

SCHERTZ

ECONOMIC DEVELOPMENT CORPORATION

210.619.1070 | www.SchertzEDC.com
1400 Schertz Parkway, Building 2, Schertz, Texas 78154

About Schertz

The City of Schertz, Texas is a fast-growing community located in the northeast corner of San Antonio, adjacent to Randolph Air Force Base and on both the Interstate 35 and 10 corridors. Our proximity and premier access to San Antonio, Austin and Houston has fueled our recent growth. Since 2010, leading Fortune 100 companies have made major investments in Schertz. Amazon, Sysco, FedEx, and Caterpillar have collectively invested over half a billion dollars and constructed over three million square feet of space.



Schertz' residents are proud of our heritage that began in the 1840's when the Schertz family migrated to the area and established our vision for community, service and opportunity. Schertz was incorporated in 1958 and has grown rapidly ever since. Today, Schertz has approximately 43,000 residents. In effort to maintain our heritage and community vision, the City hosts four large community events each year, has set aside hundreds of acres of parks and recreational facilities, and has built award winning regional community facilities .

Schertz is located within multiple top-rated public K-12 school districts that ensure our residents have access to the tools necessary for future career opportunities. Within a 15 mile radius of Schertz there are over 413,860 workers that are well-trained, dedicated and available for new and growing businesses. Schertz continues to partner with our community college and workforce development office to ensure that Schertz' businesses have access to a variety of tools to help hire, train and grow a workforce needed to allow businesses to succeed.



Schertz is Growing | Schertz has over 9 million square feet of commercial, industrial inventory and serves as an essential connection point for companies seeking a strategic location along the Interstate 35 corridor. In addition, the community's growing population and workforce highlights it as the ideal place to Work, Live, and Invest!

Fortune® 100 Companies with Major Operations in Schertz

#2

Fortune Rank

Amazon.com

#45

Fortune Rank

FedEx

#60

Fortune Rank

Sysco

#78

Fortune Rank

Caterpillar

About the SEDC

In 1998, Schertz residents established the **City of Schertz Economic Development Corporation (SEDC)**. The SEDC was created under the Development Corporation Act of 1979 which gives cities the ability to finance new and expanding business enterprises for the purpose of stimulating business activity within the City of Schertz. Since its inception, the City and SEDC have been influential in attracting and retaining Primary Jobs through strategic infrastructure investment, loans to expanding industries, and company grants.

Incentive Programs

Together the City of Schertz and SEDC work in unity to develop a premier Texas community that is business friendly, promotes a family atmosphere sustained by foresight and innovation, and continues a long-standing commitment to economic prosperity. The Schertz Incentive Policy contains these programs:

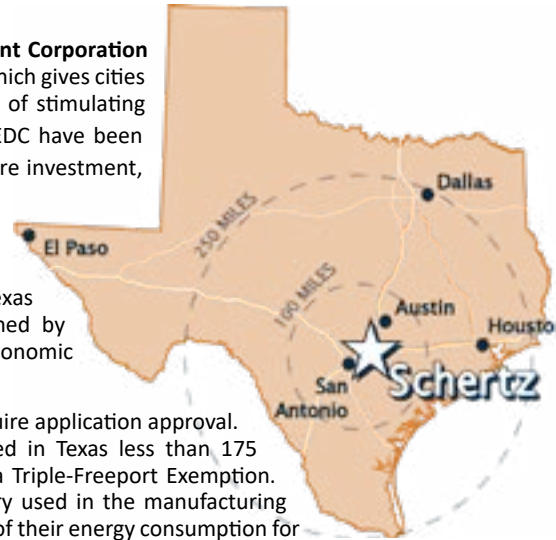
Local Tax Exemptions - Schertz offers a variety of tax exemptions that do not require application approval.

The Freeport Exemption is a property tax exemption on all inventory detained in Texas less than 175 days. Within Schertz the School District, County and City participate creating a Triple-Freeport Exemption.

The Manufacturing Exemption eliminates state and local sales tax on machinery used in the manufacturing process. **The Natural Gas & Electricity Exemption** allows companies that use 50% of their energy consumption for manufacturing process to exempt sales and use tax.

SEDC Performance Incentives - The SEDC is the primary provider for incentives within Schertz. The SEDC offers specialized grants for **Existing Businesses, Small Businesses and Large Impact Businesses** that create primary jobs. The SEDC also provides certain **infrastructure improvements** grants for streets and roads in retail or office developments that promote new or expanded business activities.

Chapter 380 Incentive - The City of Schertz, through the general fund provides two Chapter 380 Incentives. **The Real & Personal Property Investment** incentive is for projects creating at least \$100 million in new total taxable value. **The Gross Sales and Use Tax** incentive is for retailers that create at least \$35 million in annual gross retail sales.



Small Town Feel with a Large Corporate Image - Schertz has approximately 43,000 residents that enjoy access to award winning school districts, family-centered festivals, and community amenities. Businesses are drawn to Schertz because of our easy access to the Interstate 35 and 10 corridors, competitive tax rates, infrastructure, and our access to a skilled labor force of over 1 million people.

SCHERTZ FAST-FACTS

MAJOR EMPLOYERS

Amazon.com | Sysco | Lowe's
FedEx Ground and Freight | Visionworks
Republic Beverage Co. | HEB Grocery Co.
The Brandt Companies | Wal-Mart Stores
Caterpillar | CalTex Protective Coatings

CITY DEMOGRAPHICS

Population	43,125
Annual Growth Rate	2.3%
Median Age	37.6
Median HH Income	\$93,661
Median Home Value	\$240,648
City Size (Area)	32.13 mi ²
Workforce (15 miles)	413,860
College Graduates	49.1%

REGIONAL ECONOMY (MSA)

Industry	% of Total Biz
Health Care/Social Assistance	14.20%
Retail Trade	11.60%
Educational Services	9.30%
Construction	8.80%
Finance/Insurance	7.40%
Professional/Scientific/Tech	7.20%
Accommodation/Food Service	7.20%
Manufacturing	6.00%
Public Administration	5.60%
Transportation	4.50%
All Other Services	18.30%

TAXES

Schertz is located within 3 counties. Tax rates vary depending on property location. Below are typical cumulative tax levies by county per \$100 of appraised value:

Guadalupe County	\$2.267000
Comal County	\$2.146315
Bexar County	\$2.626662

Data Sources: ESRI, Community Analyst | Updated: 09/2021