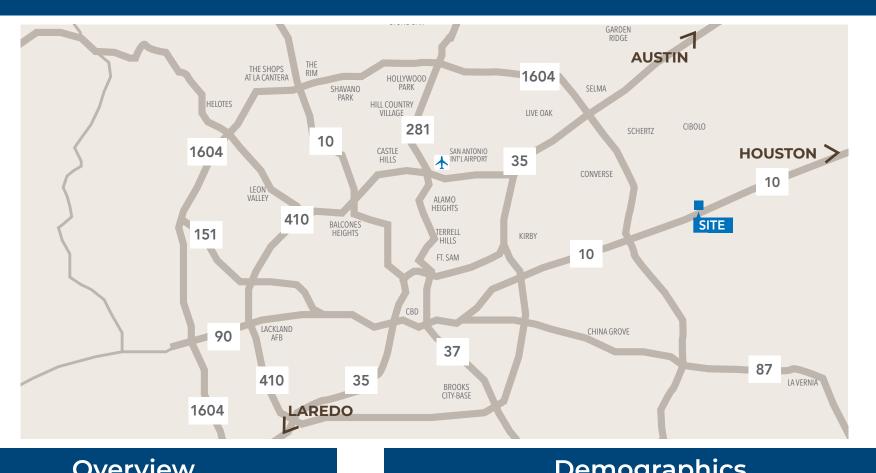


- **13597 I-10 E, Schertz, TX 78154** -**±32 Acres** User or Development Site

13597 I-10 E, Schertz, TX 78154 **For Sale**



Overview

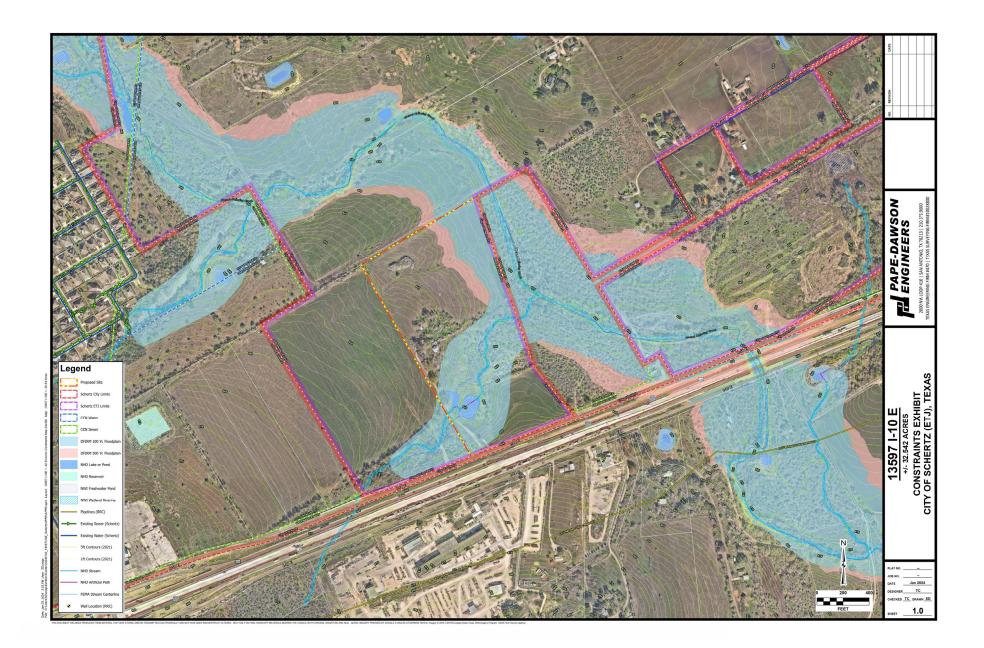
Lot	±32 Acres
Zoning	General Business District (GB)
Frontage	±892 ft
Asking Price	Contact Broker
Utilities	Green Valley SUD

		nograph	105	
		3 Mile	5 Mile	10 Mile
Population	2023	10,620	30,931	301,194
	2028	13,462	37,565	322,293
Median HH Inc.	2023	\$84,245	\$86,379	\$77,768
	2028	\$98,877	\$101,022	\$86,800
Traffic Count			51,470 VPD	

