

±9.07 Acres

For Sale

FM 1103 & Wagon Wheel Way
Cibolo, TX 78108



±9.07 Acres / For Sale

FM 1103 & Wagon Wheel Way, Cibolo, TX 78108

- Location:** FM 1103 & Wagon Wheel Way
Guadalupe County
Cibolo, TX 78108
- Lot Size:** ±9.07 acres
- Price:** Contact Broker
- Zoning:** C-3 (Commercial: Retail / Office)
- Utilities*:** Water - City of Cibolo
Sewer - City of Cibolo
Electric - Guadalupe Valley Electric
- Frontage:** FM 1103: ±985'
Wagon Wheel Way: ±575'

*Prospective buyers should retain an independent engineer to verify the location, accessibility and capacity of all utilities.

Highlights:

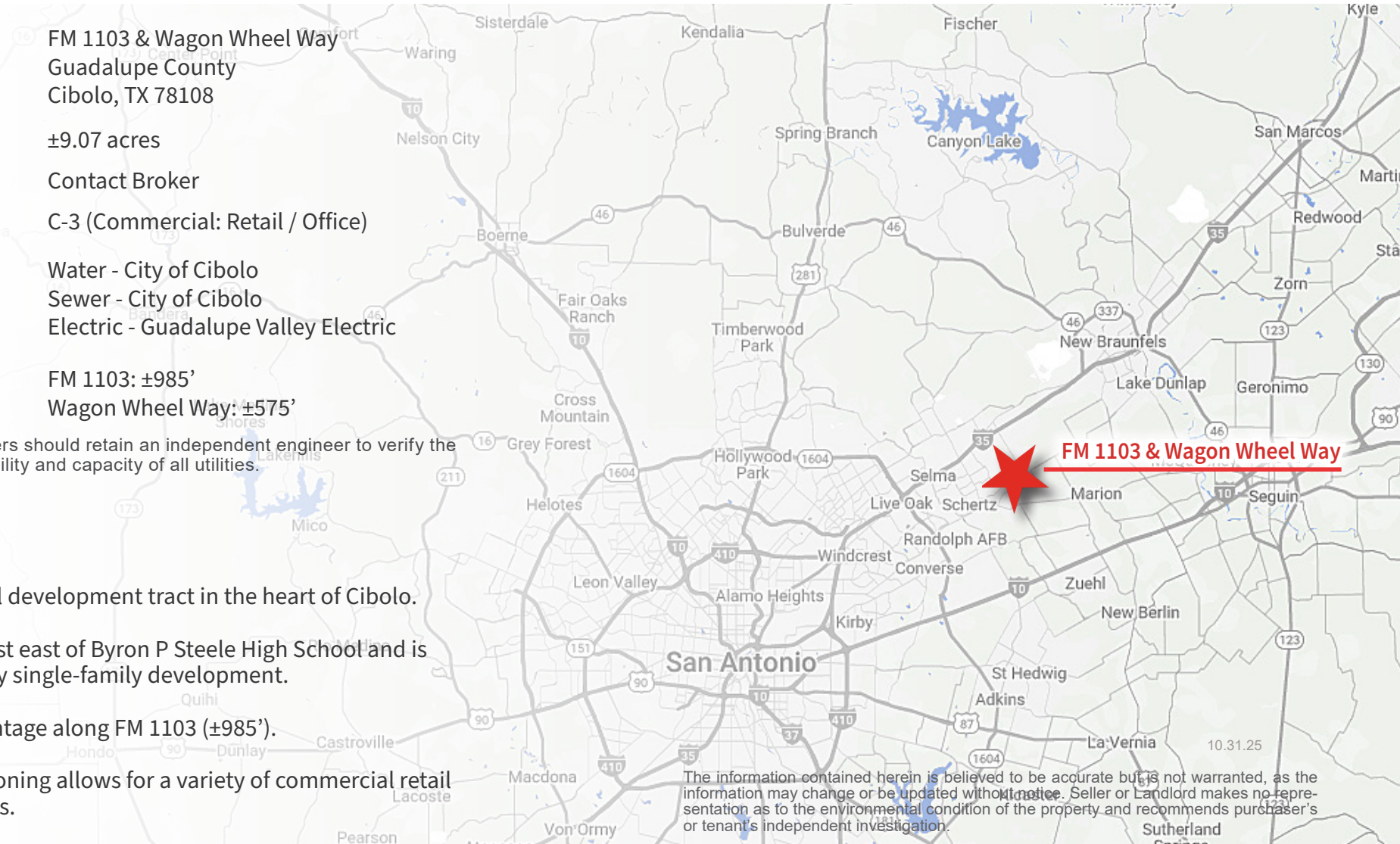
- Excellent infill development tract in the heart of Cibolo.
- Property is just east of Byron P Steele High School and is surrounded by single-family development.
- Extensive frontage along FM 1103 (±985').
- Flexible C-3 zoning allows for a variety of commercial retail and office uses.



