

# SHOPS AT CIBOLO BEND

513 & 635 CIBOLO VALLEY DR

SAN ANTONIO, TX 78108

FOR LEASE



The Shops at Cibolo Bend is a well-positioned retail development opposite Walmart and in immediate proximity to HEB.

Cibolo has enjoyed strong growth in recent years spurred by rapid residential development

- Prominently located to draw traffic from Walmart, surrounding schools and HEB.
- Situated within 1.5 miles of two 6A high schools with a combined total of over 5,000 students
- Excellent access and visibility
- One of the fastest growing areas in the San Antonio MSA
- Regional draw from residents in Cibolo as well as nearby Marion, Santa Clara, and Schertz

## AVAILABILITY

**STE 113 – 1,540 RSF**

2<sup>nd</sup> Generation

**STE 131 – 1,400 RSF**

2<sup>nd</sup> Generation

**STE 157 – 2,150 RSF**

2<sup>nd</sup> Generation

**STE 160 – 1,350 RSF**

Shell Condition



**SULLIVAN**  
COMMERCIAL REALTY

200 CONCORD PLAZA DR. STE 440 | SAN ANTONIO, TX 78216

[sullivancommercial.com](http://sullivancommercial.com)

For information or to  
schedule a tour:

**PETE TASSOS**

**210 341 9292 x303**

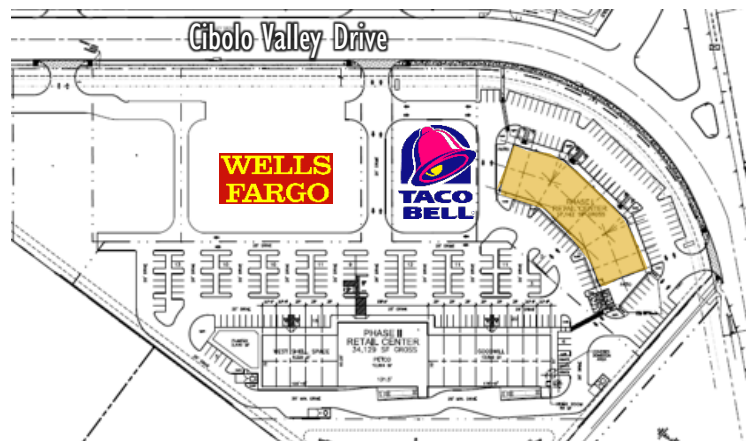
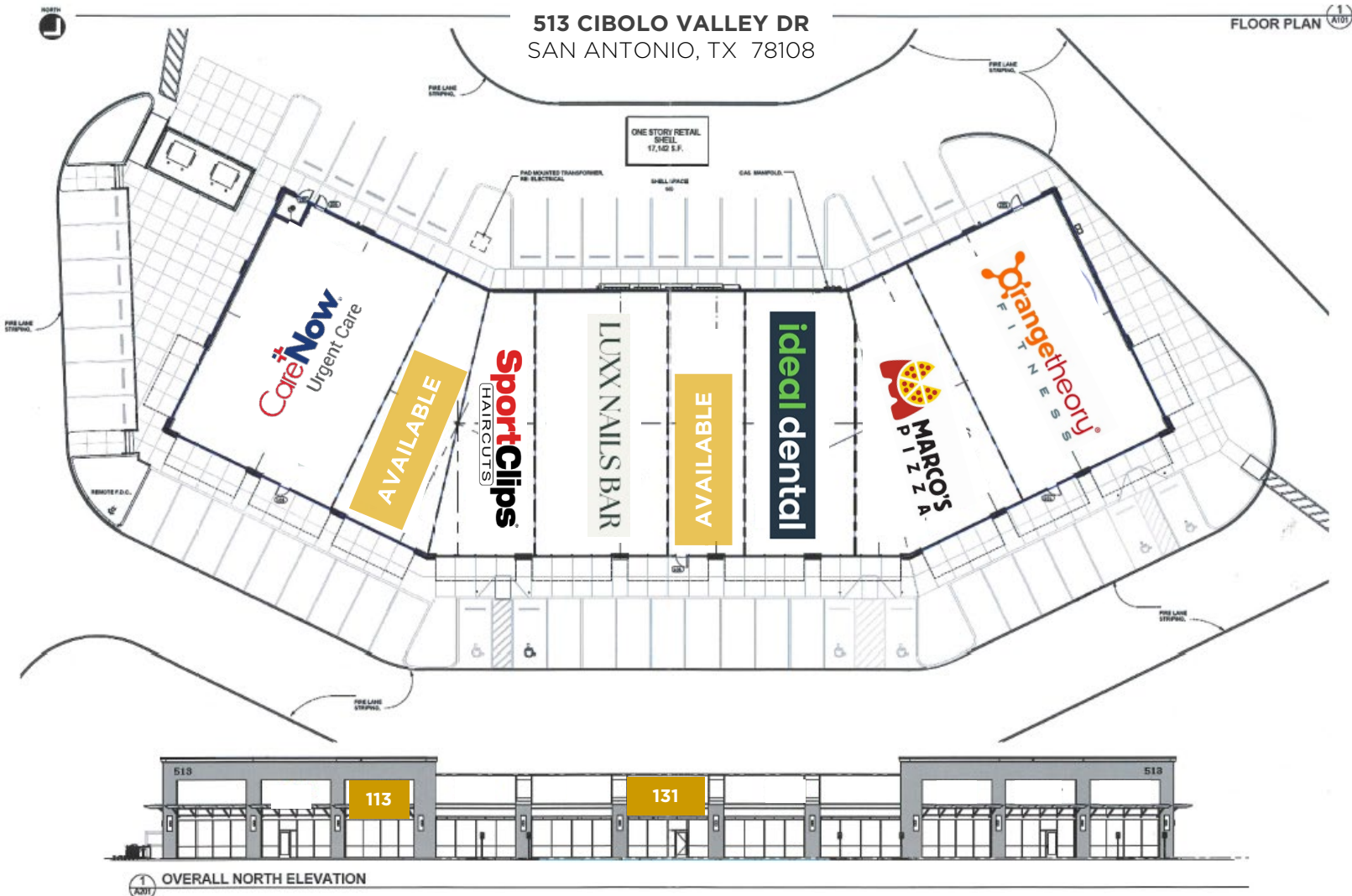
[ptassos@sullivancommercial.com](mailto:ptassos@sullivancommercial.com)



