

~22 ACRES

Bexar County - Schertz City Limits

Zoned GB - General Business

RA - Residential / Agricultural

Great location with Lots of Potential

High Growth area NE of San Antonio

Close to Loop 1604 and IH-10

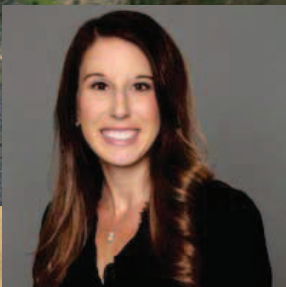
505 ft. of road frontage

**SUBJECT
PROPERTY**

Ware Seguin Rd

Lower Seguin Rd

LOOP 1604



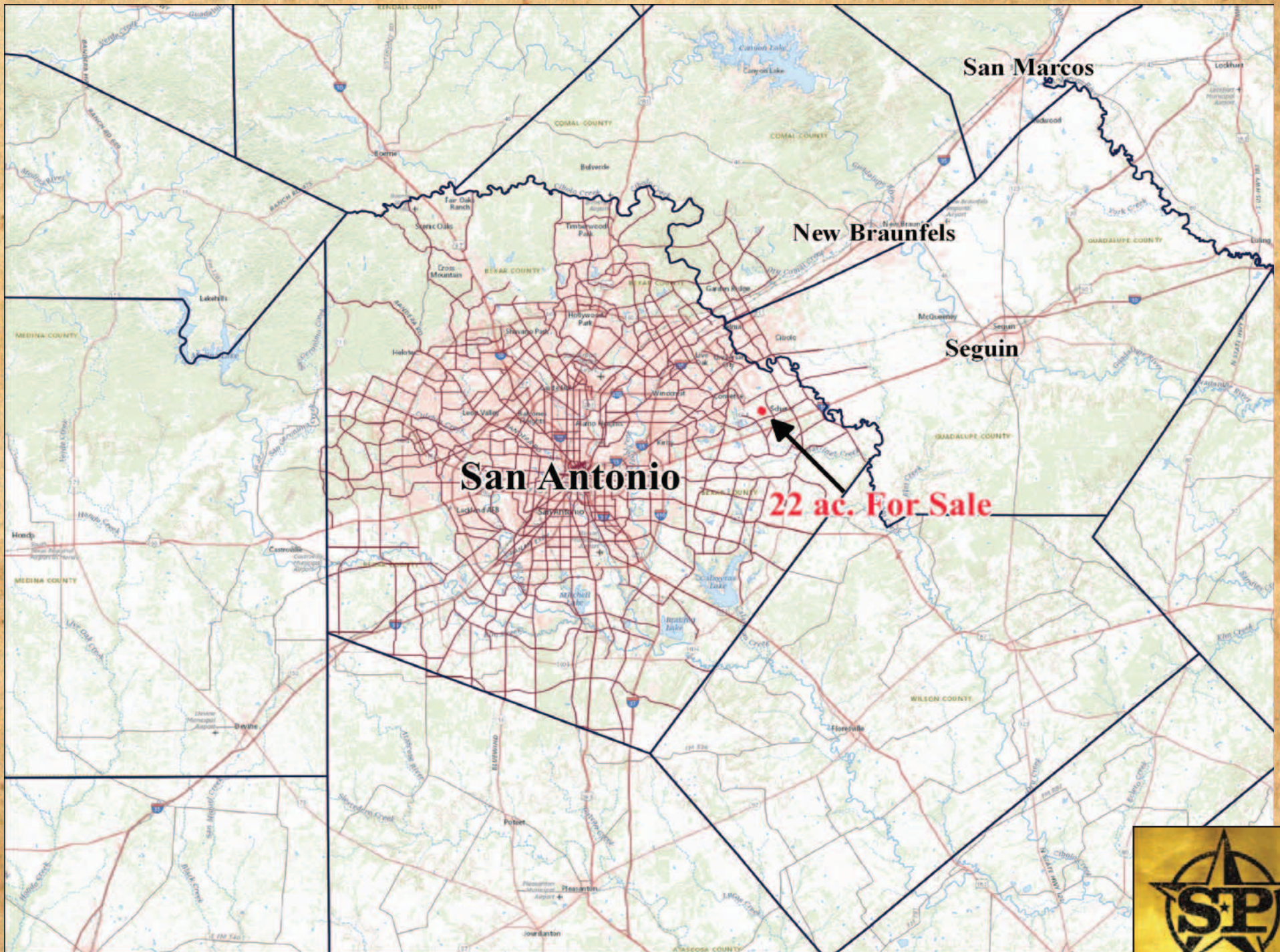
Nicole Singleton - nicole@stranskyproperties.com - 325-242-2197





