

**SITE SELECTION . SITE ACQUISITION  
SITE DISPOSITION**



**CLIENT** Schertz-Cibolo-Universal City ISD  
**REAL ESTATE TYPE** Land & Commercial (former school)  
**LAND SIZE** 101 acres & 29+k SF building and improvements  
**SERVICES PROVIDED** School site search : Site Selection, Site Acquisition / Disposition

**PROJECT OVERVIEW**

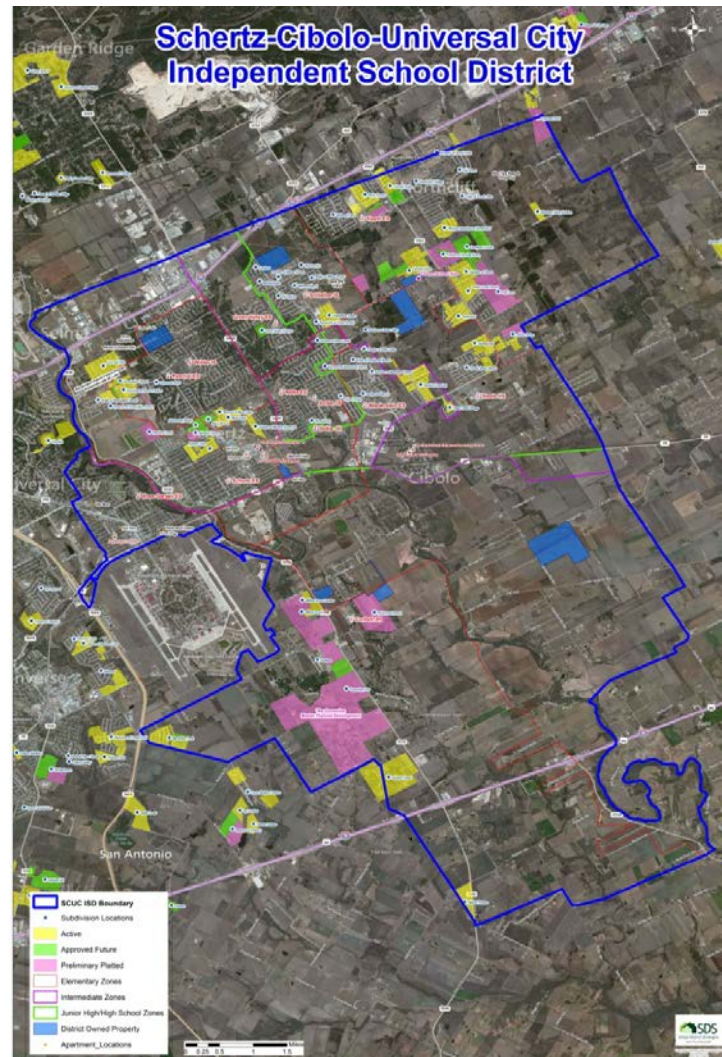
Schertz-Cibolo-Universal City ISD is a fast-growth district located on the northeast side of San Antonio within a 73-square mile area that includes Bexar and Guadalupe counties. During the last 15 years, the enrollment in the district has more than doubled. Per voter approved bonds for the construction of new campuses, the District has proceeded with its search of additional high school and elementary school sites. Sullivan has been awarded the Real Estate Broker Services Agreement to represent the SCUC-ISD District in their land search for future school sites.



**SERVICES**

Sullivan conducted a district wide property survey and analysis for each prospective site including infrastructure, topography, access, etc.  
Coordinated civil engineers and construction supervisors on feasibility of every possible 100 acre tract in the district including possible assemblages.

**RESULTS ACHIEVED**

Sullivan has recently negotiated on behalf of the SCUC School District in the disposition of 401 W. Byrd (former school). Transaction date: 2Q 2018  
Sullivan has recently negotiated on behalf of the SCUC School District in the purchase of 101+ acre future high school site located at Interstate 35 and Weiderstein Road. Transaction date: 3Q 2012  
Sullivan is currently researching prospective elementary school sites for the District's upcoming needs.



**SCHERTZ-CIBOLO-UNIVERSAL CITY INDEPENDENT SCHOOL DISTRICT**  
1056 Eibel Road Schertz, Texas 78154 Phone (210) 945-6223 Fax (210) 945-6251 www.scuc.txed.net  
**Purchasing & Supply Department**  
★ High Achievement For All Students  
★ Highly Qualified and Well-Trained Staff  
★ Effective and Efficient District Operations  
May 9, 2011  
Sullivan Commercial Realty  
Attn: Mr James Sullivan  
8647 Wurzbach Road Suite G  
San Antonio, TX 78240  
Subj: Notice of Award; Real Estate Broker Services  
Mr. Sullivan,  
Congratulations! Your firm was selected by our District for award of the above contract. Your proposal has been accepted. We look forward to discussing our district's needs and working with you in the future. Thank you.  
Sincerely,  
  
Matthew J. Rivera, C.P.M.  
Director, Purchasing & Supply