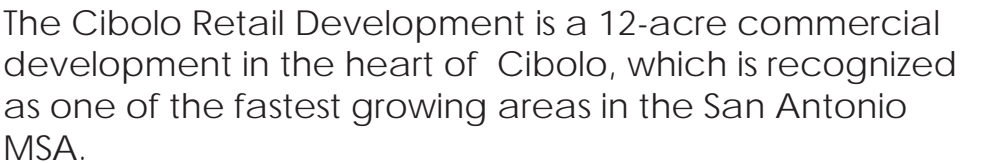


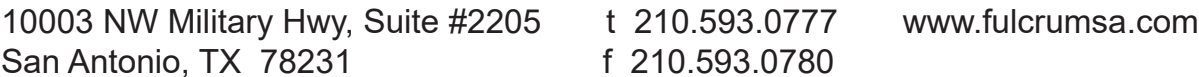
Cibolo Valley Dr & Borgfeld Rd, Cibolo, TX



- 6,777 VPD - Borgfeld Rd
- 11,037 VPD - Cibolo Valley Drive

### Highlights:

- Buffalo Heights consists of two retail buildings totaling over 60,000 SF of multi-tenant commercial lease space along with 4 pad sites.
- Substantial frontage along Cibola Valley Drive and Borgfeld Road.
- Situated within 1.5 miles of two 6A High Schools with a combined total of 5,000+ students and a charter school with 1000+ children ranging from 1st to 8th grade.
- Directly across from Walmart and in immediate proximity to a new HEB.





# Buffalo Heights Retail Development

Cibolo Valley Dr & Borgfeld Rd Intersection



10003 NW Military Hwy, Suite #2205  
San Antonio, TX 78231

t 210.593.0777  
f 210.593.0780

[www.fulcrumsa.com](http://www.fulcrumsa.com)

