



0.86 AC  
PAD SITE

For lease or sale:  
SEQ Roy Richard Dr &  
Wiederstein Rd  
Schertz, Texas 78154

VENTURE

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# Metrics

SEQ Roy Richard Dr & Wiederstein Rd  
Schertz, Texas 78154

## Location

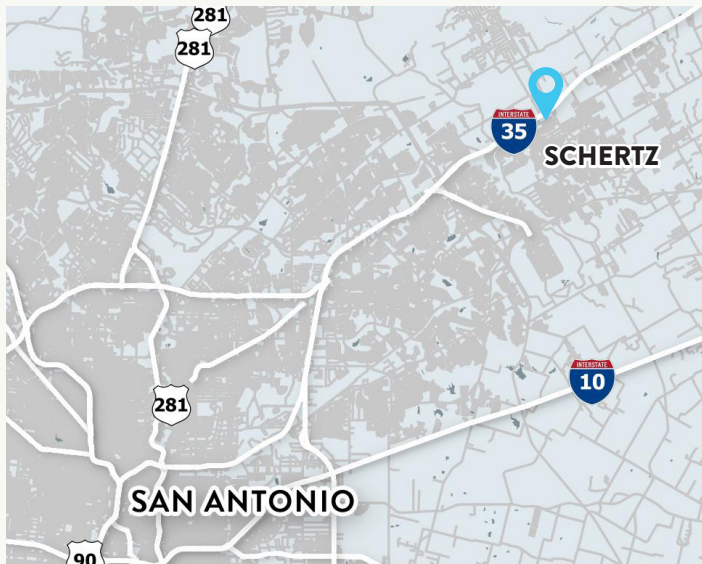
SEQ Roy Richard Dr & Wiederstein Rd

## Size

Land  
0.86 AC

## Traffic Counts

Roy Richard Dr I-35  
31,884 VPD 148,823 VPD



## Property Highlights

1. Full access to site
2. Cross access to The Learning Experience
3. Close proximity to multiple anchors
4. Zoning: (NS) Neighborhood Services

## 2025 Demographic Summary

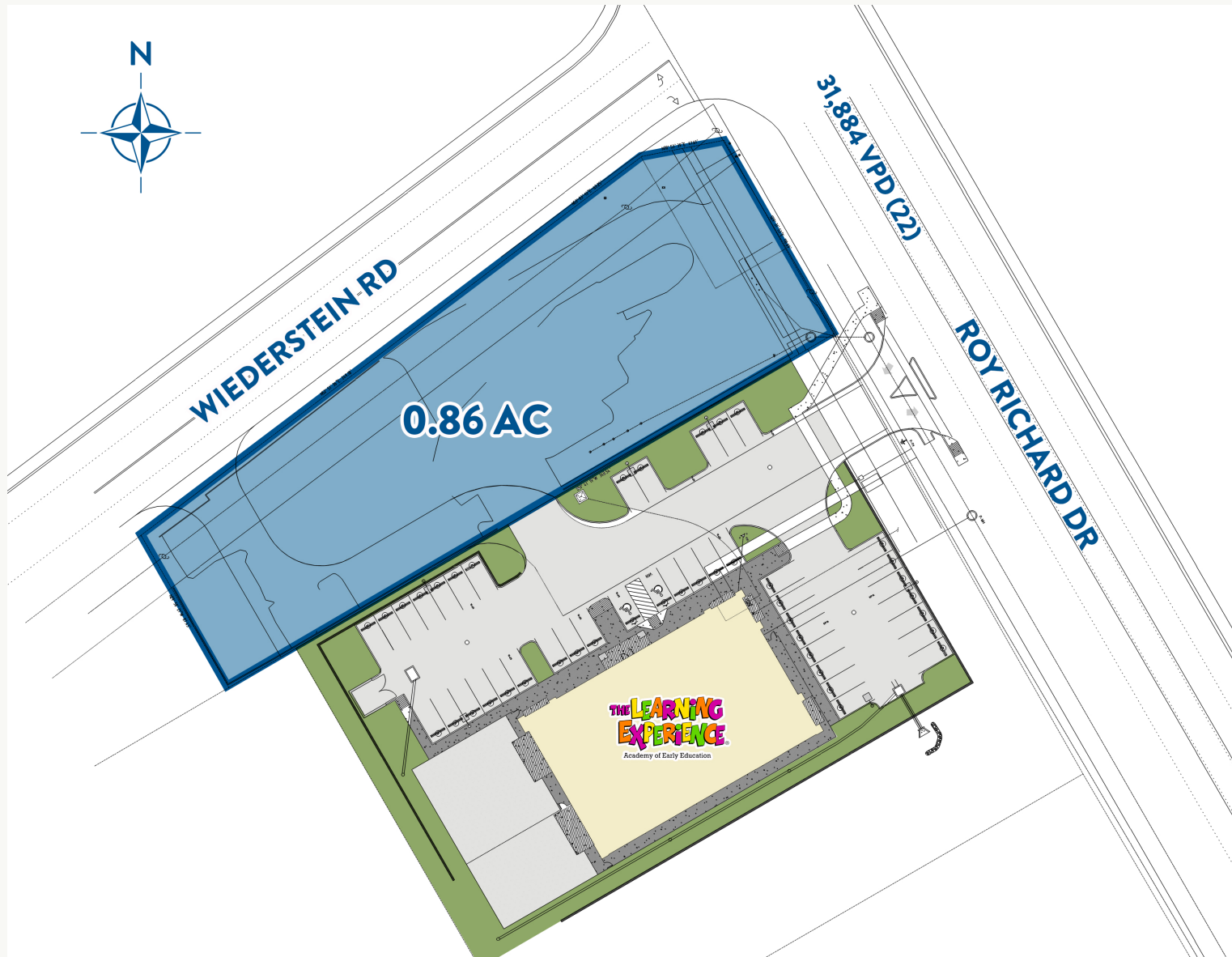
	1 MILE	3 MILES	5 MILES
EST. POPULATION	9,062	58,727	124,449
EST. DAYTIME POPULATION	2,616	13,139	28,101
EST. AVG. HH INCOME	\$154,162	\$140,669	\$130,655

