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## VERY POSITIVE OUTLOOK, INCREASED OPTIMISM

After plummeting sharply last year to the COVID-19 pandemic and global recession, manufacturing activity has rebounded sharply, with the sector again being a bright spot in the economy.

Manufacturing is likely to exceed pre-pandemic levels in the coming year and resurge within the United States, Texas, and cities like Schertz. Digitization and domestic reinvestment are transforming the industry, even as firms continue to note workforce challenges.

The [City of Schertz, Texas](#) understands the challenges and opportunities facing manufacturing operations. With over 1,500 manufacturers located in the region, localized data is valuable in truly understanding the state of manufacturing. This Profile provides the data necessary for site selectors, developers, and end users to evaluate the operating environment available within Schertz.

## REPORT INCLUDES

- Industry Overview
- Schertz Manufacturers List
- Regional Workforce Summary
- Local Workforce Summary
- Development Program List
- Schertz Proximity Maps
- And more

## Outlook

Within the context of the 2020 COVID-19 world-wide pandemic, the Manufacturers' Outlook Survey for the first quarter of 2021, a quarterly analysis of the sector by the National Association of Manufacturers, industry optimism stands at 87.6%. Respondents felt somewhat or very optimistic about their company's prospects. According to the survey the outlook has recovered from 33.9% in the second major quarter of 2020. This is the worst since the Great Recession. Forecasting into the next 12 months, respondents expect sales and production to grow by 2.7%, capital investments to rise by 2.7% up from 1.5% in the later part of 2020, and product prices to rise by 3.9% between now and this time next year.

# 88%

**INDUSTRY**  
Optimism

# +5%

**PRODUCTION**  
Growth Estimate (2021)

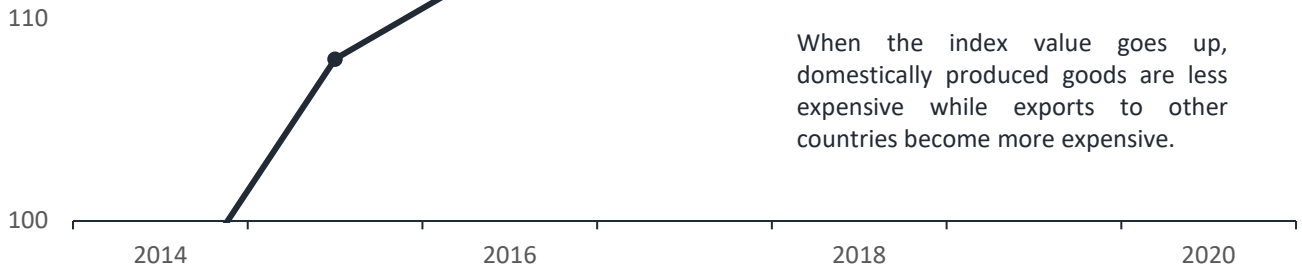
# +3%

**INVESTMENT**  
Growth Estimate (2021)

NAM Manufacturers' Outlook Survey Q1 (2021)

## Key External Drivers

External drivers are outside influences that can impact an industry. One of the most useful drivers for manufacturers to watch is the **Trade-Weighted Index (TWI)** which measures the strength of the US dollar against other major currencies. →



When the index value goes up, domestically produced goods are less expensive while exports to other countries become more expensive.

FRED, Federal Reserve Bank of St. Louis (2021)

## Challenges

It's clear that manufacturing is relatively steady; however, balancing the industry's positive views on the immediate future are challenges. The NAM survey captured a variety of current business hurdles, with the top three shown below. Respondents could check more than one response; therefore, results exceed 100%.

# 66%

**WORKFORCE**  
Attraction & Retention

# 76%

**MATERIALS**  
(Raw) Cost Increase

# 51%

**INSURANCE**  
Rising Cost

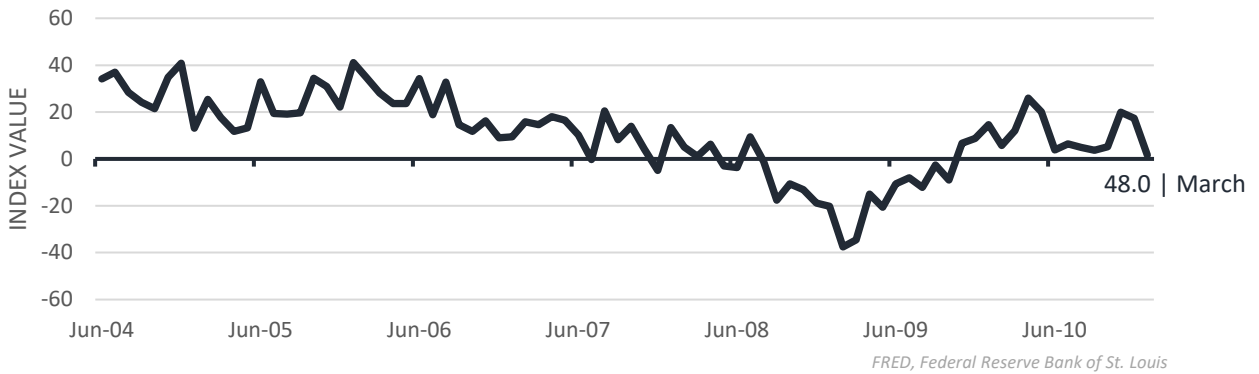
NAM Manufacturers' Outlook Survey Q1 (2021)

## STATE OF TEXAS

The Texas Manufacturing Outlook Survey is a monthly survey of area manufacturers produced by the Federal Reserve Bank of Dallas. In it, industry executives report on how business conditions have changed for several indicators, including production, new orders, employment, prices and company outlook. The survey reports on both month-to-month change and expectations for the next six months. According to their March 2021 survey, factory activity expanded at a markedly faster pace in. Expectations regarding future manufacturing activity remained positive in March. The future production index went essentially unchanged at 38.3, and the future general business activity index held steady at 33.7. Other measures of future manufacturing activity showed mix movements but remained solidly in positive territory.

One of the most useful indicators for gauging manufacturing activity is the **Production Index**, which serves as a key measure of Texas manufacturing conditions. An increasing index number indicates an acceleration in output growth; or, put simply, more product is being delivered to the market.

The production index, a key measure of state manufacturing conditions, surged from 26.8 points to 48.0, its highest reading in the survey's 17-year history. ↓



## SAN ANTONIO

According to the San Antonio Manufacturing Association (SAMA), manufacturing has been a staple of the San Antonio economy since the early 1700s. Today, the region's approximately 1,500 manufacturers produce goods for every major sector of the economy. The industry's overall economic impact has increased over the years, from \$12.9 billion in 2001 to over \$40.5 billion in 2016, a 28% increase.

Underlying this growth has been local industry's evolution from low-skill sectors towards high-skill, high-tech sectors. Wage gains within manufacturing have in turn developed to meet the technological demands of the region's industry, while remaining competitive with comparable Metropolitan Statistical Areas (MSAs).

**1,500**

**MANUFACTURERS**  
in the San Antonio area

**\$41B**

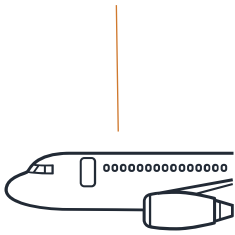
**INDUSTRY IMPACT**  
on the local economy

**51K**

**LOCAL WORKERS**  
employed in the industry

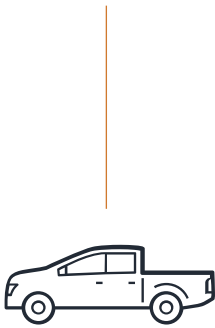
**San Antonio Major Manufacturing Sectors**

San Antonio’s manufacturing ecosystem is diverse, with every major sector represented. Among the region’s strengths are transportation, equipment & metal products, diversified products, and materials & electricity. Based on data from SAMA, two of San Antonio’s most prominent concentrations within transportation are aerospace and motor vehicle manufacturing, which together make up nearly 1/3 of the region’s manufactured output.