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San Antonio, Texas 78216
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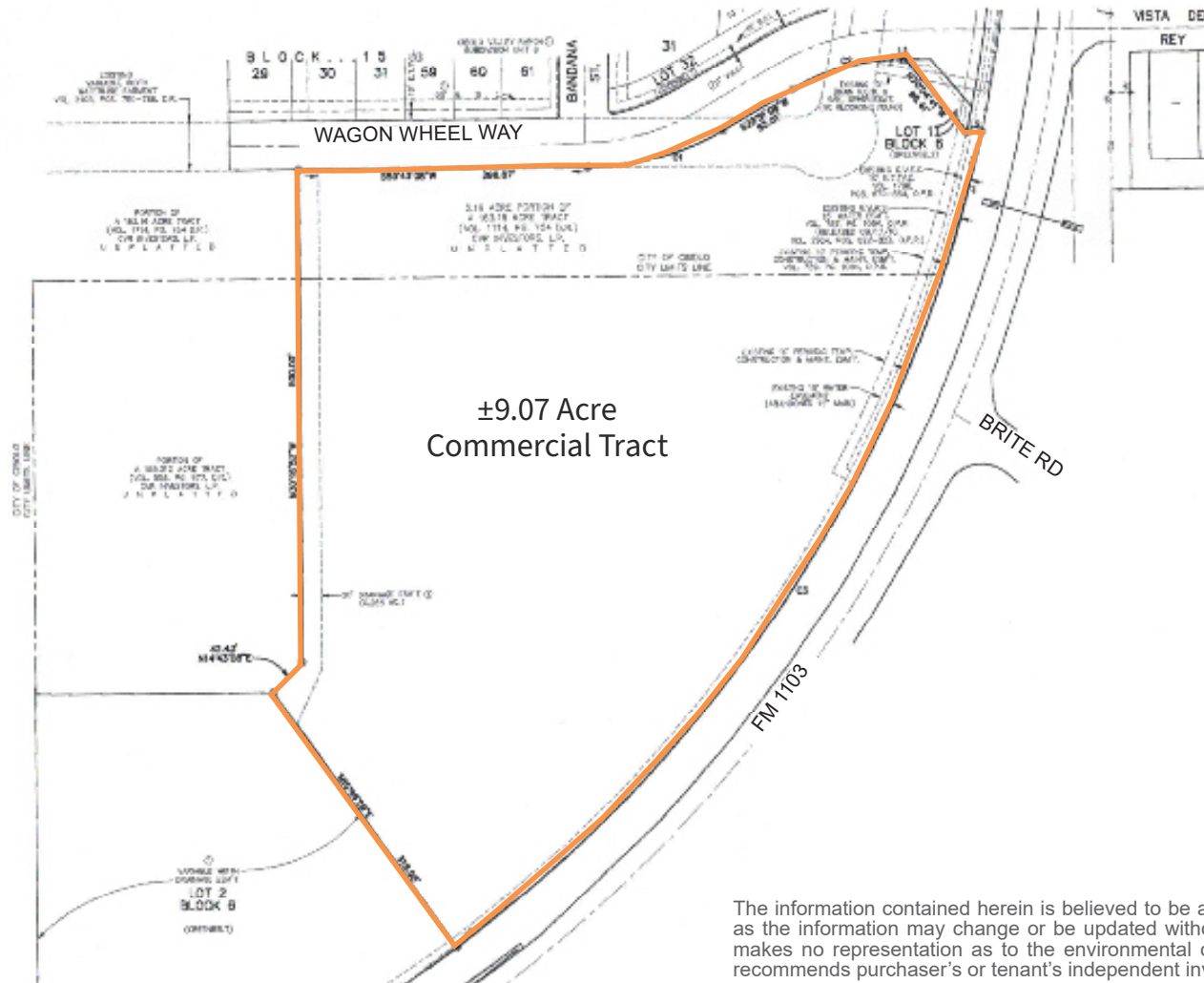


