

# 187 Acres For Sale

## Weir Road, Schertz, Texas

- 186.565 acres in eastern Bexar County, Texas
- Schertz City Limits - Zoned PRE (Pre-Development)
- Proven growth area with multiple new communities
- Option for larger land assembly - call broker



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# Area Overview

# Existing and Expanding Residential



City of Schertz Population **44,360**

**TOP 10 LARGEST SCHERTZ PRIMARY JOB EMPLOYERS**

1. Amazon
2. Sysco
3. Viasatworks
4. FedEx Ground
5. Bechtel Engineering
6. FedEx Freight
7. Hollingsworth Logistics
8. Caterpillar Inc.
9. Builders First Source
10. Republic National Distribution

**120** PRIMARY JOB EMPLOYERS IN SCHERTZ

**57%** Residents With College Degree

Daytime Worker Population **42,163**

**413K** LABORFORCE WITHIN 15 MILES OF SCHERTZ

**1.5%** EST. MSA ANNUAL RATE OF GROWTH (2022-2027)

**3.5%** MSA UNEMPLOYMENT (October 2022)

Schertz companies have access to the MSA's large population of:

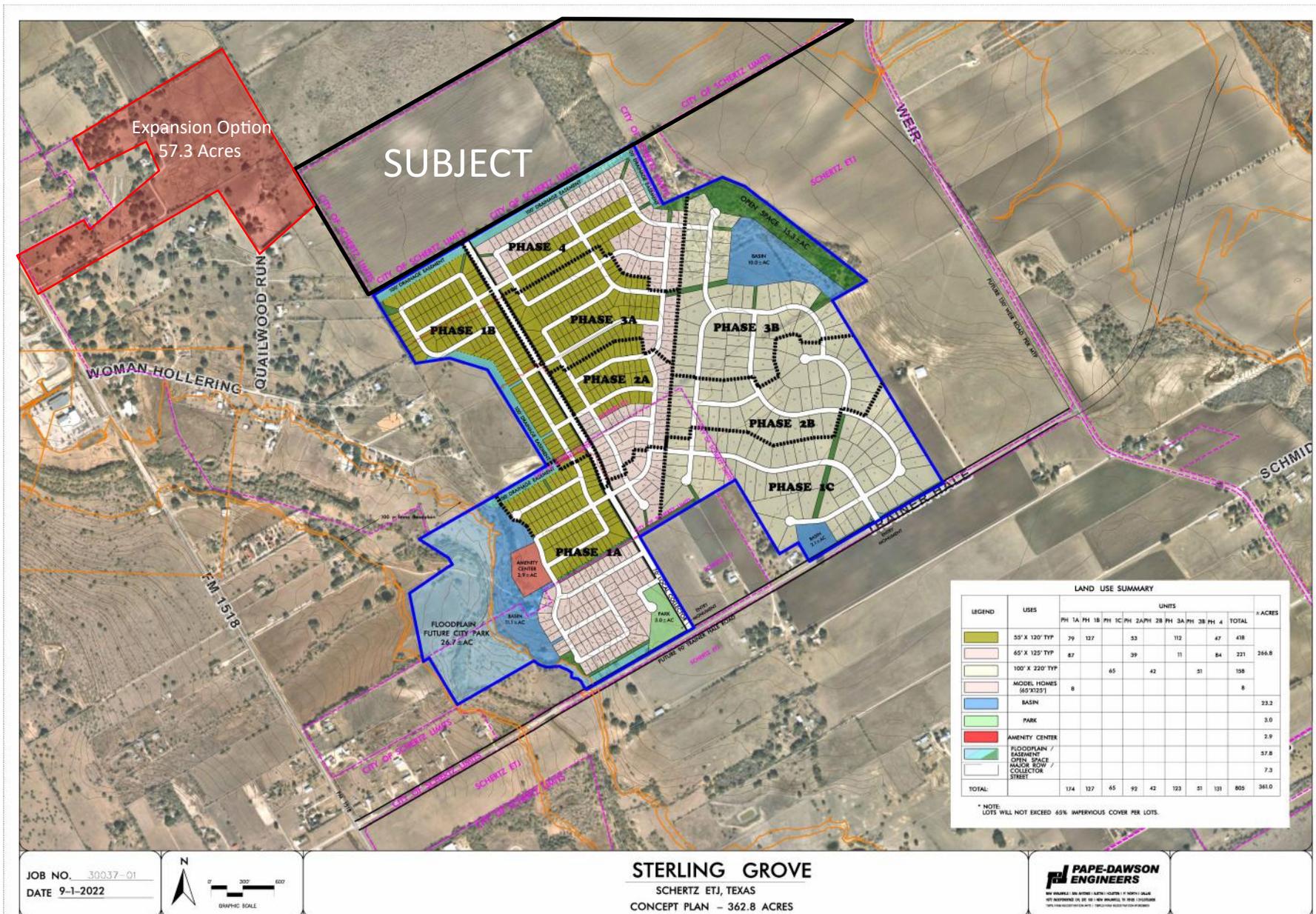
The San Antonio Metropolitan Statistical Area (MSA) consists of 13 counties

**2.5M** people

**1.2M** MSA LABORFORCE

Sources: SEDC, ESRI Community Analyst, US Census Bureau, Workforce Solutions Alamo

# Expansion Option and Planned Development



The information contained herein has been secured from sources deemed to be reliable, but broker makes no representations or warranties of any kind as to the accuracy of the information. References to square footage, acreage, age and proximity are approximate. References to feasibility for any particular purpose are suggestive only. Buyer /Tenant must verify all information and bears all risk of any inaccuracies.