**Aerospace**

- This San Antonio industry has grown by over 400% in the last 25 years
- Industry partners with the Alamo Area Aerospace Academy program, which provides a pipeline connecting local high schoolers and aerospace employers
- Area companies include Boeing, Cessna, Lockheed Martin Commercial Industry Solutions, and Standard Aero
- Two Boeing 747-8s, the **newest Air Force One aircraft**, are being built here, speaking to the area’s manufacturing abilities



**Motor Vehicles**

- San Antonio is centrally located within the Texas-Mexico Automotive Super Cluster, a corridor connecting US automakers to Mexican assembly plants
- The region has always had a strong Tier 2 & 3 automotive supply sector, but a 2006 Toyota investment bolstered the presence of supplier manufacturing
- Toyota operates a 2.2 million square foot facility, producing the popular **Tundra & Tacoma pickup trucks and Sequoia SUV (2022)**, in San Antonio

**SCHERTZ**

Works on these, and other topics, on behalf of local manufacturers →

**WORKFORCE** attraction & retention

**SCHOOL DISTRICT** & student connection

**LOCAL DATA** focused on the manufacturing industry

The City of Schertz is located within the San Antonio region. The Schertz Economic Development Corporation (SEDC) regularly hosts industry roundtables, bringing together company for networking, problem-solving, and data sharing. These roundtables, combined with company visits by SEDC staff, provide the strongest means of assessing the manufacturing landscape on the local level. Manufacturers in Schertz and the larger San Antonio region echo larger trends within the industry, particularly challenges with attraction & retention of labor, connecting with local schools, and accessing local industry data.

**Schertz Solutions and Strategies****Workforce & Schools**

The SEDC works with industry, local school districts, colleges, our workforce development board, and others to build systems of support for its manufacturers. Schertz has a dedicated Business Retention & Expansion (BRE) Plan which focuses on identifying challenges, bringing together resources, and following up on behalf of businesses.

Multiple **BRE initiatives aimed at hiring & retention**, as well as attracting the next generation of talent, are in place in Schertz, including: →

***Manufacturing Day***

Helps students explore opportunities in local industry. Companies give tours, host workshops, & build connections with participants.

***Job Shadow Day***

Brings together students, schools, & businesses to connect employers to future talent.

***Industry Advocacy***

Involves the SEDC working with local schools on college/career preparation programs. A local school district's recent **decision to add a distribution career pathway** was, in part, thanks to SEDC advocacy for an industrial option.

***Schertz Hiring Fairs***

Allow talent to meet local manufacturers and are hosted twice a year.

Schertz Solutions and Strategies

**Local Data**

The SEDC provides relevant information and analysis that gives existing & future Schertz manufacturers a stronger understanding of the local operating environment.

This **SERVICE SUPPLY CHAIN TABLE** is one of many manufacturing datasets the SEDC maintains. ✓ indicates a service is available locally (50-mile radius), while asterisks show availability within Texas. →

Data also helps explain Schertz’ advantages to manufacturers, as it shows the city offers (1) access to the same workforce pool as San Antonio while enjoying lower taxes and operational costs; (2) multi-market access that offsets costs - companies can invest in one location and have access to two major metro markets as well as the emerging submarkets between them; and (3) access to Mexico - companies have the stability of the US market with the added benefit of international reach.

SERVICE	LOCAL
Anodizing	✓
Belting	✓
Blow Molding	✓
Coating	✓
Cutting	✓
Engineering	✓
Heat Treating	*
Injection Molding	✓
Integrating	✓
Laboratories	✓
Logistics Support	✓
Machining	✓
Material Handling	✓
Metal Stamping	✓
Plasma Cutting	✓
Plastic Injection Molding	✓
Plastic Stamping	*
Plating	✓
Pneumatics/Hydraulics	✓
Rigging	✓
Testing	✓
Tool & Die	✓
Water Treatment	*
Welding (Custom)	✓



**IN SUMMARY**

The manufacturing industry is cautiously optimistic but faces challenges. In response, **Schertz is proactively working on solutions for its manufacturing community** through its’ local Business Retention & Expansion programs, data sharing, and resource connections.

# SCHERTZ HAS 36 MANUFACTURING COMPANIES

Number of Companies in Cluster



## CHEMICAL, PLASTIC, & MINERAL PRODUCTS

Axel-Royal Manufacturing  
Beck Ready Mix Concrete  
Cadillac Products Automotive  
CalTex Protective Coatings  
Evestra  
Innovative Kitchens & Baths  
Manco Structures  
Natural Stone Design

Lubricating oils and grease products  
Concrete  
Protective automotive plastic, acoustical & energy management parts  
Paint, fabric, leather, vinyl sealants & other car-care detailing products  
Biopharmaceutical; women's healthcare products and research  
Custom kitchen/bath products - tubs, showers, countertops, cabinetry  
Pre-cast/pre-stressed concrete products  
Natural stone, granite, soapstone, manufactured table & countertops

## DIVERSIFIED PRODUCTS

Avanti Windows & Doors  
Keaco Enterprises  
River Whey Creamery  
Reliable Sprinklers  
Vita Nonwovens

Vinyl Window and Door Systems  
Carrier/cover tape, SMD reels, moisture barrier bags  
Artisanal cheese  
Fire Protection Sprinklers  
Nonwoven textiles using thermo-bonding, needle-punched tech

## EQUIPMENT & METAL PRODUCTS

Boss Products  
C&M Fabrication  
Caterpillar  
Custom Rock  
Heat & Treat of South Texas  
ITM Partners  
LTS Metals & Processing  
Major Wire  
PSP Industries  
Setien & Associates  
Sigma Industrial Automation  
Technos  
Vestal Steel Specialties

Fire protection systems  
Custom industrial metal fabrication  
Diesel engine blocks/components for trucks, marine, electric power  
Thermaforming of architectural panels used in concrete walls  
Commercial boiler systems, booster pumps, water softeners & heaters  
Precision machining services and manufacturing support services  
Precision Metal Processing  
Screen media & cloth used in aggregate/recycling-related industries  
Ductwork, girders, precipitators, stacks, silos, tanks and bins  
Structural design and steel fabrication  
Stainless steel carts, pedestals & conveyors used in food processing  
Industrial fan & rotating equipment manufacturing; custom machining  
Structural & custom steel fabrication, shearing & forming

## TRANSPORTATION-RELATED PRODUCTS

Aero Components  
Armortex  
Shook Mobile Technology (Roll Techs)

Aircraft equipment parts and supplies  
Fabricator of Ballistic Fiberglass, windows doors  
Full metal fabrication shop for specialty trucks and trailers

## WOOD, PAPER, & MISC. PRODUCTS

Madera Millwork  
Maverick Door & Millwork  
NAI Signage Solutions  
Pioneer Custom  
Pratt Industries  
UFPI  
Vision works

Woodworking, custom casework  
Custom doors and millwork  
Interior/exterior structural graphics & retail signage  
Custom wood doors, windows, and moldings  
Custom corrugated & die-cut cardboard products  
Industrial packaging & treated lumber  
Eyeglass lenses and frames

## 150,000 SF FACILITY

that manufactures fabricated metal products used in the region's aerospace industry

### Property Taxes

Located in Comal County, this example manufacturer pays a property tax rate of **\$2.14** per \$100 of valuation.



