



±9.09 AC IH-10 CORRIDOR REDEVELOPMENT OPPORTUNITY

-FM 1518 & IH-10 | STRATEGIC HARD CORNER | MULTI-USE POTENTIAL



PREMIUM LOCATION

- Hard Corner at FM 1518 & IH-10
- Excellent Visibility & Access



HIGH TRAFFIC COUNTS

- IH-10: 100,000+ VPD
- FM 1518: 20,000+ VPD



GROWTH CORRIDOR

Surrounded by Residential,
Industrial & Commercial
Development

±9.09 ACRES

FM 1518

FORMER GAS STATION
WITH DIESEL CANOPY

HARD CORNER
SIGNALIZED ACCESS

IH-10 FRONTAGE · 100,000+ VPD

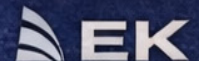
199



13037 IH-10, Schertz, TX 78154

For More Information, Please Contact:

Maureen Moulton | Let's Talk: 210.421.9144 | maureen@ekpartners.us
Mark Kincaid | Let's Talk: 702.303.0338 | markk@ekpartners.us



Investment Highlights



This ±9.09-acre hard corner site at IH-10 and FM 1518 offers a rare opportunity in one of the fastest-growing corridors northeast of San Antonio. With exceptional visibility, high traffic counts, and multiple redevelopment paths, the property is ideally suited for investors, developers, and owner-users seeking a strategic location with long-term upside.

1 STRATEGIC HARD CORNER LOCATION



Positioned at the signalized intersection IH-10 and FM 1518, offering excellent visibility, access, and frontage along a major east-west corridor.

2 HIGH TRAFFIC EXPOSURE



Benefit from consistent, high-volume traffic along IH-10 and FM 1518, providing exceptional exposure and accessibility for future development.

3 ±9.09 ACRES WITH FLEXIBLE CONFIGURATION



Rare large-scale hard corner site with flexibility for subdivision, phased development, or a single-user strategy.

4 EXISTING IMPROVEMENTS



Includes a former gas station with diesel canopy and two warehouse buildings, offering potential for repositioning or redevelopment.

5 INDUSTRIAL OUTDOOR STORAGE (IOS) POTENTIAL



Well-suited for truck parking, trailer storage, or service-related uses, a high-demand asset type in the Schertz market.

6 MULTIPLE VALUE-ADD & REDEVELOPMENT PATHS



Supports a wide range of uses, including retail, travel center, industrial, or service-asset type in Schertz market.

7 LOCATED IN A HIGH-GROWTH CORRIDOR



Surrounded by expanding residential, industrial, and commercial development, with continued infrastructure improvements.

8 FUTURE INFRASTRUCTURE UPSIDE



Positioned to benefit from ongoing and future infrastructure improvements, enhancing accessibility and long-term development.

ONE OF THE FEW REMAINING LARGE-SCALE HARD CORNER REDEVELOPMENT OPPORTUNITIES ALONG IH-10 IN THE SCHERTZ CORRIDOR

13037 IH-10 FRONTAGE RD, SCHERTZ, TX 78154

* Although it is an investment has been. Umms Efr Proagl nH0100 equiers. Opices Pread Prewag). LLG-010 for Their eeproments to But presties or Scherre Caale or Oparthunt, br in the remnged by the Ocomitora acalaiment insuigs and with this anrpto by ventous sppaties by appited ord ements or G-9 WEJ1. The Popntlog, bulis udy at raage, and tto redibratlon as saot from altheas rhafts.

PROPERTY OVERVIEW

Strategically Positioned Between San Antonio & Seguin



Subject Property
IH-10 & FM 1518

Located along IH-10
growth corridor

Located in the primary growth path between
San Antonio and Seguin

📍 13037 IH-10 Frontage Rd, Schertz, TX

PROPERTY DETAILS

• Land:	±9.09 Acres
• IH-10 Frontage:	±691 FT
• FM 1518 Frontage:	±610 FT
• Parcel:	1
• Divisible:	Yes
• Pricing:	Call Broker