The information contained herein is believed to be accurate but is not warranted, as the information may change or be updated without notice. Seller or Landlord makes no representation as to the environmental condition of the property and recommends purchaser's or tenant's independent investigation.

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Survey

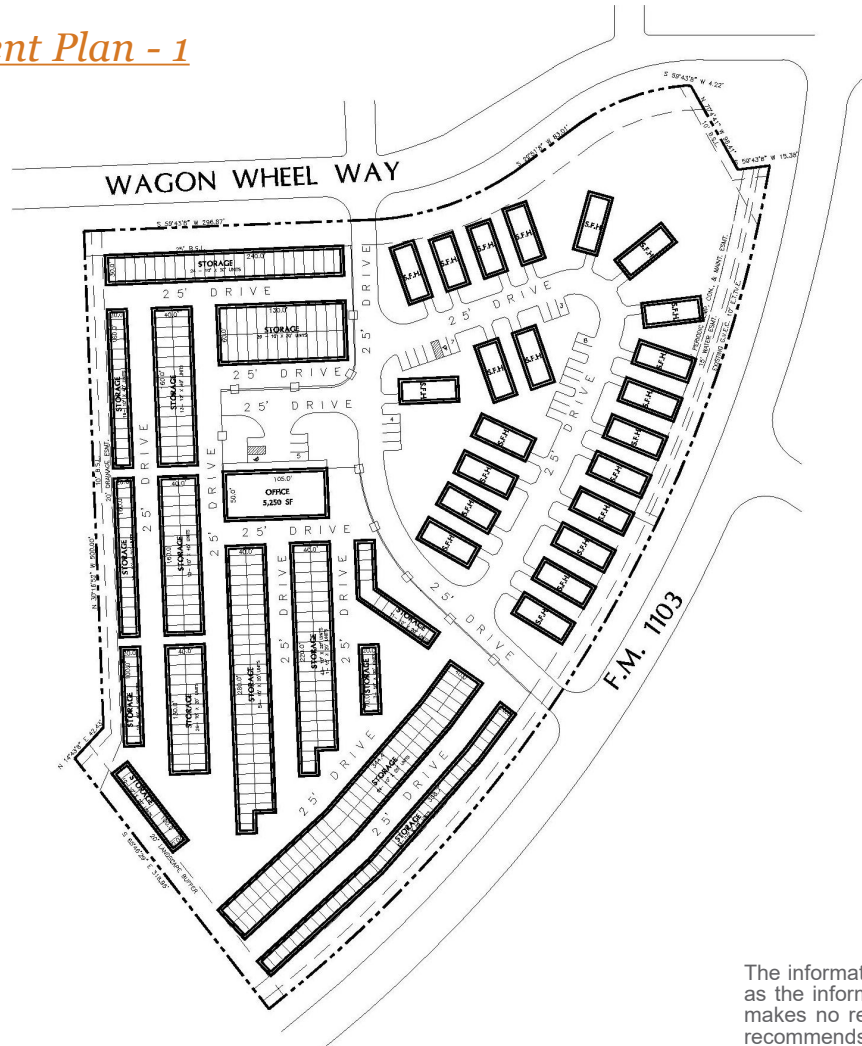


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Proposed Site Development Plan - 1