# SHOPS AT CIBOLO BEND

## SITE PLAN

513 CIBOLO VALLEY DR



**AVAILABILITY**  
**STE 113 - 1,540 RSF**  
(2<sup>nd</sup> Generation)



[Click to Tour](#)

**STE 131 - 1,400 RSF**  
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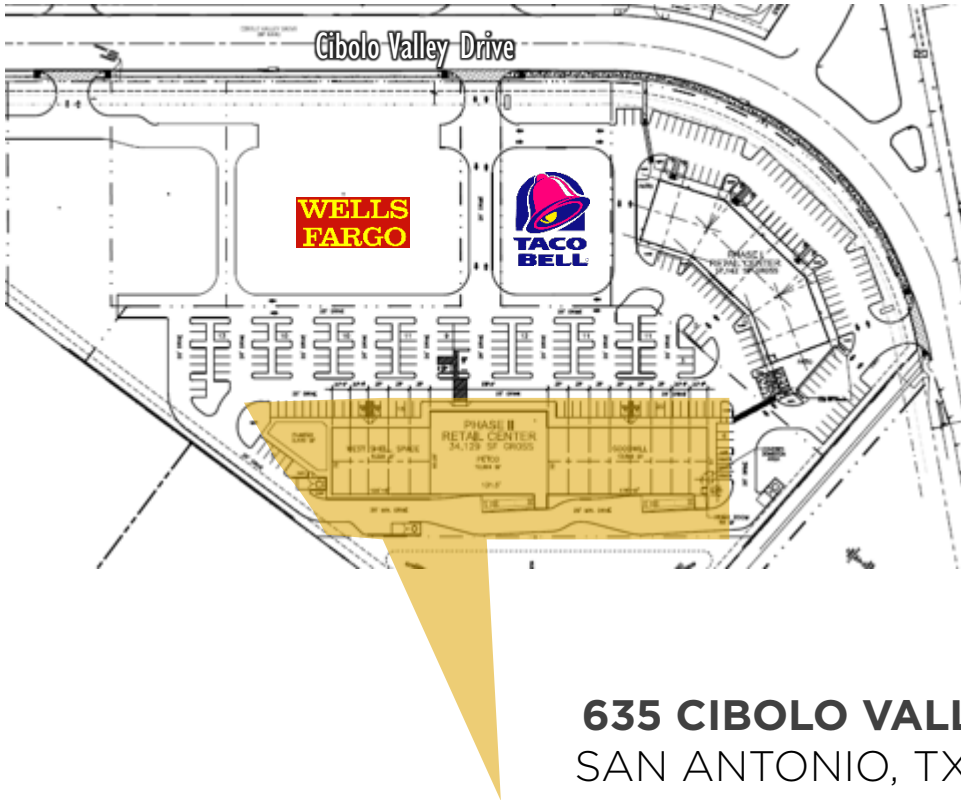
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# SHOPS AT CIBOLO BEND

## SITE PLAN

635 CIBOLO VALLEY DR



### AVAILABILITY

**STE 157 - 2,150 RSF**

(2<sup>nd</sup> Generation)