### Payroll

Title (SOC Code)	Wage (Annual)	Count	Wage x Count
Plant Manager (11-3051)	\$115,710	1	\$115,710
Purchasing Manager (11-3061)	\$120,310	1	\$120,310
Human Resources Manager (11-3121)	\$119,480	1	\$119,480
Bid Estimator (13-1051)	\$69,300	1	\$69,300
Drafting Technician (17-3013)	\$59,050	2	\$118,100
Quality Assurance Technician (17-3029)	\$69,670	4	\$278,680
Chief Safety Officer (29-9011)	\$74,020	1	\$74,020
Security Officer (33-9032)	\$30,480	2	\$60,960
Bookkeeper (43-3031)	\$40,390	2	\$80,780
Scheduler (43-5061)	\$48,070	2	\$96,140
Shipping & Receiving Clerk (43-5071)	\$31,180	2	\$62,360
Administrative Assistant (43-6011)	\$56,950	2	\$113,900
Electrician (47-2111)	\$47,860	2	\$95,720
Industrial Machine Mechanic (49-9041)	\$49,810	4	\$199,240
First Line Supervisor (51-1011)	\$69,900	2	\$139,800
Assembler (51-2098)	\$36,050	10	\$360,500
Machinist (51-4041)	\$48,040	4	\$192,160
CNC Machine Operator (51-4081)	\$31,230	15	\$468,450
Fabricator (51-4121)	\$42,740	10	\$427,400
Painter (51-9123)	\$37,470	2	\$74,940
Forklift Driver (53-7051)	\$32,510	5	\$162,550
Material Handler (53-7062)	\$29,690	5	\$148,450
<b>TOTALS</b>		<b>80</b>	<b>\$3,578,950</b>



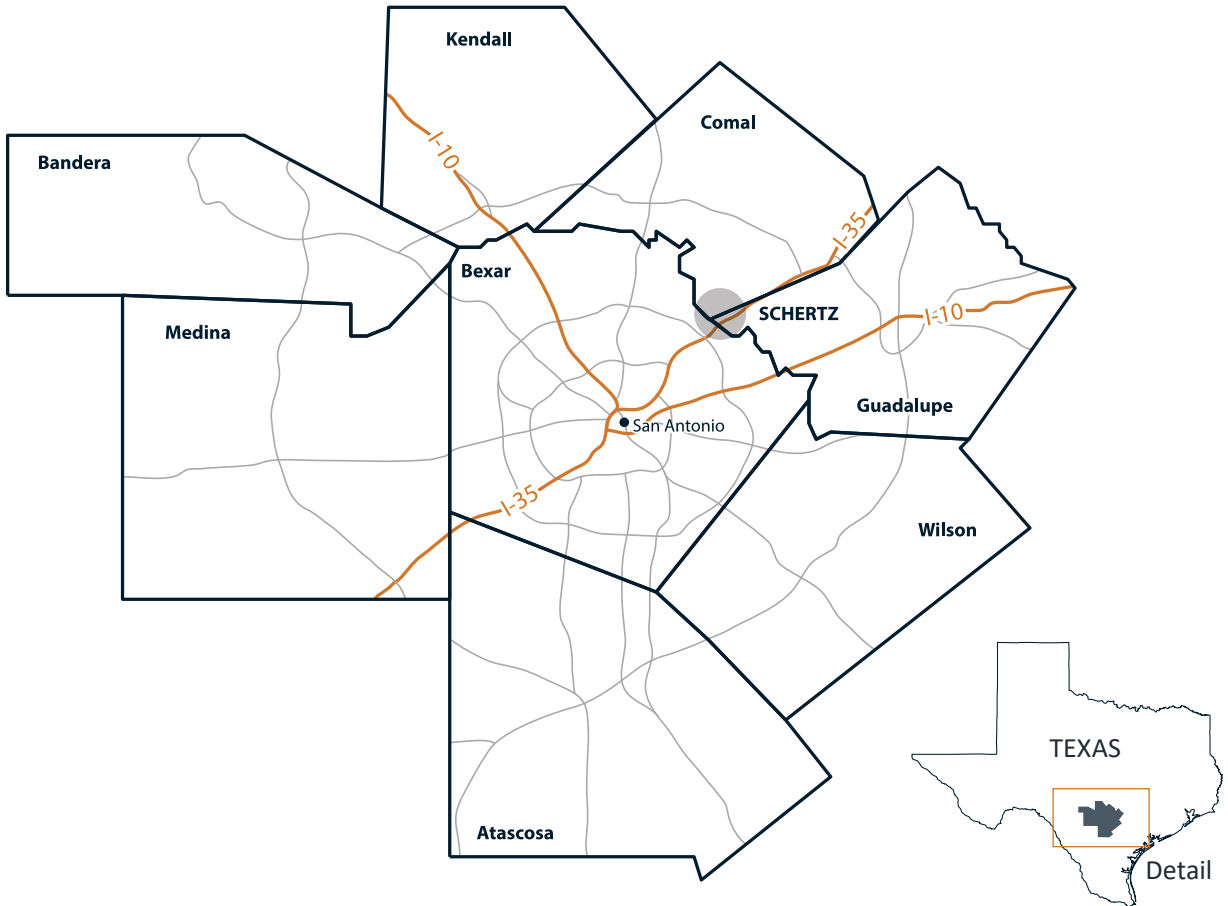
### MANUFACTURING + DISTRIBUTION

Making a product means little if it can't get to market. Schertz has it covered with over 60 distribution companies. Find out more through the [SEDC Distribution Focus Profile](#).



# The Regional Workforce

Schertz is located within the San Antonio-New Braunfels Metropolitan Statistical Area (MSA). Composed of 8 counties, the region contains a diverse laborpool. Additional benefits offered by the MSA include access to multiple roadways, including Interstates 35 and 10, and a variety of co-located distribution networks.



## ↓ REGIONAL HIGHLIGHTS ↓

### Population

The region is growing at a steady rate; according to latest estimates, the MSA population is:

**2,605,310**

*ESRI Community Analyst 2021*

### Laborforce

The MSA has a strong working age population; individuals aged 16+ is estimated to be:

**1,174,304**

*ESRI Community Analyst 2021*

### Employment

The San Antonio MSA is an affordable market for labor\* with an average annual wage of:

**\$49,521**

*\*Total All Occupations  
Texas Workforce Commission OEWS (2020)*

# MSA Comparison Table

**Competitive Workforce** | Comparing San Antonio against other manufacturing communities across the United States yields useful insights and highlights the affordable of labor in the area. All MSA names are shortened to the major city commonly associated with the region. ↓

OCCUPATIONS		SAN ANTONIO	LOS ANGELES	CHICAGO	ATLANTA
<b>Salaries (Median)</b>	<b>SOC Code</b>				
<b>Major Occupational Group</b>					
Production Occupations	51-0000	37,350	41,780	42,050	\$38,100
<b>Occupation Title</b>					
First-Line Supervisors of Production	51-1011	67,800	68,000	67,700	64,100
Structural Metal Fabricators and Fitters	51-2041	38,800	43,900	48,300	42,000
Assemblers and Fabricators, All Other	51-2090	29,100	35,700	36,800	31,600
Extruding and Drawing Machine SOTs	51-4021	33,100	35,500	40,200	40,600
Cutting, Punching, Press Machine SOTs	51-4031	38,400	38,600	37,700	37,500
Grinding/Lapping Machine Tool SOTs	51-4033	30,700	38,700	39,400	33,100
Machinists	51-4041	49,800	47,500	45,600	44,000
Molding/Coremaking Machine SOTs	51-4072	31,500	39,700	36,700	34,700
Multiple Machine Tool SOTs	51-4081	31,500	37,900	38,600	37,600
Tool and Die Makers	51-4111	47,400	61,900	56,000	54,600
Welders, Cutters, Solderers, and Brazers	51-4121	45,600	45,100	46,300	42,000
Plating and Coating Machine SOTs	51-4193	33,100	37,100	36,900	48,200
Woodworking Machine SOTs	51-7042	30,500	36,400	35,700	32,100
Stationary Engineers/Boiler Operators	51-8021	47,700	75,100	90,600	67,400
Plant and System Operators, All Other	51-8099	70,500	86,400	67,100	56,900
Separating/Filtering Machine SOTs	51-9012	54,700	71,800	68,800	48,900
Crushing/Grinding Machine SOTs	51-9021	35,400	45,800	44,200	35,300
Mixing and Blending Machine SOTs	51-9023	39,300	41,900	39,300	34,200
Cutting and Slicing Machine SOTs	51-9032	38,100	41,300	44,000	39,300
Extruding/Forming Machine SOTs	51-9041	32,500	41,300	37,300	41,200
Furnance, Kiln, Oven SOTs	51-9051	37,100	37,400	36,700	43,400
Inspectors, Testers, and Weighers	51-9061	34,900	44,900	51,300	37,400
Ophthalmic Laboratory Technicians	51-9083	41,800	45,400	43,700	39,300
Packaging/Filling Machine Operators	51-9111	32,200	40,600	36,200	30,600
Coating/Painting Machine SOTs	51-9123	29,500	35,600	35,900	36,500
Painters, Transportation Equipment	51-9124	34,200	48,000	40,100	48,600
Molders/Shapers (Except Metal/Plastic)	51-9195	33,100	40,000	38,500	35,000

