



OFFERING MEMORANDUM | PORTFOLIO OF 3 LOTS SOLD TOGETHER

218, 220, 300 Main St.
Cibolo, TX 78108

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Exclusively Marketed by:



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Brokerage License No.: 236020

OFFERING SUMMARY	
ADDRESS	218, 220, 300 Main St. Cibolo TX 78108
COUNTY	Guadalupe
PRICE	Call for Price
LAND ACRES	1.093
OWNERSHIP TYPE	Fee Simple
ZONING TYPE	C-4
# OF PARCELS	3

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2025 Population	4,578	41,758	96,260
2025 Median HH Income	\$73,795	\$108,307	\$105,671
2025 Average HH Income	\$94,281	\$126,960	\$124,756

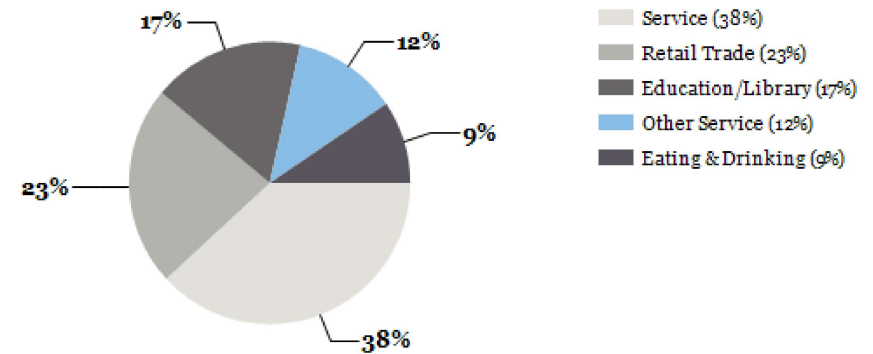
Location

- The area surrounding the property at 218, 220, 300 Main St. in Cibolo, TX is part of a rapidly growing city located in the northeastern part of the San Antonio metropolitan area.

Points of Interest

- The property is located in Cibolo, TX, a rapidly growing city in the San Antonio metropolitan area. Cibolo is known for its family-friendly atmosphere, excellent schools, and community events such as the annual CiboloFest. It has numerous parks and the new Cibolo Sports Complex & YMCA.
- Main Street, where the property is situated, is a bustling commercial corridor with a mix of retail shops, restaurants, and service businesses. Examples of businesses in the area include a popular coffee shop, a boutique clothing store, and a local hardware store.
- The property is in close proximity to major transportation arteries, including Interstate 35 and Interstate 10, providing convenient access for customers and employees. This accessibility enhances the property's visibility and potential customer base.
- The surrounding neighborhood is a mix of residential and commercial properties, creating a synergy that can benefit businesses in the area. The presence of nearby residential communities can provide a steady stream of potential customers for businesses on Main Street.
- Cibolo has been experiencing steady population growth, attracting new residents and businesses to the area. This growth indicates a positive economic outlook for the city and potential opportunities for businesses to thrive in a growing market.

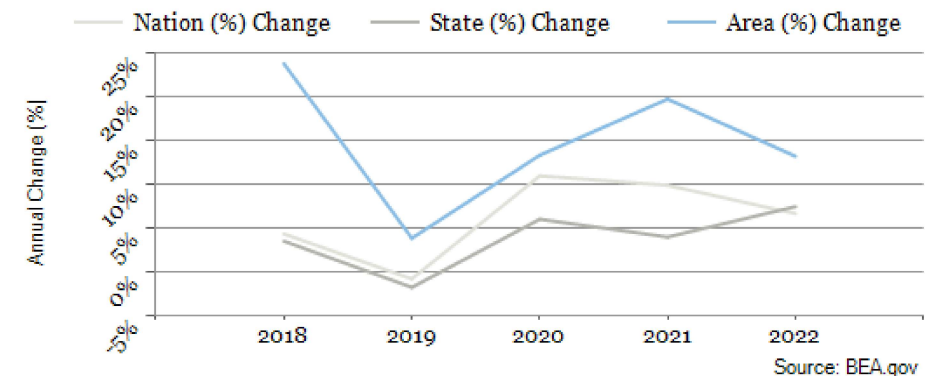
Major Industries by Employee Count



Largest Employers

Comal ISD School District	2,588
Schlitterbahn Waterpark	1,689
Wal-Mart Distribution Center	1,218
AGE Industries, Inc.	900
Builders First Source	800
Casa Mechanical	700
Independent Rough Terrain Center LLC	650
Liberty Oilfield Services	600

