

# Buffalo Heights Retail Development

Cibolo Valley Dr & Borgfeld Rd, Cibolo, TX



The Cibolo Retail Development is a 12-acre commercial development in the heart of Cibolo, which is recognized as one of the fastest growing areas in the San Antonio MSA.

## Traffic Counts

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

| Demographics  | 1 mile   | 3 mile   | 5 mile   |
|---------------|----------|----------|----------|
| Population    | 11,641   | 63,264   | 114,736  |
| Avg HH Income | \$93,183 | \$96,584 | \$89,019 |
| Number of HH  | 4,067    | 22,169   | 40,770   |

## 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 Cibolo 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.



10003 NW Military Hwy, Suite #2205  
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# Buffalo Heights Retail Development

Cibolo Valley Dr & Borgfeld Rd Intersection



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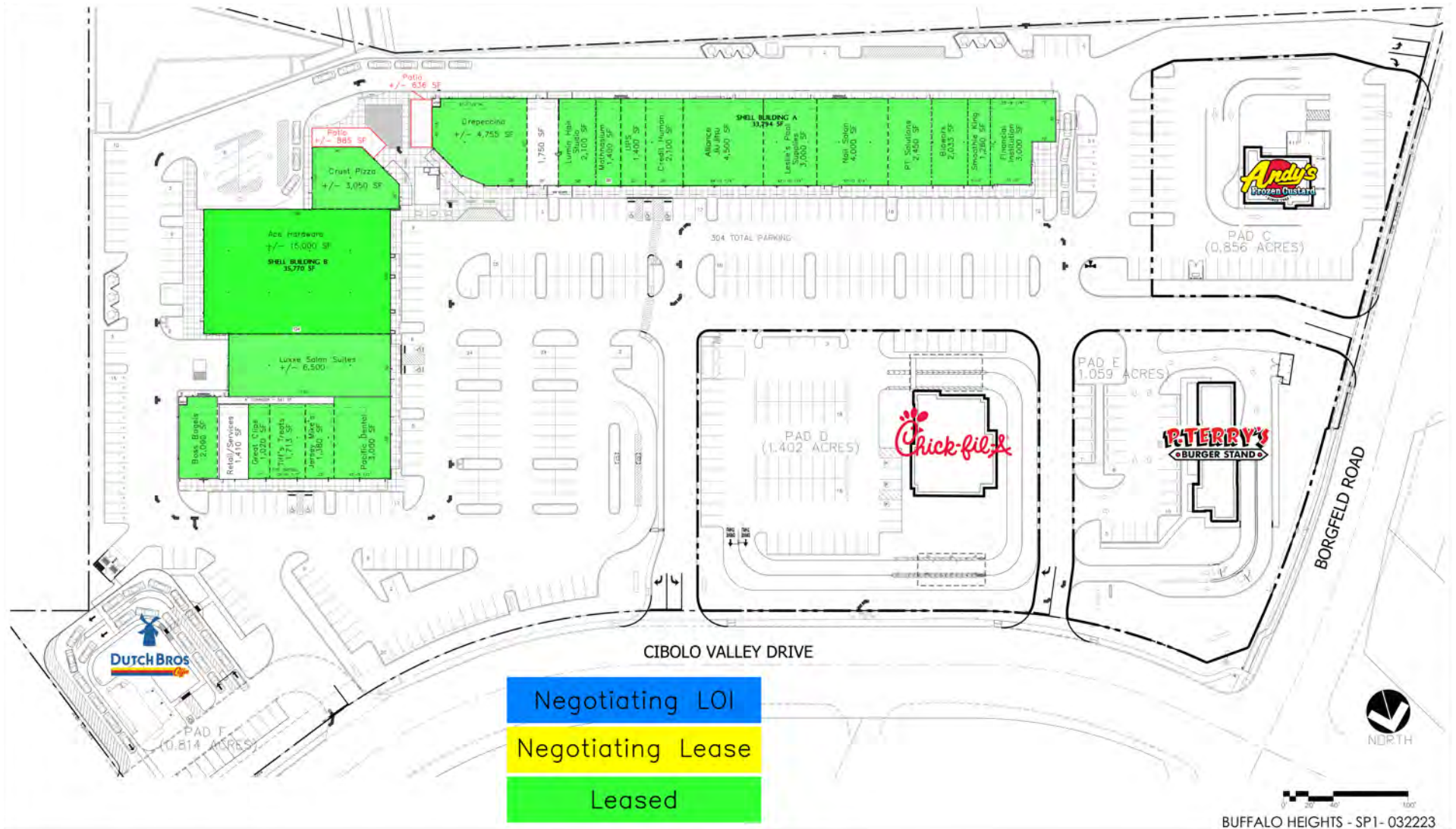
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## Conceptual Site Development Plan



