

**LOCKWOOD**  
REALTY GROUP

## Inspired Purpose; Intentional Growth

At Lockwood Realty Group, our priority is leadership through intentional service to others. Whether it's sitting down to catch up over coffee or facilitating a multi-million-dollar deal, our focus is the same: to use our God-given time to positively impact the lives of others.

**106 Rawe Ave**

Cibolo, TX 78108





**LOCKWOOD REALTY GROUP**



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# PROPERTY INFORMATION

Section 1



# PROPERTY SUMMARY

## PROPERTY DESCRIPTION

Discover an exceptional leasing opportunity at 106 Rawe Ave, Cibolo, TX, 78108. This 4,500 SF property presents a strategic location with high visibility, offering ample parking and prominent signage opportunities for increased brand visibility. The well-maintained building boasts modern amenities, a versatile layout ideal for various business needs, and potential for customization to suit lessee's requirements. With competitive leasing terms, this property provides the perfect foundation for long-term business success. Don't miss out on the chance to secure a prime commercial space that is tailored to elevate your business to new heights.

## OFFERING SUMMARY

Lease Rate:	\$4,995.00 per month (NNN)
Lot Size:	0.45 Acres
Building Size:	4,500 SF





# PROPERTY HIGHLIGHTS

- 4,500 SF building ideal for versatile commercial use
- Strategic location with high visibility
- Ample parking space for convenience
- Versatile layout to accommodate various business needs
- Prominent signage opportunities for increased brand visibility
- Well-maintained property with modern amenities
- Potential for customization to suit lessee's requirements
- Competitive leasing terms for long-term business success





# PROPERTY PHOTOS





# ADDITIONAL PHOTOS



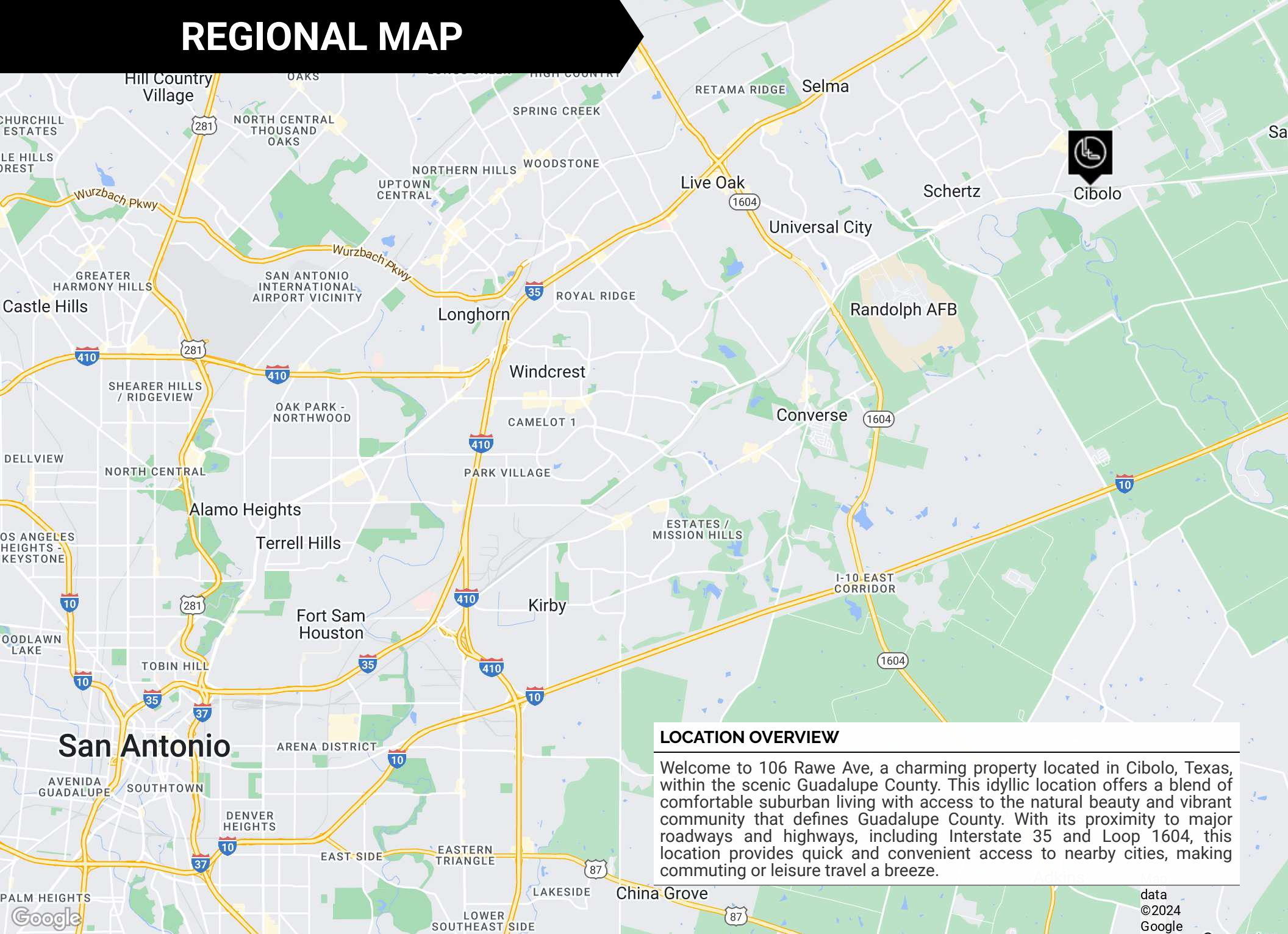


# LOCATION INFORMATION

Section 2



# REGIONAL MAP



## LOCATION OVERVIEW

Welcome to 106 Rawe Ave, a charming property located in Cibolo, Texas, within the scenic Guadalupe County. This idyllic location offers a blend of comfortable suburban living with access to the natural beauty and vibrant community that defines Guadalupe County. With its proximity to major roadways and highways, including Interstate 35 and Loop 1604, this location provides quick and convenient access to nearby cities, making commuting or leisure travel a breeze.

