

FM 3009 & WIEDERSTEIN RD.

3501-3561 Roy Richards Dr. Schertz, Texas

RETAIL SPACE AVAILABLE FOR LEASE

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www.birnbaumproperty.com

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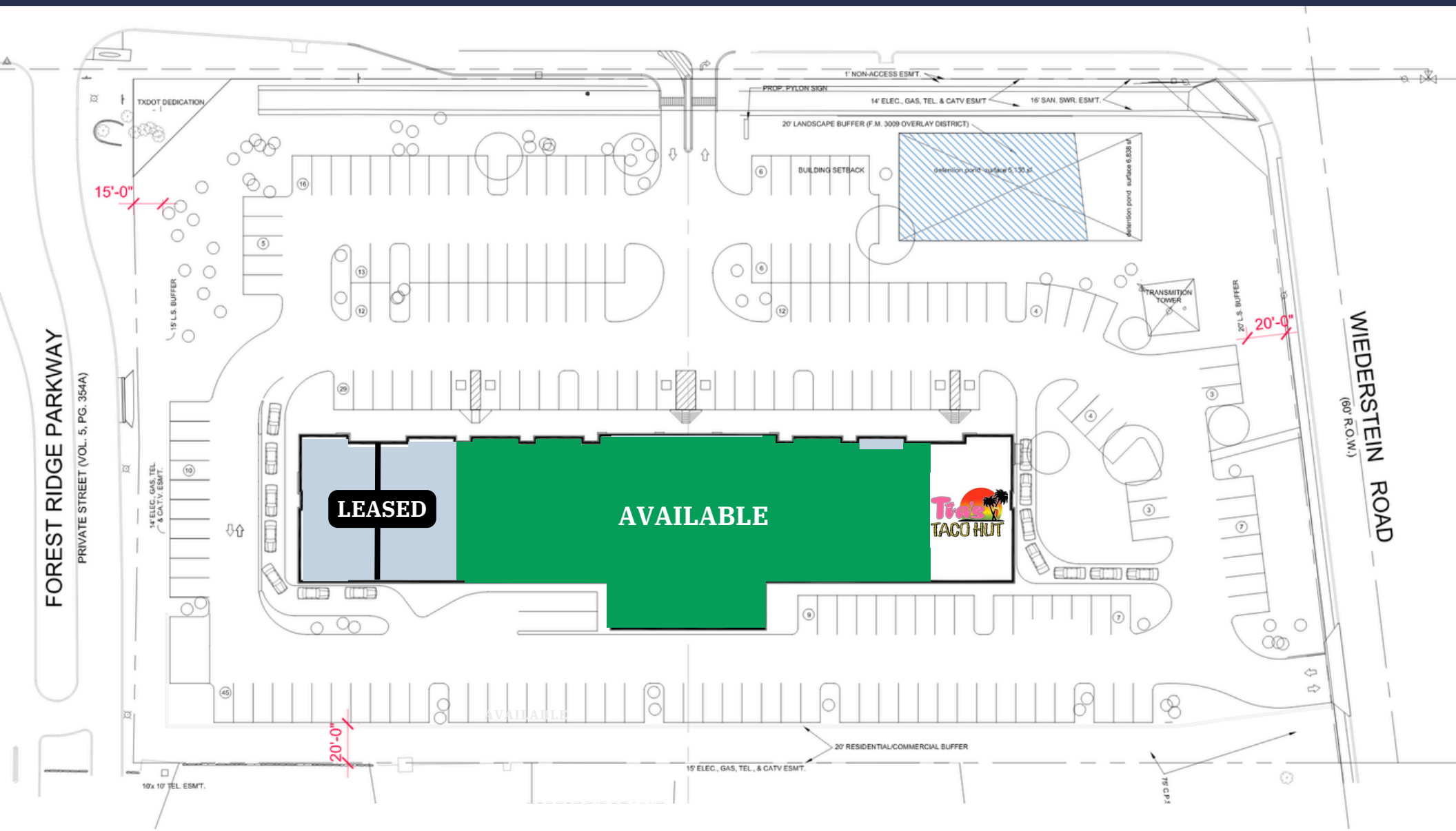