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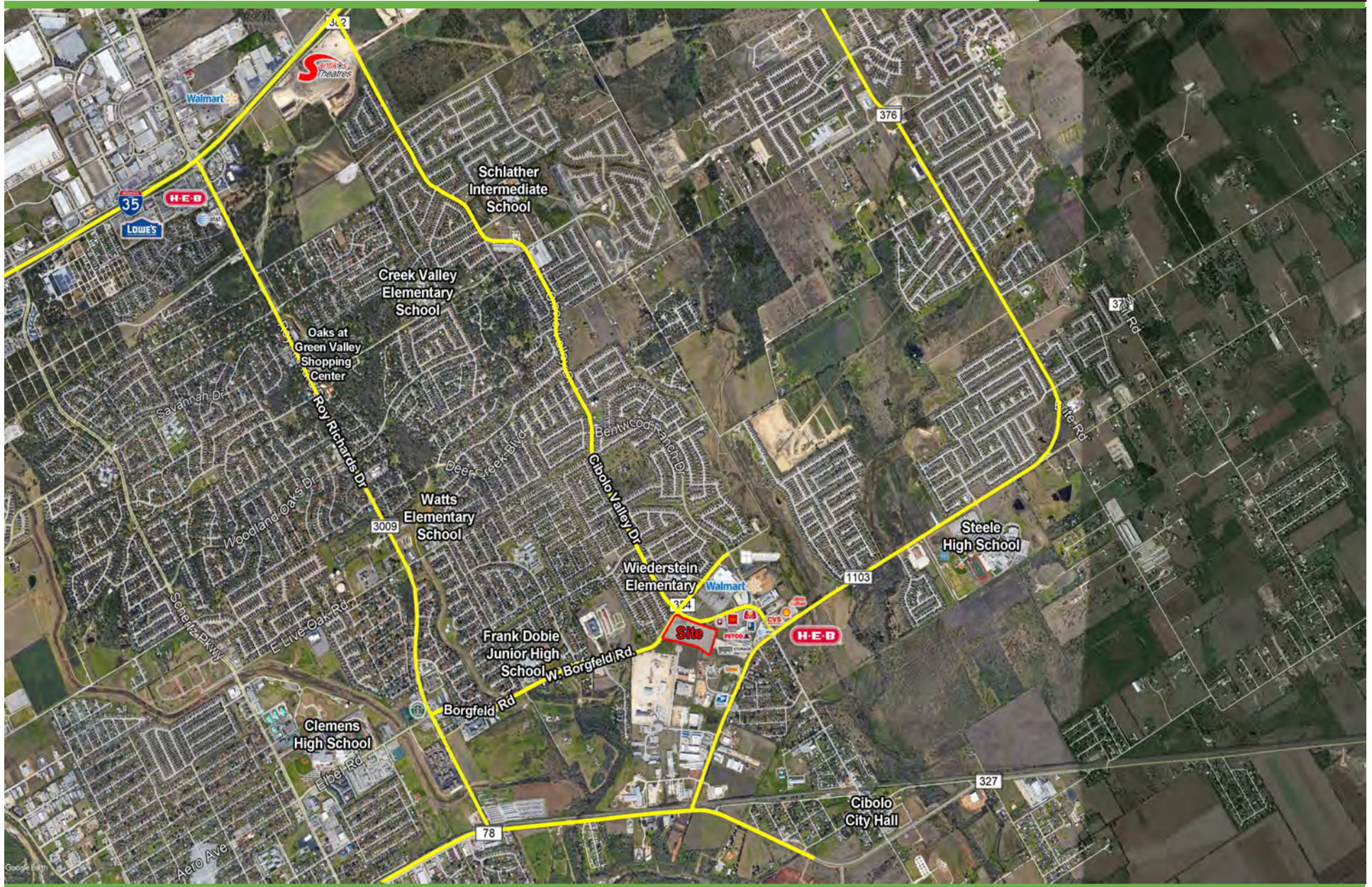
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Trade Area Aerial

