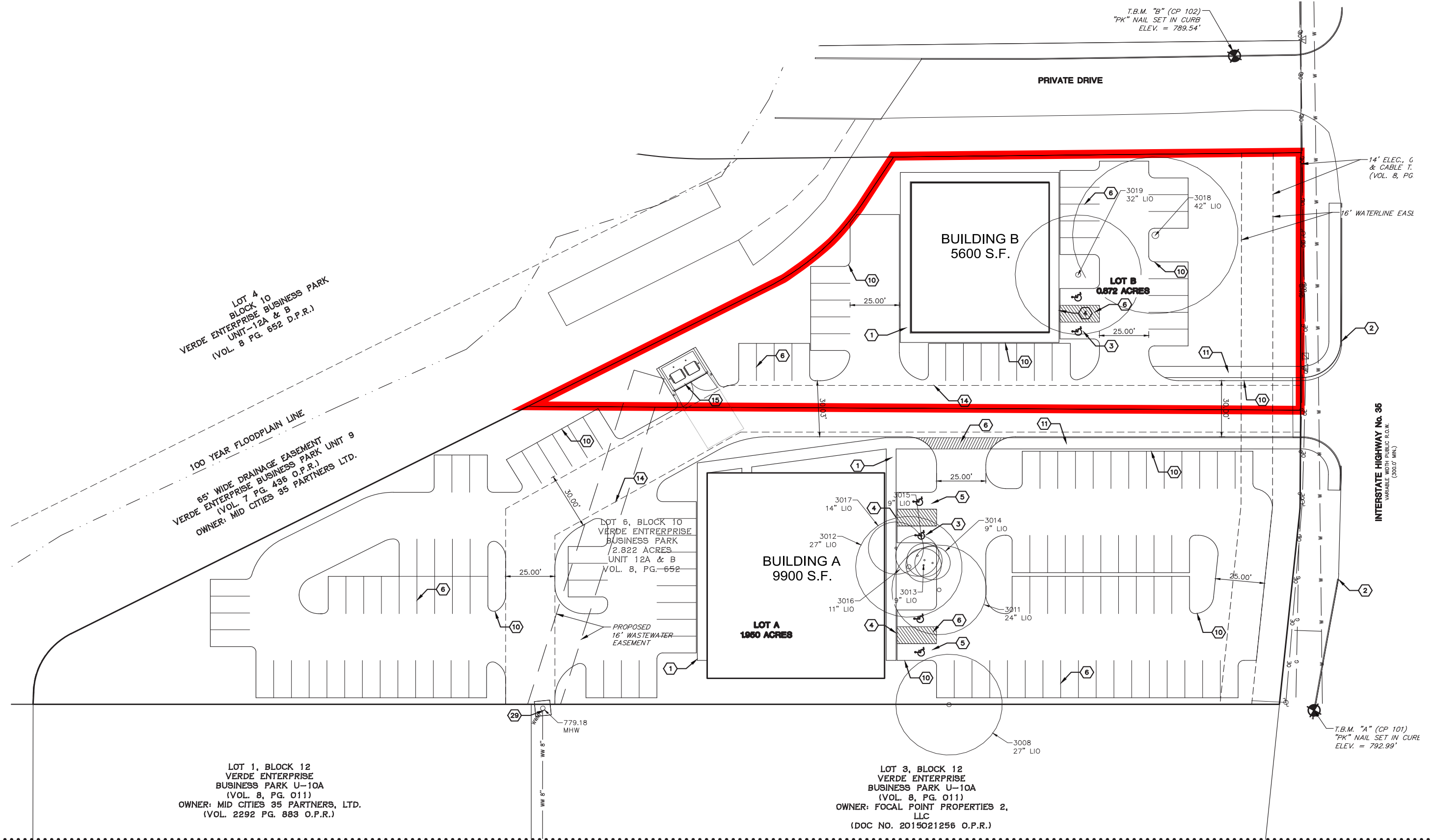
 SUBJECT PROPERTY



AERIALS



SITE PLAN



LOT 4, BLOCK 10
VERDE ENTERPRISE BUSINESS PARK
UNIT-12A & B
(VOL. 8 PG. 652 D.P.R.)

