

FOR LEASE

# CIBOLO VALLEY SQUARE

2251 FM 1103  
CIBOLO, TEXAS 78108

Oldham  
Goodwin **OG**



**AVAILABILITY**  
1,292 SF



**YEAR BUILT**  
2019



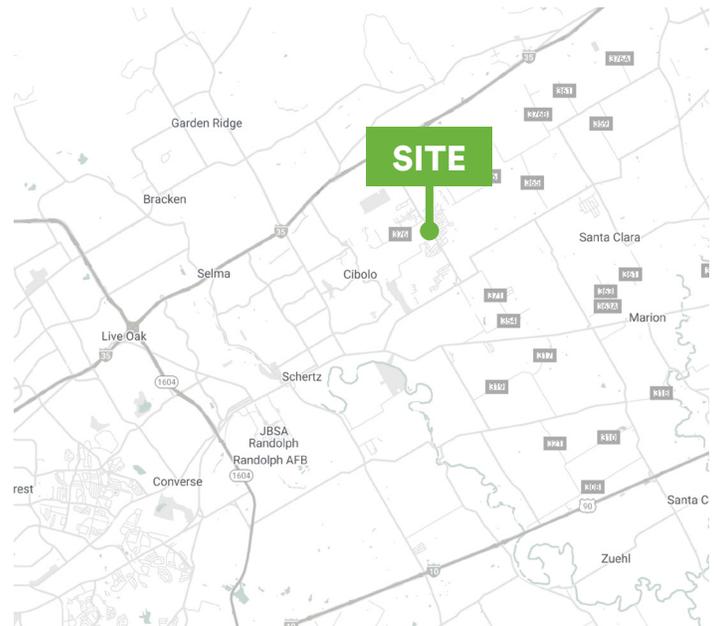
**TRAFFIC**  
19,580 VPD



**PARKING**  
6.25/1,000 SF

## PROPERTY HIGHLIGHTS

- Attractive newly constructed retail center in Cibolo, Texas (San Antonio MSA)
- Located along the booming I-35 Corridor, with annual population growth of 20.42%
- Easy access from FM 1103 with excellent visibility to over 19,000 VPD
- Strong area demographics, with average household income in excess of \$150,000
- Plentiful parking with over 6.25 spaces per 1,000 SF



FOR LEASE

# CIBOLO VALLEY SQUARE

2251 FM 1103  
CIBOLO, TEXAS 78108



## DEMOGRAPHICS

### 1 MILE

### 3 MILE

### 5 MILE

2023 Total Population	10,797	63,213	96,616
2028 Total Population	12,193	69,952	105,994
2023-2028 Growth Rate	12.93%	10.66%	9.71%
2023 Households	3,673	21,513	33,797
2028 Households	4,149	23,848	37,090
2023 Median Home Value	\$254,226	\$252,462	\$244,559
2023 Average Household Income	\$117,537	\$117,310	\$110,817
2023 Total Consumer Spending	\$148,767,039	\$859,319,422	\$1,285,994,611
2028 Total Consumer Spending	\$183,412,179	\$1,038,273,781	\$1,541,132,192

