



9 ACRES ON FM 1103

CIBOLO, TEXAS

9 Acres For Sale

C-3 Commercial Zoning

Adjacent to
Cibolo Valley Ranch

FM 1103, Cibolo, TX
78108

**FOR MORE INFORMATION,
PLEASE CONTACT:**

BRETT BAILLIO

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9 ACRES ON FM 1103

CIBOLO, TEXAS



Location: The property is located on FM 1103 adjacent to Cibolo Valley Ranch in Cibolo, TX

Lot sizes: 9 acres

Utilities: Water: City of Cibolo

Sewer: City of Cibolo

Electric: Guadalupe Valley Electric

Prospective buyer should use a professional to closely examine the availability and capacity of the utilities to the property to determine if they are suitable for the buyer's intended use.

Overview: This commercial lot is located along FM 1103 in the rapidly developing community of Cibolo, TX. The property is in close proximity to both I-35 N and FM 78. The City of Cibolo is currently experiencing strong economic growth with increased retail development and future single-family homes.

Price: \$6/SF

For more information, please contact:

BRETT BAILLIO

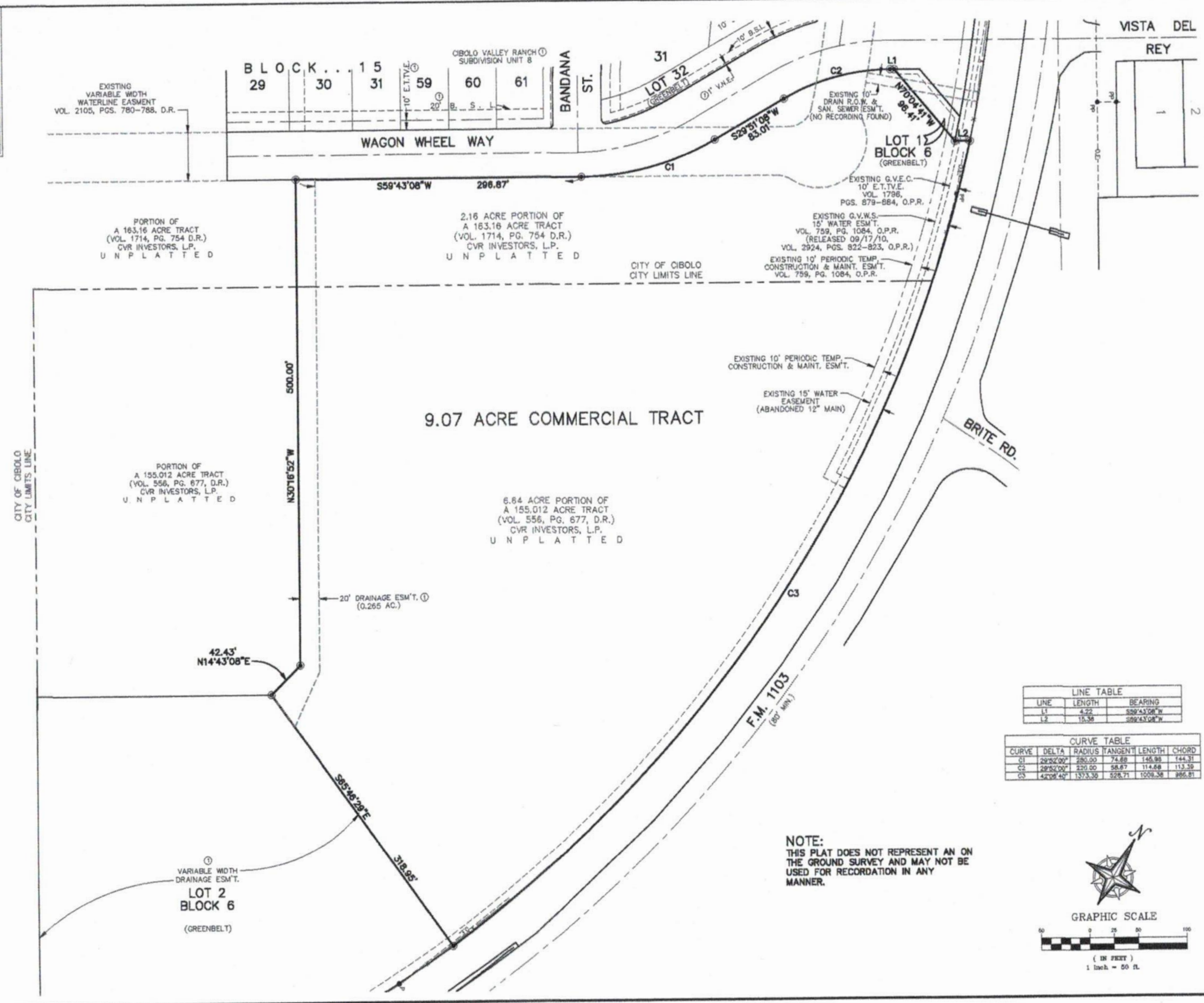
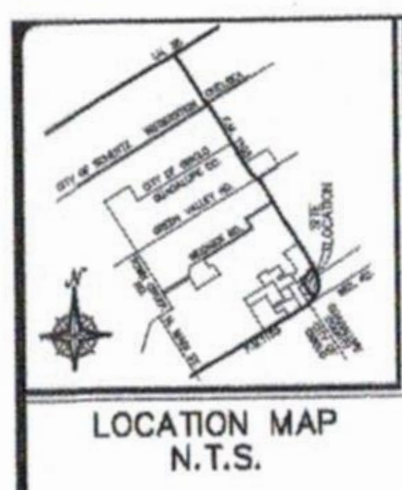
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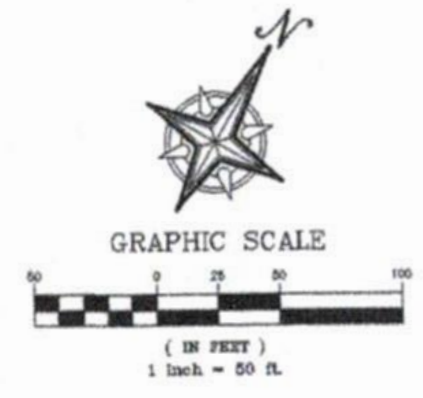
mbustamante@dirdealers.com