[Click to Tour](#)

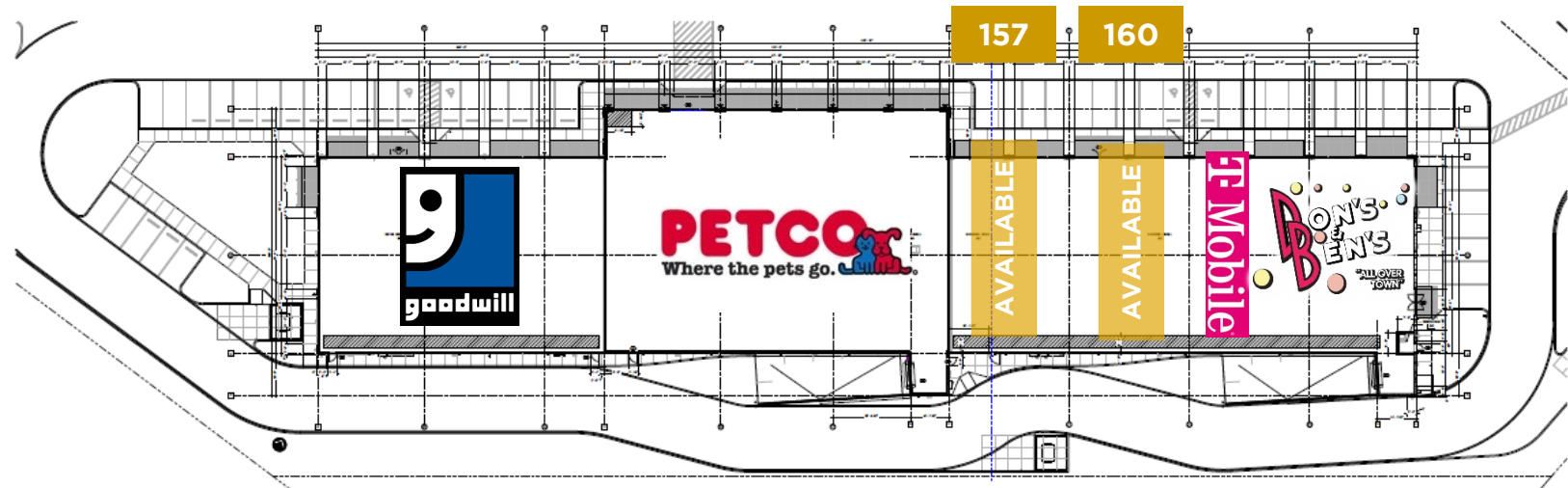
**STE 160 - 1,350 RSF**

(Shell Condition)



[Click to Tour](#)

**635 CIBOLO VALLEY DR**  
SAN ANTONIO, TX 78108



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# SHOPS AT CIBOLO BEND

## TRADE AREA



### 2025 DEMOGRAPHICS

#### 1 MILE

#### 3 MILES

#### 5 MILES

#### POPULATION

7,767

62,797

101,159

#### # OF HOUSEHOLDS

2,741

21,532

35,782

#### AVG HH INCOME

\$133,749

\$127,640

\$124,225



[View Demographics Report](#)

Cibolo continues to experience strong growth spurred by rapid residential development.



[View Current Development Projects](#)



