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## **NEW PROJECTS TO ADD 1 MILLION SF OF COMMERCIAL SPACE IN SCHERTZ**

Schertz continues to be a hotbed of growth with a new spate of activity currently in the works by area developers.

San Antonio real estate firm Cross & Co. has begun marketing a large-scale industrial park that it plans to develop at Interstate 35 North and FM 3009 in the city of Schertz. The master plan for Tri-County West Business & Industrial Park calls for developing up to five buildings -- at just over a million square feet of industrial space.

Meanwhile, a locally based firm known as SPV Ventures LLC is in the final planning stages of developing a new mixed-use project at I-35 and Schertz Parkway, also in this suburb that lies just northeast of San Antonio. Known as The Oaks at Schertz Parkway, plans call for developing up to 100,000 square feet of retail, office and flex industrial space, says Carey G. Birmingham, who is a partner in the development entity SPV. The Oaks and Tri-County West are the latest in a slate of commercial projects planned for Schertz, according to Amy Madison, who is the community development director of Schertz.

"There has been no slowdown in terms of the amount of (new) commercial and industrial (developments) that walk through my door on a daily basis," Madison says.

### **The Oaks**

Roughly 16,000 square feet of professional office space will make up the first phase of The Oaks, says Birmingham, adding that construction is slated to begin in late January/early February of next year. Birmingham plans to begin construction on the second phase of The Oaks no later than next summer. This leg will bring anywhere from 15,000 to 20,000 square feet of new retail space to the Schertz Parkway corridor.

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