**fulcrum**  
DEVELOPMENT



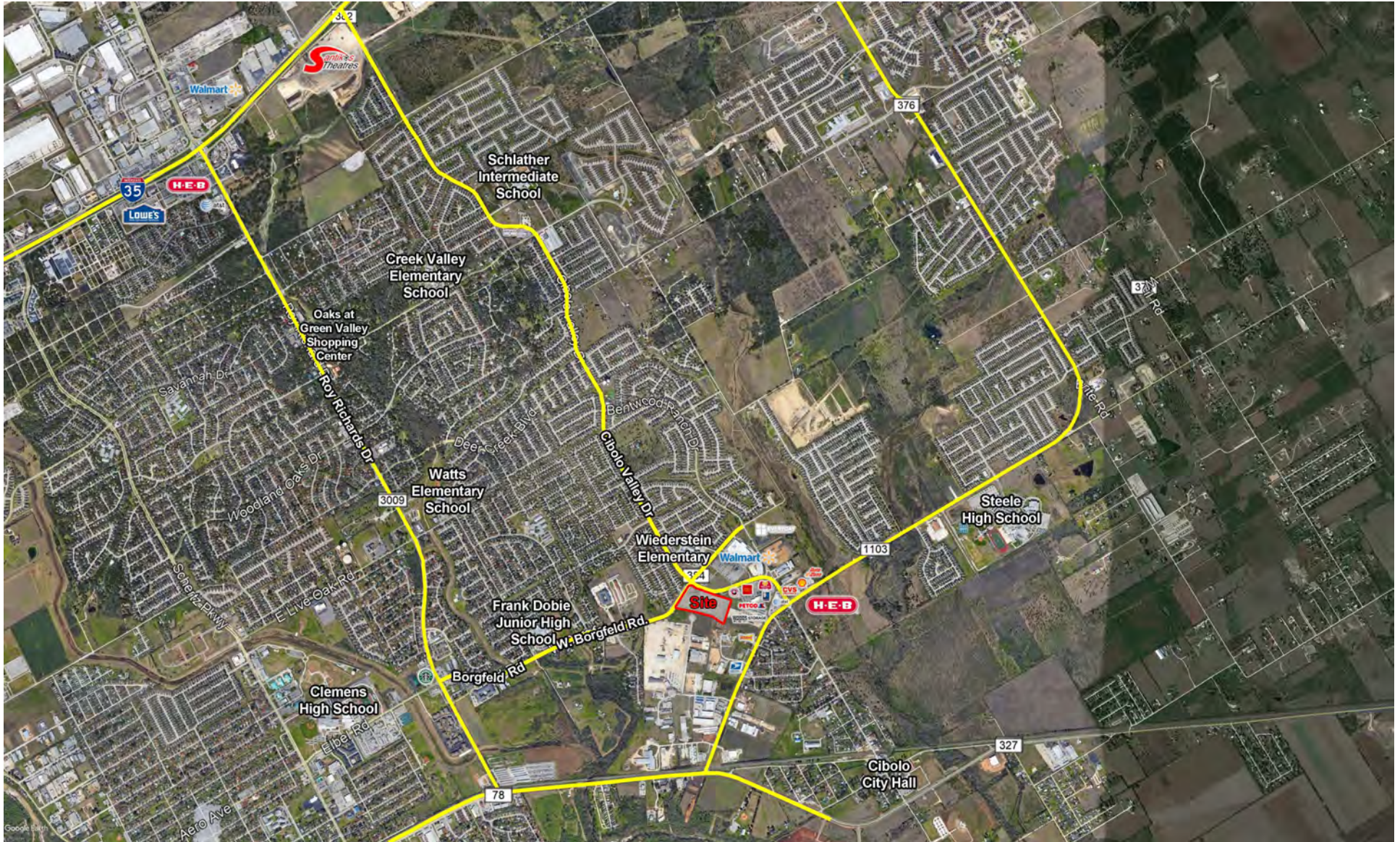
# Conceptual Site Development Plan

**fulcrum**  
DEVELOPMENT



# Buffalo Heights Retail Development

Trade Area Aerial



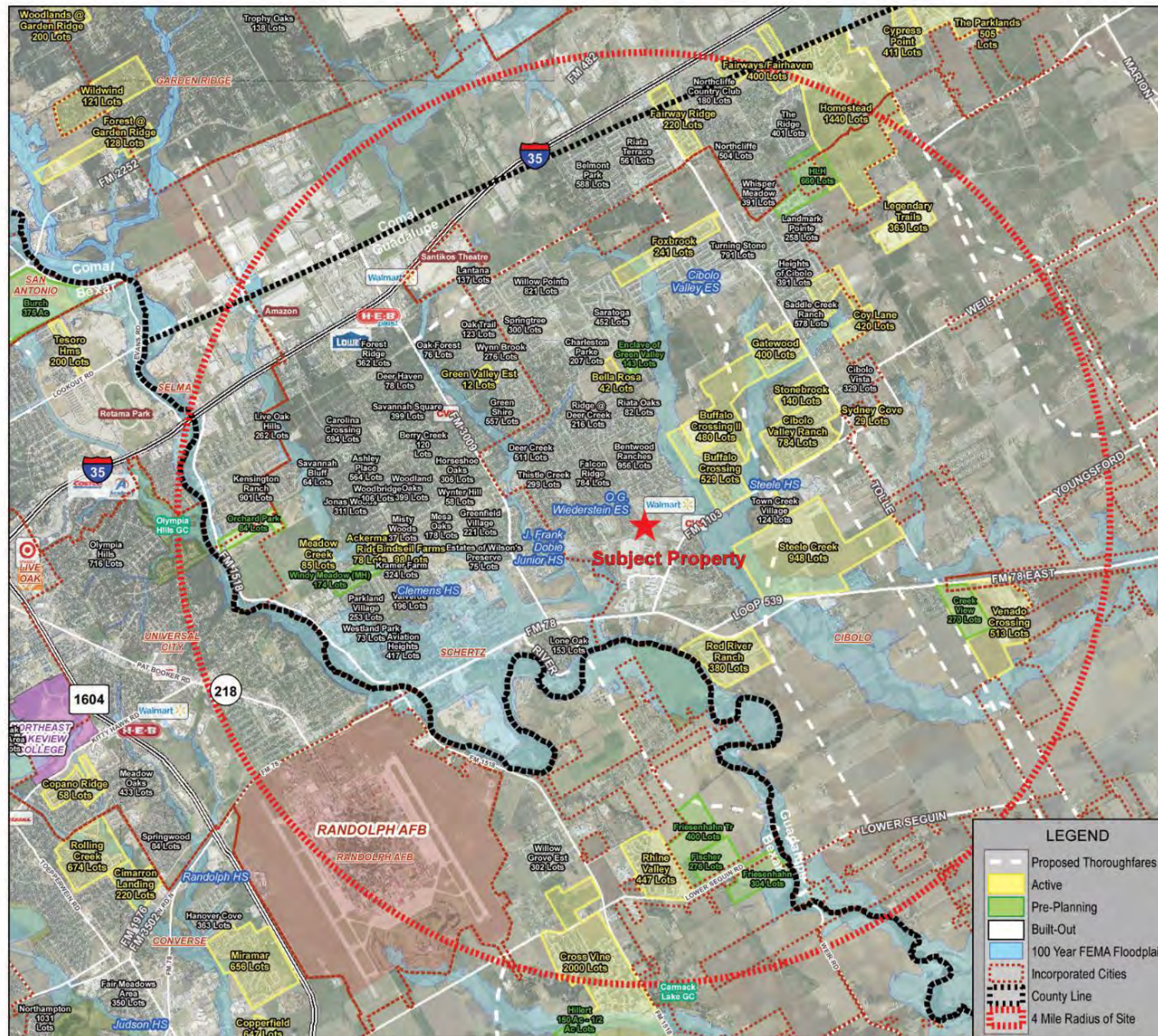
10003 NW Military Hwy, Suite #2205  
San Antonio, TX 78231