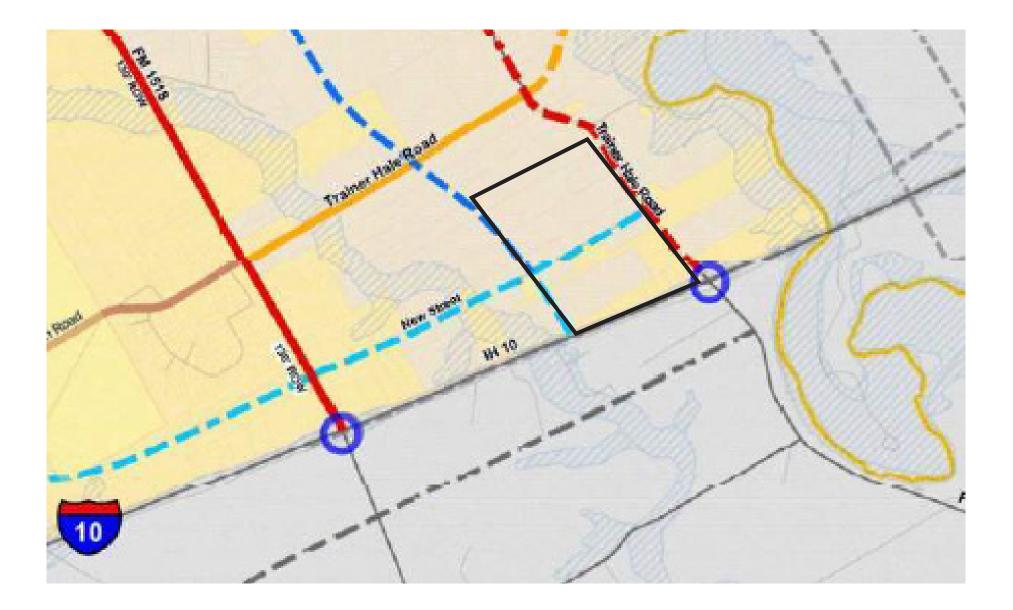
13597 I-10 E, Schertz, TX 78154 Utilities & Topography

