

NOW PRE-LEASING | H-E-B SHADOW ANCHOR
DELIVERY Q2-2028



Hunington

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SHOPS AT SCENIC LAKE

10275 I-10
Schertz, TX 78154

SHOPS AT SCENIC LAKE

Schertz, Texas, is a thriving suburb northeast of San Antonio, offering the ideal mix of suburban living and city convenience. Known for its family-friendly neighborhoods, expanding residential communities, and proximity to major employers like Randolph Air Force Base and nearby San Antonio businesses, Schertz continues to attract new development and investment. With easy access to I-35 and a strong local economy, the city is well-positioned for continued growth and opportunity.

SCHERTZ, TEXAS:
EXPANDING SAN ANTONIO SUBMARKET

\$96,633

Median household income — well above the state average

77.5%

Home ownership rate — most residents own their homes

\$292,100

Median home value — rising steadily, showing demand and appreciation



Property Information - Multi-Tenant Retail	Building A	Building B
Space Available	14,000 SF (Divisible)	14,000 SF (Divisible)
Rental Rate	Call for Pricing	Call for Pricing
NNN	\$10.00 PSF (Estimated)	\$10.00 PSF (Estimated)



Pad Site Available		
Ground Lease, Build to Suit, or For Sale	Pad 1 7.67 Acres Pad 4 1.19 Acres Pad 5 1.11 Acres	Pad 6 1.44 Acres Pad 7 1.20 Acres



Property Highlights
19.71-acre mixed-use development at the NEC of I-10 & Loop 1604 N, one of the most prominent and high-visibility intersections in Northeast Bexar County. - Shadow-anchored by the new H-E-B, opening Fall 2026. - Prime exposure to both I-10 and Loop 1604 with immediate access to the full interchange. - Strong customer draw from heavy commuter volumes and dense surrounding neighborhoods, supporting both daytime and evening retail activity. - Pad sites available — Build-to-Suit, Ground Lease, or For Sale. - End-cap with drive-thru available. - Signalized intersection providing controlled access.



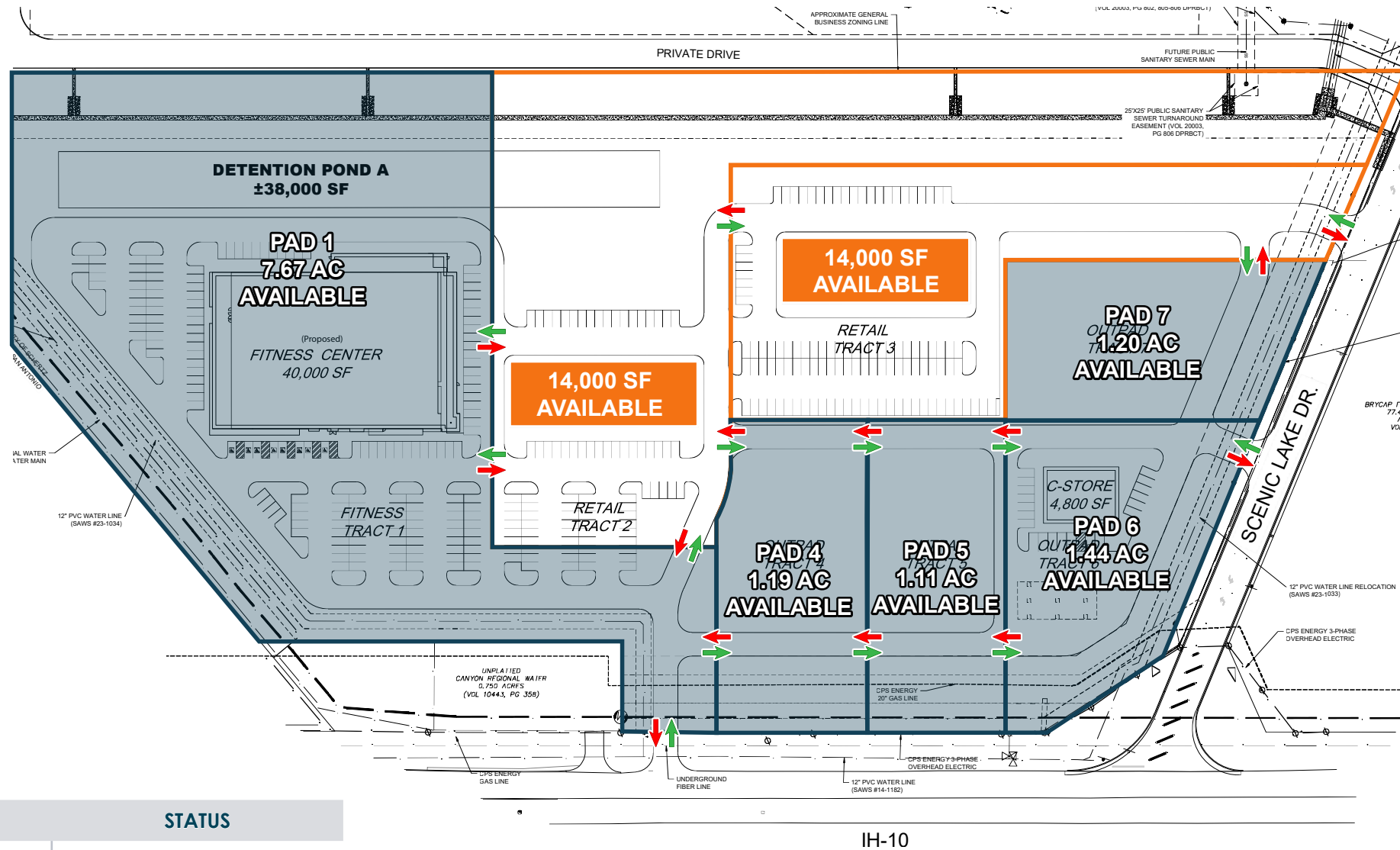
Demographics	1 mi	3 mi	5 mi
Population (2025)	35,071	114,591	222,099
Average Household Income	\$123,738	\$111,357	\$104,151
Projected Population (2030)	6,111	11,571	17,196



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RETAIL	AC	STATUS
Pad 1	7.67 Acres	For Sale, BTS, Ground Lease
Pad 4	1.19 Acres	For Sale, BTS, Ground Lease
Pad 5	1.11 Acres	For Sale, BTS, Ground Lease
Pad 6	1.44 Acres	For Sale, BTS, Ground Lease
Pad 7	1.20 Acres	For Sale, BTS, Ground Lease

RETAIL	SF	STATUS
Building A	14,000 SF (Divisible)	Available For Lease
Building B	14,000 SF (Divisible)	Available For Lease

- Retail Space Available
- Pad Available
- In Negotiation
- Leased | Sold