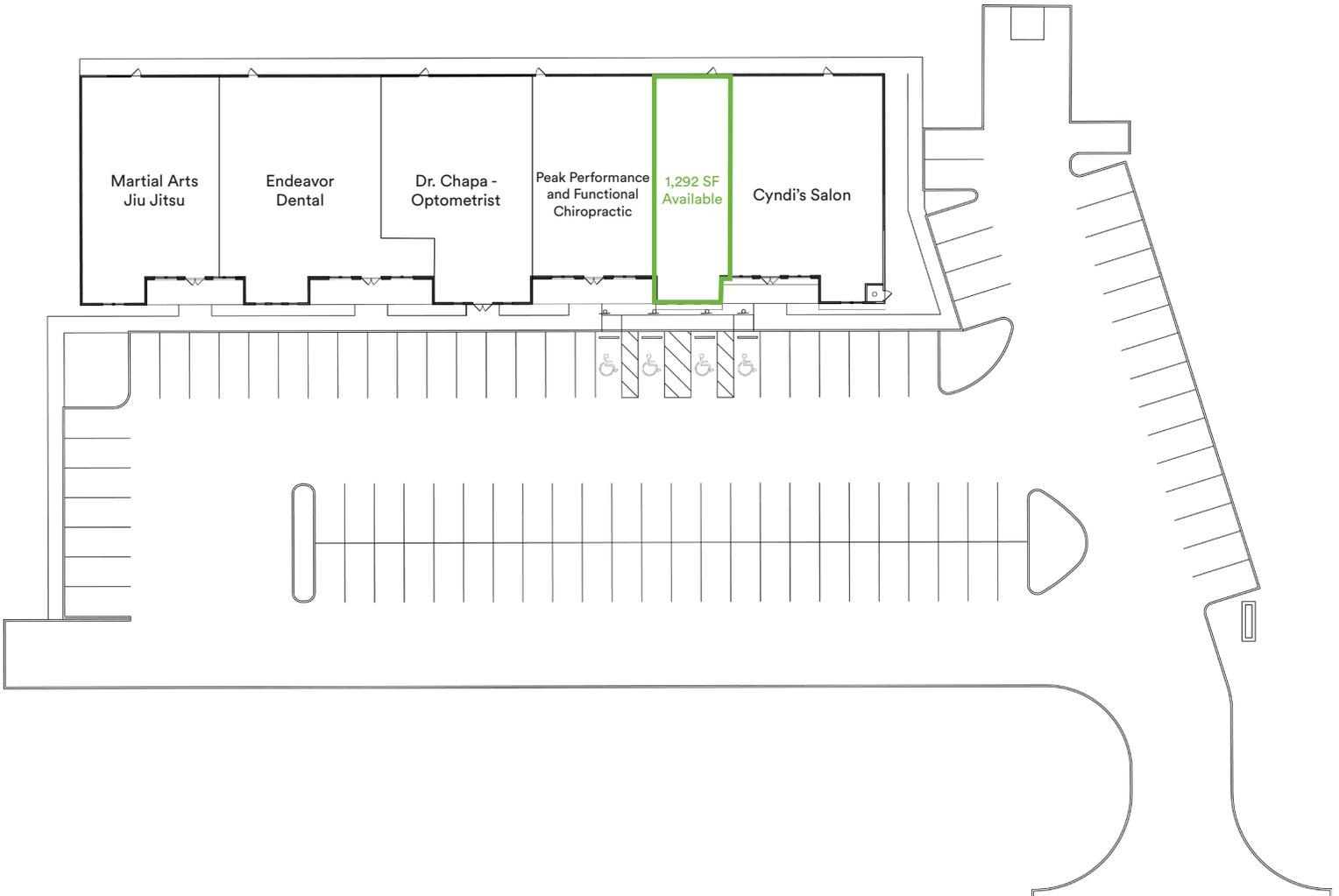


19,580 VPD  
FM 1103

FOR LEASE

# CIBOLO VALLEY SQUARE

2251 FM 1103  
CIBOLO, TEXAS 78108



SUITE	AVAILABILITY	RSF
106	Martial Arts Jiu Jitsu	2,550
116	Endeavor Dental	3,730
126	Dr. Chapa - Optometrist	2,500
136	Peak Performance and Functional Chiropractic	1,976
TBD	Available	1,292 SF
146	Cyndi's Salon	3,500