Jobs EQ (2021)

**Manufacturing Wage Comparison** | Shown is average annual wage data specific to the Manufacturing (31-33) industry, San Antonio-New Braunfels MSA's average manufacturing wages continue to remain the **lowest** and **most affordable**. All MSA names are shortened to the major city. ↓



WEEKLY (Q1, 2020)   WEEKLY (Q1, 2021)   ANNUAL (Q1, 2020)   ANNUAL (Q1, 2021)

	WEEKLY (Q1, 2020)	WEEKLY (Q1, 2021)	ANNUAL (Q1, 2020)	ANNUAL (Q1, 2021)
AUSTIN	\$2,415	\$2,626	\$125,580	\$136,552
DALLAS	\$1,878	\$1,793	\$97,656	\$93,236
HOUSTON	\$1,838	\$1,834	\$95,576	\$95,368
SAN ANTONIO	\$1,185	\$1,157	\$61,620	\$60,164

*Texas Workforce Commission, QCEW ('20-'21) All Production Occupations*

**Production Occupation Wage Comparison** | This table shows the differences in Texas MSA's when looking at production positions. ↓

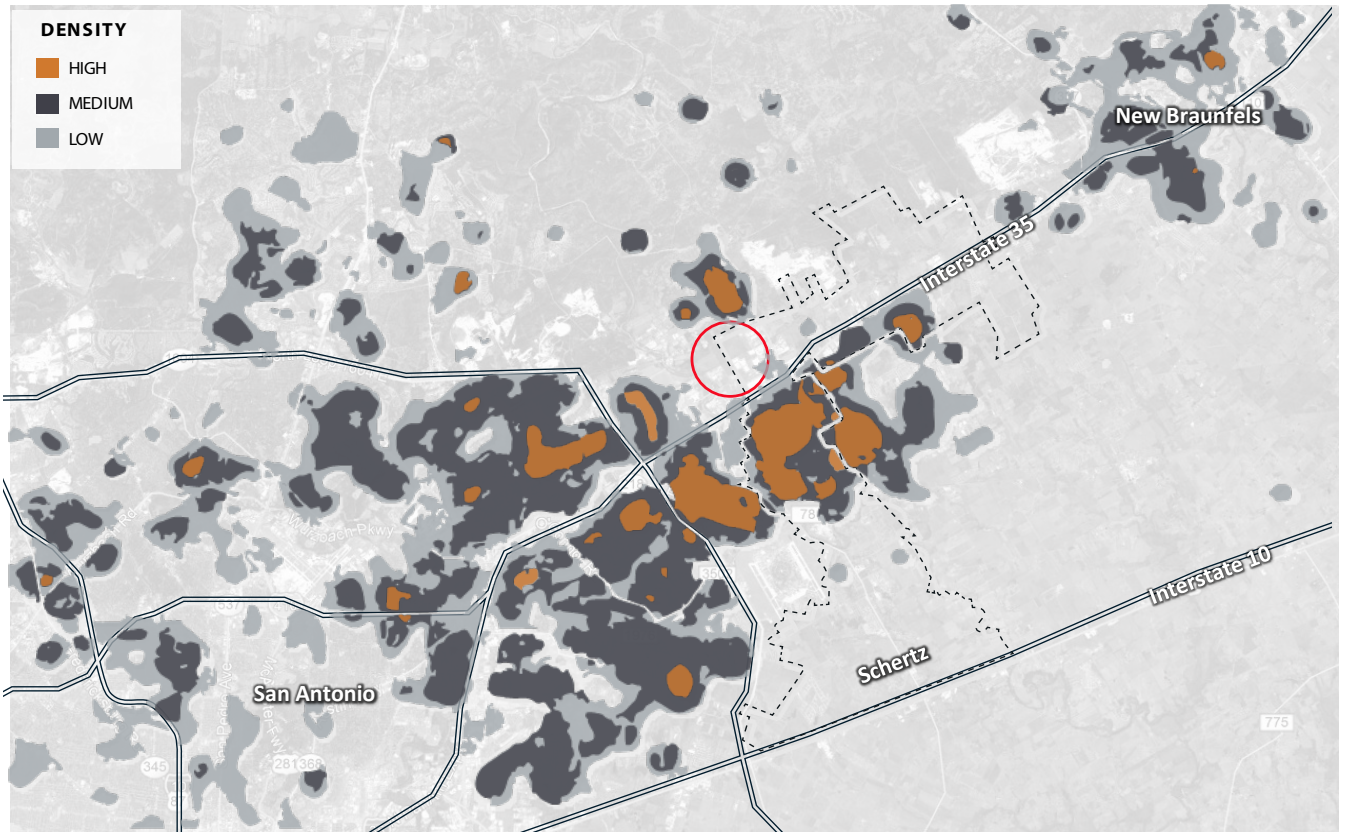
OCCUPATIONS		SAN ANTONIO	AUSTIN	DALLAS	HOUSTON
<b>Salaries (Median)</b>	<b>SOC Code</b>				
<b>Major Occupational Group</b>					
Production Occupations	51-0000	35,607	41,230	40,290	46,820
<b>Occupation Title</b>					
First-Line Supervisors	51-1011	66,423	67,566	67,693	77,031
Structural Metal Fabricators and Fitters	51-2041	38,027	41,986	41,012	44,437
Miscellaneous Assemblers/Fabricators	51-2090	28,398	32,296	38,984	35,625
Extruding and Drawing Machine Setters, Cutting, Punching, and Press Machine	51-4021	33,575	25,873	38,294	40,145
	51-4031	38,616	38,041	34,696	37,129
Machine Tool Setters	51-4033	31,192	36,359	32,871	34,769
Machinists	51-4041	42,523	48,798	46,403	51,449
Machine Setters, Operators, and Tenders	51-4072	33,189	33,001	32,437	32,705
Multiple Machine Tool Setters	51-4081	31,490	35,192	36,640	38,778
Tool and Die Makers	51-4111	47,524	43,616	54,013	52,562
Welders, Cutters, Solderers, and Brazers	51-4121	40,568	45,622	41,996	45,867

*Texas Workforce Commission LMI (2020)*

# The Local Workforce

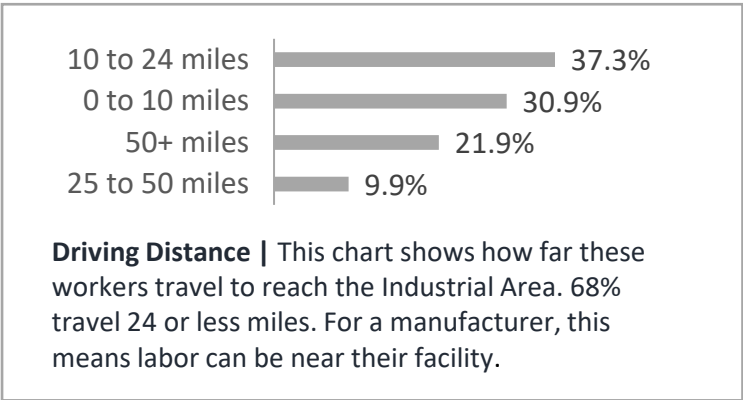
Schertz and the San Antonio MSA have a strong and competitive workforce. But where do they come from? It's helpful to analyze Schertz' Tri County Industrial Area, the primary location of local manufacturing companies.

