



18780 IH-35 N

UP TO ±11.81 ACRES FOR LEASE OR SALE

18780 IH-35 N
Schertz, TX 78154



Property Highlights

High-visibility site in a fast-growing corridor

±11.81-acre commercial site on IH-35 N in Schertz, TX, with excellent visibility, easy interstate access, and strong development potential. Located in the rapidly growing corridor between San Antonio and New Braunfels, the property is available for sale or lease and can be subdivided or built to suit, offering flexible options for commercial, industrial, or mixed-use development.

PROPERTY FEATURES

- Easy access to San Antonio, Schertz, and New Braunfels
- Strong surrounding residential and commercial growth
- Suitable for commercial, industrial, or mixed-use development
- Located near major retail, entertainment, and logistics hubs



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Demising Plan



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Nearby Companies & Developments



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Nearby Amenities

Restaurants

- | | |
|-----------------------------|---------------------|
| 1 Portillo's Schertz | 18 Taco Palenque |
| 2 Dave's Hot Chicken | 19 Chili's |
| 3 Piada Italian Street Food | 20 Sonic Drive-In |
| 4 Panera Bread | 21 Bill Millers BBQ |
| 5 Cava | 22 Taco Cabana |
| 6 Chipotle Mexican Grill | 23 IHOP |
| 7 Salata | 24 Starbucks |

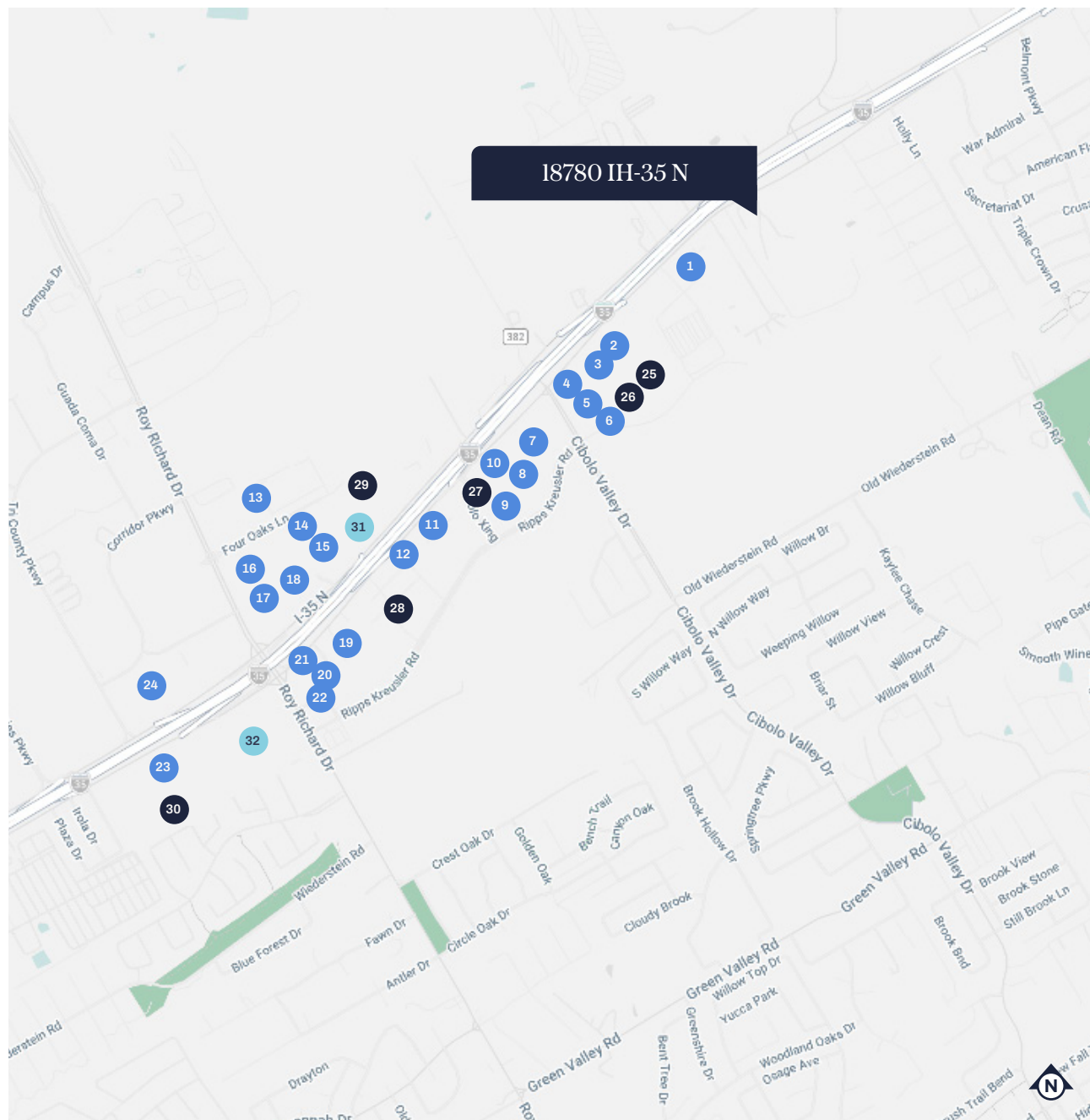
- 8 Parry's Pizzeria
- 9 Max and Louie's
- 10 Willie's Grill & Icehouse
- 11 Dutch Bros Coffee
- 12 Olive Garden
- 13 Chick-fil-A
- 14 Panda Express
- 15 Jimmy John's
- 16 Whataburger
- 17 Wendy's

Retail & Entertainment

- 25 EVO Entertainment
- 26 Home Depot
- 27 Stantikos Cibolo
- 28 Living Spaces
- 29 Bob Mills
- 30 Lowe's

Grocery & Pharmacy

- 31 Walmart Supercenter
- 32 H-E-B Plus



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Get in Touch

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