SITE TABULATIONS:

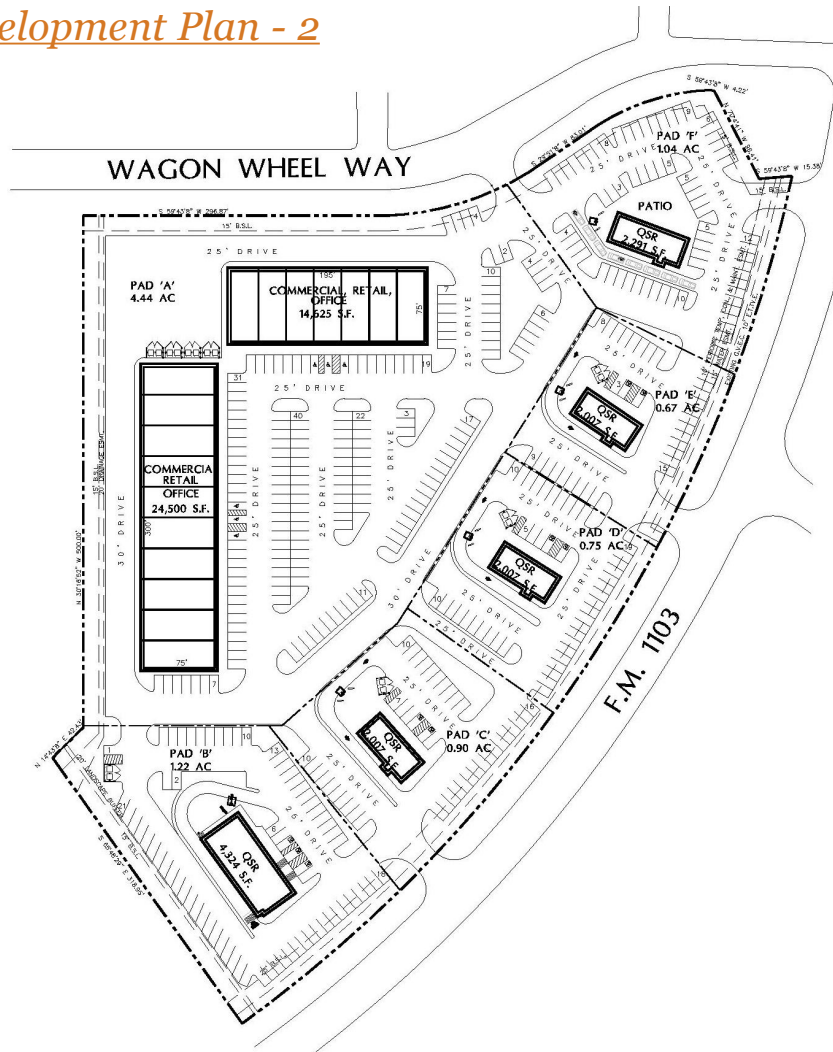
NUMBER OF STORAGE UNITS:	15 UNITS
NUMBER OF SINGLE FAMILY UNITS:	22 UNITS
PARKING PROVIDED:	22 SPACES

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Proposed Site Development Plan - 2



