



## Investment Property

TBD IH-35, Schertz, TX 78154

25.282 Acres

\$1,349,900



### **BUY & HOLD | OWNER FINANCING | UTILITIES AVAILABLE | IH-35 ACCESS**

This undeveloped property is strategically located in between FM 3009 and FM 2252 outside of the flood plain. Just mile north of IH-35 in the middle of future planned growth including East & West Connector 1 or East & West Connector 2. The wildlife management tax valuation keeps taxes low as the immediate area potential grows.

The property is fully fenced in barb wire. City water and electric are available at the road. The raw land provides a blank slate for building. Zoned as a future light manufacturing property. The rectangular, level tract hosts a mixture of cedar, mesquite, and huisache. Several feeders throughout the property attract many songbirds and other avian species. A Wildlife Management tax valuation keeps the carrying cost low.

Located just off IH-35 between New Braunfels and San Antonio, Schertz TX is strategically nestled between two of Texas fastest growing areas. The original settlement of Schertz was named after the Schertz family; French settlers who farmed and developed the area. The addition of the railroad as well as the Schertz Electric company provided the spark to give this community the foundation to grow to be the present day coveted community. With the small town feel and the big city amenities so close to home, the Schertz community can give you the best of both worlds.

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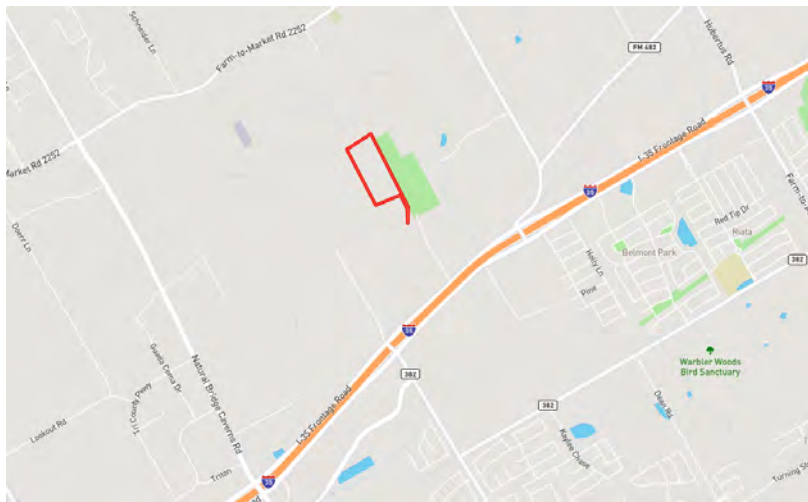
**Kendrick Baros**

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**kendrick@grandlandco.com**

**(361) 212-2892**





## LOCATION

Comal County

5 miles to Schertz

11 Miles to New Braunfels

22 Miles to Downtown San Antonio

## DIRECTIONS

From San Antonio, head north on IH-35 past Selma. Turnaround at FM2252, turn right on Main St, access road to the left of RV Park.

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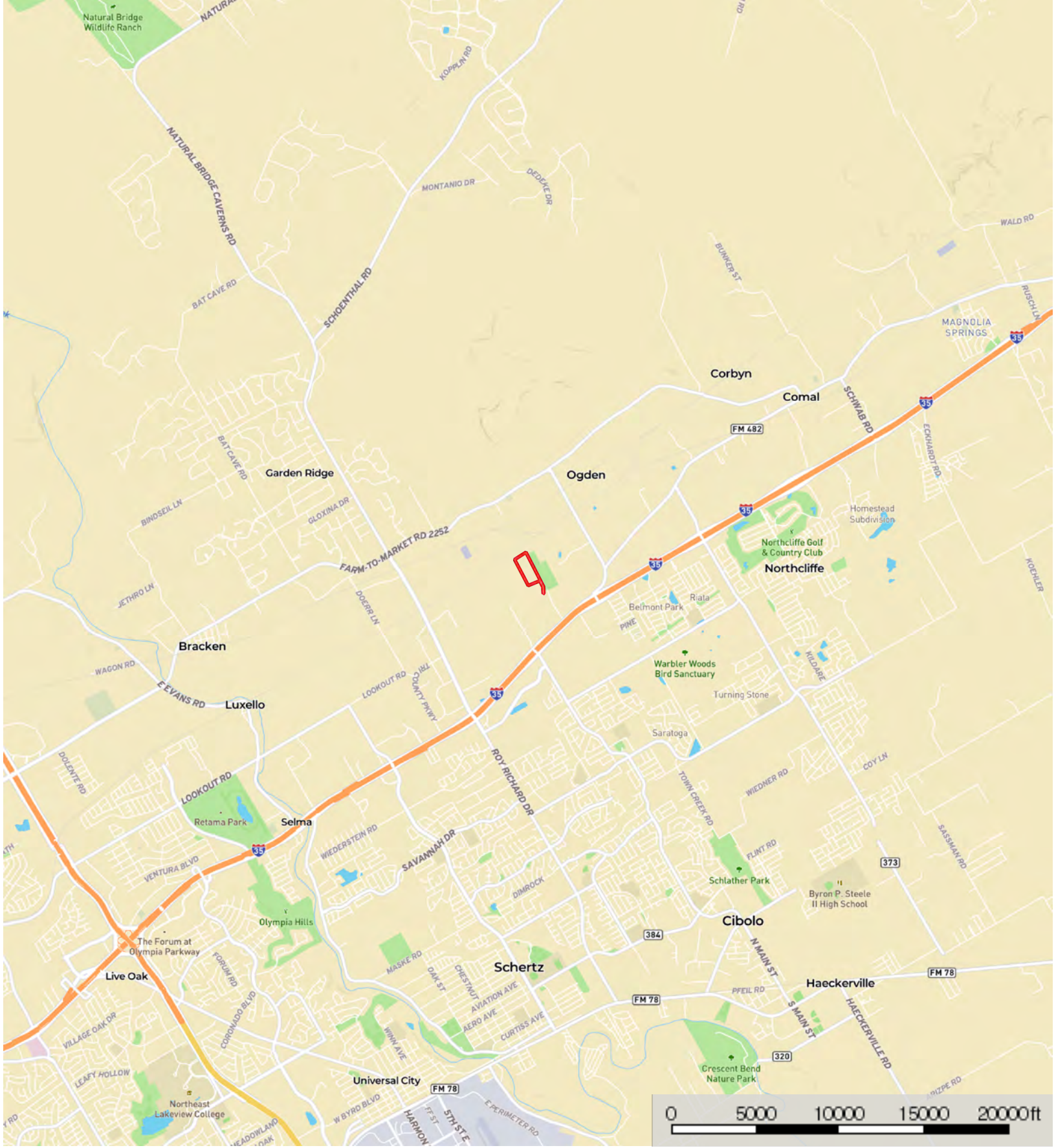
 Boundary






