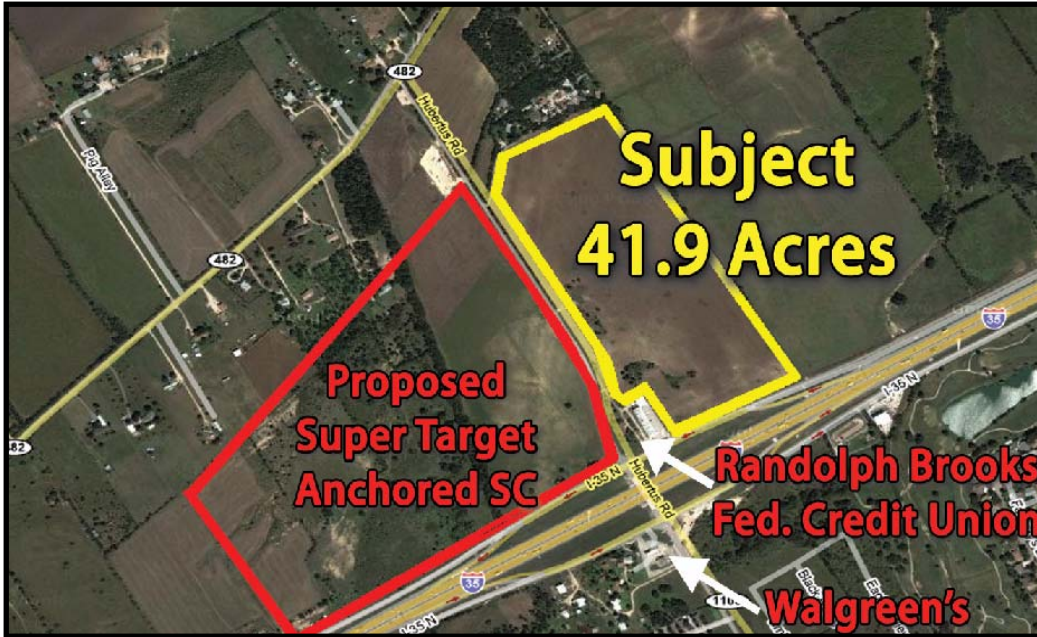


# FOR SALE

IH-35 and Hubertus Road, Schertz, TX



- **41.9 Acres – NW Corner of IH-35 and Hubertus Road**
- **Excellent Visibility from IH-35 from both directions**
- **750 Feet of Frontage on IH-35 and 1,850 Feet of Frontage on Hubertus Road**

This is the corner of one of the if not THE hottest intersections on IH-35 in Schertz. Target proposes to locate across the street (Hubertus) and Walgreen's has committed on the southeast corner of Hubertus and IH 35. Randolph-Brooks Federal Credit Union is under construction on the hard corner of the subject tract. Lack's is under construction at Schwab Road with a retail/distribution complex. Schertz was just voted #40 in the nation and #1 in Texas as the best small city to live in.

- **Ideal for Office/Retail/Industrial**
- **Located in Comal County**
- **Utilities Include: Water, Sewer, Gas, Electricity, All Available to the Site**

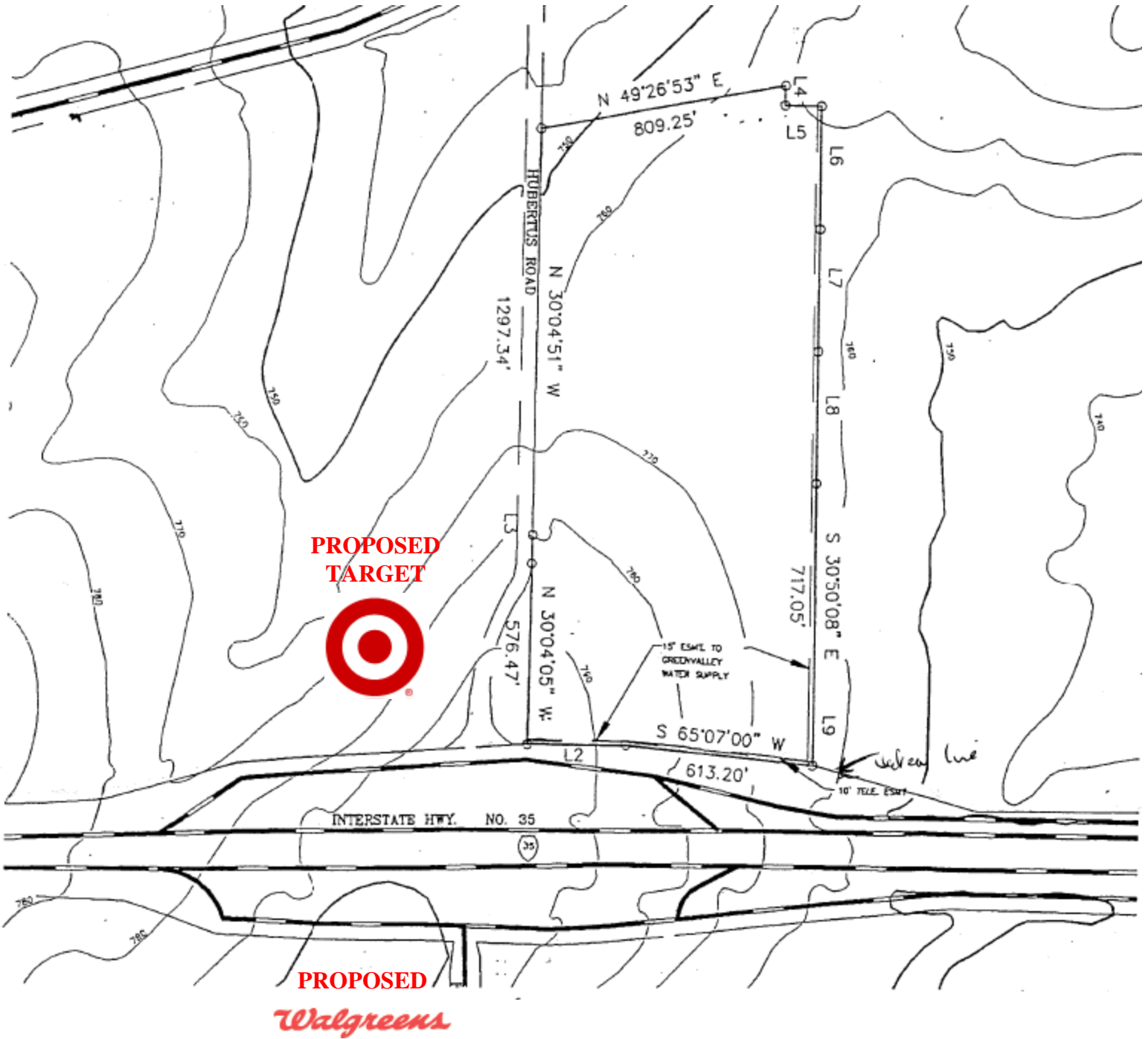


For more information please contact:

Kit Corbin  
Executive Vice President  
210.804.4855  
kit.corbin@grubb-ellis.com

- **Price: \$5.00/SF**

# 43.6 Acres at IH-35 and Hubertus Road Schertz, Texas



Grubb & Ellis Company 40 NE Loop 410, Ste 607 San Antonio, TX 78216 210.828.5050 main 210.828.7860 fax www.grubb-ellis.com  
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LOCAL PRESENCE GLOBAL REACH