### NOTES TO USERS

This map is for use in administering the National Flood Insurance Program. It does not necessarily identify all areas subject to flooding, particularly those low-lying areas of great size. The community map preparer may consult on a case-by-case basis for additional flood hazard information.

To obtain more detailed information in areas where Special Flood Hazard Zones (SFHAs) and/or Floodways have been identified, users are encouraged to consult the Flood Profiles and Floodway Data and/or Summary of Significant Floodway Areas contained within the Flood Insurance Study (FIS) report that accompanies this FIRM. Users should be aware that SFHAs shown on the FIRM represent inundated residential elevations. Flood SFHAs are a simplified form of flood hazard that are used only to assist in the identification of flood insurance information. Accordingly, flood insurance data generated in the FIS report should be checked in conjunction with the FIRM for purposes of construction and/or floodplain management.

Boundaries of the Floodways were computed at cross sections and interpolated between cross sections. The Floodways were based on hydrologic considerations only, regard to requirements of the National Flood Insurance Program. Floodway walls and other associated boundary walls are provided in the Flood Insurance Study report for a jurisdiction.

The projection used in the preparation of this map was Texas State Plane South Central Zone (FIPS zone 4201). The horizontal datum was NAD 83 GRS 80 spheroid. Differences in datum, spheroid, projection or zone may cause errors in the projection of points by adjacent producers that may result in slight positional differences. These differences do not affect the accuracy of this FIRM.

Flood elevations on this map are referenced to the North American Vertical Datum of 1988. These flood elevations must be compared to structure and ground elevations referenced to the same vertical datum for information regarding compliance with the National Coastal Vulnerability Data of 1995 and the North American Vertical Datum of 1988 and the National Coastal Vulnerability Data of 1995 and the National Coastal Vulnerability Data of 1988 or contact the National Oceanic and Atmospheric Administration for the following address:

NCE Information Services  
 NCEIS, NCEIS-2  
 National Coastal Survey  
 COMSEC 8022  
 Silver Spring, Maryland 20910-3002  
 (301) 713-3022

To obtain current elevation, description, and/or location information about the service marks shown on this map, please contact the National Oceanic and Atmospheric Administration at the following address:  
 National Oceanic and Atmospheric Administration  
 National Geospatial Survey of (NNGS) 713-3022, or visit their website at [www.ngs.noaa.gov](http://www.ngs.noaa.gov)

Map information shown on this map was provided by Texas County Hydrologic Flood Hazard Survey, L.P. The vector data was derived from the National Hydrologic Survey and is a product of 1995.

