



0.86 AC
PAD SITE

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

Metrics

SEQ Roy Richard Dr & Wiederstein Rd
Schertz, TX

Location

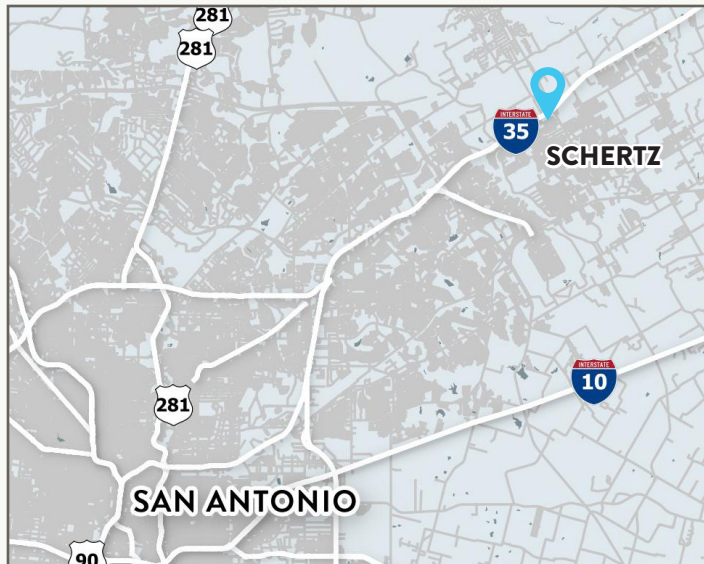
SEQ Roy Richard Dr & Wiederstein Rd

Size

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

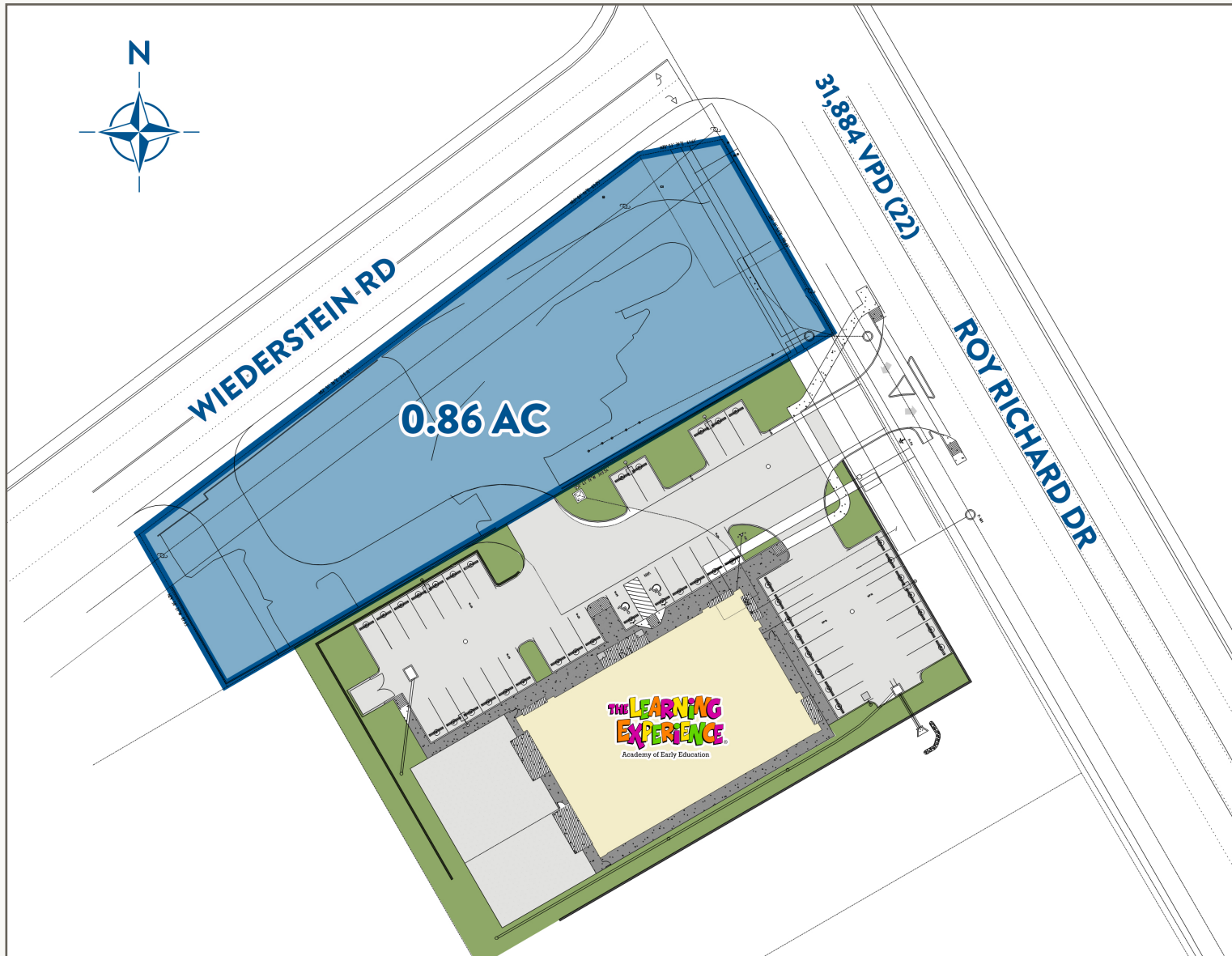
	1 MILE	3 MILES	5 MILES
EST. POPULATION	9,062	58,727	124,449
EST. DAYTIME POPULATION	2,616	13,139	28,101
EST. AVG. HH INCOME	\$154,162	\$140,669	\$130,655