LINE TABLE			
LINE	LENGTH	BEARING	
L1	4.22	S29°43'08\"W	
L2	15.38	S89°43'08\"W	

CURVE TABLE					
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD
C1	29°52'00\"	280.00	74.69	146.98	144.31
C2	29°52'00\"	320.00	86.67	114.68	113.39
C3	42°08'40\"	1373.39	526.71	1009.38	886.91

NOTE:
THIS PLAT DOES NOT REPRESENT AN ON
THE GROUND SURVEY AND MAY NOT BE
USED FOR RECORDATION IN ANY
MANNER.



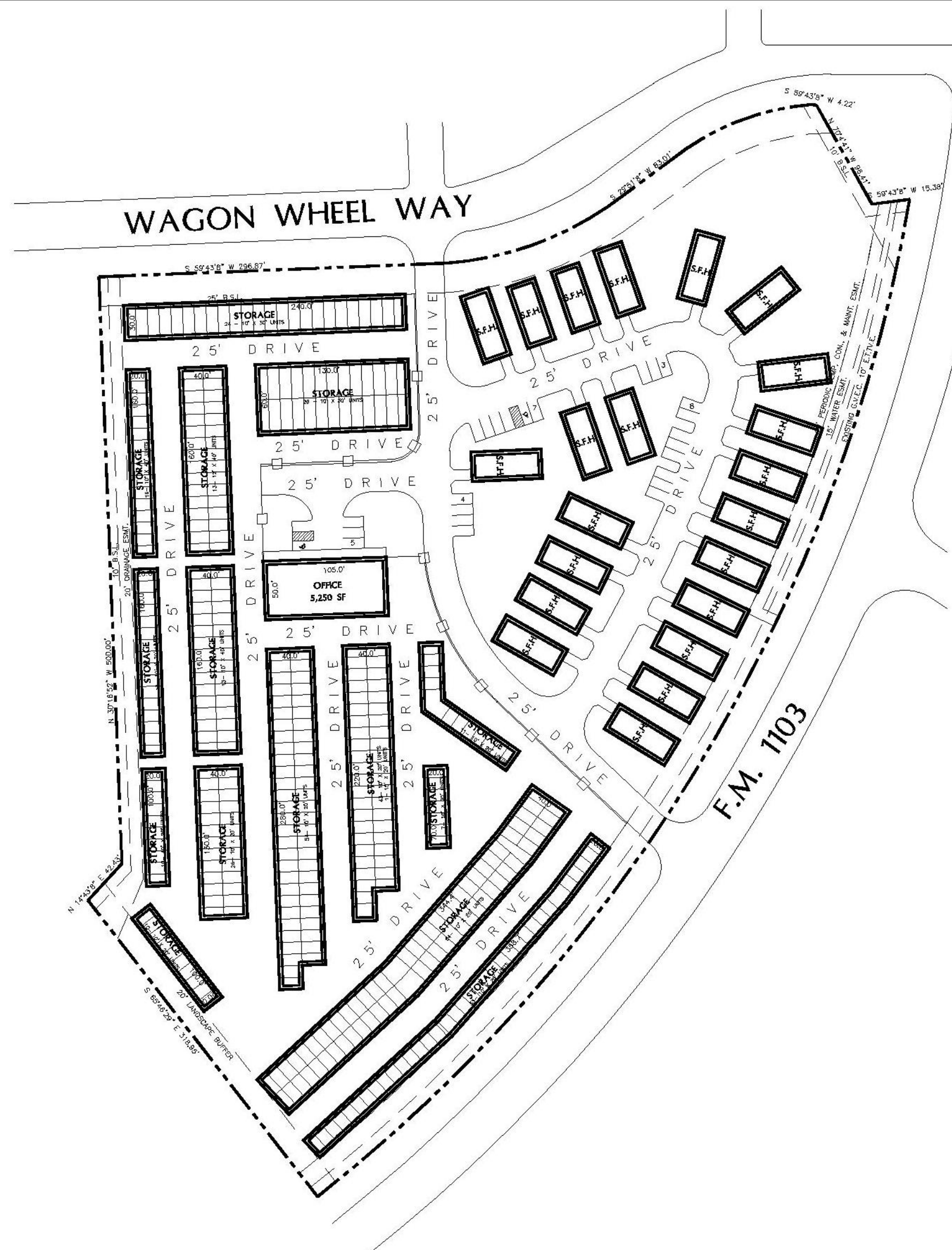
REVISIONS:

