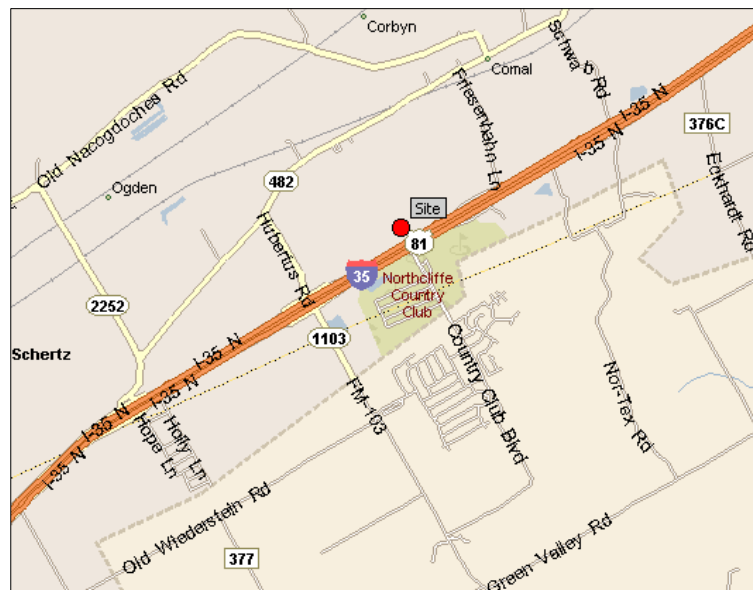


For Sale
119 ACRES
IH-35 SOUTH BETWEEN HUBERTUS & SCHWAB ROAD
Schertz, TX



GRUBB & ELLIS.
From Insight to Results



As San Antonio extends outward, this next stretch of IH-35 frontage will become the focus for both users and investors alike. Located opposite Northcliff Country Club on IH-35 gives this site a tremendous presence and identity for users.

Snapshot:

- 119 Acres
- Highest & Best Use: Office/Retail/Industrial
- Zoning: Commercial/Industrial
- Utilities: Water, Sewer, Gas, Electricity, All Available to the Site
- Asking Price: \$2.75 PSF

Features:

- Excellent Visibility
- 2800 Ft. of Frontage on IH-35
- Depending on "Use" Will Sub-divide
- Directly across from Northcliff Country Club
- Topography: Gently Rolling

To learn more, please contact:

Grubb & Ellis Company
40 NE Loop 410, Suite 607
San Antonio, TX 78216
Main: 210.828.5050
Fax: 210.828.7860
www.grubb-ellis.com

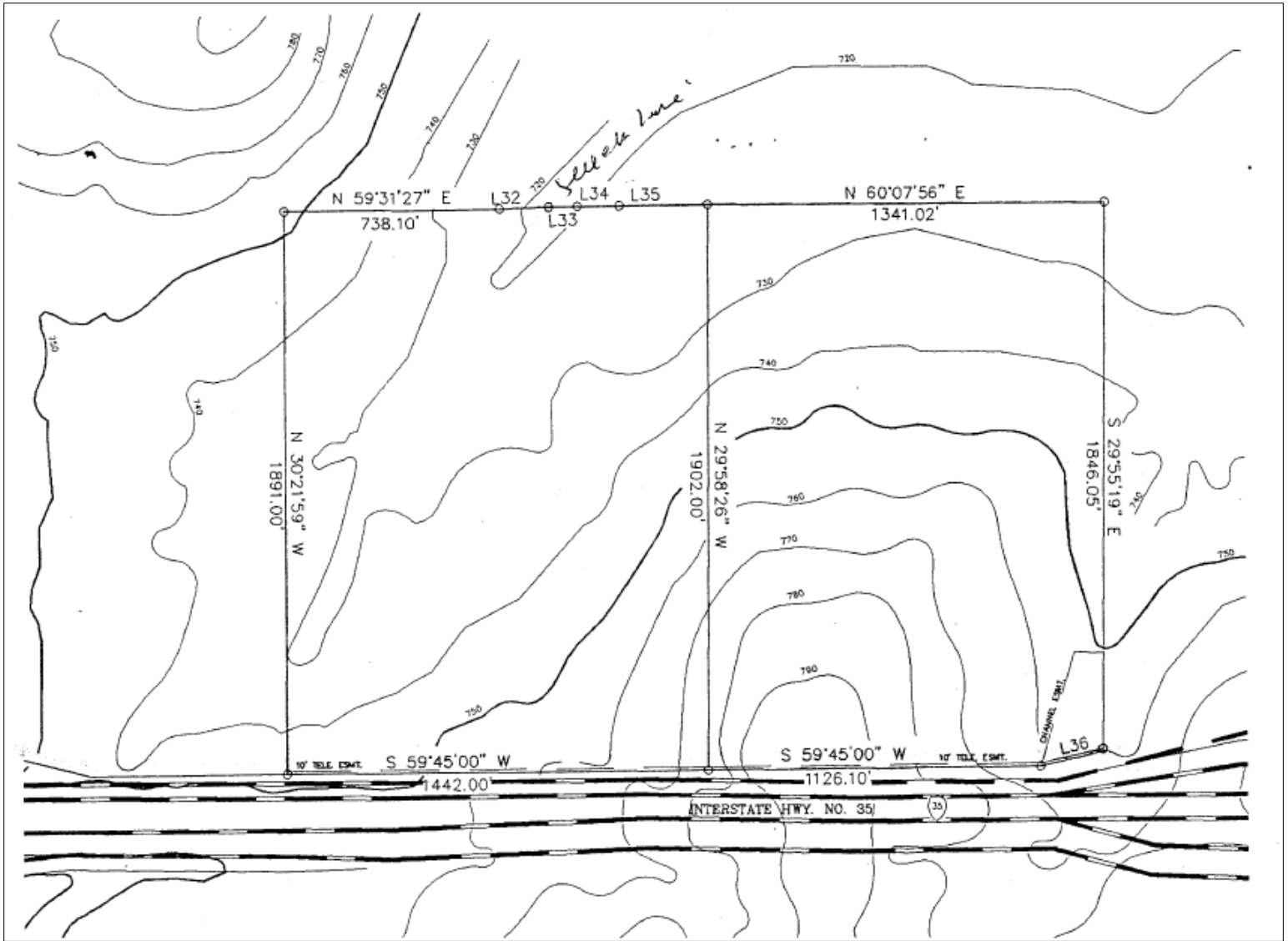
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Topographic Map



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