

FOR LEASE



# FM 3009 RETAIL

NWC OF FM 3009 & ELBEL RD

SCHERTZ, TEXAS

**DUWEST**  
CREATING, ENHANCING & PROTECTING VALUE

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# FM 3009 Retail | NWC of FM 3009 & Elbel Rd, Schertz, Texas 78154

## OVERVIEW

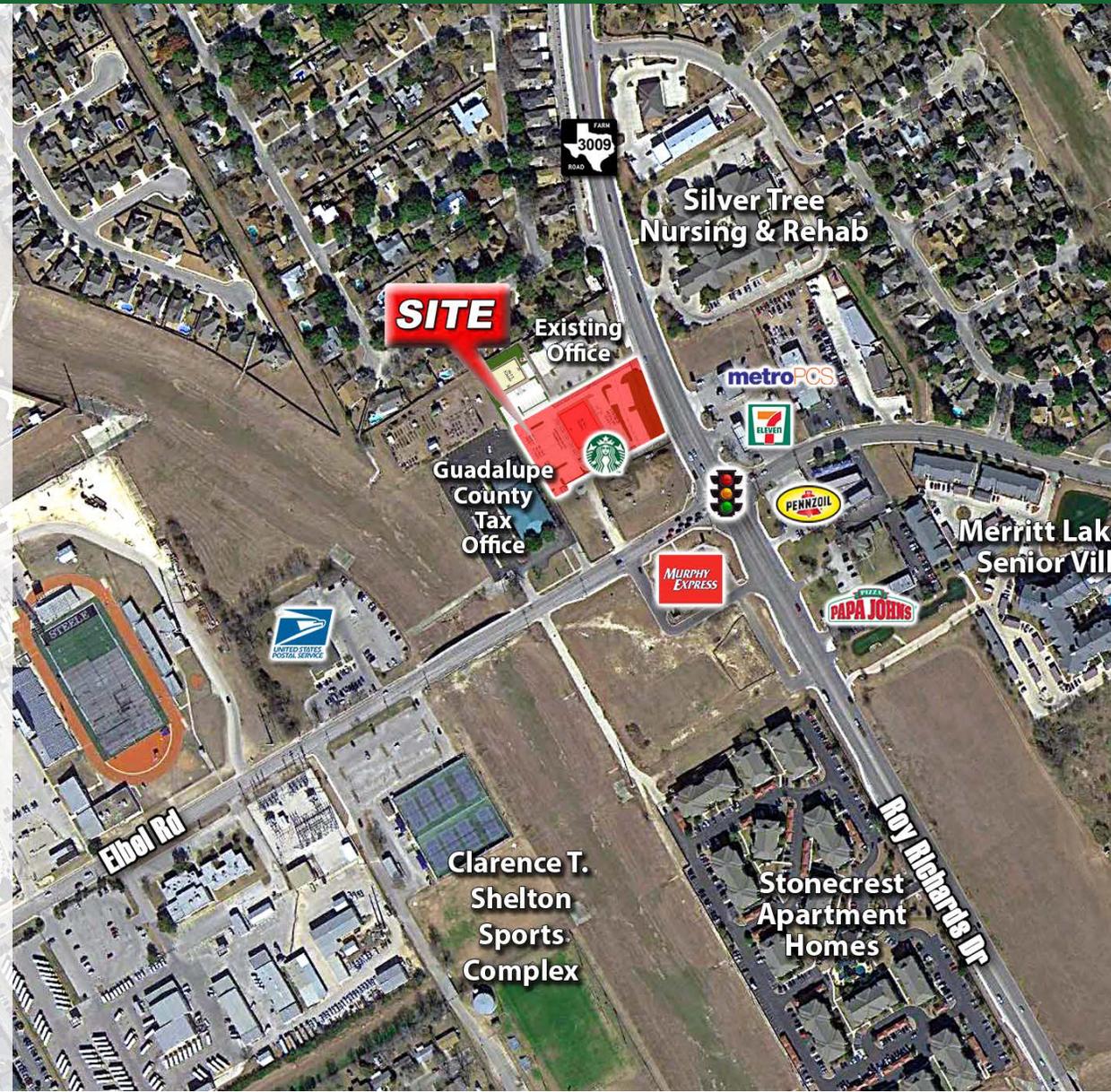
- 0.42 miles from Clemens High School (2,450 Students)
- 2,267 SF End Cap Available
- Cross access with adjacent lots
- Located in the heart of the high growth markets of Schertz/Cibolo
- Easy access to FM 78, I-35 and Loop 1604
- Call for Pricing