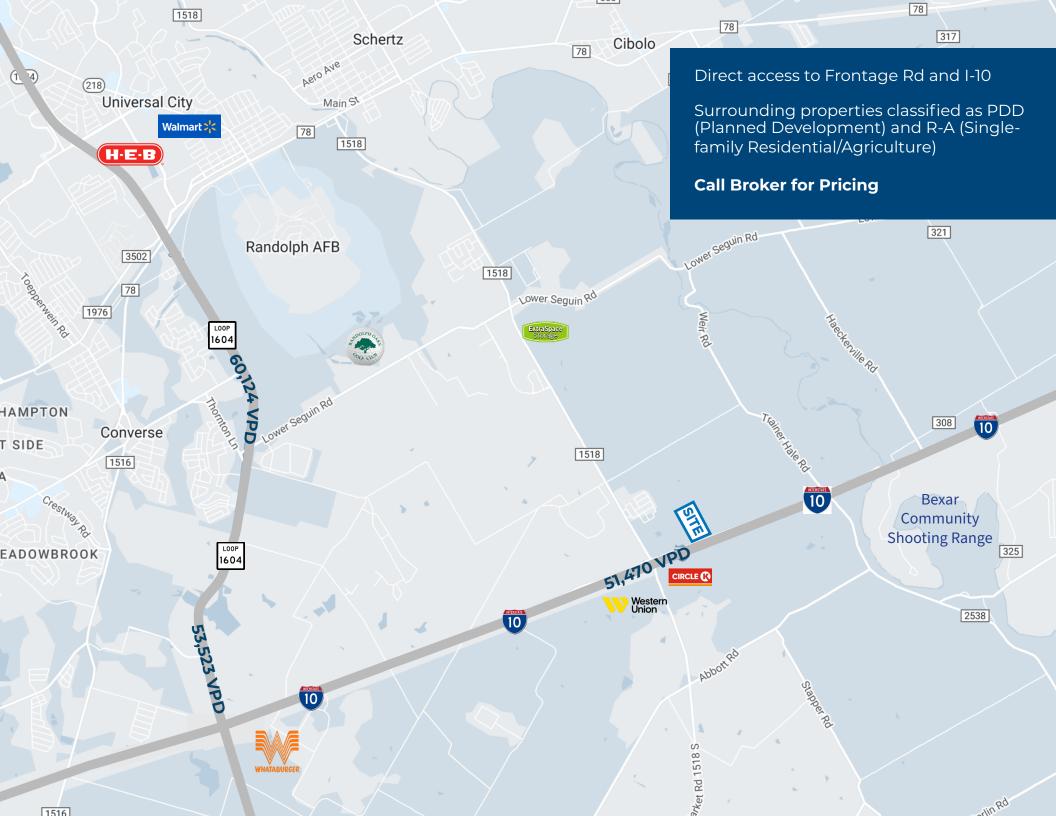


13597 I-10 E, Schertz, TX 78154 Flood Map



13597 I-10 E, Schertz, TX 78154 Throughfare Schertz Master Plan





Information Informatio Information Information Information Information Informa	Information Al quires all real estate lice erage services to prospe	Information About Brokerage Services w requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.	11-2-2015 bout
 TYPES OF REAL ESTATE LICENSE HOLDERS: A BROKER is responsible for all broke A SALES AGENT must be sponsored b 	s: erage activities, inc by a broker and wo	S 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.	/ the broker.
 A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the brok 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 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. 	S REQUIRED BY LAW (A client is the plient above all others, including the br naterial information about the properions and present any offer to or councestate transaction honestly and fairly.	 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:	RTY IN A REAL EST	ATE TRANSACTION:	
AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the propusually in a written listing to sell or property management agreement. An above and must inform the owner of any material information about the information disclosed to the agent or subagent by the buyer or buyer's agent.	JRD) : The broker borty management any material informagent agent by the buyer	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.	reement with the owner, proker's minimum duties by the agent, including
AS AGENT FOR BUVER/TENANT: The brownitten representation agreement. A buye material information about the property c seller's agent.	oker becomes the l er's agent must per or transaction know	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.	buyer, usually through a t inform the buyer of any the agent by the seller or
AS AGENT FOR BOTH - INTERMEDIARY agreement of <i>each party</i> to the transacti underlined print, set forth the broker's ob-	 To act as an in ion. The written ag ligations as an intel 	AS AGENT FOR BOTH - INTERMEDIARY : To act as an intermediary between the parties the broker must first obtain the written agreement of <i>each party</i> 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:	first obtain the written , in conspicuous bold or
 Must treat all parties to the transaction impartany and fairty; May, with the parties' written consent, appoint a different license holder asso buyer) to communicate with, provide opinions and advice to, and carry out the it. Must not, unless specifically authorized in writing to do so by the party, disclose: 	con impartially and sent, appoint a diff e opinions and advi zed in writing to do	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:	o each party (owner and o the transaction.
 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 submitt any confidential information or any other information that a pa disclose, unless required to do so by law. 	ce less than the wri i price greater than ir any other inform so by law.	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 disclose, unless required to do so by law.	er in writing not to
AS SUBAGENT: A license holder acts as a buyer. A subagent can assist the buyer but	a subagent when a t does not represer	er acts as a subagent when aiding a buyer in a transaction without an agreement to r ie buyer but does not represent the buyer and must place the interests of the owner first	ent to represent the ner first.
 TO AVOID DISPUTES, ALL AGREEMENTS B The broker's duties and responsibilities Who will pay the broker for services 	SETWEEN YOU AND ties to you, and you provided to you, w	 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 	ESTABLISH: vill be calculated.
LICENSE HOLDER CONTACT INFORMATIC you to use the broker's services. Please ac	JN: This notice is bucknowledge receipt	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.	t create an obligation for ords.
Transwestern Property Company SW GP LLC	466196		210-341-1344
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Steve Ash	392519	steve.ash@transwestern.com	713-270-7700
Designated Broker of Firm Leah Gallagher	License No. 526657	Email leah.gallagher@transwestern.com	Phone 210-341-1344
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Charlie Weil	571201	charlie.weil@transwestern.com	210-341-1344
Sales Agent/Associate's Name	License No.	Email	Phone
Buyer/Ten	Buyer/Tenant/Seller/Landlord Initials	ord Initials Date	
Regulated by the Texas Real Estate Commission	mmission	Information available	Information available at www.trec.texas.gov

11-2-2015

IABS 1-0

Broker Contact Info:

Charlie Weil, SIOR Vice President 210.253.2934 Charlie.Weil@Transwestern.com



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