data ©2024 Google



# LOCATION MAP



Map data ©2024 Google Imagery ©2024 Airbus, Maxar Technologies



# DEMOGRAPHICS

Section 3

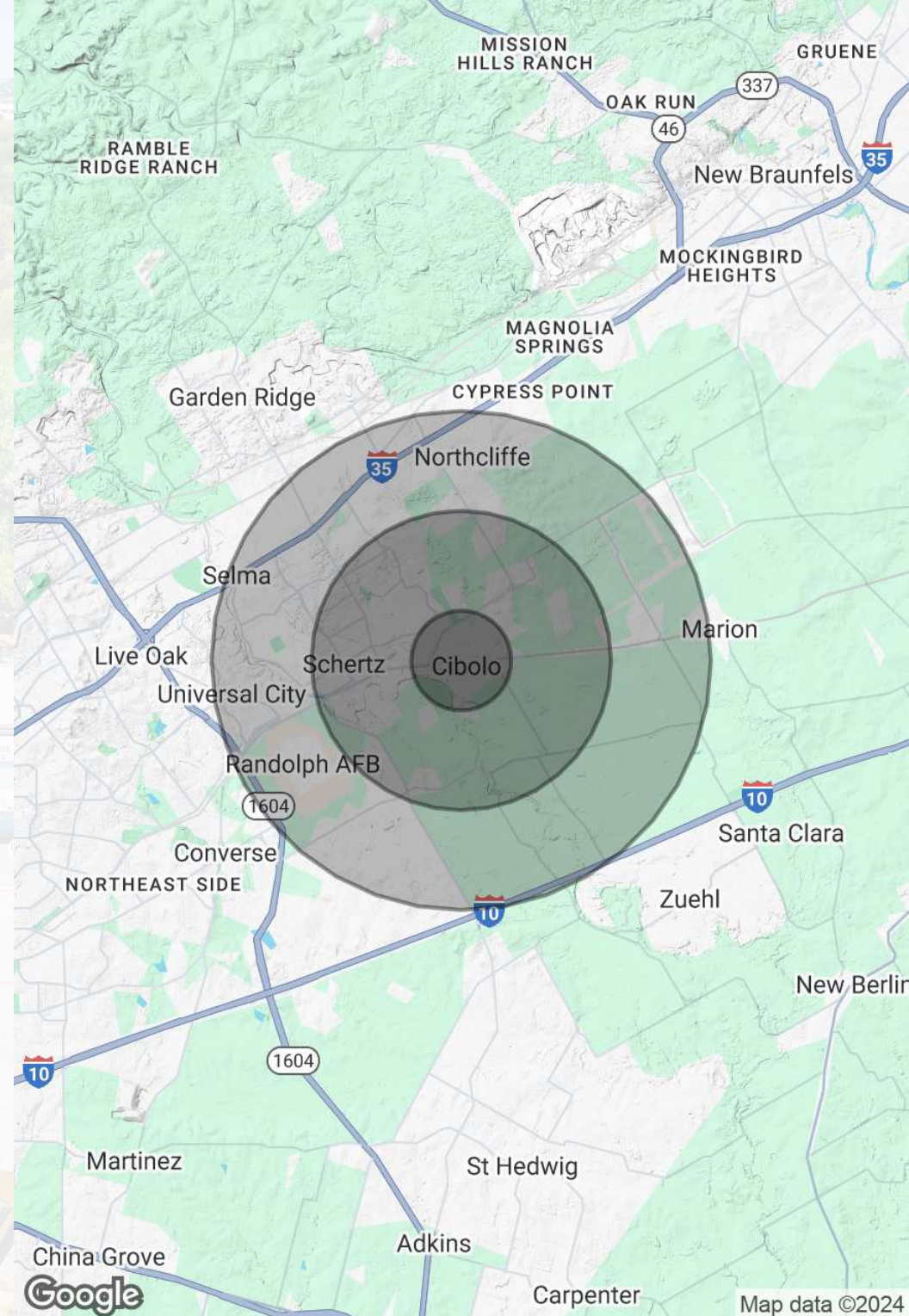


# DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,535	37,994	89,222
Average Age	43.9	37.9	36.4
Average Age (Male)	39.6	35.9	34.7
Average Age (Female)	45.7	39.4	38.1

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	679	13,275	30,919
# of Persons per HH	2.3	2.9	2.9
Average HH Income	\$79,414	\$100,249	\$96,793
Average House Value	\$181,338	\$214,939	\$211,740

2020 American Community Survey (ACS)



Map data ©2024





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