t 210.593.0777  
f 210.593.0780

[www.fulcrumsa.com](http://www.fulcrumsa.com)

**fulcrum**  
DEVELOPMENT





**fulcrum**  
DEVELOPMENT

### CIBOLO TRADE AREA HOUSING STUDY

Cibolo Valley Dr at Borgfeld Rd/CR 384  
Four-Mile Radius  
Cibolo, Texas

#### HOUSEHOLD SUMMAY FOUR MILE RADIUS

<b>- Existing Subdivisions</b>	
Rooftops:	16,747
Vacant Lots:	763
<b>- Active Subdivisions</b>	
Rooftops:	3,395
Vacant & Planned Lots:	6,654
<b>- Subdivisions in Pre-Planning</b>	
Future Lots:	2,311
<b>Total:</b>	<b>29,870</b>

Sources: Bexar Appraisal District, City of San Antonio Development Services Department, Guadalupe County Appraisal District; and Wendell Davis & Associates, Jun-Aug, 2021

Map prepared by Wendell Davis & Associates  
09.2021 210.415.8214

N 0 1 2 Miles  
SCALE 1" = 4,500'

2020 Aerial Photography provided by the National Agriculture Imagery Program



# Cibolo Retail Development

Shopping Center



10003 NW Military Hwy, Suite #2205  
San Antonio, TX 78231

t 210.593.0777  
f 210.593.0780

[www.fulcrumsa.com](http://www.fulcrumsa.com)

**fulcrum**  
DEVELOPMENT



# Cibolo Retail Development

Shopping Center



10003 NW Military Hwy, Suite #2205  
San Antonio, TX 78231

t 210.593.0777  
f 210.593.0780

[www.fulcrumsa.com](http://www.fulcrumsa.com)

**fulcrum**  
DEVELOPMENT

# Cibolo Retail Development

Shopping Center



10003 NW Military Hwy, Suite #2205  
San Antonio, TX 78231

t 210.593.0777  
f 210.593.0780

[www.fulcrumsa.com](http://www.fulcrumsa.com)

**fulcrum**  
DEVELOPMENT



# Cibolo Retail Development

Shopping Center



10003 NW Military Hwy, Suite #2205  
San Antonio, TX 78231

t 210.593.0777  
f 210.593.0780

[www.fulcrumsa.com](http://www.fulcrumsa.com)

**fulcrum**  
DEVELOPMENT



# Cibolo Retail Development

Shopping Center



10003 NW Military Hwy, Suite #2205  
San Antonio, TX 78231

t 210.593.0777  
f 210.593.0780

[www.fulcrumsa.com](http://www.fulcrumsa.com)

**fulcrum**  
DEVELOPMENT



# Cibolo Retail Development

Shopping Center



10003 NW Military Hwy, Suite #2205  
San Antonio, TX 78231

t 210.593.0777  
f 210.593.0780

[www.fulcrumsa.com](http://www.fulcrumsa.com)

**fulcrum**  
DEVELOPMENT



# Cibolo Retail Development

Shopping Center



10003 NW Military Hwy, Suite #2205  
San Antonio, TX 78231

t 210.593.0777  
f 210.593.0780

[www.fulcrumsa.com](http://www.fulcrumsa.com)

**fulcrum**  
DEVELOPMENT