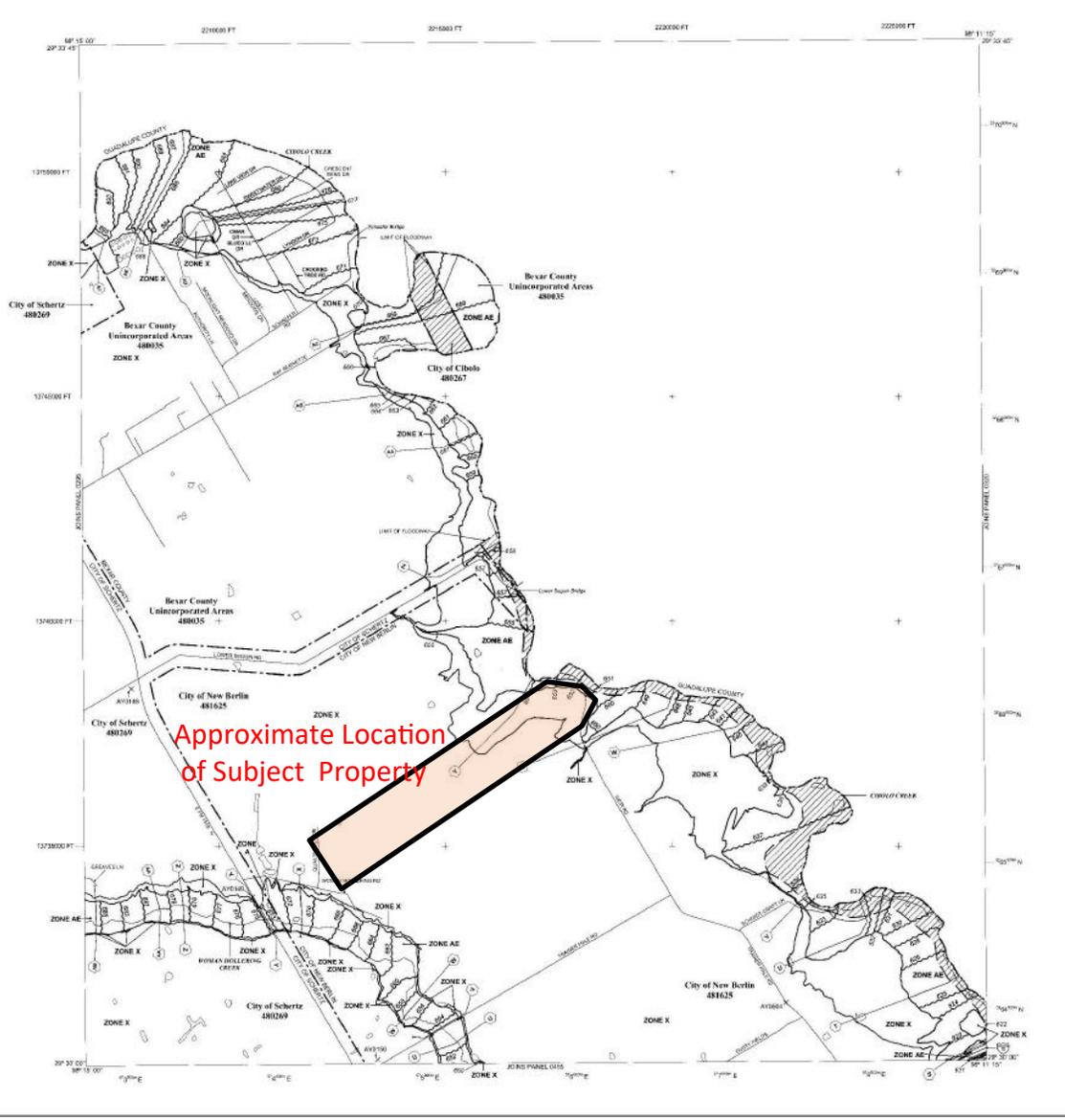
This map reflects the detailed spot-check surveys conducted by the Texas County Hydrologic Flood Hazard Survey, L.P. The vector data was derived from the National Hydrologic Survey and is a product of 1995. The Flood Profiles and Floodway Data tables in the Flood Insurance Study report contain authoritative hydraulic data that reflect stream channel changes that differ from what is shown on this map.

Corporate limits shown on this map are based on the best data available at the time of publication. Boundary changes due to annexation or other action may have occurred after this map was published. Map users should consult appropriate community officials to verify current corporate limits.

Please refer to the accuracy of this map. While the map shows the location of the community, the location of the community is not guaranteed. The location of the community is not guaranteed. The location of the community is not guaranteed. The location of the community is not guaranteed.

Contact the FEMA Map Service Center at 1-800-358-6041 for information on available products associated with the FIRM. Available products may include previously issued Letters of Map Change, a Flood Insurance Study report, and/or digital versions of this map. The FEMA Map Service Center may also be reached by Fax at 1-800-358-6043 and their website at [www.fema.gov](http://www.fema.gov).

If you have questions about this map or questions concerning the National Flood Insurance Program in general, please call 1-877-FEMA-Map (1-877-339-2427) or visit the FEMA website at [www.fema.gov](http://www.fema.gov).



### LEGEND

**SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD**

The 1% annual chance flood elevation shown on this map is the flood that has the one percent probability of being equaled or exceeded in any given year. The flood elevation shown on this map is based on the 1% annual chance flood. Areas of Special Flood Hazard are shown on the map as follows:

- ZONE X:** Special Flood Hazard Area subject to inundation by the 1% annual chance flood.
- ZONE AE:** Accumulated Flood Depth Area subject to inundation by the 1% annual chance flood.
- ZONE V:** Velocity Flood Hazard Area subject to inundation by the 1% annual chance flood.

**OTHER AREAS**

- ZONE AE:** Accumulated Flood Depth Area subject to inundation by the 1% annual chance flood.
- ZONE V:** Velocity Flood Hazard Area subject to inundation by the 1% annual chance flood.
- ZONE X:** Special Flood Hazard Area subject to inundation by the 1% annual chance flood.

**BOUNDARIES**

- City Boundary:** Solid line with dots.
- County Boundary:** Dashed line.
- Zone Boundary:** Dotted line.
- CRS and USGS Boundary:** Dashed line with dots.

**OTHER AREAS**

- Coastal Barrier Resources System (CBRS):** Stippled area.
- Other Areas:** Various patterns and colors representing different flood hazard types.

**MAP SCALE 1" = 1000'**

**PANEL 0315F**

**FIRM FLOOD INSURANCE RATE MAP**

**BEXAR COUNTY, TEXAS AND INCORPORATED AREAS**

**PANEL 315 OF 785**

**DATE: 09/29/10**

**MAP NUMBER 48029C0315F**

**MAP REVISED SEPTEMBER 29, 2010**

**Federal Emergency Management Agency**

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