FOR LEASE

# CIBOLO VALLEY SQUARE

2251 FM 1103  
CIBOLO, TEXAS 78108



FOR LEASE

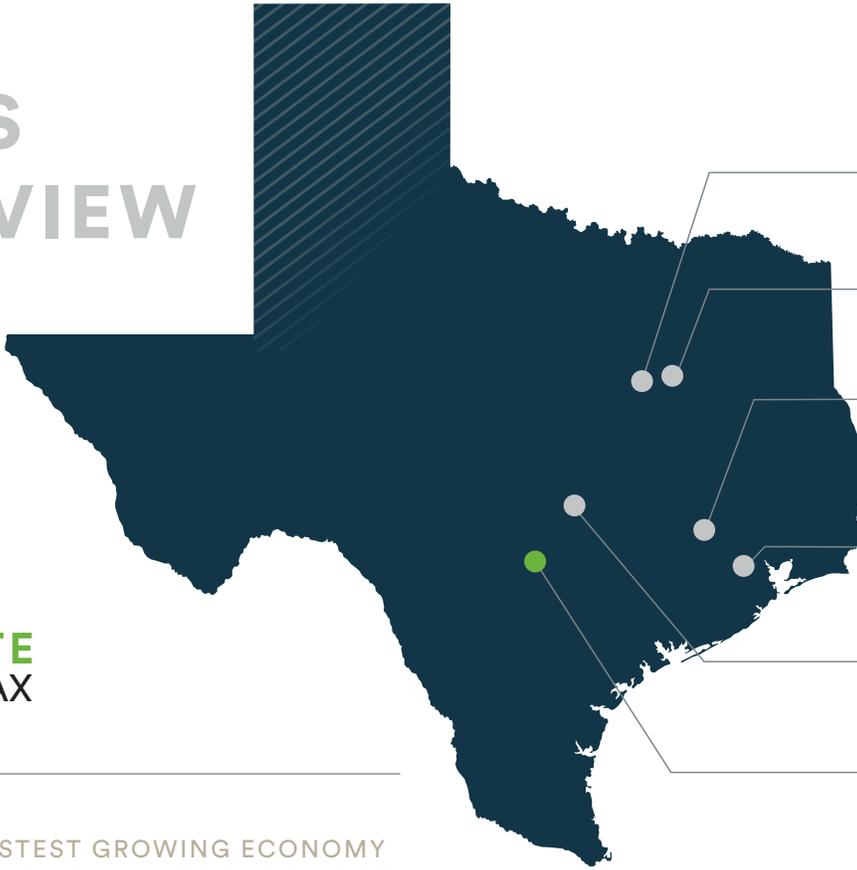
# CIBOLO VALLEY SQUARE

2251 FM 1103  
CIBOLO, TEXAS 78108

## TEXAS OVERVIEW



**NO STATE INCOME TAX**



### Fort Worth

TOP CITY FOR SALES GROWTH IN 2018

### Dallas

TOP MSA FOR POPULATION GROWTH IN 2020

### Bryan/College Station

#1 BEST SMALL PLACES FOR BUSINESSES IN TEXAS

### Houston

4TH LARGEST POPULATION IN THE U.S.

### Austin

NAMED BEST CITY TO START A BUSINESS IN 2020

### San Antonio

2ND FASTEST GROWING CITY IN THE NATION

**2<sup>ND</sup>**

FASTEST GROWING ECONOMY IN THE UNITED STATES

**#1**

STATE IN AMERICA TO START A BUSINESS

**2<sup>ND</sup>**

LARGEST LABOR WORKFORCE: 14+ MILLION WORKERS



POPULATION **28,995,881**

**57**

FORTUNE 500 COMPANIES CALL TEXAS HOME

80% OF THE POPULATION LIVES WITHIN THE TEXAS TRIANGLE



**BEST STATE FOR BUSINESS**



**TOP STATE FOR JOB GROWTH**



**LARGEST MEDICAL CENTER**

FOR LEASE

# CIBOLO VALLEY SQUARE

2251 FM 1103  
CIBOLO, TEXAS 78108

## SAN ANTONIO, TEXAS



METRO AREA POPULATION  
**2,600,000**

**7<sup>TH</sup>**

LARGEST CITY IN THE UNITED STATES  
FASTEST GROWING CITY IN THE COUNTRY



### HOME TO THE SAN ANTONIO RIVERWALK

A UNITED NATIONS WORLD HERITAGE SITE | WELCOMING 11.5 MILLION VISITORS ANNUALLY

**4**

FORTUNE 500  
COMPANIES BASED  
IN SAN ANTONIO



### 31 INSTITUTIONS OF HIGHER LEARNING

HOME TO OVER 120,000 COLLEGE STUDENTS

UTSA IS THE LARGEST WITH A TOTAL ENROLLMENT  
OVER 35,000 STUDENTS



### MILITARY CITY, USA

JOINT BASE SAN ANTONIO  
ENCOMPASSES FOUR  
MILITARY INSTALLATIONS  
ANNUAL ECONOMIC IMPACT OF \$48.7 BILLION



### HOME OF THE ALAMO

#1 MOST VISITED CITY IN TEXAS

37 MILLION VISITORS PER YEAR

### HOME TO H-E-B

THE 6TH LARGEST  
PRIVATE COMPANY IN  
THE UNITED STATES



### SAN ANTONIO INTERNATIONAL AIRPORT

AVERAGE NUMBER OF PASSENGERS:

MORE THAN 10,363,000

# CIBOLO VALLEY SQUARE

2251 FM 1103  
CIBOLO, TEXAS 78108



## Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11-03-2025



### TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

### A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

**WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS:** A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

### A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

**AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

### A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

FOR MORE INFORMATION ABOUT THIS PROPERTY OR OLDHAM GOODWIN'S  
COMMERCIAL REAL ESTATE SERVICES, PLEASE CONTACT:

---



## **Tyler Bradfield**

Vice President | Retail Services

**D:** 979.977.7656 **C:** 210.508.0181

[Tyler.Bradfield@OldhamGoodwin.com](mailto:Tyler.Bradfield@OldhamGoodwin.com)

## **San Antonio**

1901 NW Military Highway, Suite 201 | San Antonio, Texas 78213

**BRYAN | HOUSTON | WACO/TEMPLE | FORT WORTH**



**OLDHAMGOODWIN.COM**