Guadalupe County GDP Trend





Schertz-Cibolo-Universal City Independent School District (SCUC ISD)

Approx. 1,378 Employees
Approx. 1 mile

West Telemarketing

Approx. 1,300 Employees
Approx. 1 mile

Brylane

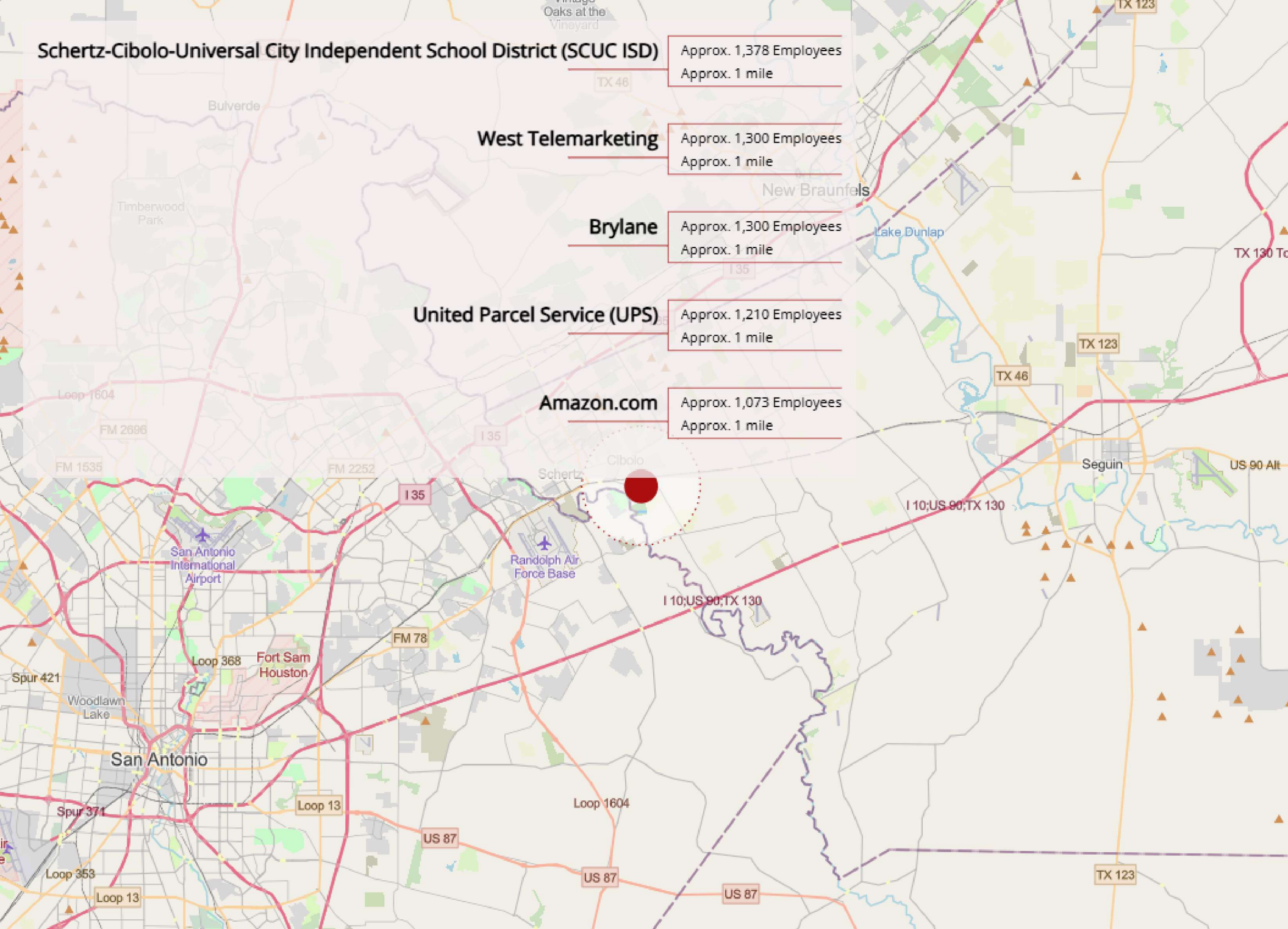
Approx. 1,300 Employees
Approx. 1 mile

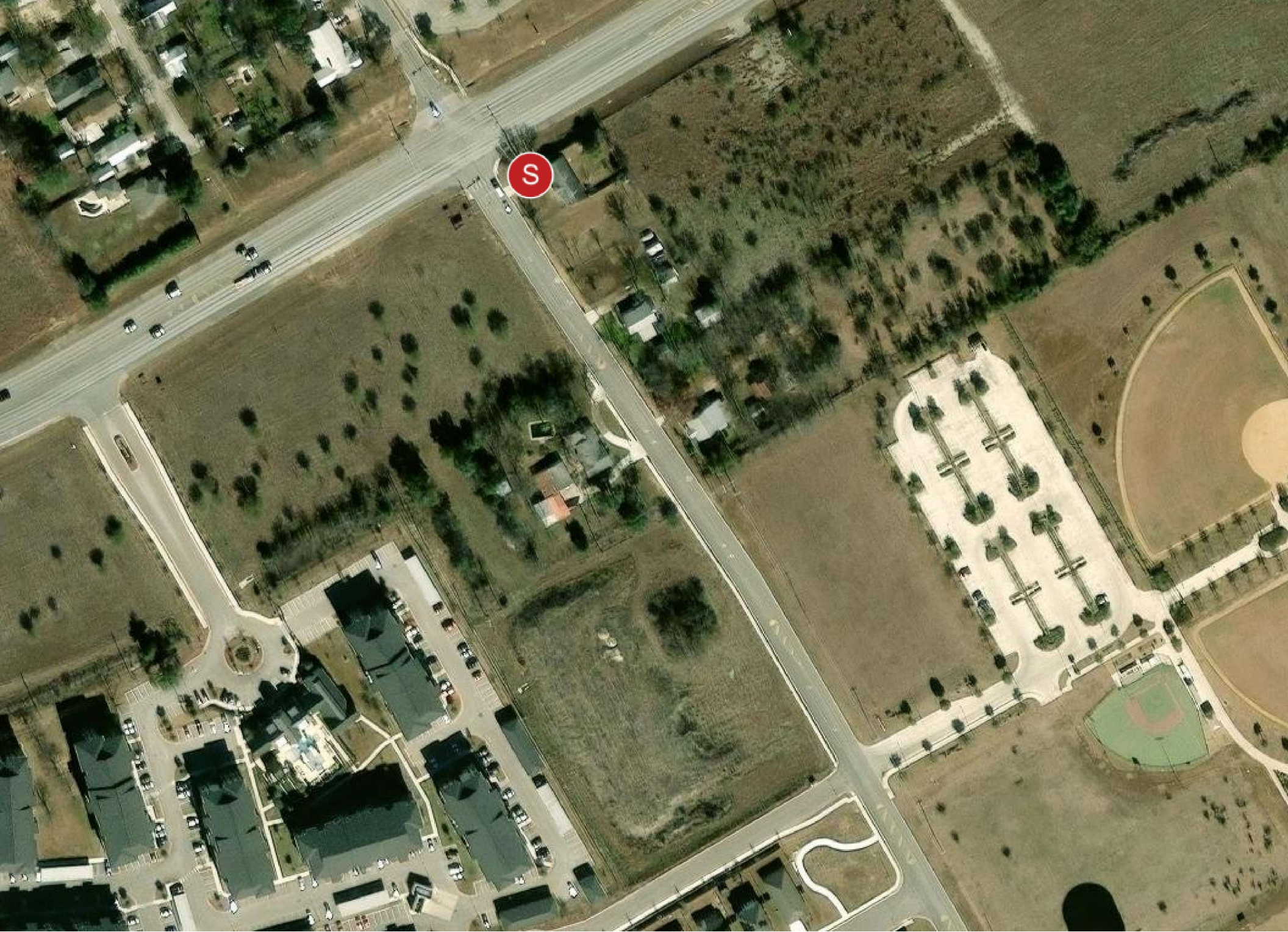
United Parcel Service (UPS)