VISIBILITY & ACCESS

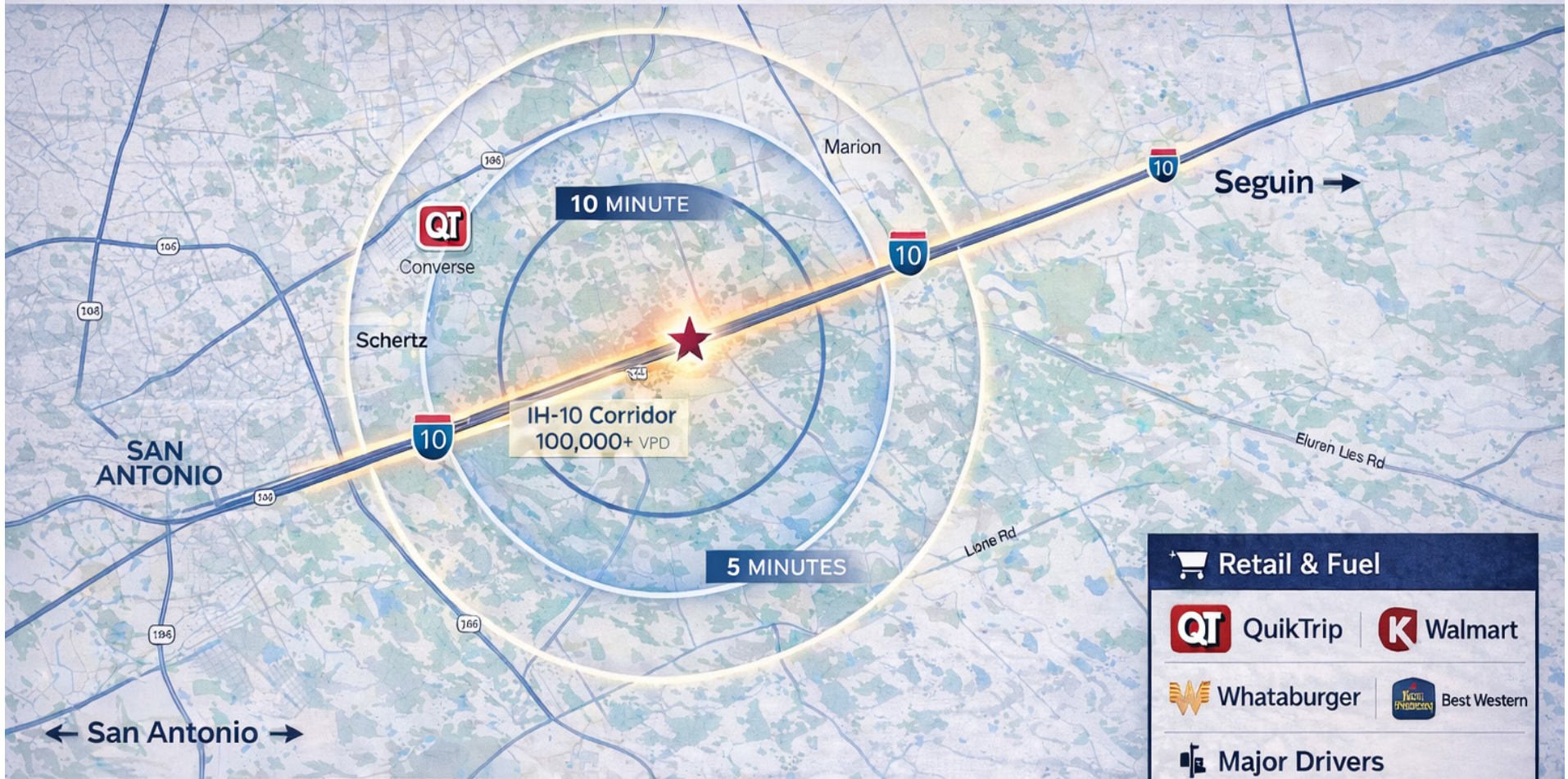
- Signalized hard corner at IH-10 & FM 1518
- Excellent visibility and direct access
- Positioned along a major regional corridor

LOCATION

📍 IH-10:	On Site
📍 FM 1518:	On Site
🌐 Loop 1604:	±4.5 Miles
✚ San Antonio Airport:	± 15 Miles
📍 Downtown San Antonio:	±20 Miles

Drive Time & Area Amenities

Immediate access to IH-10 with proximity to key retail, service, and employment drivers



13037 IH-10 Frontage Rd, Schertz, TX 78154

Retail & Fuel

QT QuikTrip | **K** Walmart

W Whataburger | **Best Western**

Major Drivers

Randolph AFB | **IDEA Schools**

*Although this information has been obtained through reliable sources, Owner, Engel Kinkaid, LC and/or their representatives (the Brokers or Agents) make no guarantees as to accuracy of the information contained herein and offer the property "as is, subject to errors, omissions, changes of price, withdrawal or any other conditions. Informa

Property Photos: FM 1518 Road Expansion



13833 IH 10 Frontage Rd, Schertz, TX 78154

*Although this information has been obtained through reliable sources, Owner, Engel Kinkaid, LC and/or their representatives (the Brokers or Agents) make no guarantees as to accuracy of the information contained herein and offer the property 'as is', subject to errors, omissions, changes of price, withdrawal or any other conditions, information or conditions.

IH-10 Corridor Infrastructure Improvements

FM 5118 & IH-10 Signalized Intersection Expansion



- ✓ Signalized Hard Corner
- ✓ Full Intersection Improvements
- ✓ Enhanced Access & Traffic Flow

13833 IH 10 Frontage Rd, Schertz, TX 78154

Although this information has been obtained through reliable sources, Owner, Engel Kinkaid, LC and/or their representatives (the Brokers or Agents) make no guarantees as to accuracy of the information contained herein and offer the property as is, subject to errors, omissions, changes of price, withdrawal or any other conditions. inform@ejr.com