**Existing Workforce** | This map shows where these Schertz manufacturing workers live. The red circle highlights the Industrial Area with orange and dark grey shading marking where higher concentration of workers live. The map highlights that much of Schertz' industrial labor lives near their place of work. ↓



**1,506**

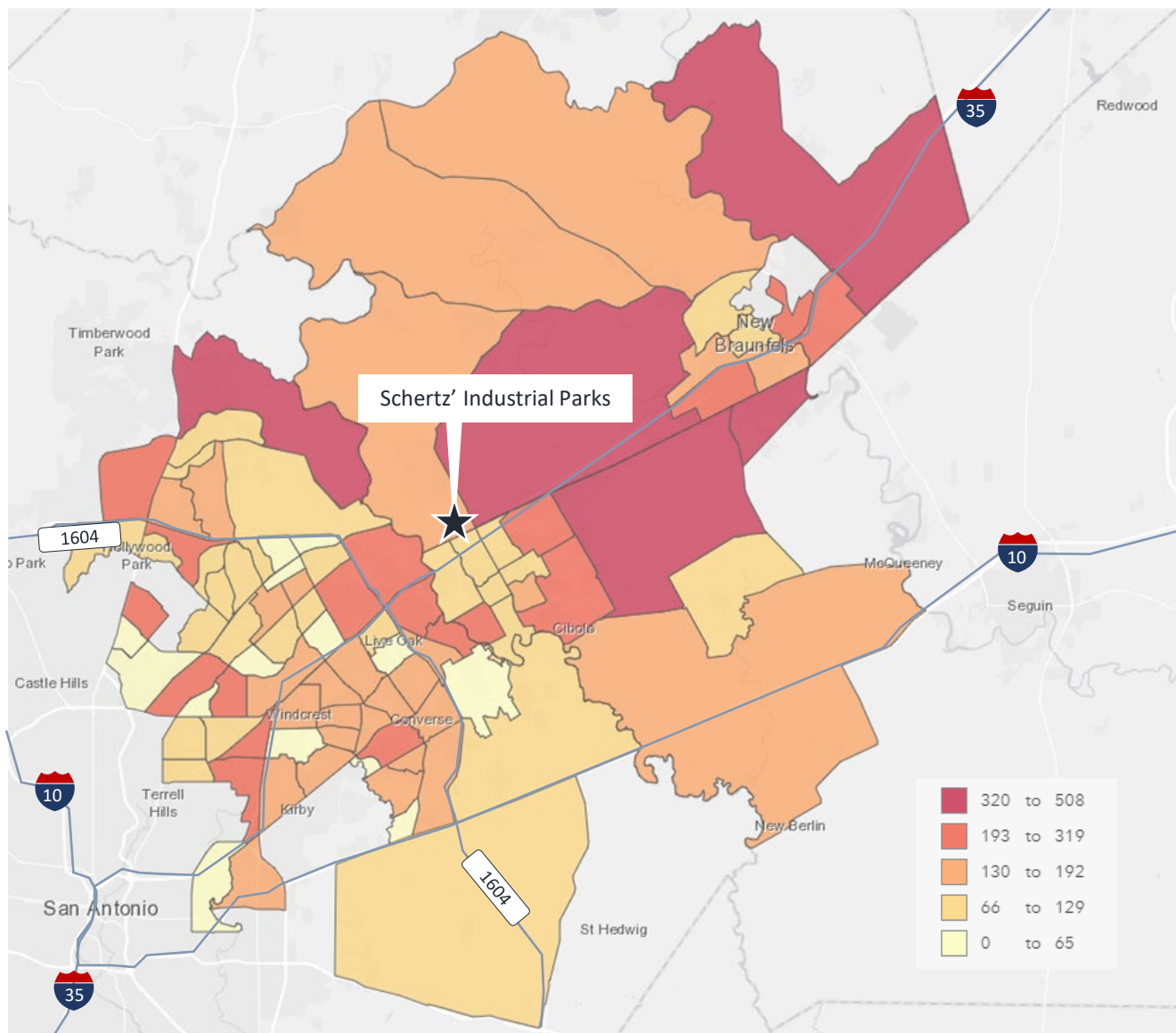
**WORKERS EMPLOYED WITHIN A 1 MILE RADIUS OF THE TRI COUNTY INDUSTRIAL AREA**



ESRI Community Analyst (2021)

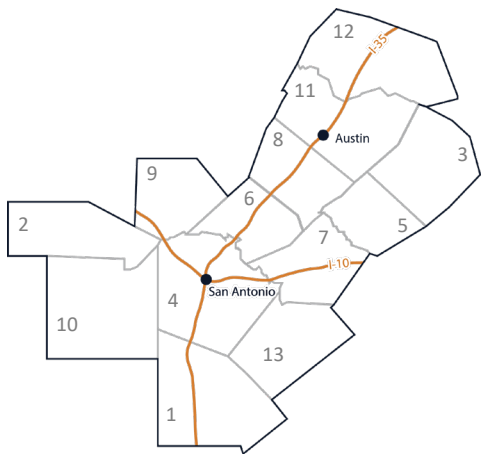
**Potential** | Whereas the previous map showed where workers currently working in Schertz live, this page covers potential reach in addition to the labor already employed in the community.

**Industrial Labor Force** | Schertz has a large pool of workers for manufacturing employment through the area's Industrial Labor Force, which includes all Manufacturing, Transportation & Warehousing, and Wholesale Trade workers. There are over **35,000 targeted workers within a 20-minute drive time** of Schertz' industrial parks. Directly adjacent to the parks are multiple census tracts with high counts of industrial workers.



ESRI Community Analyst (2021)

↑ **Number of Industrial Workers by Census Tract** | This color-coded map shows individual census tracts, represented by the shapes that are outlined in black. Within these tracts, darker shading indicates that a higher number of workers living there are part of the Industrial Labor Force.



# 21%

## POPULATION GROWTH (est.)

2021 Population: 4.9 Million  
2031 Population: 6.0 Million

### COUNTY POPULATION CHANGE (2015-2030)

1. Atascosa +15%
2. Bandera +20%
3. Bastrop +26%
4. Bexar +15%
5. Caldwell +17%
6. Comal +41%
7. Guadalupe +24%
8. Hays +37%
9. Kendall +37%
10. Medina +16%
11. Travis +19%
12. Williamson +34%
13. Wilson +19%

**Schertz Area is Growing** | This is one of several significant advantages of the San Antonio region. Beyond our existing workforce, the area’s projected population offers an expanding talent pool. San Antonio is both the 7th largest in the United States - with over 1.5 million residents - as well as the fastest-growing, adding more than 60 people a day. Explosive population growth isn’t limited to this historic city; the region is booming. The San Antonio-Austin Corridor, an 80 mile stretch of Interstate 35 running between the two cities, is projected to grow 21% by 2031.

*Jobs EQ (2021)*

**Schertz Workforce is Growing** | A growing region translates into projected increases in demand occupations. To get a sense of how this will change the local manufacturing workforce, here are just a few positions that are set to take off in the years to come.



**Helpers** such as Assistant & Machine Operators and Material Handlers (51-9198) | **+21.59%**

**Welders, Cutters, Solders, and Brazers** which are high demand occupations (51-4121) | **+17.30%**

**Operators** of equipment such as machinists (51-4041) | **+17.23%**

*Jobs EQ (2021) 10yr forecast*

**Capturing Leakage** | In addition to its growing workforce, manufacturers pull from the MSA’s labor leakage. This graphic represents the 1.1 million laborers that made up the San Antonio MSA’s overall workforce in 2018. Of this, over 222,000 individuals living within the MSA were working outside it (flowing out). While their reasons vary - an individuals’ job might only be available outside the area or pay may be slightly higher - this subset of the local labor pool presents an opportunity for a manufacturer.



*US Census – On the Map (2018, most current)*

## Manufacturing-Specific

## Training/Development

Schertz has close ties to its educational partners, many of whom have programs in place to build up the next generation of workers and upskill existing labor. Manufacturing-specific workforce development opportunities are another benefit available to Schertz businesses.

The SEDC maintains strong relationships with regional workforce development partners. **Programs specific to manufacturing** are readily available depending on a company's needs and are shown below, click on the links for more information.

### [Alamo Colleges Corporate College](#)

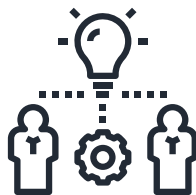
Offers an Advanced Manufacturing & Logistics program which covers welding, forklift driving, mechatronics, logistics, HAZWOPER, and more

### [Alamo Academies](#)

Targets its offerings to high school students interested in pursuing (1) STEM career paths and (2) dual credit courses.

### [Goodwill Good Careers Academy](#)

Takes an 'earn while you learn' approach, offering affordable short-term career certification programs such as Commercial Driver License.



### [Project Quest](#)

Dedicates itself to providing in-demand, living-wage career training opportunities that support the region's current & future workforce needs.

### [Greater:SATX](#)

Helps students gain the skills, real-world experience, & outlook they need to be effective and successful in the workforce through internships.