Approx. 1,210 Employees
Approx. 1 mile

Amazon.com

Approx. 1,073 Employees
Approx. 1 mile





PROPERTY FEATURES

LAND SF	47,611
LAND ACRES	1.093
# OF PARCELS	3
ZONING TYPE	C-4
TOPOGRAPHY	Flat
CORNER LOCATION	Main & FM 78

NEIGHBORING PROPERTIES

EAST	Cibolo Sports Complex
EAST	Red River Ranch
SOUTH EAST	Trinity Oaks Apts

UTILITIES

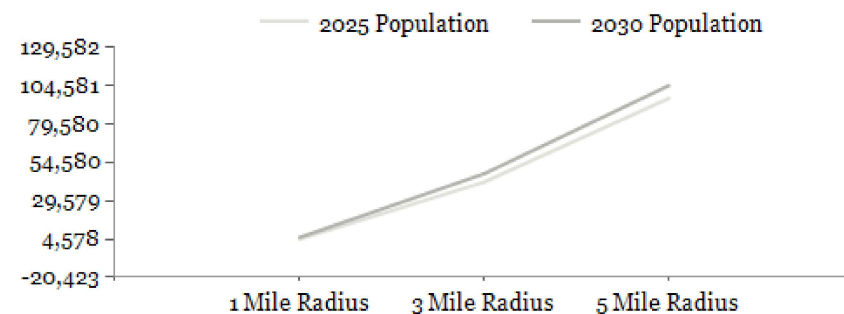
WATER	City of Cibolo
ELECTRICITY / POWER	GVTC
GAS / PROPANE	GVTC



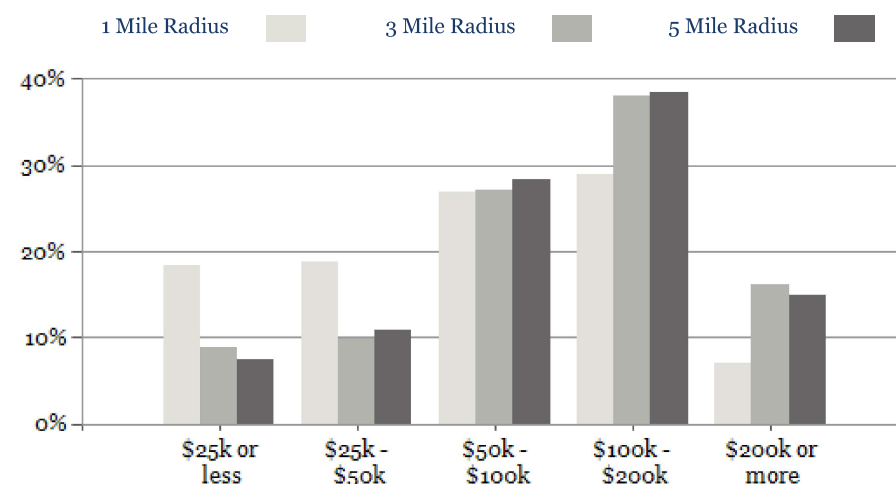


POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	1,403	14,064	38,845
2010 Population	1,626	27,018	64,455
2025 Population	4,578	41,758	96,260
2030 Population	5,643	47,159	104,581
2025 African American	423	5,609	12,677
2025 American Indian	33	333	818
2025 Asian	133	1,386	3,320
2025 Hispanic	1,720	14,080	33,449
2025 Other Race	563	3,479	8,094
2025 White	2,519	22,322	50,708
2025 Multiracial	877	8,483	20,266
2025-2030: Population: Growth Rate	21.35%	12.30%	8.35%

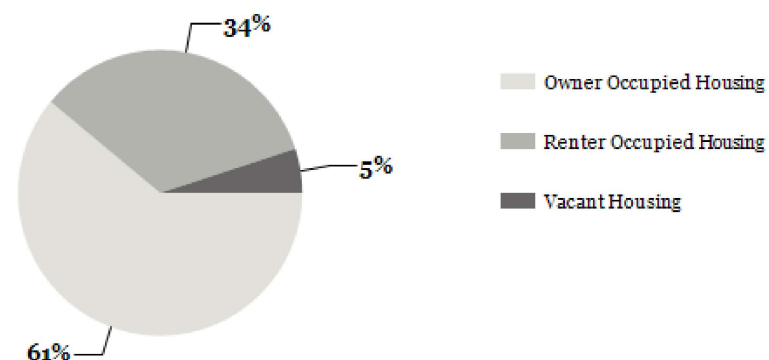
2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	153	668	1,350
\$15,000-\$24,999	166	615	1,160
\$25,000-\$34,999	130	431	1,114
\$35,000-\$49,999	194	1,013	2,529
\$50,000-\$74,999	230	1,958	5,019
\$75,000-\$99,999	235	1,979	4,549
\$100,000-\$149,999	186	3,006	7,672
\$150,000-\$199,999	316	2,497	5,303
\$200,000 or greater	123	2,333	5,015
Median HH Income	\$73,795	\$108,307	\$105,671
Average HH Income	\$94,281	\$126,960	\$124,756



