

SCHERTZ, TX IH 35 LAND FOR LEASE



- Location - Outbound side of IH 35 between Cibolo Valley Dr and FM 2252
- Address - [18780 I H 35, Schertz, TX 78154](#) (Click on address for google map)
- Size - Land area: \pm 1.8 acres; Whole site available while bldg's may be leased separately
- Improvements - Office: +/- 900 sf; +/- 1,200 sf restaurant with 2,000 sf covered patio; +/- 3,500 sf whse
- Zoning - City of Schertz G-B
- Topography - Gently sloping towards IH 35
- Utilities - CPS electric, septic wastewater, municipal water; shared septic system available for light usage
- Traffic Count - 2020 TXDOT average approx. 120,000 vpd
- Comments - Excellent identity and visibility; Dynamic San Antonio/Schertz area IH 35 corridor attracting high volume of new development; Whole site can be leased or bldg's may be leased separately
- Lease Rental - Negotiable

For Further Information, Please Contact:

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