



ANNUAL REPORT

FISCAL YEAR 2025



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our website



Caterpillar
Schertz Facility



2025

has been outstanding
for the Schertz Economic
Development Corporation



With a new set of goals established in the latter part of 2024, the Schertz Economic Development Corporation (Schertz EDC) set about successfully completing impactful projects. This past year, the Schertz EDC took the final steps in planning for the funding of a large Town Creek Sewer project that will provide a large portion of the city north of Interstate 35 with public sewer capability.

Three groups have committed to constructing the sewer and are currently in the planning phases of completing the project. Funding will be provided by Schertz EDC utilizing sales tax proceeds, so the cost isn't passed on to residents through property taxes. As is true with many projects, the time horizon will be several years out, but the final result will be nearly 15,000 linear feet of sewer that will open a large portion of Schertz for development, as well as upgrading some critical portions of existing public sewer infrastructure. As is true with most projects, the time horizon is still several years out but it is worth the wait. The project includes an upgrade of existing public infrastructure and extends a 15,000 linear foot sewer line to develop over 1,700 acres in Schertz.

In terms of retail assistance, we made our first payment towards Schertz Station, our newest shopping center, to cover roadways, water, sewer, signage, and signalization improvements. This shopping center is in the process of bringing new dining opportunities, with Panera Bread, Chipotle and Dave's Hot Chicken leading the way and being the first to open. The construction for Home Depot is underway and will anchor the 250,000 square feet development. So many new things to come with this development.

In terms of park improvements, Schertz EDC committed to funding a large portion of Capital Improvement Projects. The first project completed this year is the addition of Soccer Field Lights at the Schertz Soccer Complex on all soccer fields at the Schertz Soccer Complex on Maske Road. The addition of these lights will allow for extended play and greater youth participation in our region.

Thank you for supporting the Schertz EDC and for being a wonderful community who are committed to our economic future!

A handwritten signature in black ink that reads "Scott Wyman".

Executive Director

Mission

Strategically strengthen the City's economy by attracting and retaining businesses, investing in infrastructure, and promoting and enhancing the quality of life for residents and businesses through innovative measures, creating a sustainable and vibrant community.

Goals

- Optimize the talent pipeline
- Expand industry base via targeted industries
- Improve quality of life
- Prioritize real estate assets and development strategies

Board Members & Staff



Bill Dixon
President



Eryn McElroy
Vice President



Rey Chavez
Treasurer



Bryan Jones
Secretary



Matt Clingo
Director



Sharon Denson
Director



John Faubush III
Director



Amy Madison
Deputy Director



Ashley Ritchey
Business Engagement Manager



Kari Baker
Administrative Assistant

Community Profile

Schertz is second to none for residents and businesses

Strategic location with a growing workforce

Sitting along the I-35 corridor between San Antonio and Austin, Schertz offers direct access to major highways, airports, and the broader Texas Triangle, connecting employers to millions of residents and a strong regional labor force. This centralized location is one reason that Schertz attracts families and skilled talent through excellent schools, safe neighborhoods, and strong partnerships with our schools, colleges, and the Texas Workforce Commission.

High quality of life and military community

Offering a family-friendly atmosphere with 25 parks, youth sports facilities, community events, and recent improvements such as the Soccer Complex LED lighting upgrade, Schertz provides an unmatched quality of life. As a gateway community to Randolph Air Force Base and Joint Base San Antonio, the city has deep ties to the military, with many residents who are active duty service members, veterans, and military families, making Schertz a strong place to live and work.

Pro-business climate equals environment of opportunity

Competitive costs, shovel ready sites, and strong collaboration between the city and the EDC make Schertz a preferred destination for business retention, expansion, and new development. This environment has helped attract more than 250 manufacturing, logistics, and distribution facilities and continues to position Schertz as a growing regional employment center.





43K
City Population

1.3M
MSA Population

39
Median Age

\$339K
Median Home Value

\$102K
Median Household Income

3.2%
Growth

53%
Residents with a College Degree



Recruitment

By The Numbers

RFI's Recieved	134
RFI's Submitted	85
Site Visits Conducted	25
New Jobs Created	400+
New Square Feet Occupied	430K
Capital Expenditure	\$13M
Commerical COs Issued	90