2025 Household Income



2025 Own vs. Rent - 1 Mile Radius

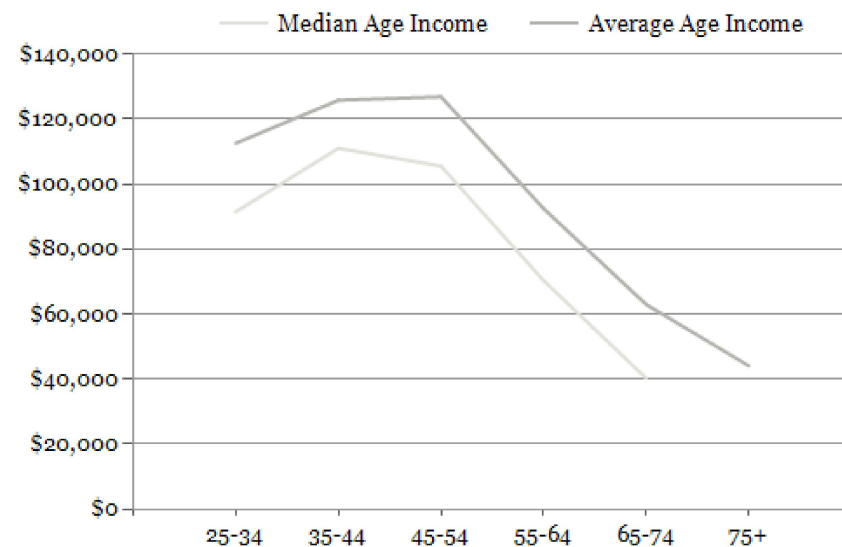
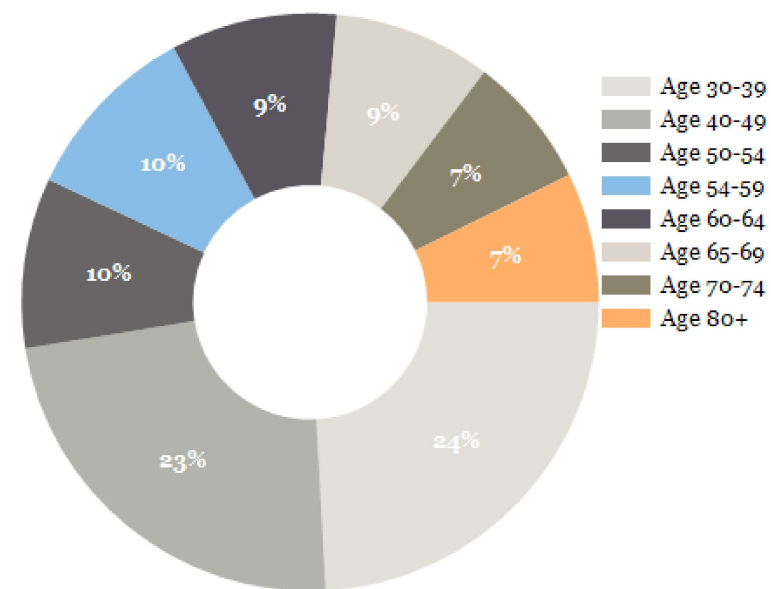


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2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	340	2,429	5,666
2025 Population Age 35-39	288	2,516	6,126
2025 Population Age 40-44	316	3,039	7,194
2025 Population Age 45-49	290	2,857	6,594
2025 Population Age 50-54	248	2,898	6,576
2025 Population Age 55-59	265	2,745	6,114
2025 Population Age 60-64	242	2,558	5,644
2025 Population Age 65-69	230	2,037	4,575
2025 Population Age 70-74	193	1,507	3,467
2025 Population Age 75-79	189	1,190	2,603
2025 Population Age 80-84	118	717	1,557
2025 Population Age 85+	99	520	1,201
2025 Population Age 18+	3,537	32,058	73,249
2025 Median Age	38	38	38
2030 Median Age	39	38	38