Denham-Ramones Engineering
and Associates, Inc.

1300 Piedmont Way, Suite 200
San Antonio, TX 78232
P: 210-480-3100
F: 210-480-3122
Fax: 210-480-3122

100044.00
4/5/11
N.R.
1 OF 1

COMMERCIAL TRACT EXHIBIT
CIBOLO VALLEY RANCH SUBDIVISION
BEING THE REMAINDER OF A 163.16 ACRE TRACT RECORDED IN VOLUME
1714, PAGE 754, AND OUT OF THE REMAINDER OF A 155.012 ACRE TRACT
RECORDED IN VOLUME 556, PAGE 677, OF THE DEED RECORDS OF
GUADALUPE COUNTY, TEXAS
OWNER: CVR INVESTORS, L.P.



SITE TABULATIONS:

LOT AREA:	9.07 AC.
NUMBER OF STORAGE UNITS:	15 UNITS
NUMBER OF SINGLE FAMILY UNITS:	22 UNITS
PARKING PROVIDED:	22 SPACES



VILLA PARK
ARCHITECTURE/PLANNING/INTERIORS, PLLC
PH: (210) 384-8900

PROPOSED SITE DEVELOPMENT PLAN

SCALE: GRAPHIC



NOTE:

THIS CONCEPTUAL SITE PLAN IS FOR MARKETING PURPOSES ONLY, AND HAS BEEN PREPARED FOR CLIENT BASED UPON PRELIMINARY AVAILABLE SITE INFORMATION DEEMED RELIABLE. ALL DIMENSIONS, GRADES AND AREA CALCULATIONS ARE SUBJECT TO VERIFICATION AND MODIFICATION BY A PROFESSIONAL CIVIL ENGINEER FOR COMPLIANCE WITH ALL NATIONAL, STATE, AND LOCAL REGULATIONS. NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION.