100 YEAR FLOODPLAIN LINE
65' WIDE DRAINAGE EASEMENT
VERDE ENTERPRISE BUSINESS PARK UNIT 9
(VOL. 7 PG. 436 O.P.R.)
OWNER: MID CITIES 35 PARTNERS LTD.

LOT 6, BLOCK 10
VERDE ENTERPRISE BUSINESS PARK
2.822 ACRES
UNIT 12A & B
VOL. 8, PG. 652

LOT 1, BLOCK 12
VERDE ENTERPRISE BUSINESS PARK U-10A
(VOL. 8, PG. 011)
OWNER: MID CITIES 35 PARTNERS, LTD.
(VOL. 2292 PG. 883 O.P.R.)

LOT 3, BLOCK 12
VERDE ENTERPRISE BUSINESS PARK U-10A
(VOL. 8, PG. 011)
OWNER: FOCAL POINT PROPERTIES 2, LLC
(DOC NO. 2015021256 O.P.R.)

T.B.M. "B" (CP 102)
"PK" NAIL SET IN CURB
ELEV. = 789.54'

14' ELEC., G & CABLE T.
(VOL. 8, PG)

16' WATERLINE EAST

INTERSTATE HIGHWAY No. 36
VARIABLE WIDTH PUBLIC R.O.W.
(300.0' MIN.)

T.B.M. "A" (CP 101)
"PK" NAIL SET IN CURB
ELEV. = 792.99'

DEMOGRAPHICS



17041 I-35		1 mi radius	3 mi radius	5 mi radius
Schertz, TX 78154				
POPULATION	2018 Estimated Population	5,384	66,090	137,717
	2023 Projected Population	6,048	73,904	152,471
	2010 Census Population	4,374	50,637	103,742
	2000 Census Population	2,117	27,084	62,052
	Projected Annual Growth 2018 to 2023	2.5%	2.4%	2.1%
	Historical Annual Growth 2000 to 2018	8.6%	8.0%	6.8%
HOUSEHOLDS	2018 Estimated Households	1,944	23,220	48,181
	2023 Projected Households	2,164	25,430	52,086
	2010 Census Households	1,663	18,262	37,785
	2000 Census Households	680	9,757	22,501
	Projected Annual Growth 2018 to 2023	2.3%	1.9%	1.6%
	Historical Annual Growth 2000 to 2018	10.3%	7.7%	6.3%
AGE	2018 Est. Population Under 10 Years	12.3%	13.0%	13.9%
	2018 Est. Population 10 to 19 Years	14.9%	14.7%	14.3%
	2018 Est. Population 20 to 29 Years	11.9%	11.7%	12.7%
	2018 Est. Population 30 to 44 Years	21.6%	21.3%	21.8%
	2018 Est. Population 45 to 59 Years	22.1%	20.8%	19.3%
	2018 Est. Population 60 to 74 Years	12.7%	13.7%	13.3%
	2018 Est. Population 75 Years or Over	4.5%	4.8%	4.7%
	2018 Est. Median Age	37.3	37.2	35.8
MARITAL STATUS & GENDER	2018 Est. Male Population	49.2%	48.5%	48.6%
	2018 Est. Female Population	50.8%	51.5%	51.4%
	2018 Est. Never Married	29.6%	26.3%	29.1%
	2018 Est. Now Married	55.5%	56.9%	52.8%
	2018 Est. Separated or Divorced	11.1%	12.6%	13.8%
	2018 Est. Widowed	3.8%	4.2%	4.2%
INCOME	2018 Est. HH Income \$200,000 or More	10.0%	8.2%	6.4%
	2018 Est. HH Income \$150,000 to \$199,999	8.3%	9.5%	8.1%
	2018 Est. HH Income \$100,000 to \$149,999	24.5%	24.9%	22.3%
	2018 Est. HH Income \$75,000 to \$99,999	16.8%	16.6%	15.9%
	2018 Est. HH Income \$50,000 to \$74,999	19.8%	18.4%	19.4%
	2018 Est. HH Income \$35,000 to \$49,999	9.8%	9.7%	12.3%
	2018 Est. HH Income \$25,000 to \$34,999	2.6%	4.5%	5.3%
	2018 Est. HH Income \$15,000 to \$24,999	3.6%	4.1%	5.2%
	2018 Est. HH Income Under \$15,000	4.7%	4.2%	5.2%
	2018 Est. Average Household Income	\$95,996	\$98,185	\$90,934
	2018 Est. Median Household Income	\$89,651	\$90,393	\$81,799
	2018 Est. Per Capita Income	\$34,660	\$34,511	\$31,853
	2018 Est. Total Businesses	489	1,681	3,578
	2018 Est. Total Employees	7,197	21,745	41,454