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TRADE AREA



POPULATION
2022

1 mile	10,856
3 mile	63,622
5 mile	120,312

HOUSEHOLD INCOME
2022

1 mile	$142,846
3 mile	$121,392
5 mile	$110,930

TRAFFIC COUNTS
2021

IH 35 N	144,489 VPD
FM 3009	30,689 VPD

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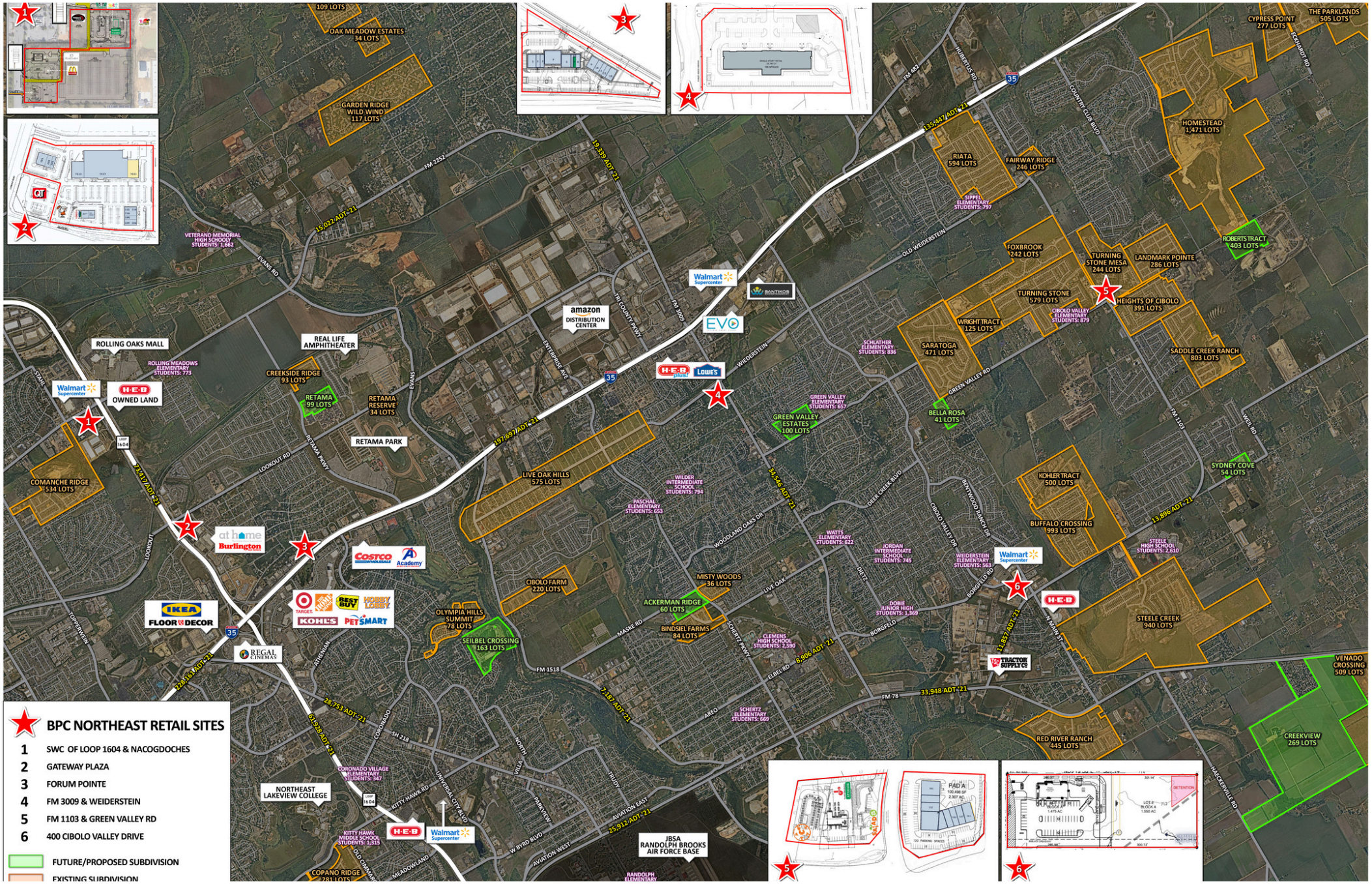
GROWTH MAP