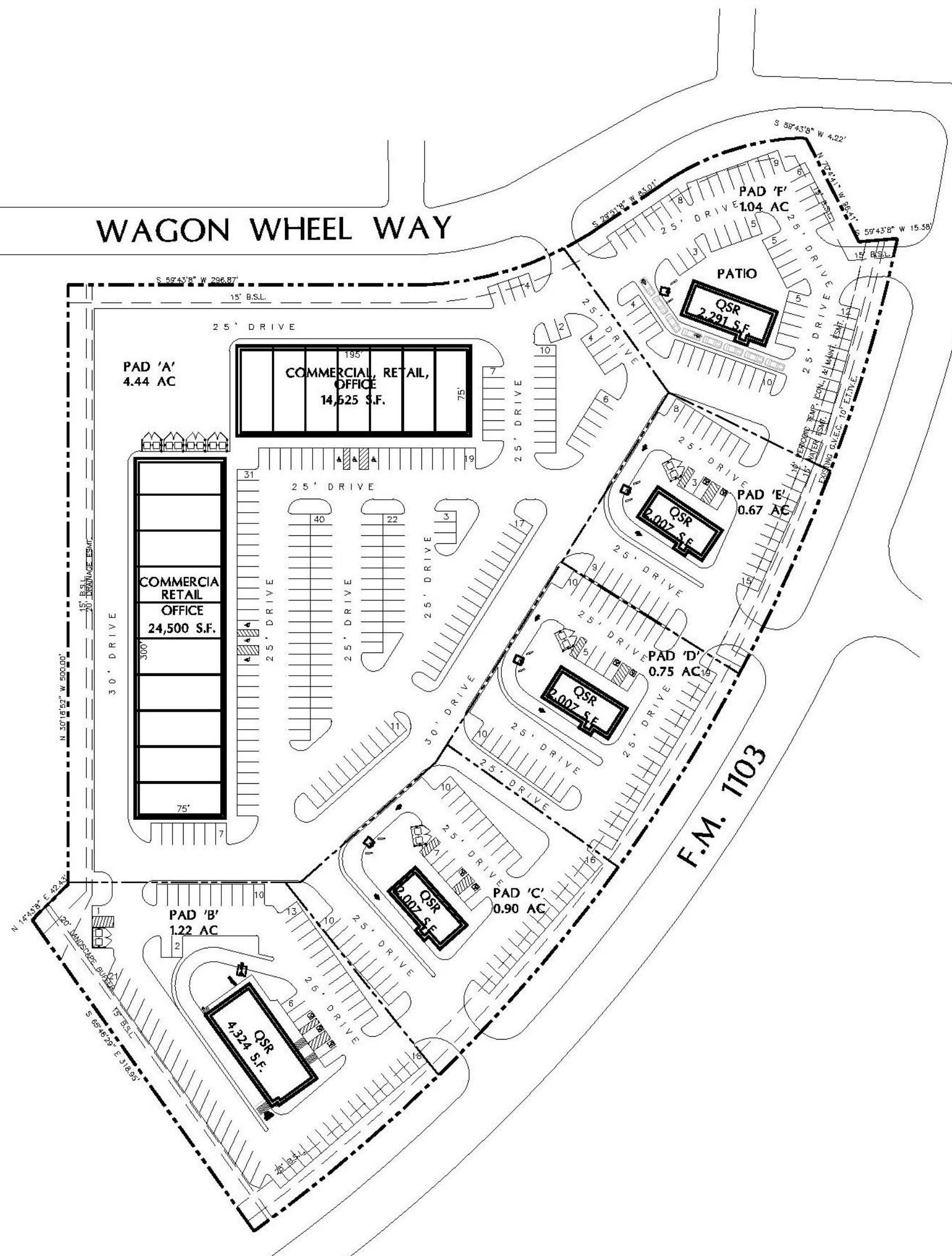
SP1-040422

PROPOSED SITE
DEVELOPMENT PLAN

F.M. 1103 &
WAGON WHEEL WAY
CIBOLO, TEXAS

DRAWN
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CHECKED
MDN
DATE
04/04/22
PROJECT
FM 1103 &
WAGON WHEEL WAY
JOB. NO.
21-212
SHEET

SP1



PROPOSED SITE DEVELOPMENT PLAN



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SITE TABULATIONS:

	PAD 'A'	PAD 'B'
LOT AREA:	4.44 AC.	1.22 AC
BUILDING AREA:	39,125 SF	4,324 SF
PARKING RATIO:	(69 SP) 13.1/1,000 SF	(71 SP) 1/61 SF

	PAD 'C'	PAD 'D'
LOT AREA:	0.90 AC	0.75 AC
BUILDING AREA:	2,007 SF	2,007 SF
PARKING RATIO:	(43 SP) 1/46.7 SF	(44 SP) 1/45.6 SF

	PAD 'E'	PAD 'F'
LOT AREA:	0.67 AC	1.04 AC
BUILDING AREA:	2,007 SF	2,291 SF
PARKING RATIO:	(35 SP) 1/57.3 SF	(67 SP) 1/34 SF