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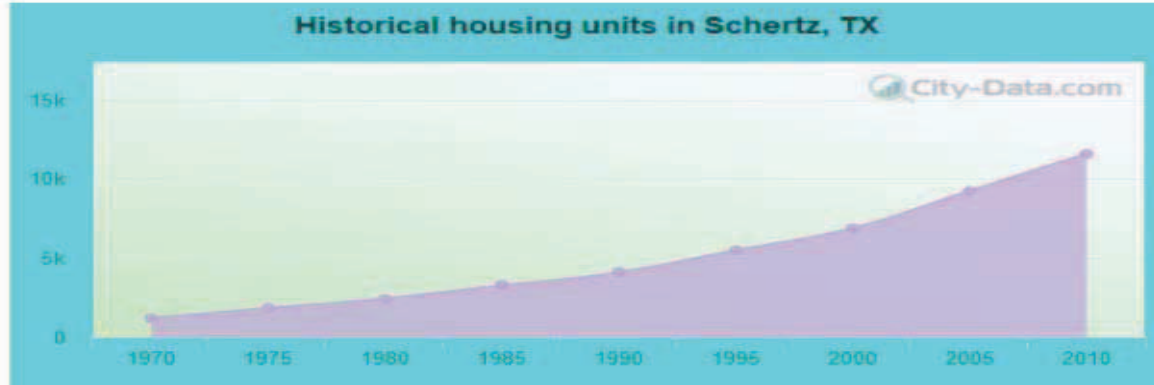




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Area Facts



Bexar Co. Property Tax Rates

Jurisdiction	Tax Rate
Bexar County	\$0.262350
City of Schertz	\$0.512100
Other*	\$0.467633
SCUC ISD*	\$1.410640
Total	\$2.652723

* There are multiple school districts & special taxing districts within Bexar County; please contact SEDC staff to identify your cumulative tax rate.



SCHERTZ FAST-FACTS

MAJOR EMPLOYERS

Amazon.com | Sysco | Lowe's
 FedEx Ground and Freight | Visionworks
 Republic Beverage Co. | HEB Grocery Co.
 The Brandt Companies | Wal-Mart Stores
 Caterpillar | CalTex Protective Coatings

DEMOGRAPHICS

Population	42,734
Annual Growth Rate	2.4%
Median Age	37.4
Median HH Income	\$88,988
Avg. Home Value	\$222,957
City Size (Area)	32.13 mi ²
Workforce (15 miles)	415,000
College Graduates	48.9%

LOCAL ECONOMY

Industry	% of Total Biz
Educational Services	16.1%
Wholesale Trade	13.4%
Accommodation/Food	10.0%
Manufacturing	9.8%
Retail Trade	9.8%
Health Care/Social Assistance	6.8%
Other Services (except Public)	6.1%
Construction	5.8%
Transportation/Warehousing	5.7%
Admin & Support, Waste Mgt.	4.6%
Prof./Scientific/Tech Services	4.0%
Other	7.9%