BPC NORTHEAST RETAIL SITES
1 SWC OF LOOP 1604 & NACOGDOCHES
2 GATEWAY PLAZA
3 FORUM POINTE
4 FM 3009 & WEIDERSTEIN
5 FM 1103 & GREEN VALLEY RD
6 400 CIBOLO VALLEY DRIVE
FUTURE/PROPOSED SUBDIVISION
EXISTING SUBDIVISION
ROLLING OAKS MALL
OWNED LAND
REAL LIFE AMPHITHEATER
RETAMA PARK
RETAMA RESERVE 34 LOTS
RETAMA 99 LOTS
CREEKSIDE RIDGE 93 LOTS
COMANCHE RIDGE 534 LOTS
OAK MEADOW ESTATES 34 LOTS
GARDEN RIDGE WILD WIND 117 LOTS
LIVE OAK HILLS 575 LOTS
CIBOLO FARM 220 LOTS
OLYMPIA HILLS SUMMIT 78 LOTS
SEILBEL CROSSING 163 LOTS
MISTY WOODS 36 LOTS
ACKERMAN RIDGE 60 LOTS
BINDSIEL FARMS 84 LOTS
GREEN VALLEY ESTATES 100 LOTS
RIATA 594 LOTS
FAIRWAY RIDGE 246 LOTS
HOMESTEAD 1,471 LOTS
FOXBROOK 242 LOTS
TURNING STONE MESA 244 LOTS
LANDMARK POINTE 286 LOTS
ROBERTS TRACT 403 LOTS
TURNING STONE 579 LOTS
HEIGHTS OF CIBOLO 391 LOTS
WRIGHT TRACT 125 LOTS
SARATOGA 471 LOTS
SADDLE CREEK RANCH 803 LOTS
BELLA ROSA 41 LOTS
KOHLER TRACT 500 LOTS
BUFFALO CROSSING 993 LOTS
SYDNEY COVE 54 LOTS
STEELE CREEK 940 LOTS
VENADO CROSSING 509 LOTS
CREEKVIEW 269 LOTS
RED RIVER RANCH 445 LOTS
CIBOLO VALLEY ELEMENTARY STUDENTS: 879
SCHLATHER ELEMENTARY STUDENTS: 836
GREEN VALLEY ELEMENTARY STUDENTS: 657
WILDER INTERMEDIATE SCHOOL STUDENTS: 794
PASCHAL ELEMENTARY STUDENTS: 653
WATTS ELEMENTARY STUDENTS: 622
JORDAN INTERMEDIATE SCHOOL STUDENTS: 745
WEIDERSTEIN ELEMENTARY STUDENTS: 563
DOBIE JUNIOR HIGH STUDENTS: 1,369
CLEMENS HIGH SCHOOL STUDENTS: 2,590
SCHERTZ ELEMENTARY STUDENTS: 669
CORONADO VILLAGE ELEMENTARY STUDENTS: 347
KITTY HAWK MIDDLE SCHOOL STUDENTS: 1,315
NORTHEAST LAKEVIEW COLLEGE
JBSA RANDOLPH BROOKS AIR FORCE BASE
RANDOLPH ELEMENTARY
COPANO RIDGE 281 LOTS
VETERAND MEMORIAL HIGH SCHOOLY STUDENTS: 1,662
ROLLING MEADOWS ELEMENTARY STUDENTS: 773
CYPRESS POINT 277 LOTS
THE PARKLANDS 505 LOTS
STEELE HIGH SCHOOL STUDENTS: 2,610
SIPPEL ELEMENTARY STUDENTS: 797
Walmart Supercenter
H-E-B
Lowe's
amazon DISTRIBUTION CENTER
EVO
SANTIKOS
at home Burlington
COSTCO WHOLESALE
Academy
IKEA FLOOR & DECOR
TARGET
BEST BUY
HOBBY LOBBY
KOHL'S
PETSMART
REGAL CINEMAS
TRACTOR SUPPLY CO
FM 2252
FM 3009
FM 1518
FM 78
FM 1103
FM 482
EVANS RD
LOOKOUT RD
RETAMA PKWY
ENTERPRISE AVE
TRI COUNTY PKWY
WIEDERSTEIN
OLD WEIDERSTEIN
GREEN VALLEY RD
WOODLAND OAKS DR
LIVE OAK
MASKE RD
SCHERTZ PKWY
ELBEL RD
AREO
KITTY HAWK RD
UNIVERSAL CITY BLVD
W BYRD BLVD
AVIATION EAST
AVIATION WEST
MEADOWLAND
CORONADO
SH 218
TOPPERWEIN
ATHENIAN
COUNTRY CLUB BLVD
HUBERTUS RD
ECKHARDT RD
WEIL RD
N MAIN ST
BORGFELD RD
BORGFELD
DIETZ
DEER CREEK BLVD
CIBOLO VALLEY DR
BENTWOOD RANCH DR
HAECKERVILLE RD
135,447 ADT-21
19,339 ADT-21
15,022 ADT-21
197,697 ADT-21
73,417 ADT-21
34,546 ADT-21
13,896 ADT-21
11,857 ADT-21
8,906 ADT-21
33,948 ADT-21
7,187 ADT-21
25,912 ADT-21
228,161 ADT-21
61,928 ADT-21
28,753 ADT-21

