

FOR SALE · LAND

Schertz
12.2 Acres

18808 Old Wiederstein Rd, Schertz, TX 78108

ACREAGE	PRICE	LOCATION
12.2 AC	**$1,700,000**	**Schertz, TX**

GOLD TIER REAL ESTATE

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DEVELOPMENT POTENTIAL

Buyer should conduct an independent review with the City of Schertz regarding intended uses and entitlements, and shall conduct all independent due diligence regarding the property.

SHOWINGS

All property showings are by appointment only. Please contact the Gold Tier Real Estate listing team for access.

CONTACT

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01 — THE OFFERING

Prime Development Opportunity in Schertz, Texas



AVAILABLE ACREAGE	PRICE
12.2 AC	$1,700,000

Addres: 18808 OLD WIEDERSTEIN RD, SCHERTZ, TX 78108

Pricing: $1,700,000

Zoning: SINGLE-FAMILY RESIDENTIAL

School District: SCHERTZ-CIBOLO UNIVERSAL CITY ISD

Utilities:

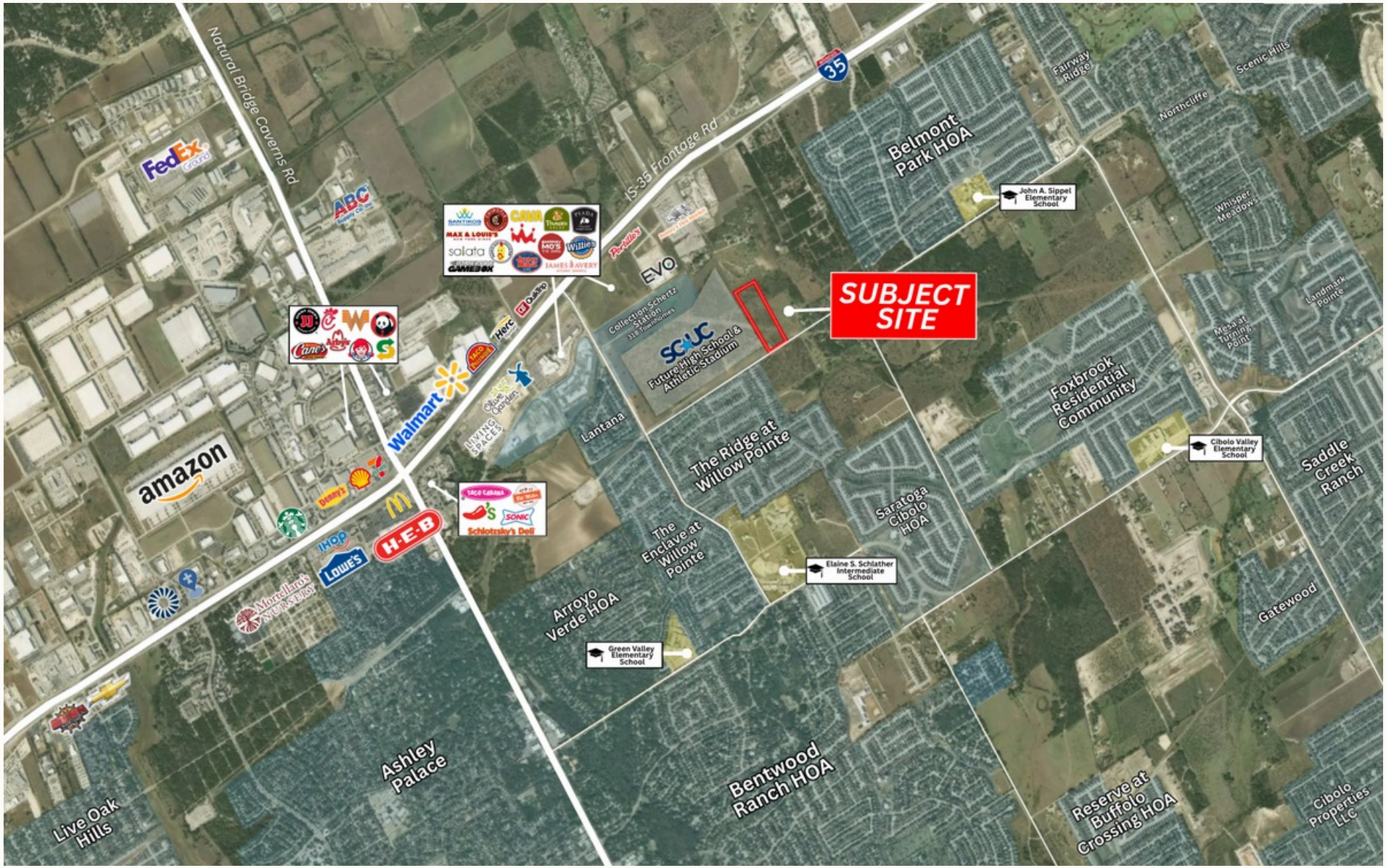
- 6" WATER LINE ALONG OLD WIEDERSTEIN ROAD
- 10" SEWER LINE ALONG OLD WIEDERSTEIN ROAD
- EXISTING WATER WELL ON PROPERTY