DEMOGRAPHICS



REATA
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17041 I-35

Schertz, TX 78154

1 mi radius 3 mi radius 5 mi radius

	1 mi radius	3 mi radius	5 mi radius	
RACE	2018 Est. White	77.0%	73.3%	73.2%
	2018 Est. Black	9.7%	12.4%	11.5%
	2018 Est. Asian or Pacific Islander	3.8%	3.9%	3.6%
	2018 Est. American Indian or Alaska Native	0.5%	0.5%	0.6%
	2018 Est. Other Races	9.1%	9.9%	11.1%
HISPANIC	2018 Est. Hispanic Population	1,315	18,747	44,602
	2018 Est. Hispanic Population	24.4%	28.4%	32.4%
	2023 Proj. Hispanic Population	25.3%	29.4%	33.4%
	2010 Hispanic Population	22.6%	25.6%	30.4%
EDUCATION (Adults 25 or Older)	2018 Est. Adult Population (25 Years or Over)	3,592	43,961	90,798
	2018 Est. Elementary (Grade Level 0 to 8)	1.9%	2.7%	3.1%
	2018 Est. Some High School (Grade Level 9 to 11)	3.1%	3.5%	4.3%
	2018 Est. High School Graduate	21.1%	21.6%	23.8%
	2018 Est. Some College	21.7%	22.7%	24.1%
	2018 Est. Associate Degree Only	11.1%	11.4%	11.1%
	2018 Est. Bachelor Degree Only	23.6%	23.5%	20.9%
	2018 Est. Graduate Degree	17.4%	14.7%	12.7%
HOUSING	2018 Est. Total Housing Units	1,972	23,548	49,073
	2018 Est. Owner-Occupied	73.9%	75.6%	71.9%
	2018 Est. Renter-Occupied	24.6%	23.0%	26.2%
	2018 Est. Vacant Housing	1.4%	1.4%	1.8%
HOMES BUILT BY YEAR	2010 Homes Built 2005 or later	5.5%	5.2%	5.1%
	2010 Homes Built 2000 to 2004	51.3%	47.4%	43.5%
	2010 Homes Built 1990 to 1999	30.8%	26.3%	19.5%
	2010 Homes Built 1980 to 1989	12.0%	12.8%	15.0%
	2010 Homes Built 1970 to 1979	10.1%	12.9%	16.9%
	2010 Homes Built 1960 to 1969	2.7%	5.4%	7.0%
	2010 Homes Built 1950 to 1959	1.6%	3.0%	3.1%
	2010 Homes Built Before 1949	1.9%	2.3%	3.2%
HOME VALUES	2010 Home Value \$1,000,000 or More	-	0.2%	0.2%
	2010 Home Value \$500,000 to \$999,999	0.8%	3.7%	4.3%
	2010 Home Value \$400,000 to \$499,999	0.4%	2.1%	2.4%
	2010 Home Value \$300,000 to \$399,999	11.5%	11.7%	10.0%
	2010 Home Value \$200,000 to \$299,999	76.3%	47.5%	38.9%
	2010 Home Value \$150,000 to \$199,999	37.4%	35.0%	33.6%
	2010 Home Value \$100,000 to \$149,999	10.5%	15.2%	22.9%
	2010 Home Value \$50,000 to \$99,999	5.8%	7.1%	12.4%
	2010 Home Value \$25,000 to \$49,999	2.9%	2.0%	2.0%
	2010 Home Value Under \$25,000	4.3%	3.2%	2.8%
	2010 Median Home Value	\$217,544	\$210,497	\$190,129
	2010 Median Rent	\$1,296	\$1,002	\$957

