



# 0.86 AC PAD SITE

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

VENTURE

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# Metrics

## 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



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## 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

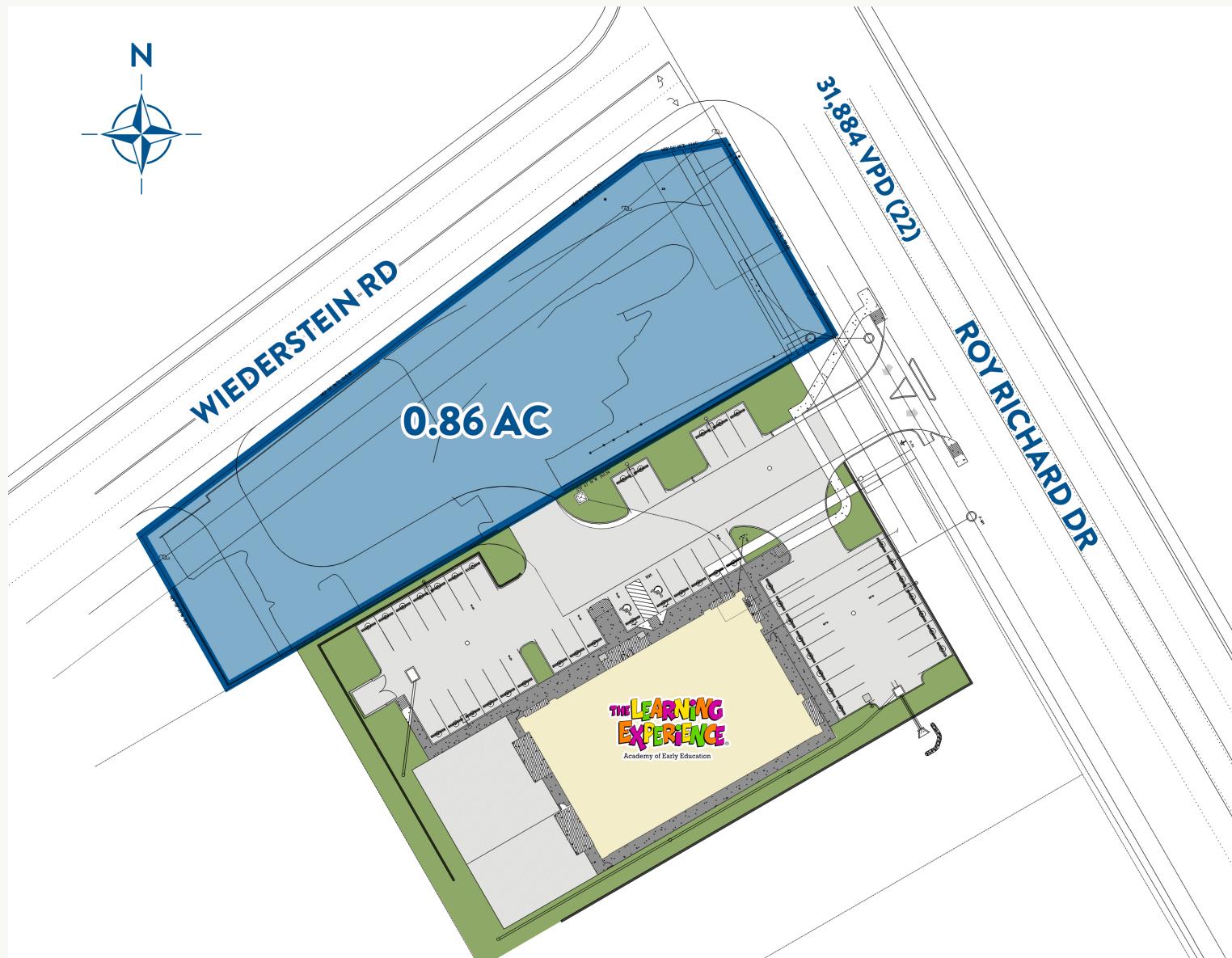
	1 MILE	3 MILES	5 MILES
EST. POPULATION	9,062	58,727	124,449
EST. DAYTIME POPULATION	2,616	13,139	28,101
EST. AVG. HH INCOME	\$154,162	\$140,669	\$130,655