SP1-040622



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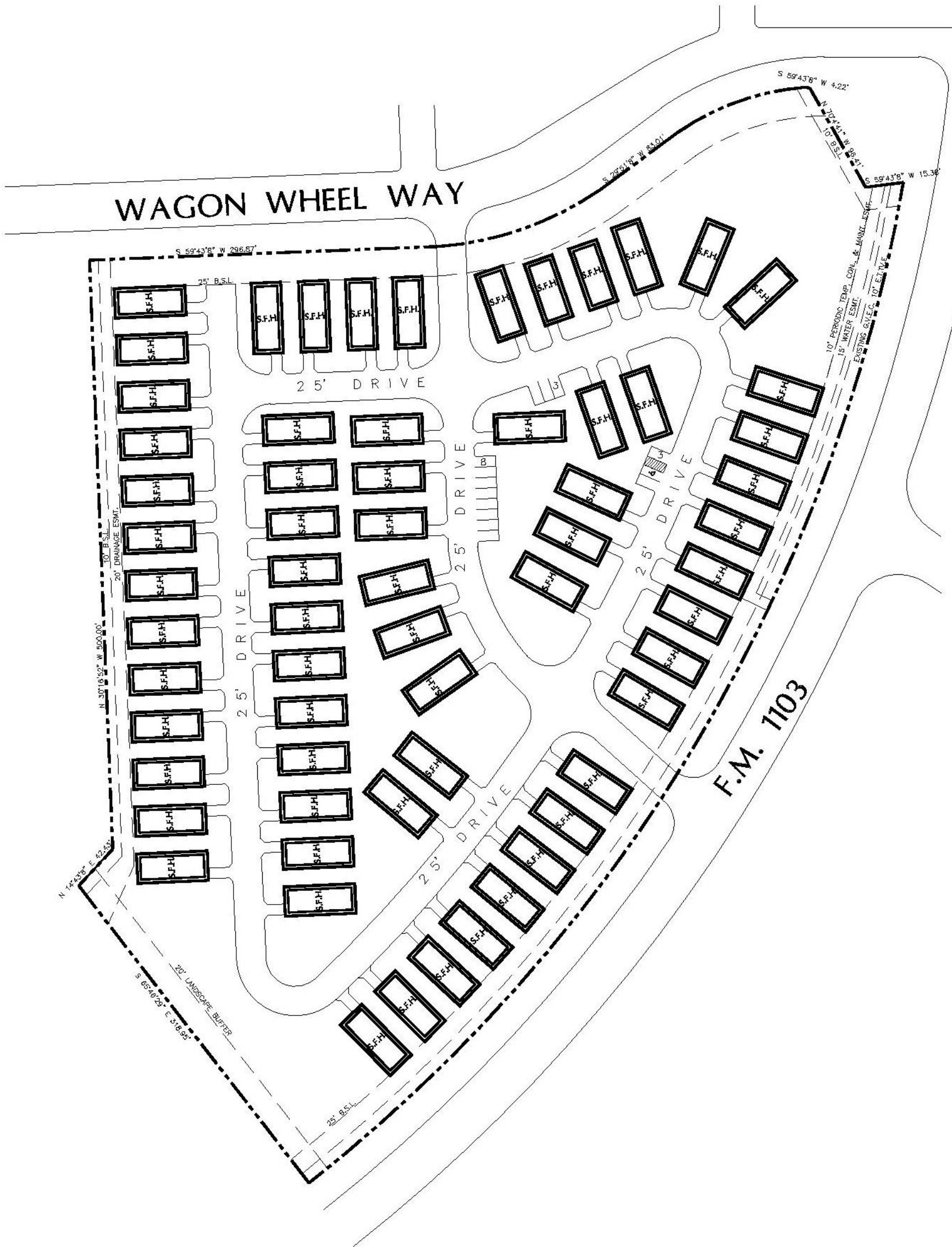
DRAWN
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04/04/22
PROJECT
FM 1103 & WAGON WHEEL WAY
JOB. NO.
21-212
SHEET
SP1

SITE TABULATIONS:

LOT AREA:	9.07 AC.
NUMBER OF SINGLE FAMILY UNITS:	64 UNITS
PARKING PROVIDED:	14 SPACES



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PROPOSED SITE DEVELOPMENT PLAN



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SP3-040422

PROPOSED SITE
DEVELOPMENT PLAN

F.M. 1103 &
WAGON WHEEL WAY
CIBOLO, TEXAS

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21-212
SHEET

SP3



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.

2-10-2025



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.

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 or subagent 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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

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.

Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date