

# \$295,000 - 700 Main St, Schertz

MLS® #1698771

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## \$295,000

Bedroom, Bathroom, 15,769 sqft  
Commercial on 0.36 Acres

N/A, Schertz, TX

Welcome to Main Street in Schertz, Texas, where the future is bright and full of possibilities! Nestled in this up-and-coming area, we present to you an exceptional mixed-use lot that combines commercial and residential opportunities, making it an ideal investment for the discerning entrepreneur. This prime lot is strategically located on Main Street, the heart of Schertz's revitalization project. With a remarkable \$10.5 million allocated for beautification and development, this vibrant area is set to undergo a remarkable transformation. Imagine being part of this exciting journey and capitalizing on the increasing foot traffic, heightened visibility, and enhanced infrastructure that will grace this thriving district. The lot boasts generous dimensions, allowing for versatile construction options. Whether you envision a modern retail space, an innovative restaurant, an upscale boutique, or a professional office building, this property can accommodate your ambitions. The excellent street frontage provides optimal exposure to both pedestrians and motorists, ensuring maximum visibility for your business. What makes this opportunity even more enticing is the possibility of qualifying for new construction grant money through the Schertz Economic Development Corporation. This additional financial support can significantly reduce the upfront costs and expedite the realization of your vision. By leveraging these funds, you can create a unique establishment that stands out amidst the growing competition



and contributes to the vibrant tapestry of Schertz. As the surrounding community flourishes, there is also the potential for incorporating residential units into your development. The demand for mixed-use properties is on the rise, and by offering residential spaces alongside commercial establishments, you can tap into a wider market and create a cohesive and dynamic community. With the growing population in Schertz and the surrounding area, residents will appreciate the convenience and lifestyle benefits that come with living, working, and playing in one location. The lot is in close proximity to a range of amenities, including parks, schools, shopping centers, and recreational facilities. Its strategic location offers easy access to major transportation routes, ensuring convenience for both customers and residents. Don't miss this exceptional opportunity to be part of the thriving Main Street in Schertz. Seize the chance to contribute to the city's growth and secure a profitable future for your business.

**Essential Information**

MLS® #	1698771
Price	\$295,000
Square Footage	15,769
Acres	0.36
Type	Commercial
Sub-Type	Commercial Land
Status	Active

**Community Information**

Address	700 Main St
Area	2705
Subdivision	N/A
City	Schertz
County	Guadalupe

State	TX
Zip Code	78154

**Amenities**

Utilities	None
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**Additional Information**

Date Listed	June 26th, 2023
Days on Market	320
Zoning	MULTI USE

**Listing Details**

Listing Office	Global Realty Group
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