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

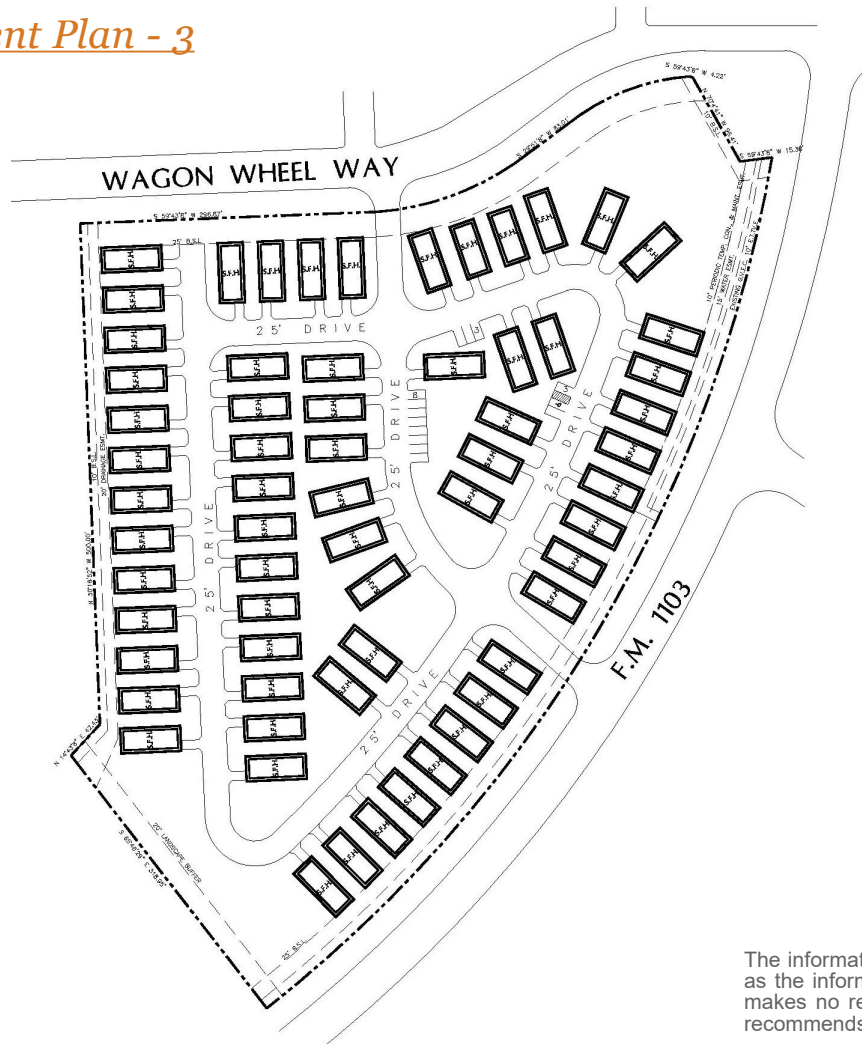
	PAD 'E'	PAD 'F'
LOT AREA:	0.67 AC	1.04 AC
BUILDING AREA:	2,007 SF	2,291 SF
PARKING RATIO:	(35 SP) 1/57.3 SF	(67 SP) 1/34 SF

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Proposed Site Development Plan - 3



SITE TABULATIONS:

NUMBER OF SINGLE FAMILY UNITS:	64 UNITS
PARKING PROVIDED:	14 SPACES

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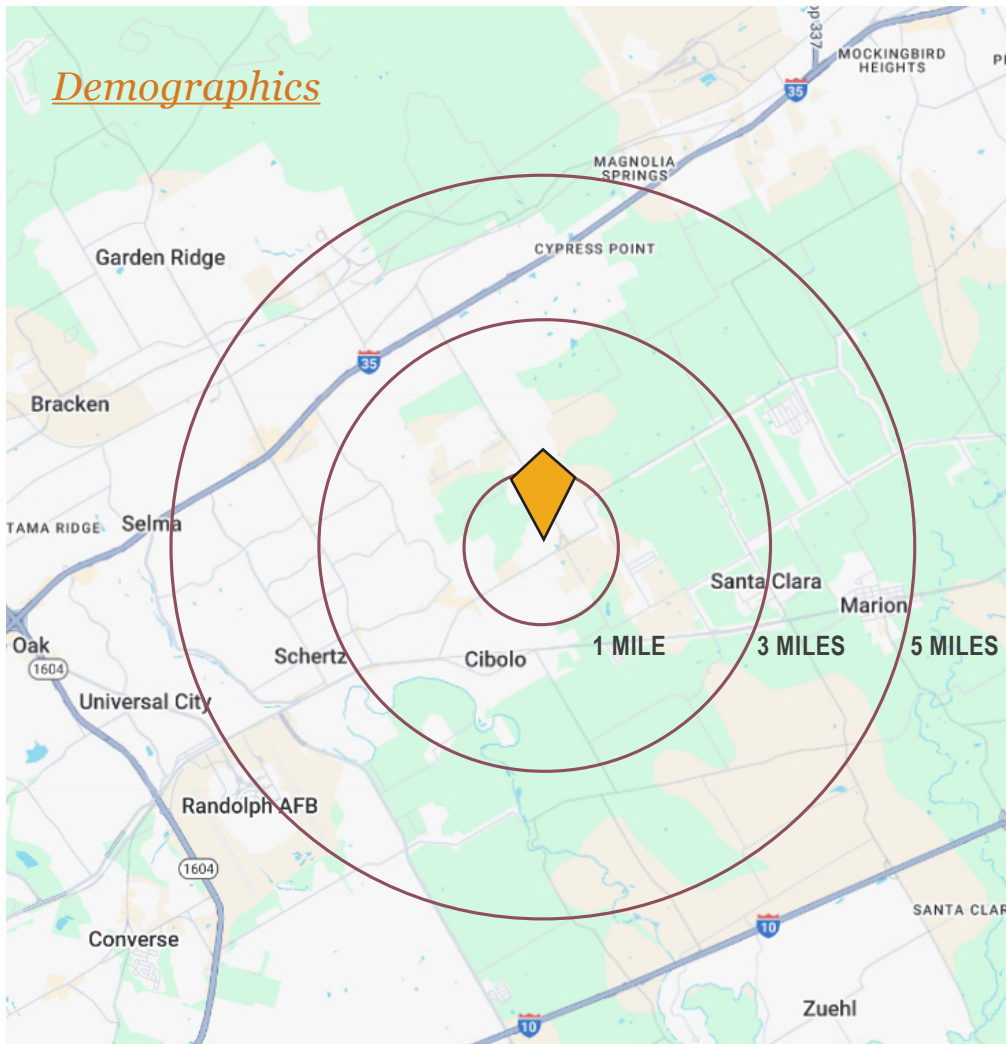


FOR SALE
±9.07 ACRES

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Demographics



	1 Mile	3 Mile	5 Mile
Population			
2024 Total Population:	10,296	51,814	84,637
2029 Population Projection:	11,815	59,401	97,574
Annual Growth 2024-2029:	3.0%	2.9%	3.1%
Median Age:	34.6	37.1	37.9
Households			
2024 Total Households:	3,047	16,681	28,813
Annual Growth 2024-2029:	3.0%	3.0%	3.1%
Median Household Income:	\$107,476	\$109,841	\$97,864
Average Household Size:	3.4	3.1	2.9
Average Household Vehicles:	2	2	2
Housing			
Median Home Value:	\$270,786	\$268,542	\$260,921
Median Year Built:	2010	2007	2004
Daytime Employment			
Total Businesses:	71	751	2,186
Total Employees:	377	4,915	20,333
Vehicle Traffic			
FM 1103 @ Weil Rd:	14,378 vpd		

Source: 2024 Costar

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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.

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.

Endura Advisory Group GP, LLC	581037	jlundblad@endurasa.com	(210)366-2222
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Corbin Barker	491799	cbarker@endurasa.com	(210)366-2222
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date _____



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Sales Agent/Associate's Name	License No.	Email	Phone

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