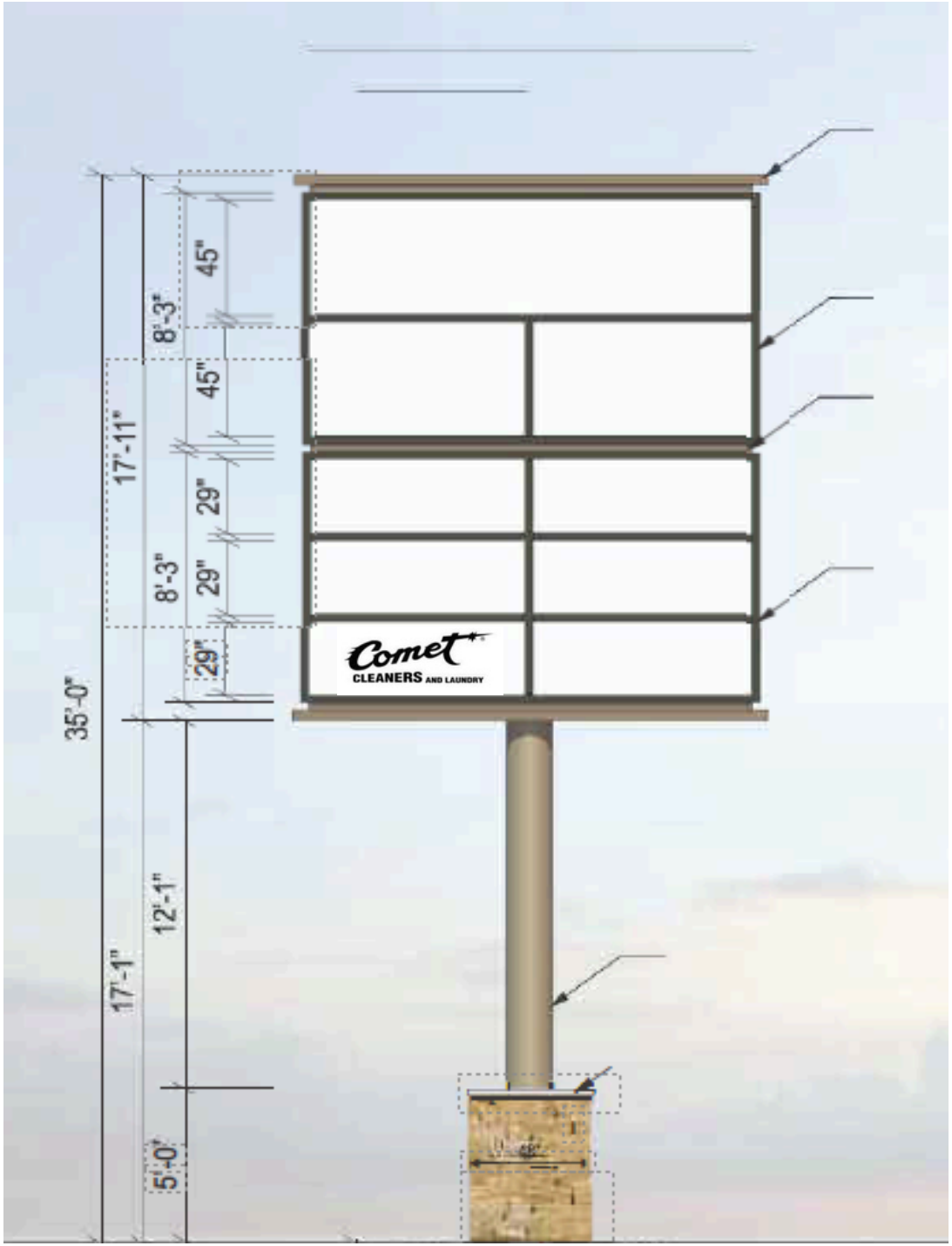
DEMOGRAPHICS

Pop-Facts® Demographic Quick Facts

FM 3009 and Wiederstein Rd

	3mi		1mi		5mi	
	Total	%	Total	%	Total	%
2022 Est. Population by Single-Classification Race						
White Alone	42,970	67.54	7,834	72.16	81,308	67.58
Black/African American Alone	9,638	15.15	1,608	14.81	16,852	14.01
American Indian/Alaskan Native Alone	363	0.57	36	0.33	812	0.68
Asian Alone	2,269	3.57	368	3.39	4,263	3.54
Native Hawaiian/Pacific Islander Alone	175	0.28	21	0.19	375	0.31
Some Other Race Alone	4,481	7.04	391	3.60	9,825	8.17
Two or More Races	3,726	5.86	599	5.52	6,878	5.72
Hispanic/Latino	20,074	31.55	2,948	27.16	42,146	35.03
Not Hispanic/Latino	43,549	68.45	7,908	72.84	78,166	64.97
2022 Occupied Housing Units by Tenure						
Owner-Occupied	17,223	78.80	3,073	88.31	31,573	72.46
Renter-Occupied	4,633	21.20	407	11.70	11,998	27.54
Average Household Size	--	2.90	--	3.13	--	2.76
2022 Households by Household Income						
Income < $15,000	611	2.80	81	2.33	1,519	3.49
Income $15,000 - $24,999	862	3.94	61	1.75	1,978	4.54
Income $25,000 - $34,999	839	3.84	115	3.31	2,269	5.21
Income $35,000 - $49,999	1,666	7.62	219	6.29	4,032	9.25
Income $50,000 - $74,999	3,242	14.83	371	10.66	7,243	16.62
Income $75,000 - $99,999	3,257	14.90	487	13.99	6,562	15.06
Income $100,000 - $124,999	3,051	13.96	461	13.25	5,556	12.75
Income $125,000 - $149,999	2,619	11.98	463	13.30	4,748	10.90
Income $150,000 - $199,999	3,040	13.91	603	17.33	5,367	12.32
Income $200,000 - $249,999	1,392	6.37	281	8.07	2,306	5.29
Income $250,000 - $499,999	1,004	4.59	264	7.59	1,568	3.60
Income $500,000+	272	1.25	74	2.13	425	0.97
Average Household Income	--	121,392.00	--	142,846.00	--	110,930.00
Median Household Income	--	103,554.30	--	122,000.43	--	92,727.01
2022 Est. Median HH Income by Single-Classification Race						
White Alone	--	102,766.81	--	120,101.83	--	91,618.36
Black/African American Alone	--	114,321.72	--	135,129.83	--	105,186.79
American Indian/Alaskan Native Alone	--	75,824.64	--	115,938.55	--	70,342.97
Asian Alone	--	84,253.93	--	81,143.95	--	81,332.54
Native Hawaiian/Pacific Islander Alone	--	90,905.33	--	159,603.68	--	95,731.23
Some Other Race Alone	--	91,881.59	--	119,482.73	--	86,350.13
Two or More Races	--	115,694.13	--	90,978.45	--	93,774.55
Hispanic/Latino	--	92,889.44	--	102,750.70	--	82,404.30
Not Hispanic/Latino	--	108,406.73	--	130,916.46	--	98,015.67

PYLON



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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

EQUAL HOUSING OPPORTUNITY

TYPES 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.

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:

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.

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.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* 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:

- 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:
  - 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 not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

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.

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.

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Designated Broker of Firm	License No.	Email	Phone