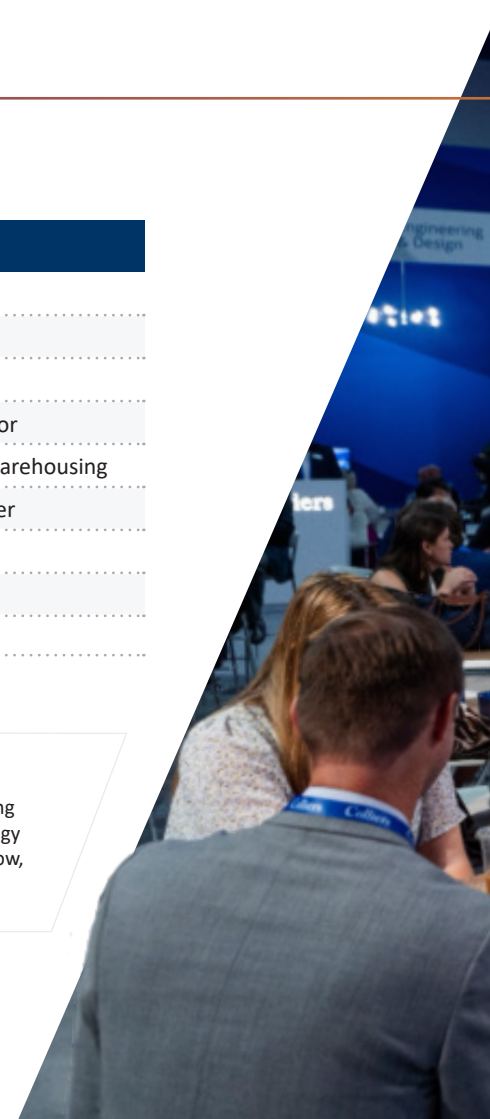
New Businesses

The Reynolds Company: Electrical supplier
Rexel: Electrical supplier
Mac Discount: Brand-name auction house
Vazlo: Auto parts manufacturer and distributor
2 Gringos Chupacabra: Seasoning & snacks warehousing
Simply Doors: Door manufacturer and supplier
Harrell's: Fertilizer supplier
The Heritage Group: Chemical wholesaler
Extended Stay America: Hotel

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Marketing Missions

This year we promoted Schertz across the country. Examples include Select USA Foreign Direct Investment Summit, International Convention of Shopping Centers Las Vegas, Semiconductor Industry Tradeshow, Fabrication Technology Tradeshow, Site Selection Consultant Summit, Team Texas: Chicago Road Show, greater:SATX: New York Road Show, and LiveXchange Forums.





Business Retention & Expansion

Top Employers by Employee Count

SCUC ISD	2,000
Sysco	800
Amazon	700
FedEx Ground	700
Brandt Companies	700
RNDC	600
H-E-B	600
City of Schertz	450
Visionworks	400
Hollingsworth	400

Top Industries by Employee Count

Transportation & Warehousing	4.8K
Retail Trade	2.1K
Accommodation & Food Services	2.0K
Wholesale Trade	1.9K
Construction	1.8K
Manufacturing	1.6K
Educational Services	1.6K
Health Care & Social Assistance	1.4K
Other Services (Except Public Administration)	1.3K

84

BRE Visits Conducted

Help staff learn about operating situations

58

BRE Technical Assists Provided

Address business specific challenges

18%

Employment increase in our Transportation & Warehousing sector

JobsEQ, 10 Year Average Annual Percentage Change in Employment

Fortune 100 Companies





Empowering Our Workforce

Today's Workforce

Quarterly Job Fairs

The Schertz EDC partners with the Cibolo EDC, Seguin EDC, and the New Braunfels Chamber of Commerce to host quarterly regional Job Fairs, rotating locations each quarter to broaden outreach and support employers across the I-35 and I-10 corridor. This collaborative effort strengthens the regional workforce pipeline, expands access to job opportunities, and consistently draws strong attendance, including a record **720 job seekers** at the winter event in Seguin.

1,195

Combined Job Seeker Attendance
across this year's four Regional Job Fairs

“The location of the job fair was convenient and central. There was a lot of traffic, and we were able to speak with a large number of job seekers. We were very happy with the outcome.”

Navarro Independent School District

CTE Partnership & DECA Engagement

Schertz EDC strengthened its partnership with Schertz-Cibolo-Universal City ISD's Career & Technical Education (CTE) program to expand career exploration, build stronger connections between students and local employers, and advance workforce readiness.

Staff also served as judges for Distributive Education Clubs of America (DECA) competitions, evaluating student business plans and offering real-world industry feedback. Through these efforts, Schertz EDC is actively supporting the development of the next generation of entrepreneurs, innovators, and future workforce leaders in our community.



Expansions

400K+

Square Feet Added

\$7M

Combined Capital Expenditure

Schertz Expansions This Year

- Magi Foods – Oats and organic food manufacturer and distributor
- Acadian Crossing – Private label product development and distribution
- RXO – Warehouse and logistics company
- Hanson's Installations – Casework and millwork installations
- Nelsen Corporation – Water treatment supplier
- Vantage Pump & Compressor – Pumps and compressor supplier
- Major Wire – Manufacturer of wire screens
- Tiger Landscaping – Stone supplier
- Vallance Security Systems – Security systems supplier and installation
- CEMEX – Building material supplier

Supporting Existing Business: Job Board

Our centralized Job Board helps connect local employers with area job seekers. The platform highlights openings across manufacturing, logistics, retail, and service industries, making it easier for residents to find work close to home and supporting employers with their ongoing hiring needs. This year, we saw **20 submissions by companies** seeking qualified employees.