### [Workforce Solutions Alamo](#)

Focuses on the unemployed laborforce, offering 90-day trainings (leading to careers such as CNC Operator), hiring fairs, and more.

**Other Training Partners Include** | *American G.I. Forum; Chrysalis Ministries; Baptist School of Health; Concorde Career Colleges; Dress for Success San Antonio; Everest Institute; Family Endeavors; New Horizons San Antonio Career Training Center;; Rackspace Open Cloud Academy; SA Youth; San Antonio Food Bank Culinary Training; Southern Careers Institute*

Schertz is served by four Independent School Districts (ISD). Within a 20-minute drive time, there are 70 elementary, 18 middle, 20 high, and 11 academy/charter schools.

# FOUR

## DISTRICTS

Offering a variety of educational opportunities

# CTE

## COURSES

Continue to be a major focus for all local districts

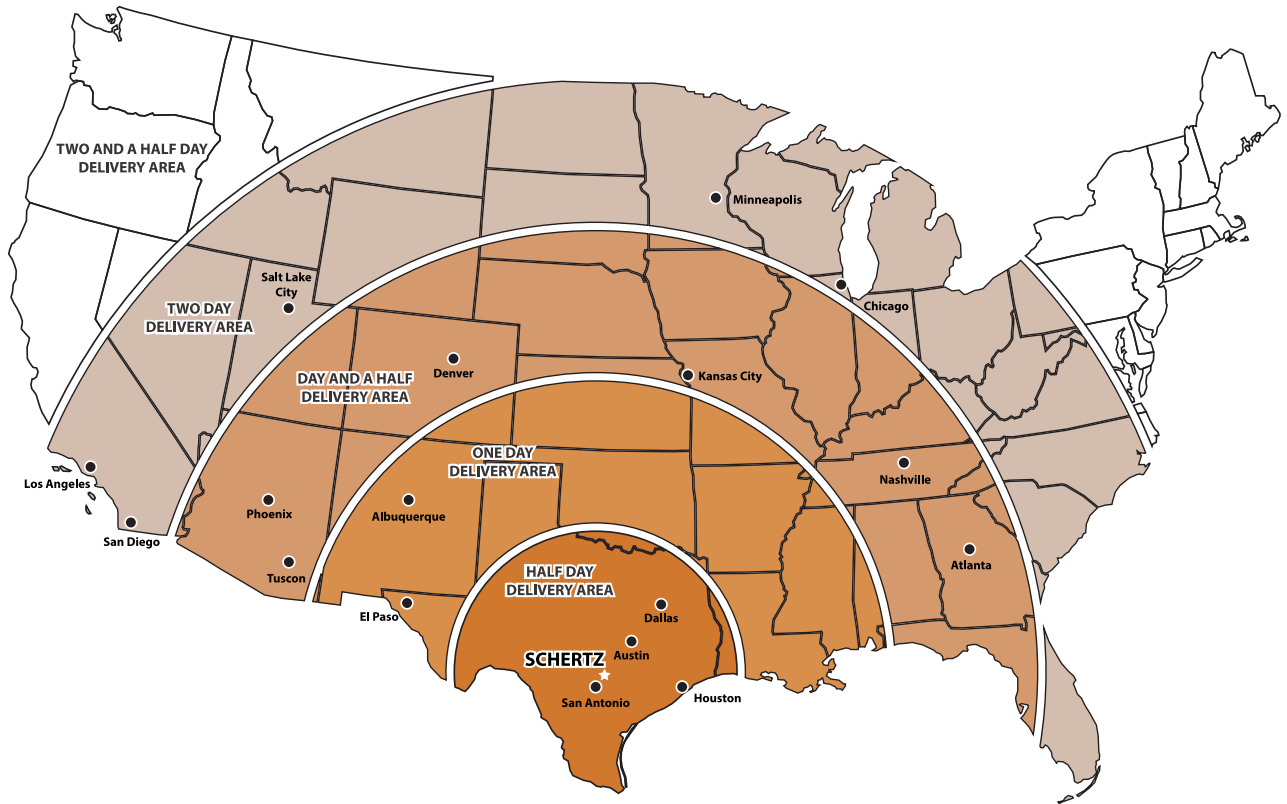
# HIGH

## SCHOOLS

Regularly connect with Schertz manufacturers

# Visualizing Proximity to Markets & Materials

The cost of transporting goods is reduced by using the interstates & highways that run through Schertz. Interstates 35 & 10 provide opportunities for getting products distributed throughout the country while connecting manufacturers to other distribution channels.



↑ This graphic shows the distance a single trucker is legally allowed to drive in a 24-hour period.

**Half A Day:** Access to major Texas markets (Austin, Dallas, Houston, San Antonio) and parts of Mexico

**One Day:** Access to a variety of surrounding states from New Mexico to Georgia & Louisiana to Kansas

**Day and Half:** Access to over half of the United States along with multiple markets within Mexico

**Two Days:** Ability to reach markets within the United States, Mexico, and Canada

From Schertz	Miles	KM
Austin	65	105
Chicago	1,226	1,973
Dallas	278	447
Denver	940	1,513
Houston	183	295
Kansas City	801	1,289
Long Beach	1,368	2,202
Matamoros	296	476
Mexico City	878	1,413
New Orleans	529	851
Oklahoma City	452	727
Phoenix	989	1,592
San Antonio	22	35



**Worldwide Access** | Schertz manufacturers have global access thanks to nearby commercial airports that bridge the gap between regional, national, and international markets.



From San Antonio (SAT)	Flight Time
Atlanta (ATL)	2.5 hours
Dallas (DFW)	1.25 hours
Guadalajara (GDL)	2 hours
Houston (HOU)	1 hour
Kansas City (MCI)	2 hours
Mexico City (MEX)	2 hours
Los Angeles (LAX)	3 hours
Miami (MIA)	3 hours
Monterrey (MTY)	1 hour
Phoenix (PHX)	2.5 hours

↑ This graphic shows a selection of the nonstop flight destinations available via San Antonio-International Airport (SAT)

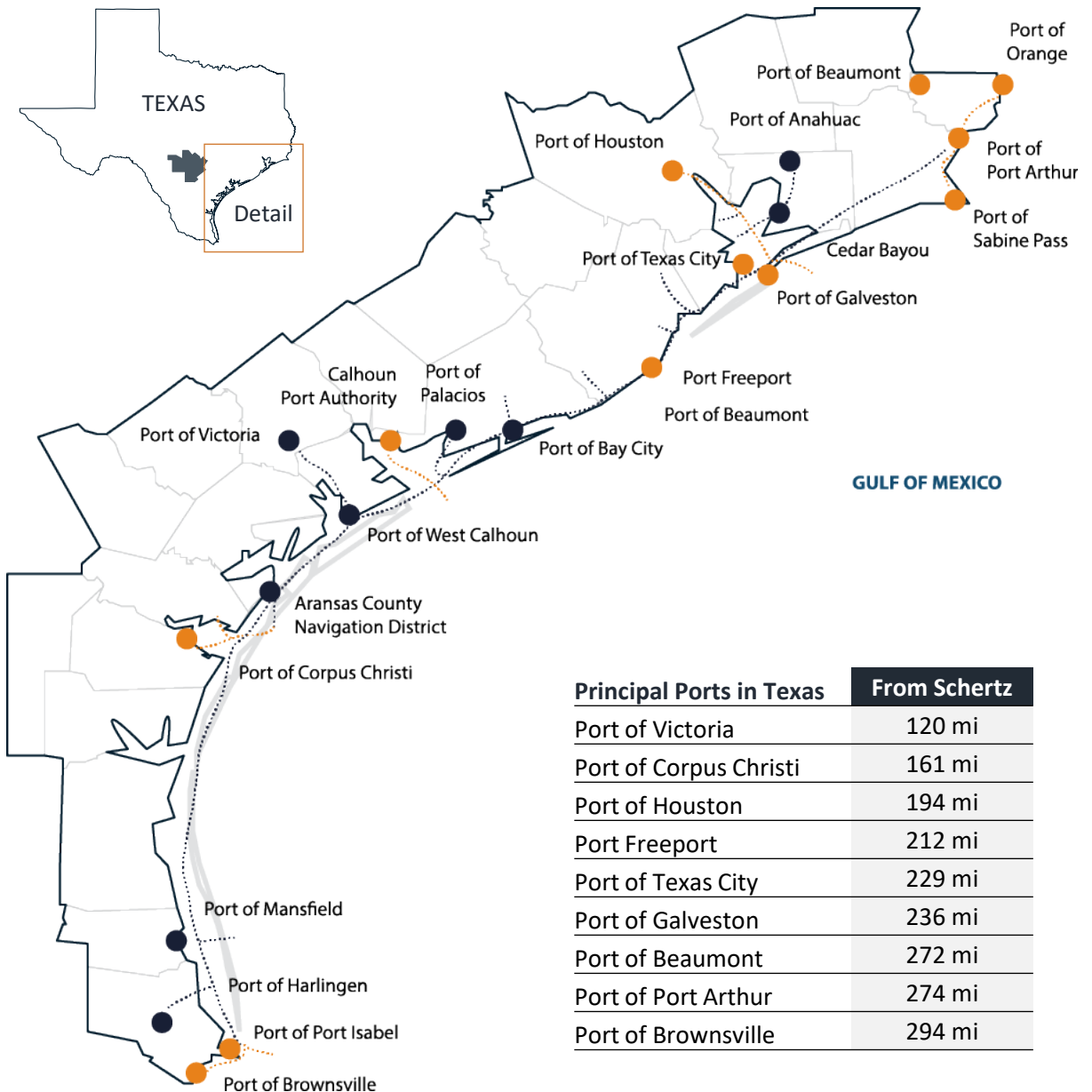
**United States:** Direct access to major states, major ports of entry, and intermodal facilities