DEMOGRAPHICS



17041 I-35		1 mi radius	3 mi radius	5 mi radius
Schertz, TX 78154				
LABOR FORCE	2018 Est. Labor Population Age 16 Years or Over	4,203	51,428	106,244
	2018 Est. Civilian Employed	67.8%	63.5%	63.8%
	2018 Est. Civilian Unemployed	1.8%	1.5%	1.7%
	2018 Est. in Armed Forces	1.5%	1.5%	1.8%
	2018 Est. not in Labor Force	28.9%	33.5%	32.7%
	2018 Labor Force Males	48.5%	47.6%	47.7%
	2018 Labor Force Females	51.5%	52.4%	52.3%
OCCUPATION	2010 Occupation: Population Age 16 Years or Over	3,365	33,018	67,771
	2010 Mgmt, Business, & Financial Operations	20.8%	18.2%	16.2%
	2010 Professional, Related	24.4%	23.8%	22.9%
	2010 Service	15.7%	15.9%	17.0%
	2010 Sales, Office	23.4%	25.0%	26.0%
	2010 Farming, Fishing, Forestry	0.1%	-	0.1%
	2010 Construction, Extraction, Maintenance	6.6%	7.1%	7.3%
	2010 Production, Transport, Material Moving	9.0%	9.9%	10.5%
	2010 White Collar Workers	68.6%	67.0%	65.1%
	2010 Blue Collar Workers	31.4%	33.0%	34.9%
TRANSPORTATION TO WORK	2010 Drive to Work Alone	87.4%	84.1%	83.1%
	2010 Drive to Work in Carpool	7.7%	8.7%	9.1%
	2010 Travel to Work by Public Transportation	0.6%	0.8%	1.1%
	2010 Drive to Work on Motorcycle	0.3%	0.3%	0.2%
	2010 Walk or Bicycle to Work	0.2%	0.7%	1.3%
	2010 Other Means	1.2%	1.1%	1.0%
	2010 Work at Home	2.6%	4.4%	4.1%
TRAVEL TIME	2010 Travel to Work in 14 Minutes or Less	22.8%	18.2%	19.4%
	2010 Travel to Work in 15 to 29 Minutes	29.8%	36.9%	39.4%
	2010 Travel to Work in 30 to 59 Minutes	53.9%	40.2%	37.0%
	2010 Travel to Work in 60 Minutes or More	4.4%	7.1%	6.4%
	2010 Average Travel Time to Work	28.8	27.0	25.2
CONSUMER EXPENDITURE	2018 Est. Total Household Expenditure	\$134 M	\$1.62 B	\$3.18 B
	2018 Est. Apparel	\$4.70 M	\$57.0 M	\$112 M
	2018 Est. Contributions, Gifts	\$9.79 M	\$118 M	\$224 M
	2018 Est. Education, Reading	\$5.71 M	\$68.7 M	\$131 M
	2018 Est. Entertainment	\$7.60 M	\$92.2 M	\$180 M
	2018 Est. Food, Beverages, Tobacco	\$19.9 M	\$242 M	\$479 M
	2018 Est. Furnishings, Equipment	\$4.79 M	\$57.9 M	\$112 M
	2018 Est. Health Care, Insurance	\$11.2 M	\$136 M	\$270 M
	2018 Est. Household Operations, Shelter, Utilities	\$41.2 M	\$500 M	\$981 M
	2018 Est. Miscellaneous Expenses	\$1.93 M	\$23.4 M	\$46.1 M
	2018 Est. Personal Care	\$1.73 M	\$21.0 M	\$41.2 M
	2018 Est. Transportation	\$25.2 M	\$306 M	\$604 M

AGENCY DISCLOSURE



INFORMATION ABOUT BROKERAGE SERVICES

Texas law requires all real estate licensees 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:
 - > that the owner will accept a price less than the written asking price;
 - > that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - > 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.

Regulated by the Texas Real Estate Commission. Information available at www.trec.texas.gov

IABS 1-0 02/16/16

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Buyer/Tenant/Seller/Landlord Initials

Date