Expansion Spotlight

This year, MaGi Foods, Texas-based manufacturer of all-natural oatmeal and breakfast products, expanded its Schertz operations by increasing its footprint and occupying their entire building located at 17750 Lookout Road. The expansion enhances the company's production and packaging capacity to meet growing customer demand and underscores their long-term commitment to Schertz as a strategic location for food manufacturing.

105K Square Feet of
Occupied Space After
Expanding This Year

Schertz Station

\$65 Million

Capital Expenditure

250,000

Square Feet

This project, the city's newest mixed-use commercial destination, saw continued build-out in 2025, with Panera Bread becoming its first tenant open for business. The ribbon cutting drew strong community attendance and marked a significant step in activating the site with new dining, retail, and employment opportunities.

Tenants - Open



Tenants - Coming Soon

More To Be Announced!







Additional Projects

\$63.7M

Combined Capital Expenditure



Soccer Lights Installed/Ribbon Cutting

Schertz EDC partnered with the Schertz Parks & Recreation Department to deliver a major lighting upgrade at the Schertz Soccer Complex located on Maske Road, replacing aging fixtures with new LED systems that improve field visibility, enhance safety, and reduce long-term maintenance costs. The project demonstrates the City's commitment to quality-of-life amenities and continues to support local sports programming and tournaments.

Park 35 Business Park

Park 35 completed its first phase and continues to experience strong industrial demand, with new tenant activity and build-out progress across multiple large-format buildings. As one of Schertz's premier logistics and advanced manufacturing destinations, Park 35 contributes significantly to job creation and the city's expanding commercial tax base.

Specs Liquor

Spec's began construction on its new Schertz location in 2025, bringing a major regional retailer to the FM 3009 corridor. Once completed, the project will expand retail options for residents and is expected to generate new sales tax revenue and increased consumer activity. The development remains on schedule with site and building work progressing throughout the year.



Las Palapas

Las Palapas continued progressing through construction and site development in 2025. The popular Texas-based restaurant's new location along Interstate 35 and Schertz Parkway, remained active throughout the year. Once completed, it will add new dining options, local jobs, and increased activity within the corridor.

Schertz 35 Business Park

197K

Square Feet

\$2.8M

Capital Expenditure

Schertz 35 reached a major milestone in 2025 with the completion of its first-Class A industrial building, delivering new high-quality space for logistics and advanced manufacturing prospects along the I-35 corridor.

The project continues to position Schertz as a regional destination for large-scale industrial users seeking premier connectivity and modern infrastructure.





Core 5 Logistics Center

Located at I-10 and Loop 1604, Core 5 completed Phase 1 and continued momentum with leasing interest and site activity driven by Schertz's strong regional workforce and connectivity. The development adds to the city's growing inventory of modern Class A industrial facilities and expands opportunities for new employers in logistics, distribution, and production.

1M+
Square Feet

\$52M
Capital Expenditure

Marketing

New CMS System – Hub Spot

This new Content Management System (CMS) platform streamlines how the team tracks projects, manages BRE outreach, and communicates with local businesses and developers. It improves data organization, follow-up efficiency, and reporting, giving staff a more modern and effective tool to support BRE and attraction efforts.

Newsletter Rebrand – The Schertz Scoop

Our monthly newsletter has a refreshed name and look: The Schertz Scoop. The rebrand modernizes our communications by offering a cleaner design, clearer project updates, and more engaging content for local businesses, partners, and residents.

OUR REACH IN 2025

944

Website Visits
Feb-Dec 2025

987

Facebook Followers
61% Increase YOY

817

LinkedIn Followers
41% Increase YOY

252

Newsletter Subscribers

11

Schertz Magazine Articles
Featuring our economic
development work

Recognitions of Excellence



Texas Economic Development Council (TEDC)

The Council honored Schertz EDC with the Economic Excellence Recognition, a prestigious award that places Schertz among an elite group of 71 organizations recognized for their outstanding commitment to economic development.



International Economic Development Council (IEDC)

Schertz EDC earned major honors at both the state and national levels. The IEDC awarded Schertz a Gold Award for its Workforce Resource Manual, recognizing excellence in workforce communication and employer engagement.

“We are honored to be recognized for our ongoing work to serve our existing businesses, invite new investment, and communicate about the continued successes of Schertz.”

Amy Madison, Deputy Director



Financials

Corporation Name

Schertz Economic Development Corporation

FISCAL YEAR	2025
HQ CITY	SCHERTZ
EDC TYPE CODE	TYPE B
EDC CITY	SCHERTZ
REVENUE Sales Tax	\$7,230,391
REVENUE Total	\$8,357,484
EXPENSE Total	\$16,664,010
ASSETS Land	YES
ASSETS Other	YES
OBJECTIVES Infrastructure	YES
OBJECTIVES Job Creation & Job Retention	YES
OBJECTIVES Sports Facilities & Recreation	YES
OBJECTIVES Tourism	YES



For more details on the City of Schertz Economic Development Corporation's extraordinary progress and future, visit: www.schertzedc.com