**Mexico:** Direct access to some of the most important markets within the country

In addition to SAT, **Austin – Bergstrom International Airport (ABIA)** is an easy 65-mile drive directly down Interstate 35

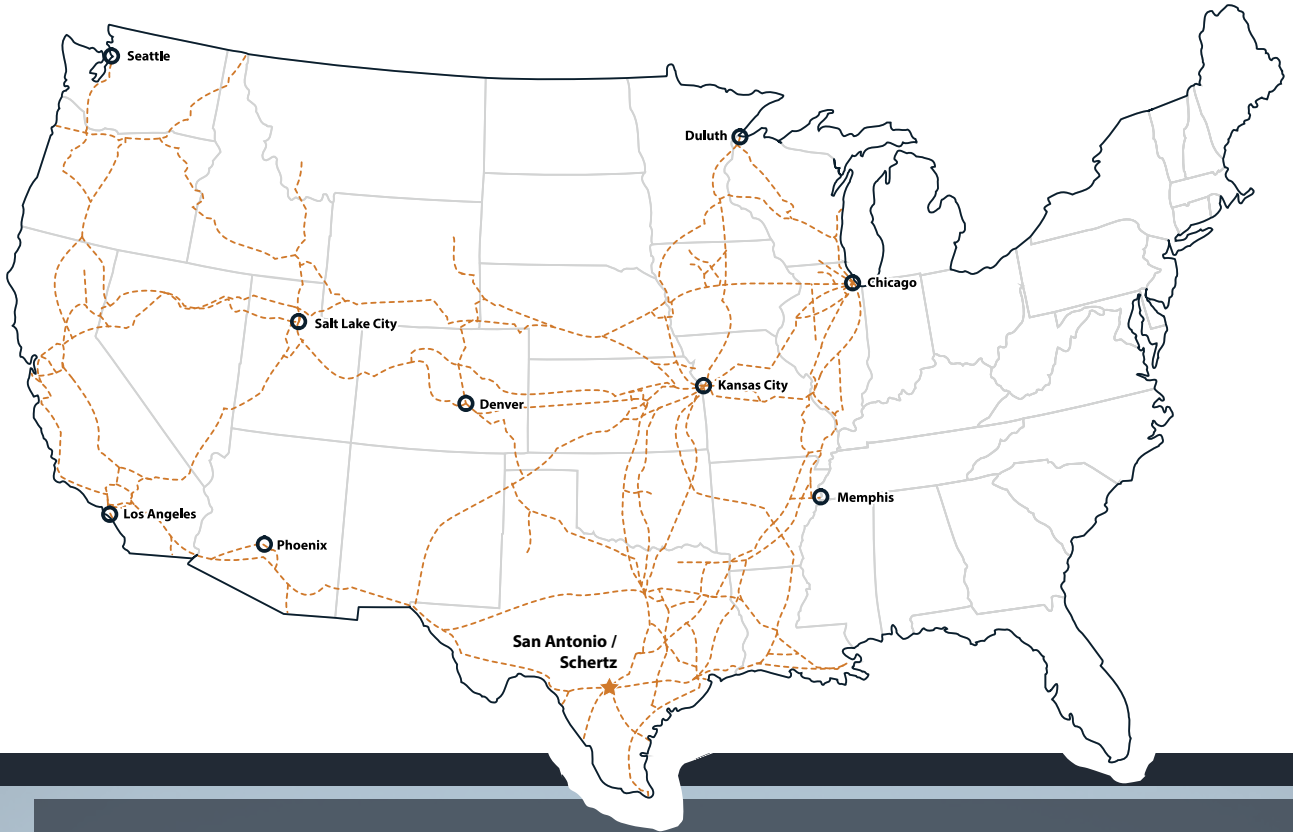
**Multiple Shipping/Receiving Options** | Texas seaports serve as the gateway to the global economy by importing and exporting cargoes ranging from petrochemicals to industrial machinery to agricultural products. Additionally, containerized shipments carrying everything from retailer's goods to steel products enter the US through Texas Ports. The US Army Corps of Engineers ranks ports by their annual tonnage for their list of Principal Ports in the US. Ten Texas maritime terminals ranked in their latest release; in short, the state's ports are no stranger to the shipping needs of industry.

Shown is a map of Texas seaports along the Gulf of Mexico. ● represents deep draft ports, ● indicates shallow draft ports, -.- shows shallow draft channels, and -.- highlights deep draft channels.



Principal Ports in Texas	From Schertz
Port of Victoria	120 mi
Port of Corpus Christi	161 mi
Port of Houston	194 mi
Port Freeport	212 mi
Port of Texas City	229 mi
Port of Galveston	236 mi
Port of Beaumont	272 mi
Port of Port Arthur	274 mi
Port of Brownsville	294 mi

**Connected Rail** | Manufacturers in Schertz can easily get their bulk materials or finished products across the country thanks to San Antonio's connection to Union Pacific's rail network (shown below). The remainder of the United States is accessible through intersections with other rail company lines. Tracks in San Antonio are owned by Union Pacific, with BNSF operating in the area under a trackage-rights agreement.



SCHERTZ HAS ACCESS TO FIVE

## TRANSLOAD

FACILITIES, ALL WITHIN 40 MILES

**SAN ANTONIO INTERMODAL TERMINAL** | 32 miles from Schertz. 300-acre terminal can handle 250,000 annual container lifts & features 1,300 intermodal parking stalls.