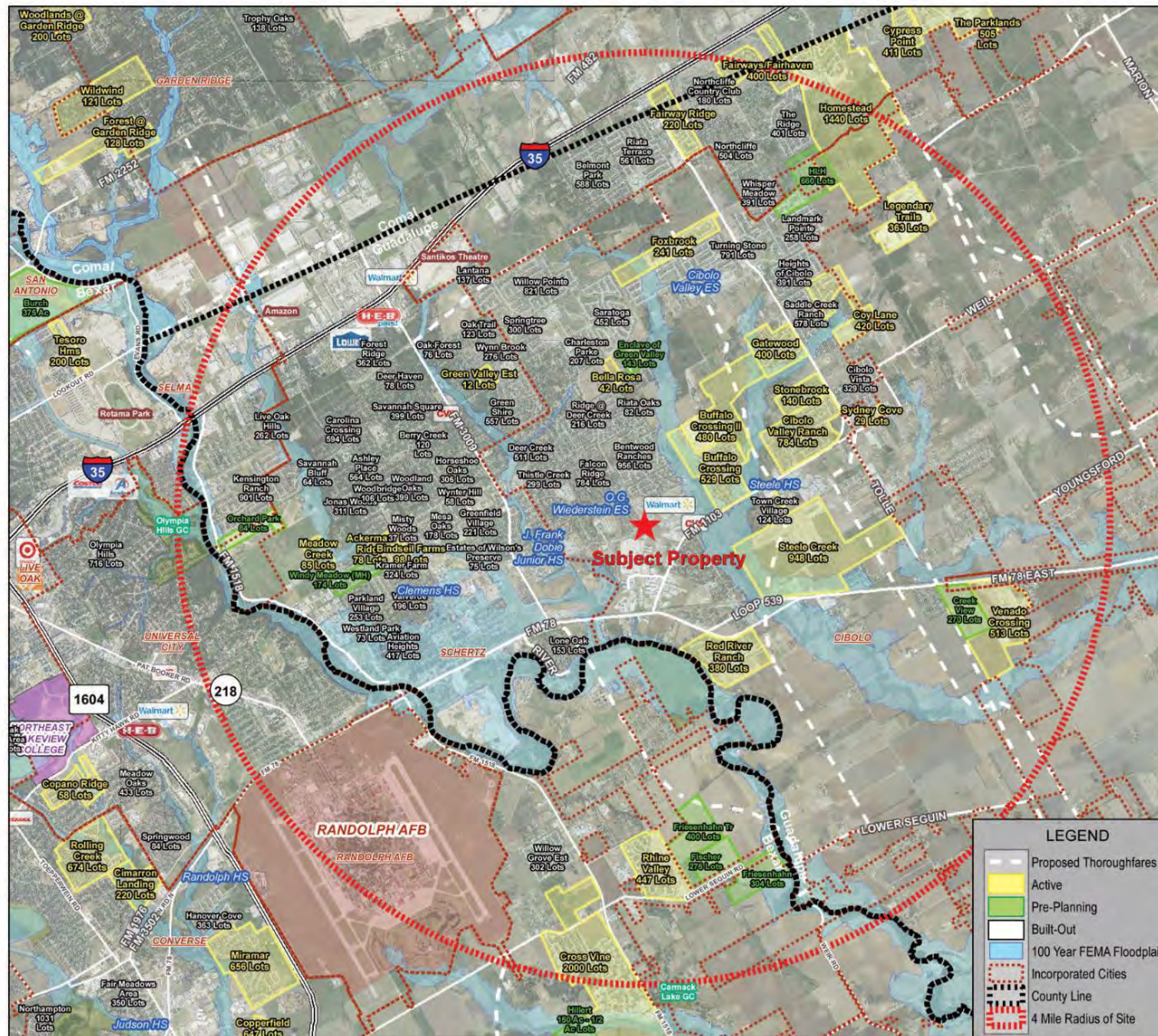


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### CIBOLO TRADE AREA HOUSING STUDY

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

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Shopping Center



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