

# Former Church's Chicken

304 FM 78 SCHERTZ, TX 78154

Retail Property

For Sale



## COMMENTS

- \* Stand alone building
- \* High parking ratio
- \* Excellent visibility from FM 78
- \* Close proximity to Randolph Air Force Base
- \* Traffic Counts:  
Mill St. at Seguin Rd.; 21,000 vpd (2004)  
FM 78 at FM 1516; 19,100 vpd (2004)

## PROPERTY DESCRIPTION

This site is great for a user looking to be in the growing NE submarket. The 792 SF standalone building is a very efficient space with great parking. The air force base is within a mile of the site. The land is 0.15 acres.

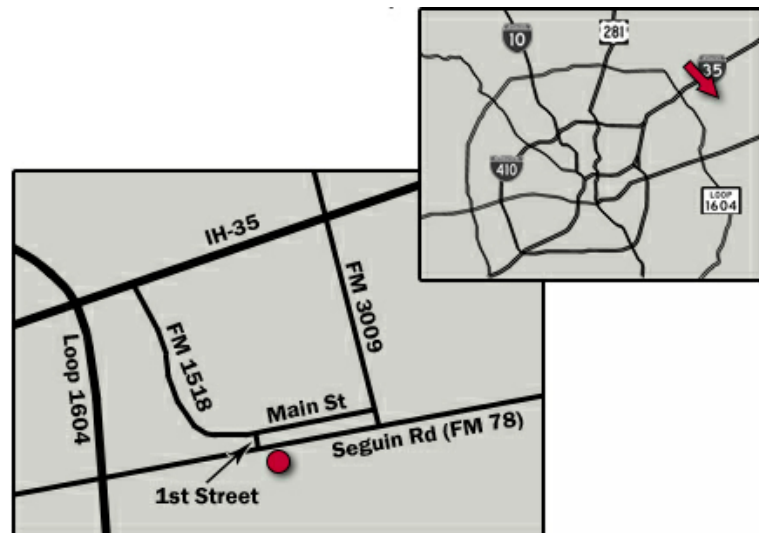
## ZONING

GENERAL BUSINESS

## LOCATION

FM 78 and 1st St.

Year: 2007	1 Mile	3 Mile	5 Mile
Avg HH Inc:	\$54,269	\$77,908	\$74,294
Population:	6,187	52,467	93,997
Households:	2,431	18,571	33,276



Andrew B. Price  
Retail Services  
[aprice@naireocpartners.com](mailto:aprice@naireocpartners.com)

B. Keith McRee  
Vice President, Retail Services  
[kmcree@naireocpartners.com](mailto:kmcree@naireocpartners.com)