TAXES

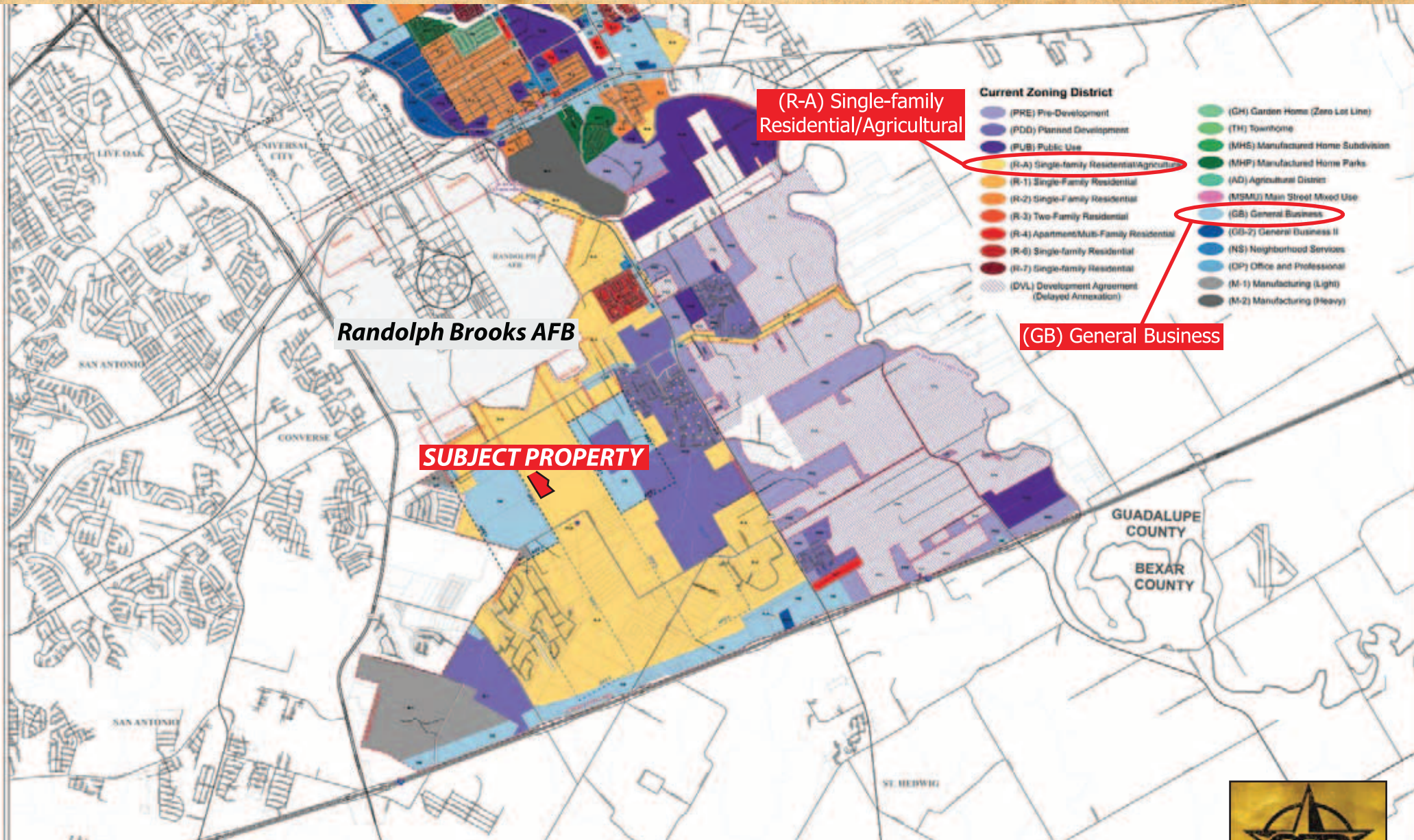
Schertz is located within 3 counties. Tax rates vary depending on property location. Below are typical cumulative tax levies by county per \$100 of appraised value:

Guadalupe County	\$2.308140
Comal County	\$2.210015
Bexar County	\$2.667802

Data Sources: Census.gov, ESRI | Updated: 10/2020

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Current Zoning District



THE RANDOLPH METROCOM

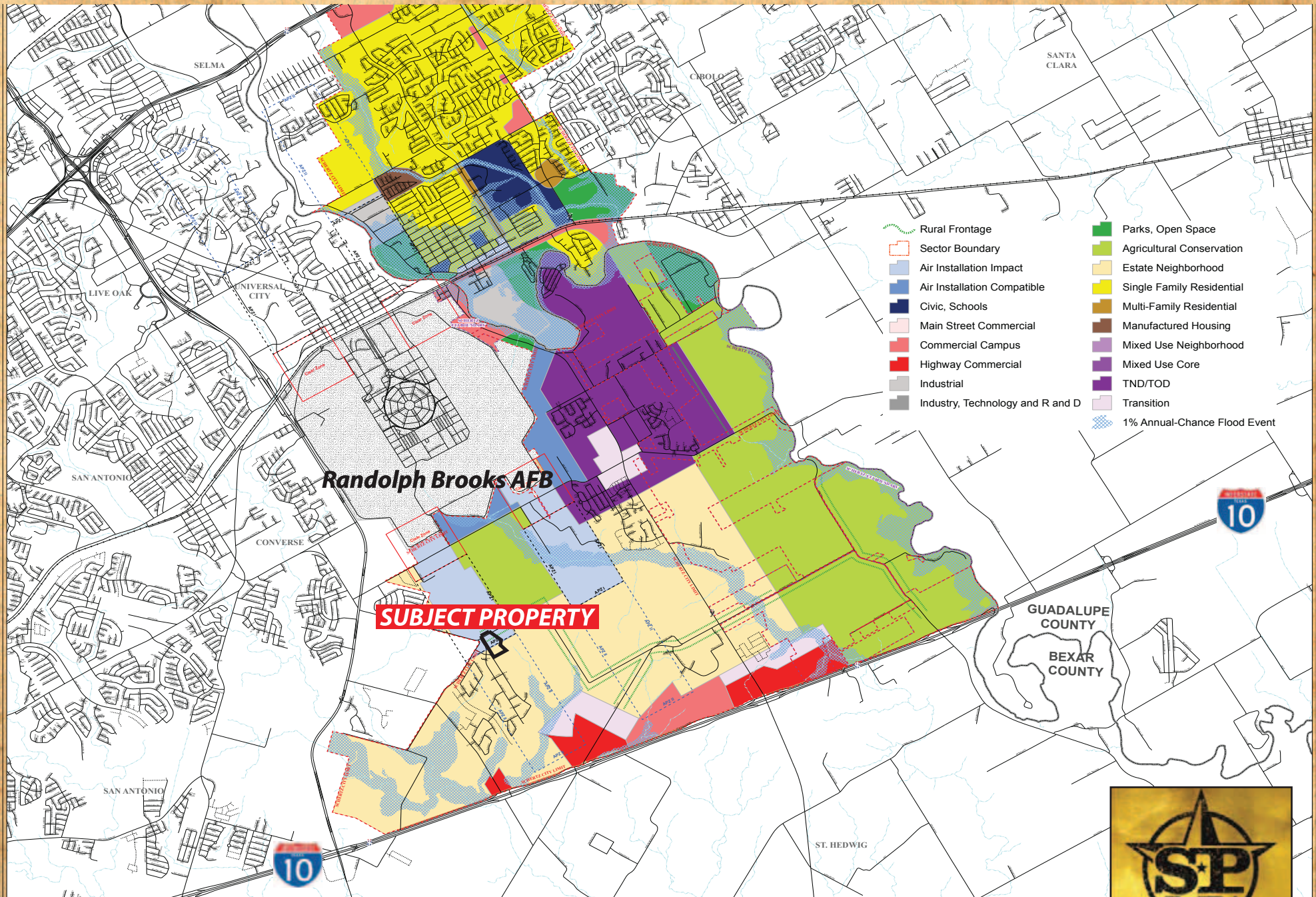
An area in Northeast San Antonio encompasses the area around Randolph Brooks Air Force Base including the communities of Cibolo, Converse, Garden Ridge, Schertz

Disclaimer: These materials are for informational and advertising purposes only.