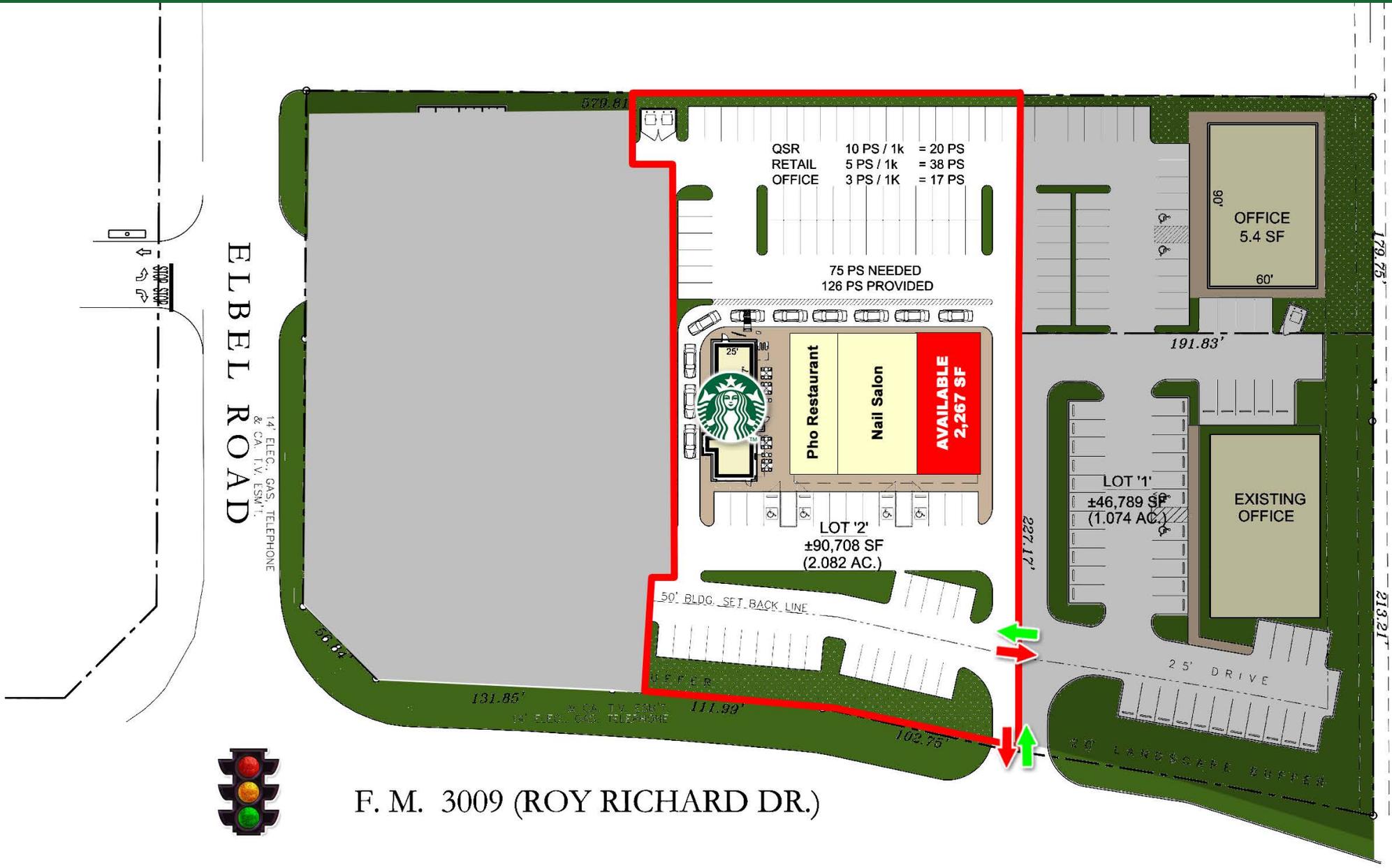
## TRAFFIC COUNTS

Hal Baldwin Flex  
 FM 3009: 16,762 VPD | FM 78: 25,184 VPD  
 Elbel Rd: 6,016 VPD (TXDOT 2016)

## DEMOGRAPHICS

	1-mile	3-mile	5-mile
2017 Population	11,298	61,478	118,205
Daytime Pop.	9,385	54,115	103,349
Avg HH Income	\$83,734	\$91,854	\$87,193





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