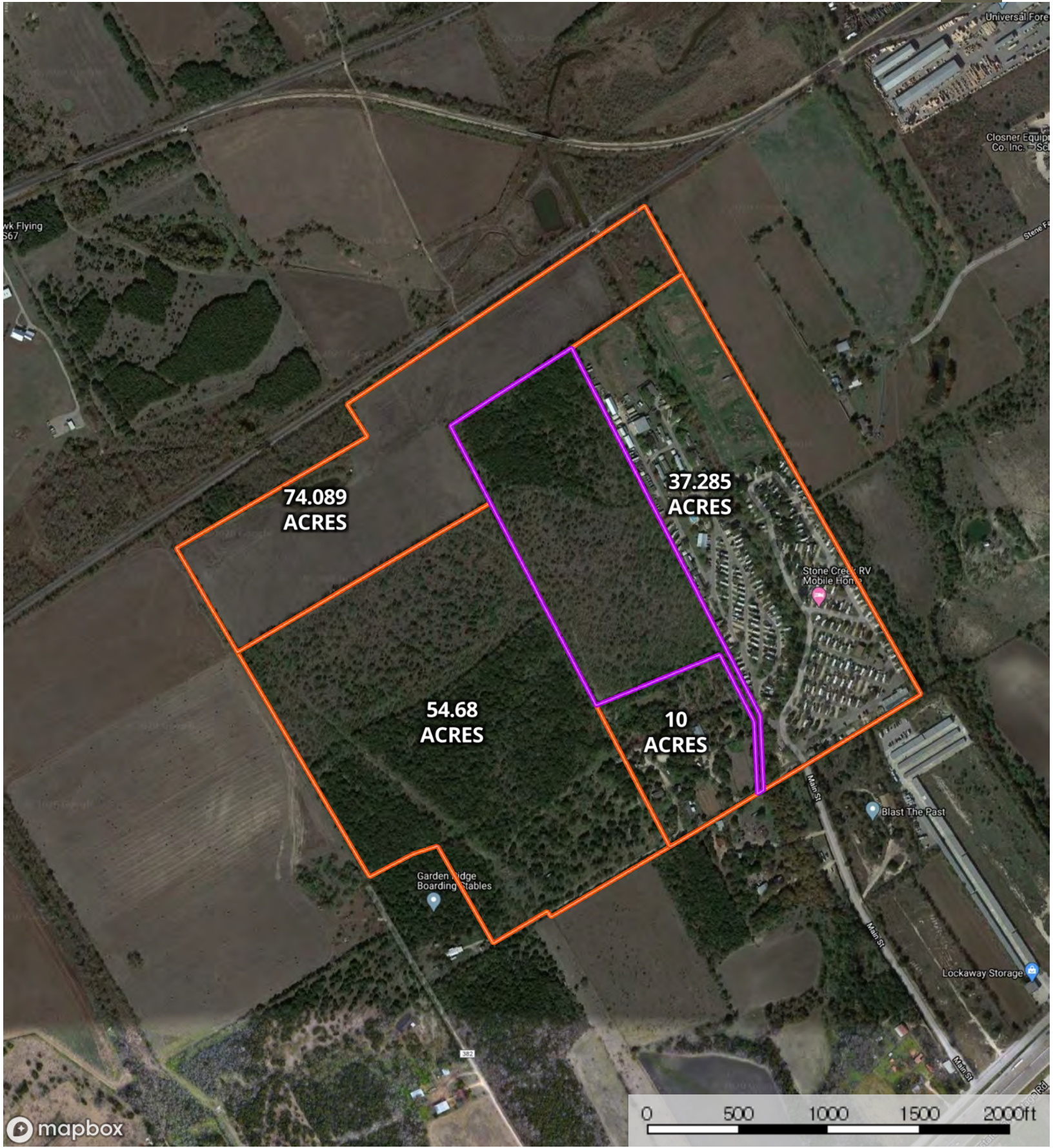
- Boundary
- 100 Year Floodplain
- 500 Year Floodplain
- Floodway
- Special
- Unmapped/ Not Included