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Future Land Use Plan

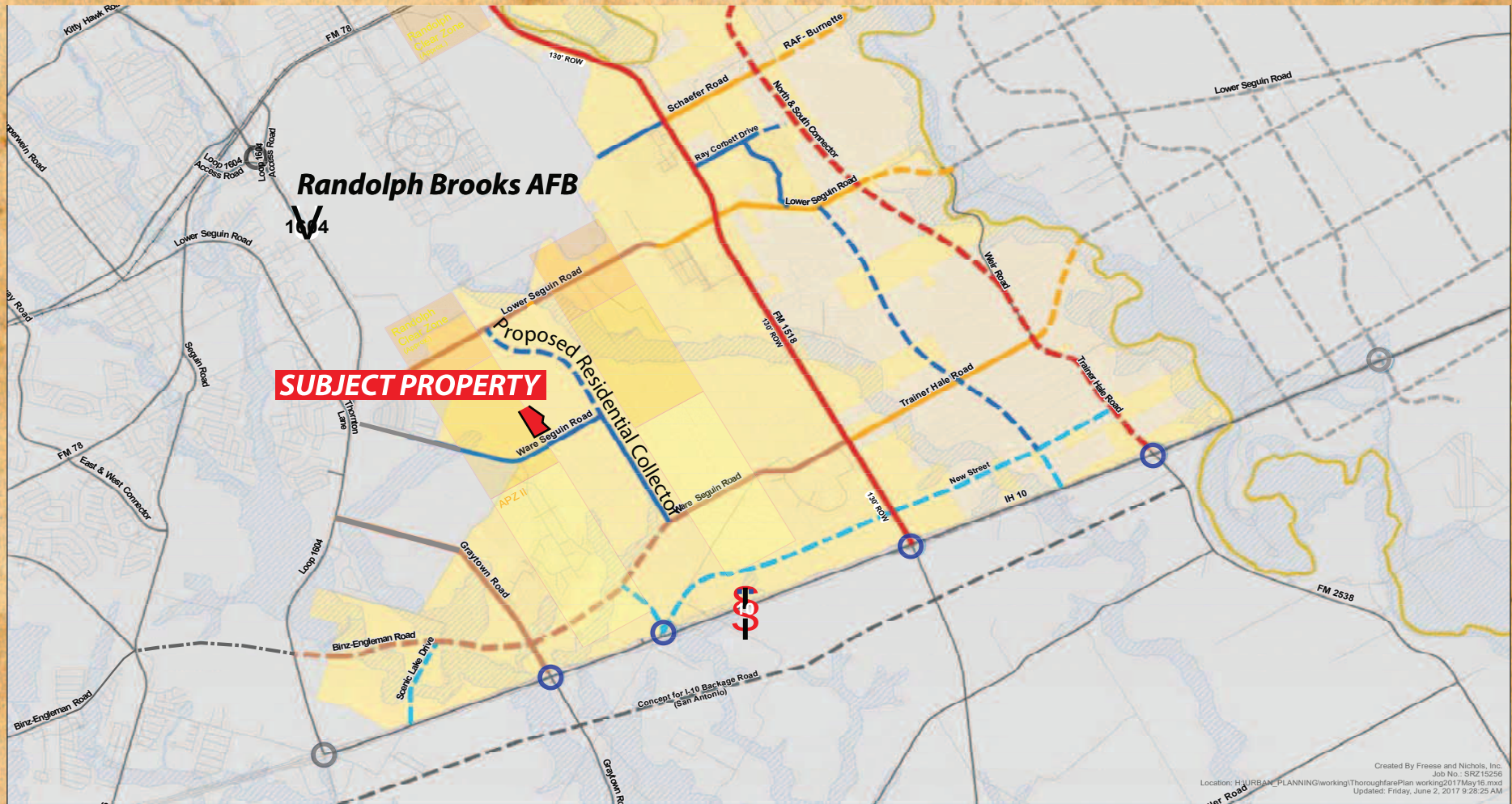


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Thoroughfare Plan



Master Thoroughfare Plan Update (2017)

- Freeway
- Principal Arterial / Planned (120' - 130' ROW)
- Secondary Arterial / Planned Secondary (90')
- Secondary Rural Arterial / Planned Secondary (90')
- Residential Collector / Planned Collector (70' ROW)
- Commercial Collector A / Planned Collector (70' ROW)
- Commercial Collector B (TOD) / Planned (70' ROW)
- Other City Roads / Other City MTP Planned Roads

- Grade Separation
- Proposed Grade Separation
- Proposed Grade Separation
- Proposed Grade Separation
- FEMA Floodplain
- City
- ETJ

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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:
 - 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.

STRANSKY, STEPHEN MICHAEL

481714

stephen@stranskyproperties.com

210-254-7700

Licensed Broker /Broker Firm Name or
Primary Assumed Business Name

License No.

Email

Phone:

Designated Broker of Firm

License No. _____

Email

Phone:

Licensed Supervisor of Sales Agent/
Associate

License No.

Email

Phone

Nicole Singleton

735472

nicole@stranskvproperties.com

325-242-2197

Sales Agent/Associate's Name

License No.

Email

Phone

Buyer/Tenant/Seller/Landlord Initials

Date _____