## Area Attractions



# Site Plan

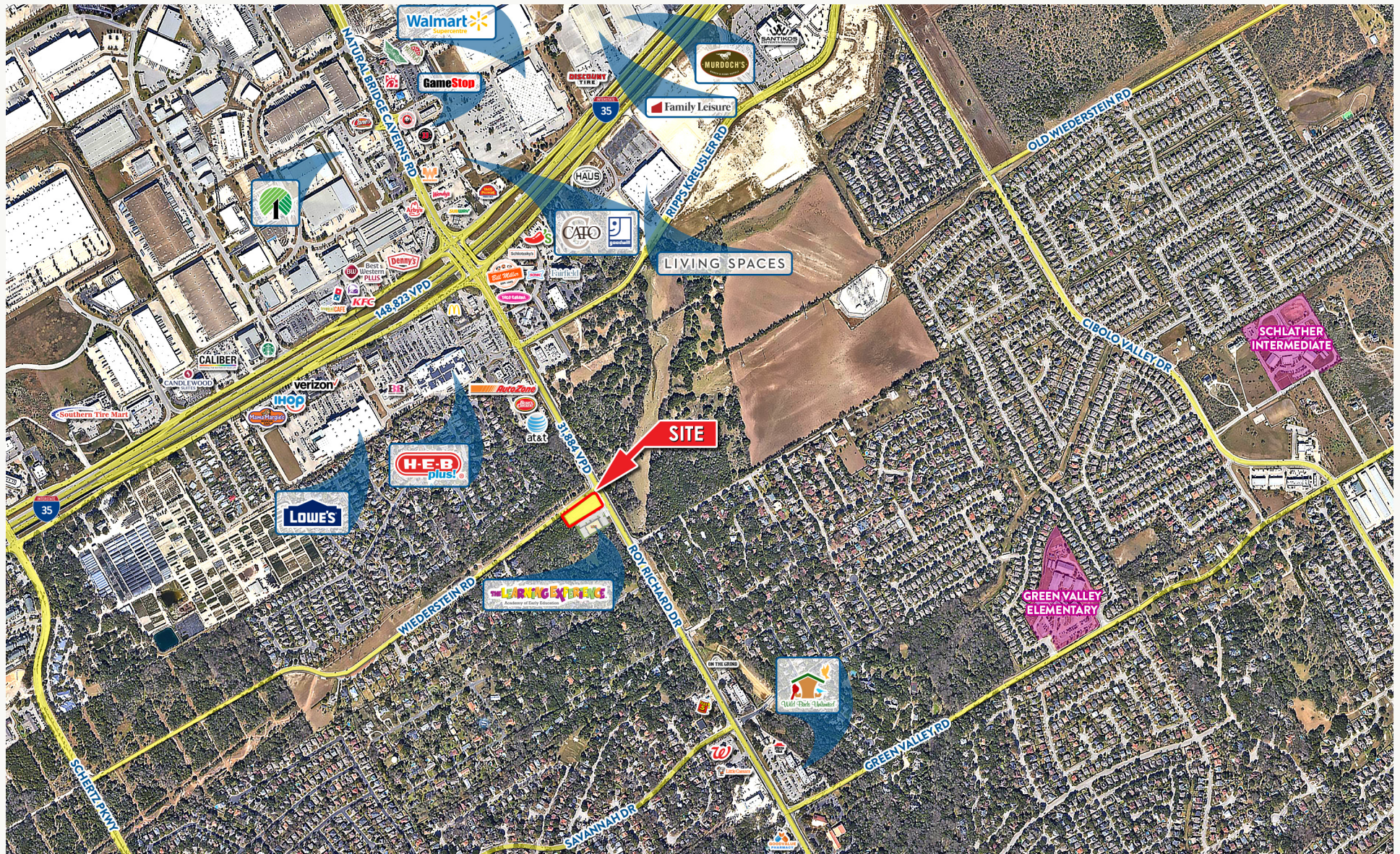
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# Aerial

SEQ Roy Richard Dr & Wiederstein Rd  
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# VENTURE

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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.

2-10-2025



## 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):

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- Treat all parties to a real estate transaction honestly and fairly.

## A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

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