Information About Brokerage Services

Information About Brokerage Services

Information About Brokerage Services

 **Information About Brokerage Services** 11/2/2015
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.

Engel Kincaid Partners LLC Licensed Broker / Broker Firm Name or Primary Assumed Business Name	9014434 License No.	maureenm@ekpartners.us Email	(210)421-9144 Phone
Maureen Moulton Designated Broker of Firm	9014434 License No.	maureenm@ekpartners.us Email	(210)421-9144 Phone
Maureen Moulton Licensed Supervisor of Sales Agent/ Associate	9014434 License No.	maureenm@ekpartners.us Email	(210)421-9144 Phone
Maureen Moulton Sales Agent/Associate's Name	536514 License No.	maureenm@ekpartners.us Email	(210)421-9144 Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date _____

Regulated by the Texas Real Estate Commission Information available at www.trec.texas.gov
TXR-2501
Engel Kincaid Partners LLC, 17500 La Cantera Pkwy, Ste. 104-418 San Antonio TX 78257 Phone: 2104219144 Fax: _____
Maureen Moulton Produced with Lone Wolf Transactions (pdfForm Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201 www.lwoll.com Engel Kincaid

 **Information About Brokerage Services** 11/2/2015
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.

Engel Kincaid Partners LLC Licensed Broker / Broker Firm Name or Primary Assumed Business Name	9014434 License No.	maureenm@ekpartners.us Email	(210)421-9144 Phone
Maureen Moulton Designated Broker of Firm	9014434 License No.	maureenm@ekpartners.us Email	(210)421-9144 Phone
Maureen Moulton Licensed Supervisor of Sales Agent/ Associate	9014434 License No.	maureenm@ekpartners.us Email	(210)421-9144 Phone
Mark Kincaid Sales Agent/Associate's Name	716378 License No.	markk@ekpartners.us Email	(702)303-0338 Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date _____

Regulated by the Texas Real Estate Commission Information available at www.trec.texas.gov
TXR-2501
Engel Kincaid Partners LLC, 17500 La Cantera Pkwy, Ste. 104-418 San Antonio TX 78257 Phone: 2104219144 Fax: _____
Maureen Moulton Produced with Lone Wolf Transactions (pdfForm Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201 www.lwoll.com Engel Kincaid

13183 I-10 Frontage Rd., Schertz TX 78154

*Although this information has been obtained through reliable sources, Owner, Engel Kincaid, LLC and/or their representatives the Brokers or Agents make no guarantees as to the accuracy of the information contained herein and offer the property without express or implied warranties of any kind. The Property, Units and/or rates may be withdrawn at any time without notice.

13037 IH-10 Frontage Rd, Schertz, TX 78154



13037 IH-10 Frontage Rd, Schertz, TX 78154



Regulated by the Texas Real Estate Commission Information available at www.trec.texas.gov
© 2014 EK Partners, LLC, a subsidiary of Engel Kincaid Partners, LLC. EK Partners, LLC and its representatives (the Broker or Agents) make no representation as to the accuracy of the information contained in the property, or is subject to errors, omissions, changes and goods, withdrawal or other claim.

Regulated by the Texas Real Estate Commission Information available at www.trec.texas.gov
© 2014 EK Partners, LLC, a subsidiary of Engel Kincaid Partners, LLC. EK Partners, LLC and its representatives (the Broker or Agents) make no representation as to the accuracy of the information contained in the property, or is subject to errors, omissions, changes and goods, withdrawal or other claim.

Special Notices and Disclaimers



HAZARDOUS MATERIAL DISCLOSURE

Every purchaser, seller, landlord, and/or tenant of any interest in real property ("Property") is notified that prior or current uses to regulate, removal of hazardous or undesirable materials being present on the Property. These materials may not be visible or easily detected. Current or future laws may require removal or clean-up of areas containing these materials. In order to ensure that the hazardous or undesirable materials, requiring or future laws or has the seller represented or clean-up of these materials will require then such order represent.

If you are a seller or tenant, it is your responsibility to ensure that the transaction documents include disclosures or other disclaimers, and others to make prudent investigations, and further that such inspections are conducted.



ADA DISCLOSURE

To ensure that all business establishments are accessible to people with disabilities, the Americans with Disabilities Act was enacted and there are local laws that may require alterations to a Property in order to access. Texas has enacted the Architectural Barrier Removal Act to also accommodate persons with disabilities. Real Estate Agents are not qualified to advise the proper laws or what changes may be necessary. Real Estate attorneys, engineers and other experts to



FLOOD PLAIN INFORMATION DISCLOSURE

It is the responsibility of every purchaser, seller, landlord and/or tenant are to determine the appropriate flood plain designation maps specified by federal and state laws, including laws that include the Federal Emergency Management Association ("FEMA") and the San Antonio River Authority ("SARA") in order to determine the potential flood risk of a particular property. Texas has enacted with these laws or what changes may be necessary. Real Estate attorneys, engineers and other experts to determine if the Property is in compliance with these laws.

13037 IH-10 Frontage Rd, Schertz, TX 78154

13037 IH-10 Frontage Rd, Schertz, TX 78154

*Although this information has been obtained through reliable sources, Engel Kinkaid, LLC and/or their representatives make no guarantees as to the accuracy of the information contained herein and offer the property, as is, subject to errors, omissions, changes of price, withdrawal or any other conditions, informed conditions.