## Area Attractions



# Site Plan

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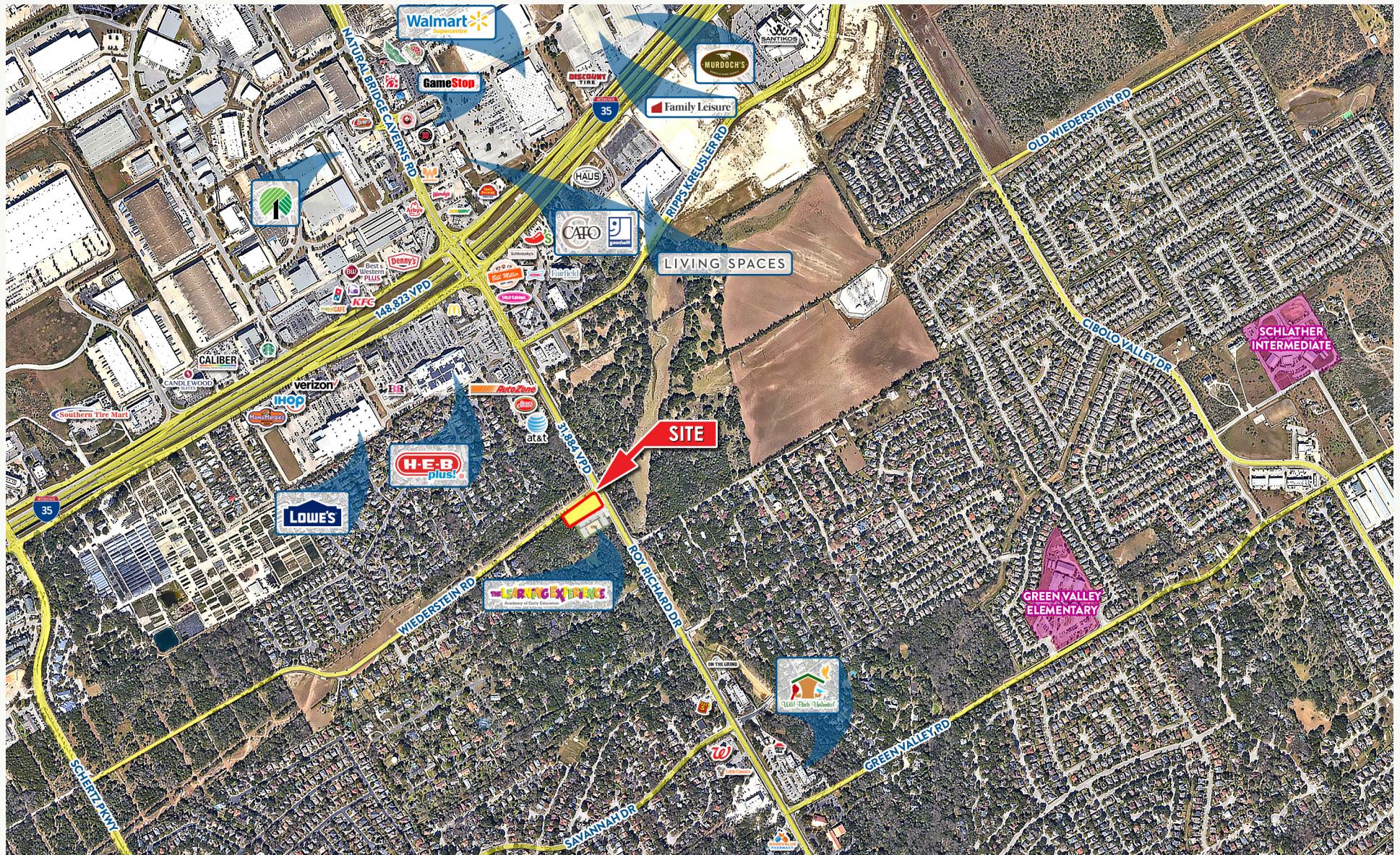
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# Aerial

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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.*

### 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:

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Sales Agent/Associate's Name	License No.	Email	Phone
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