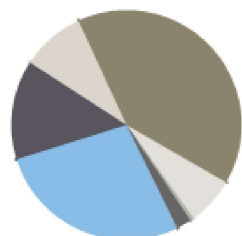
2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$91,513	\$113,458	\$108,234
Average Household Income 25-34	\$112,601	\$134,593	\$128,081
Median Household Income 35-44	\$111,055	\$132,581	\$123,446
Average Household Income 35-44	\$125,856	\$149,509	\$143,720
Median Household Income 45-54	\$105,565	\$129,185	\$124,068
Average Household Income 45-54	\$126,892	\$146,623	\$143,894
Median Household Income 55-64	\$70,337	\$112,739	\$110,988
Average Household Income 55-64	\$92,472	\$134,087	\$132,298
Median Household Income 65-74	\$40,258	\$81,014	\$81,457
Average Household Income 65-74	\$62,960	\$99,512	\$101,141
Average Household Income 75+	\$44,089	\$67,322	\$69,228

Population By Age

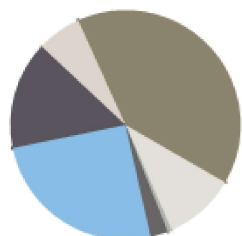


DIVERSITY INDEX	1 MILE	3 MILE	5 MILE
Diversity Index (+5 years)	82	82	82
Diversity Index (current year)	81	81	81
Diversity Index (2020)	79	79	79
Diversity Index (2010)	61	62	63

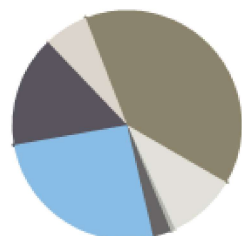
POPULATION BY RACE



1 MILE



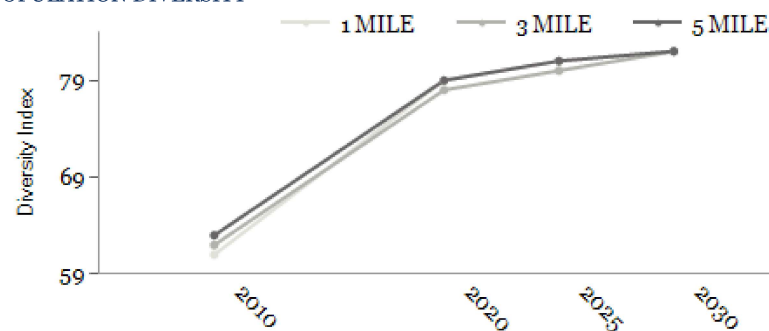
3 MILE



5 MILE

2025 POPULATION BY RACE	1 MILE	3 MILE	5 MILE
African American	7%	10%	10%
American Indian	1%	1%	1%
Asian	2%	2%	3%
Hispanic	27%	25%	26%
Multiracial	14%	15%	16%
Other Race	9%	6%	6%
White	40%	40%	39%

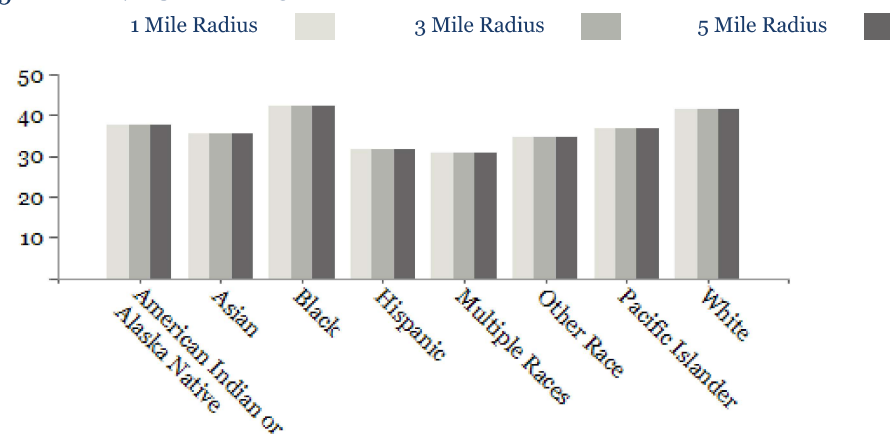
POPULATION DIVERSITY



2025 MEDIAN AGE BY RACE

	1 MILE	3 MILE	5 MILE
Median American Indian/Alaska Native Age	38	38	36
Median Asian Age	35	45	42
Median Black Age	42	41	41
Median Hispanic Age	32	30	30
Median Multiple Races Age	31	29	29
Median Other Race Age	34	35	34
Median Pacific Islander Age	37	39	35
Median White Age	41	41	40

2025 MEDIAN AGE BY RACE



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