 Boundary



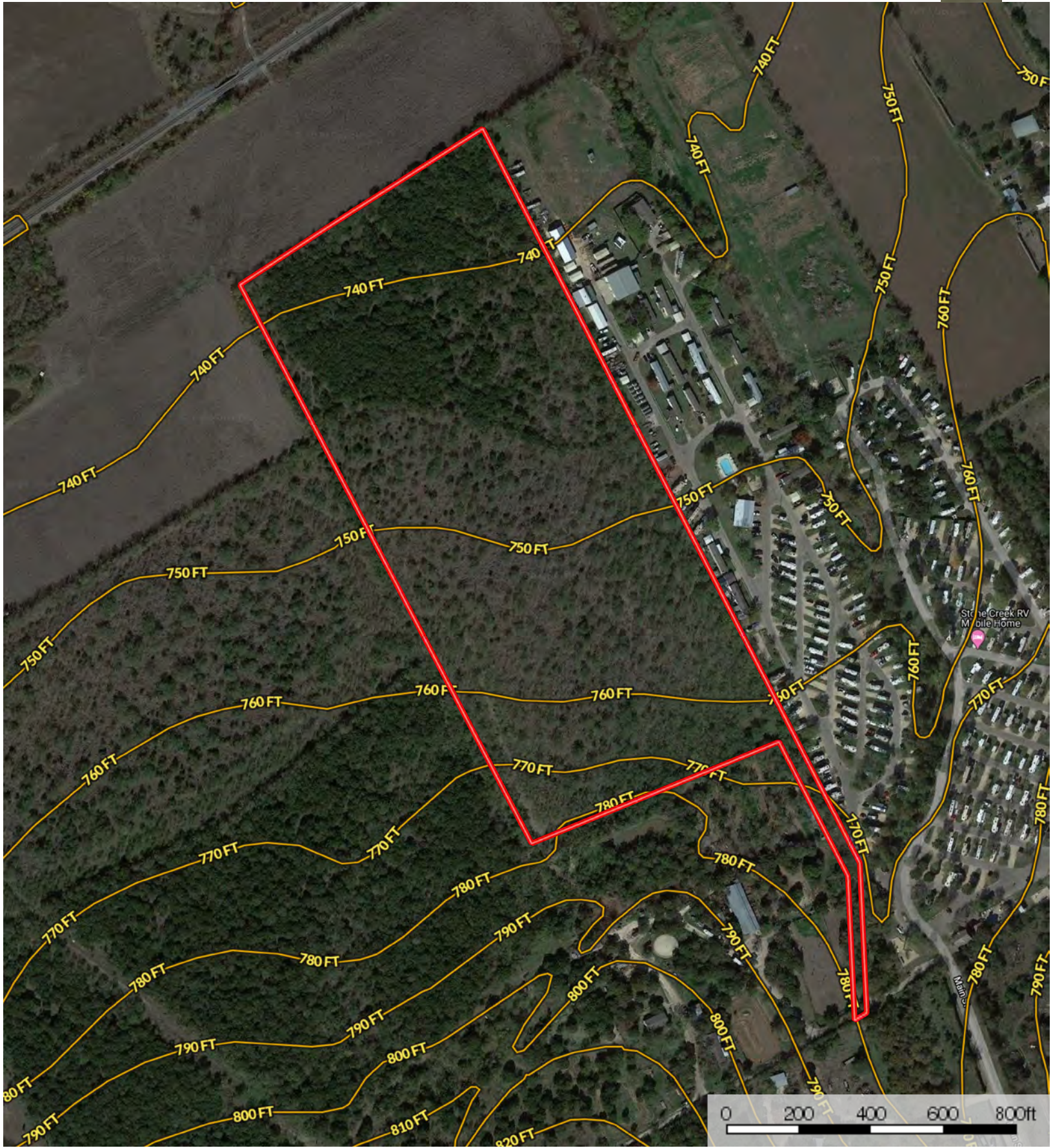


 Subject Property

 Neighbor Boundary

 Boundary





Boundary