Remarks:

- SELLER FINANCING AVAILABLE
- NO FLOODPLAIN
- LOCATED ONE BLOCK OFF IH-35
- OPEN SPACE AGRICULTURAL TAX EXEMPTION IN PLACE
- SURROUNDED BY ESTABLISHED RESIDENTIAL NEIGHBORHOODS AND GROWING RETAIL DEVELOPMENTS

Click for Interactive Map


Belmont Park HOA
John A. Sippel Elementary School
Bussey's Flea Market
Portillo's
IS-35 Frontage Rd
EVO
QuikTrip
Herc Rentals
Willie's
salata
MAX & LOUIE'S
GAMEBOX
SANTIKOS
Olive Garden
LIVING SPACES
Collection Schertz Station
318 Townhomes
SUBJECT SITE
12.2 AC
Old Wiederstein Rd
SCUC
Future High School & Athletic Stadium
Cibolo Valley Dr
Dean Rd
Multifamily Under Construction
Lantana
The Enclave at Willow Pointe
The Ridge at Willow Pointe
Saratoga Cibolo HOA
Foxbrook Residential Community


SUBJECT SITE
Natural Bridge Caverns Rd
IS-35 Frontage Rd
35
Belmont Park HOA
Fairway Ridge
Northcliffe
Scenic Hills
Whisper Meadows
John A. Sippel Elementary School
Landmark Pointe
Mesa at Turning Point
Foxbrook Residential Community
Cibolo Valley Elementary School
Saddle Creek Ranch
Collection Schertz Station
318 Townhomes
Future High School & Athletic Stadium
EVO
Lantana
The Ridge at Willow Pointe
Saratoga Cibolo HOA
The Enclave at Willow Pointe
Elaine S. Schlather Intermediate School
Gatewood
Arroyo Verde HOA
Green Valley Elementary School
Ashley Palace
Bentwood Ranch HOA
Reserve at Buffolo Crossing HOA
Cibolo Properties LLC
Live Oak Hills
Walmart
amazon
H-E-B
Lowe's
IHOP
Denny's
Schlotzsky's Deli
Mortellaro's Nurseries
Olive Garden
LIVING SPACES
FedEx Ground
ABC Supply Co. Inc.

Schertz, Texas

Schertz, Texas, is a growing community located northeast of San Antonio along Interstate 35. Situated between San Antonio and New Braunfels, Schertz offers easy access to nearby communities including Cibolo, Selma, Universal City, and the greater San Antonio area. The area has seen steady residential and commercial growth, with new neighborhoods, shopping centers, restaurants, and entertainment options continuing to develop. As more people move to the area, demand for retail, dining, and everyday services continues to grow. With its convenient location along I-35, expanding population, and access to major surrounding cities, Schertz offers plenty of opportunities for future residential and commercial development.



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	11,320	50,356	91,367
HOUSEHOLDS	3,542	16,045	31,311
MEDIAN. HH INCOME	$105,752	$123,642	$110,116
AVERAGE AGE	36	37	39
5-YR POP. GROWTH	10.57%	11.14%	11.60%

EXCLUSIVELY LISTED BY GOLD TIER REAL ESTATE

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TREC BROKER
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Colin Tierney, Designated Broker

All showings by appointment only. Broker does not represent or warrant the accuracy of any information provided. Buyer shall conduct their own independent due diligence regarding the property. The Texas Real Estate Commission Information About Brokerage Services form and Consumer Protection Notice accompany this brochure as a separate attachment.