Area Attractions



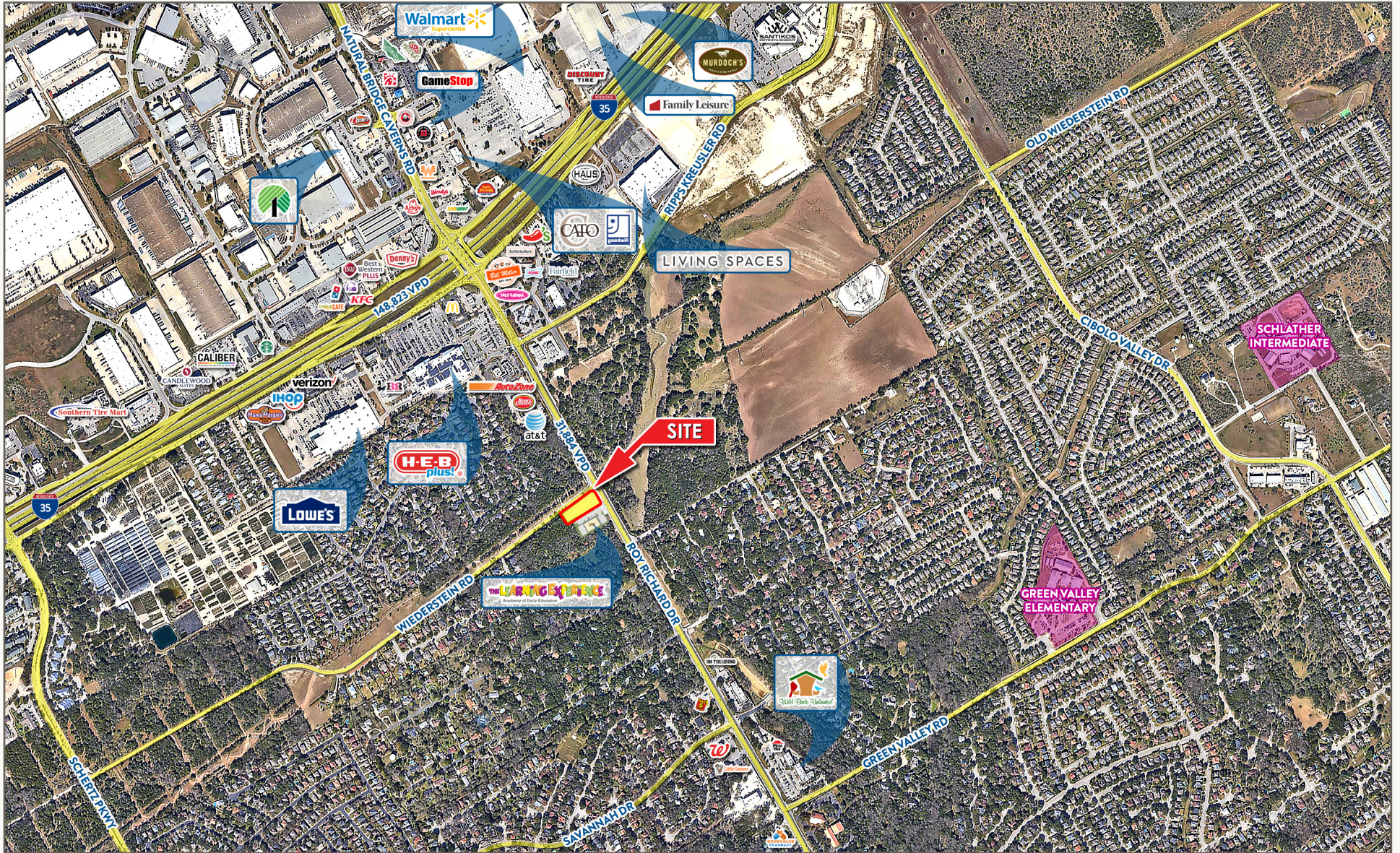
Site Plan

SEQ Roy Richard Dr & Wiederstein Rd
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Aerial

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VENTURE

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