



FOR SALE

FM 78 & South Main St
Cibolo, TX 78108

±20 ACRES AVAILABLE | RETAIL

NAI Excel
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

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SUMMARY

Property Specs

SALE PRICE

**Lot 1 / Lot 2 \$20.00 PSF
Lot 3 \$17.00 PSF**
Commercial Tracts:
**2.00 Acres \$17.00 PSF
5.09 Acres \$17.00 PSF
4.44 Acres \$17.00 PSF**

AVAILABLE ACREAGE

Approximately 20 Acres

ZONING

C-3

- Fully Signalized intersection at FM-78 and South Main St.
- Availability of including water, sewer, electricity & gas, should be verified by appropriate engineer.

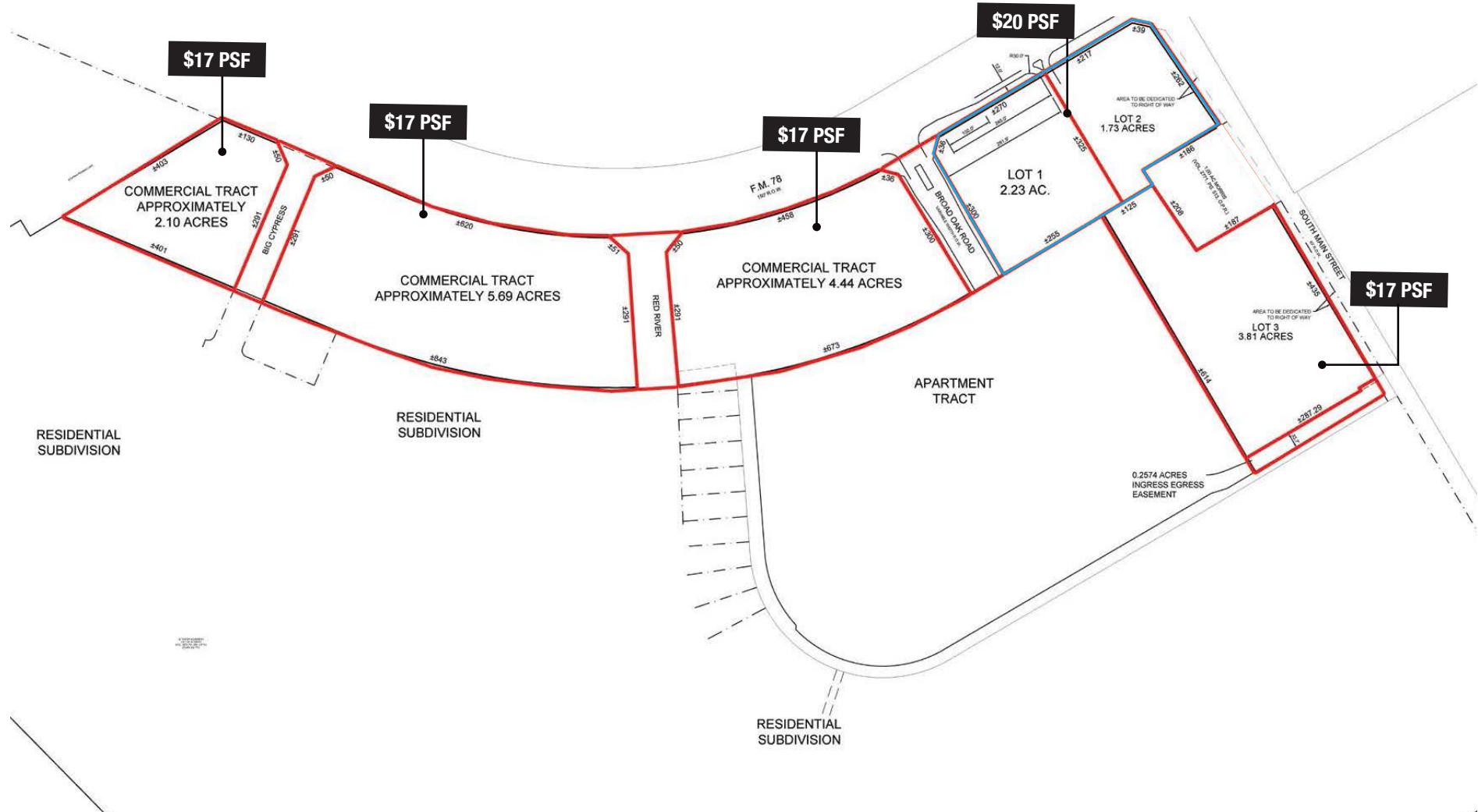


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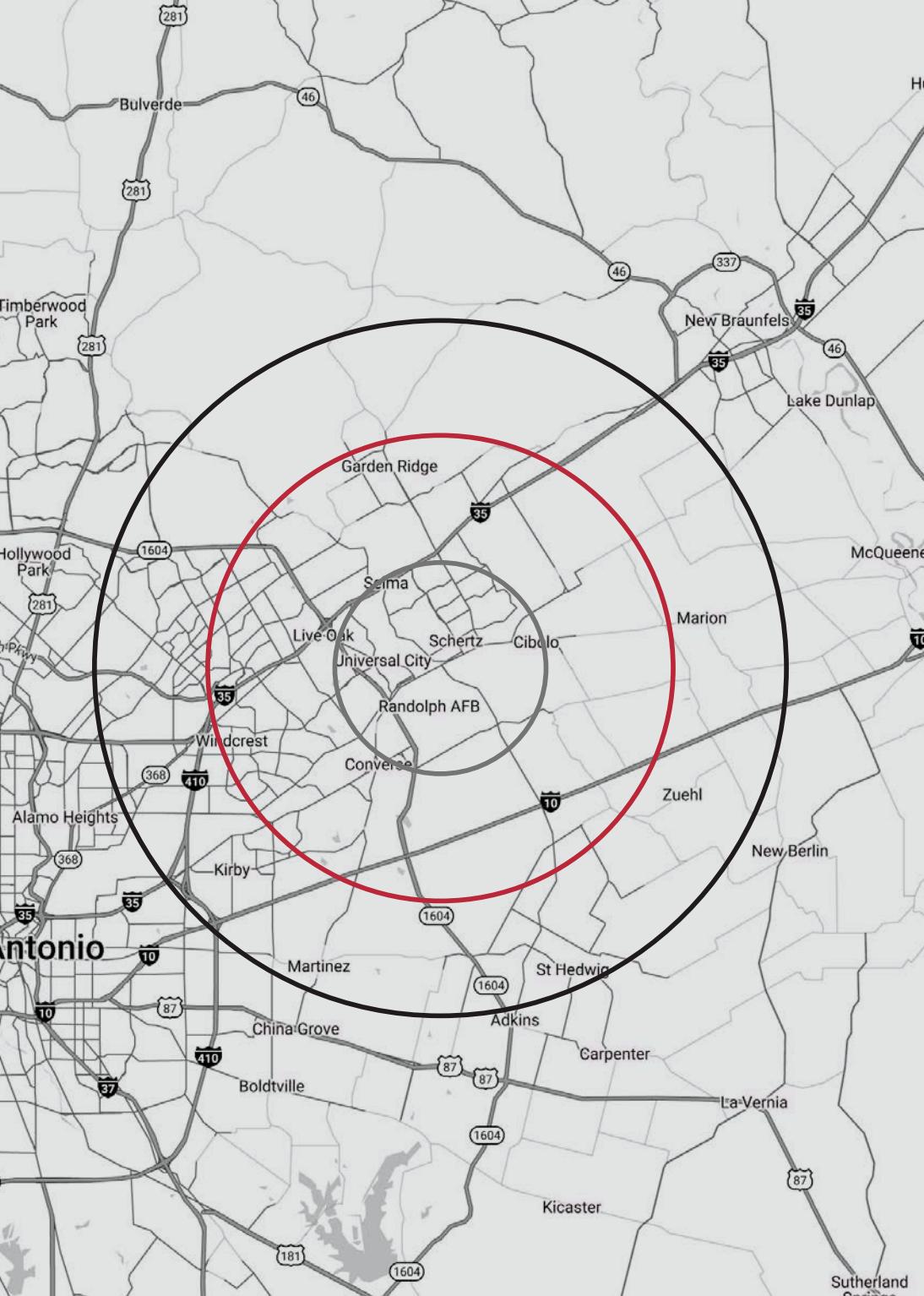


SITE PLAN



AREA MAP





Demographics

| POPULATION | 1-mile | 3-mile | 5-mile |
|------------------------|----------|-----------|-----------|
| 2025 Population | 2,464 | 44,182 | 99,761 |
| HOUSEHOLDS | 1-mile | 3-mile | 5-mile |
| 2025 Households | 1,063 | 15,410 | 35,129 |
| INCOME | 1-mile | 3-mile | 5-mile |
| 2025 Average HH Income | \$71,678 | \$126,937 | \$124,524 |

Traffic Counts

| STREET | AADT |
|-------------------|--------|
| FM 78 | 12,642 |
| North Main Street | 3,763 |
| South Main Street | 3,120 |

Cities Nearby

| | |
|-------------------|------------|
| Austin, Texas | 79.5 miles |
| Waco, Texas | 180 miles |
| Houston, Texas | 197 miles |
| Fort Worth, Texas | 268 miles |
| Dallas, Texas | 273 miles |

TERMS & CONDITIONS

Terms and Conditions

This offering, including any related digital marketing, contains selected information pertaining to the Property and does not purport to be a representation of the state of the Property, to be all-inclusive, or to contain all or part of the information which interested parties may require to evaluate a purchase or lease of real property.

Financial Information

Any and all financial projections and information are provided for general reference purposes only and have been gathered from sources deemed reliable. Certain assumptions have been made relating to the general economy, market conditions, competition and other factors beyond the control of seller and NAI Excel. Therefore, all projections, assumptions and other information provided and made herein are subject to material variation.

Summary Documents

Additionally, all references to acreage, square feet, and other measurements are approximations. Any demographics, geographic information systems(GIS), maps, photography, zoning, site plan, survey, engineering, architectural drawings, and any other information are without assurance of their accuracy, time sensitivity, completeness, or status of approval. Documents presented may be preliminary, have no assurance of being "as built", and may not reflect actual property boundaries or improvements. Additional information and an opportunity to inspect the Property can be made available to qualified parties. In this Memorandum, certain documents are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full documents referenced herein. Interested parties are expected to review and confirm all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner.

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