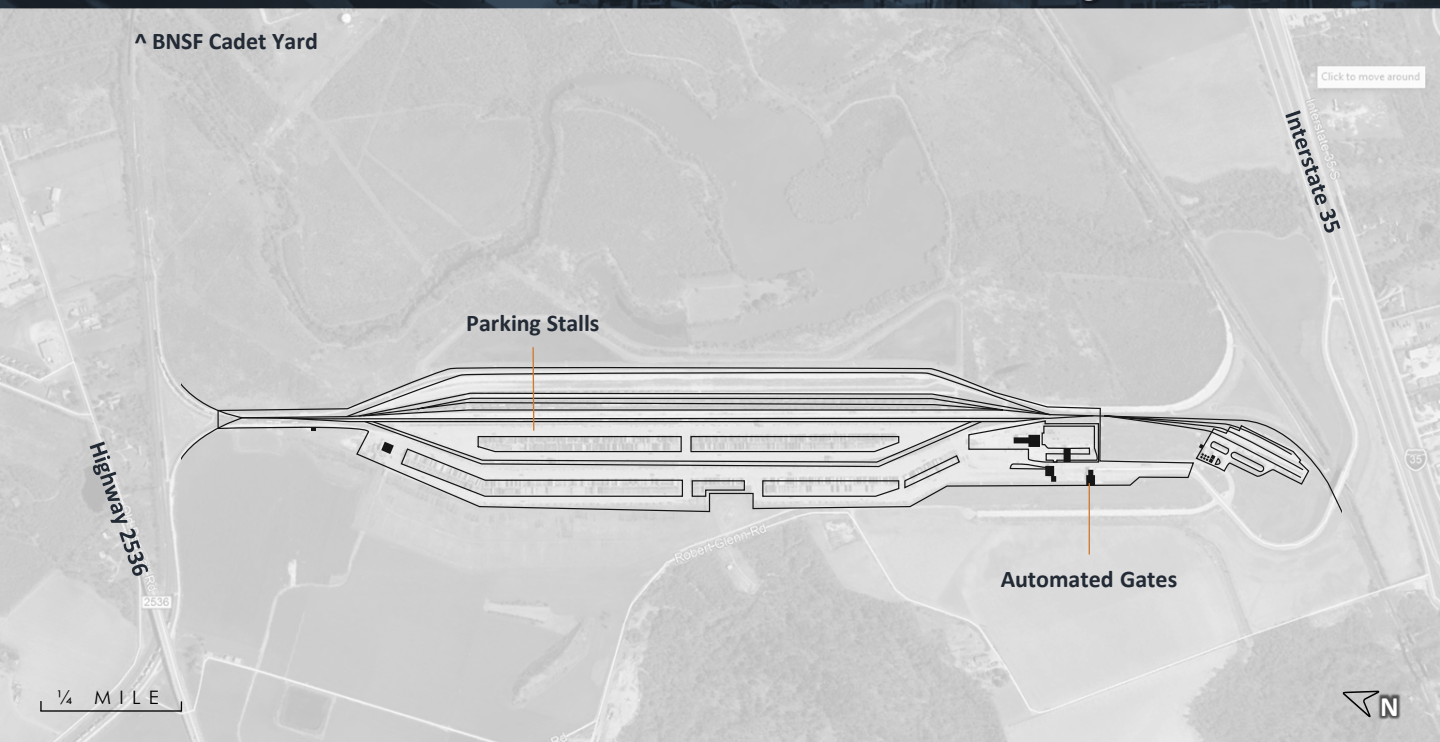
**SOUTHTON RAIL YARD** | 25 miles from Schertz. 300-acre yard operating 24/7, features 20,000 tons of silo capacity, and is dual served by Union Pacific & BNSF.

**MISSION RAIL PARK** | 32 miles from Schertz. 1,003-acre park ideal for bulk commodity unloading. Capacity for 800+ railcars; 65 million pounds of vertical storage onsite.

**ALAMO JUNCTION RAIL PARK** | 30 miles from Schertz. 520-acre park with four 8,500 linear feet of unit train loop & five 4,300 linear feet of manifest interchange tracks.

**SAN MARCOS SMART TERMINAL** | 36 miles from Schertz. 934-acre terminal projected to open 2020. Terminal will provide air cargo service through adjacent regional airport.

# Proximity By Rail: Facility Spotlight



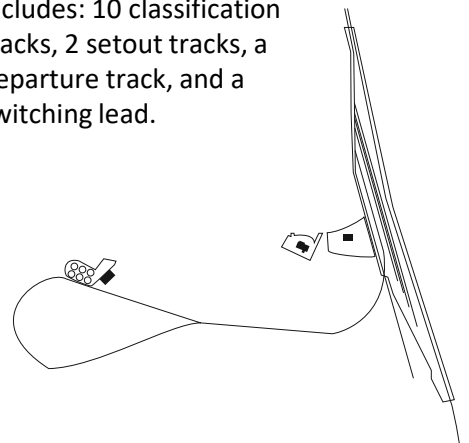
## ↑ San Antonio Intermodal Terminal (SAIT)

Located 36 miles from Schertz, SAIT is a \$100M state-of-the-art facility that supports the growing intermodal volume in southern Texas. At over 300 acres, this expansive facility is designed to handle 250,000 annual container lifts and is positioned to serve San Antonio, Austin, Eagle Pass and Laredo, as well as the entire south Texas market.

- 8 Automated Gate System Entrance - Truck turn times of 30-90 seconds (vs. 4 min national average)
- 1,300 Intermodal Parking Stalls
- Modern Security - Fencing, biometric driver check-in, lighting and video surveillance
- 24 Hour, 7-Day-a-Week Operations
- 3 Loading Tracks - For expedited loading/unloading
- Future Expansion - Designed with room for future expansion to keep pace with area growth
- Interstate Access - Convenient access to I-35 & I-410

## BNSF CADET YARD

Located immediately northeast of SAIT, Cadet Yard, named in honor of members of Lackland Air Force Base, serves as a hub where BNSF breaks up and rebuilds trains to move between San Antonio, the Gulf Coast, and on to Midwest destinations. The yard has the capacity to hold 350 rail cars and includes: 10 classification tracks, 2 setout tracks, a departure track, and a switching lead.



**National Industry Overview data** is from the National Association of Manufacturers, [2021 1<sup>st</sup> Quarter Manufacturers' Outlook Survey](#); Board of Governors of the Federal Reserve System (US), Real Trade Weighted U.S. Dollar Index: Broad [TWEXBPA] retrieved from Federal Reserve Bank of St. Louis.

**Texas Industry Overview data** is from the Federal Reserve Bank of Dallas, [Texas Manufacturing Outlook Survey - March 2021](#).

**San Antonio & Schertz Industry Overview data** is from the San Antonio Manufacturer's Association, [San Antonio's Manufacturing Industry: Economic Impact in 2016](#); SA Express News, [\\$3.9 billion Air Force One planes will be built in San Antonio](#); San Antonio Economic Development Foundation, [Aerospace/Aviation Industry Sector Overview](#); Toyota, [Motor Manufacturing, Texas, Inc. \(TMMTX\) Fact Sheet](#); U.S. Department of Labor's Bureau of Labor Statistics (BLS) May 2018 Metropolitan and Nonmetropolitan Area [Occupational Employment and Wage Estimates](#); Jobs EQ; ESRI Community Analyst and SEDC staff analysis.

**Regional Workforce data** is from Texas Workforce Commission LMI, 2020 Metropolitan Area [Occupational Employment and Wage data, JobsEQ, 2021, ESRI Community Analyst](#). For more information on SOC Codes, visit O\*Net.com.

**Existing Workforce visualization** is based on data from the U.S. Census Bureau's [OnTheMap](#) tool. Data is from 2018, most recent.

**Workforce Potential data** is from ArcGIS' Community Analyst program (2021 data); U.S. Census Bureau, [Census Bureau Reveals Fastest-Growing Large Cities](#); Labor Market & Career Information Department, Texas Workforce Commission, [Demand Analysis Report](#) for the Alamo Region; and U.S. Census Bureau's [OnTheMap](#) tool (2018 data, most recent).

**Education data** is from the Texas Education Agency and the U.S. Department of Education's Integrated Postsecondary Education Data Systems (IPEDS) survey. School district overviews are courtesy of representatives from each district's career and technical education program, Texas Education Agency – AskTed 2020, Comal ISD's Communication Department, and the Texas Higher Education Coordinating Board (THECB).

**Proximity By Road visualization** is based on ArcGIS Community Analyst and U.S. Department of Transportation Federal Motor Carrier Safety Administration data/regulations.

**Proximity By Air visualization** is an adaptation of San Antonio International Airport's 54 Nonstop Destination [map](#). Flight times are estimates from FlightConnection.com.

**Proximity By Sea data** is an adaptation of NAI Partner's [Texas Ports Market Insight](#), with data from the Texas Ports Association, US Army Corps of Engineers, and NAI Partners' Houston, Austin, San Antonio office.

**Railroad data** is from [Union Pacific](#), [Seattle Post Intelligencer](#), [LJA Engineering](#), [Community Impact Newspaper](#), [Mission Rail Park](#), [Shale Support Holdings LLC](#), & [National Property Holdings](#).

Updated August 6, 2021

## LOOKING FOR ADDITIONAL DATA?

Visit our website for more information details on available properties (existing buildings and development-ready sites), and our local Job Board.