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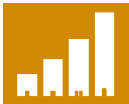
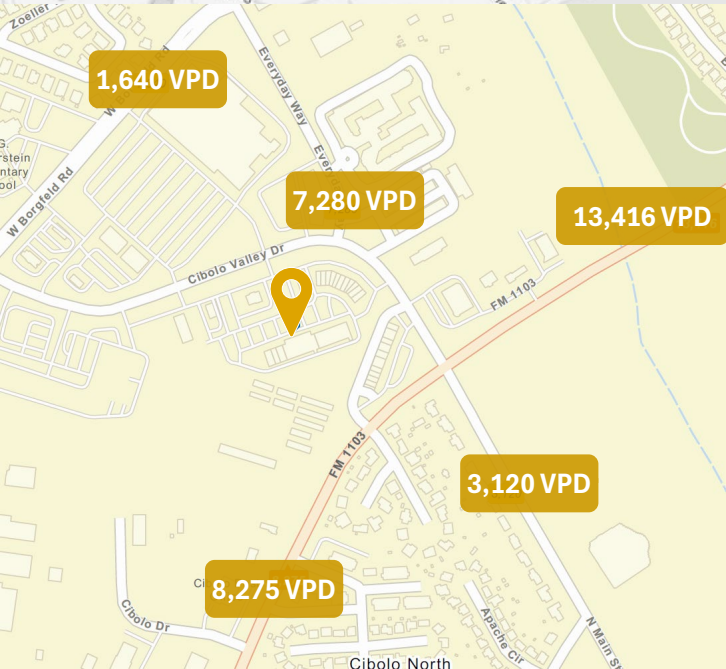
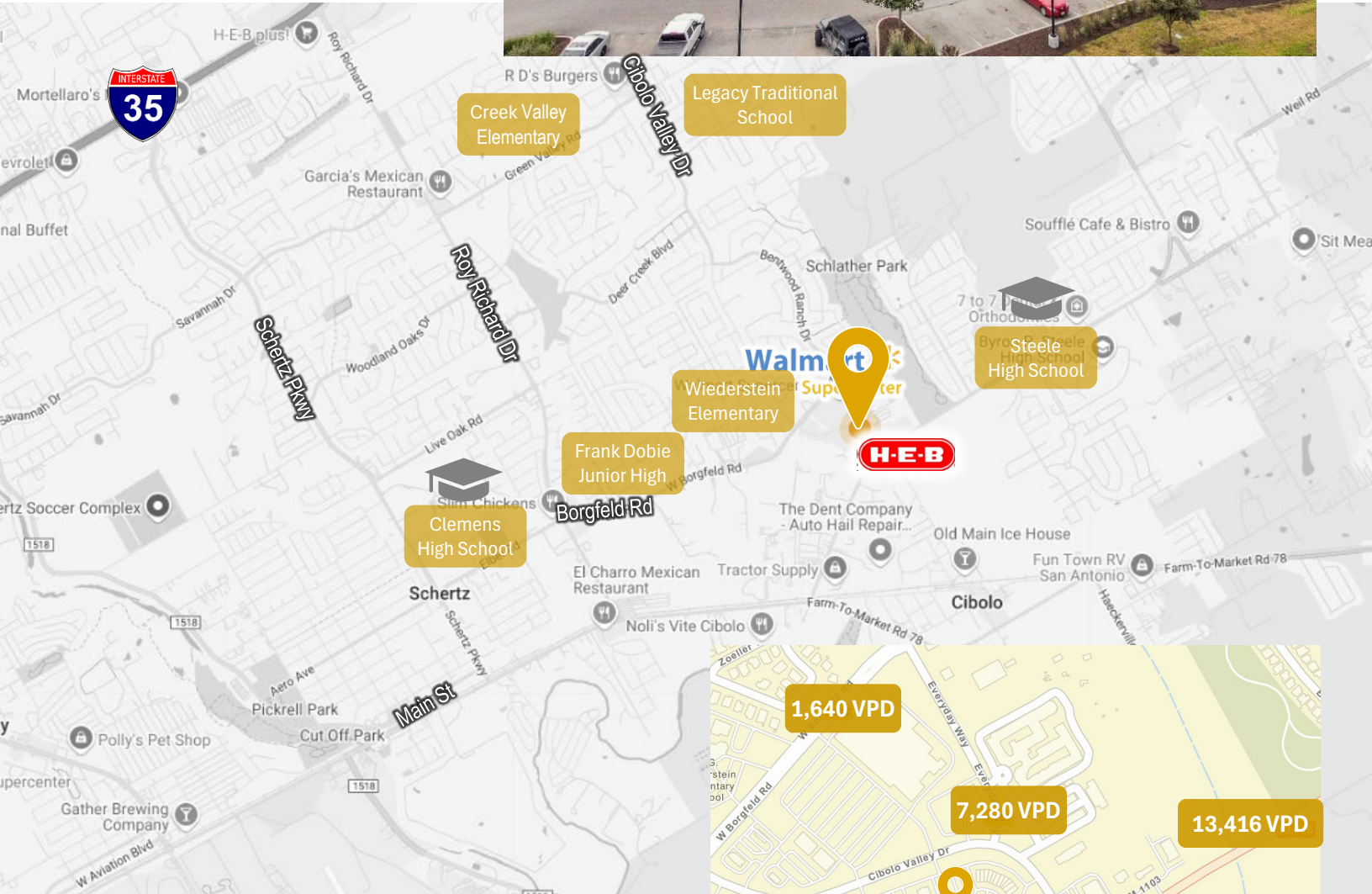
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635 CIBOLO VALLEY DR  
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FOR LEASE



5K+ STUDENT  
POPULATION

WITHIN 1.5 MILES OF TWO 6A  
HIGH SCHOOLS



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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.*

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:
  - 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.

**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.

SULLIVAN COMMERCIAL REALTY	491694		210-341-9292
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
James E. Sullivan, Jr., Broker	347973	<a href="mailto:jsullivan@sullivansa.com">jsullivan@sullivansa.com</a>	210-910-4234
Designated Broker of Firm	License No.	Email	Phone
Pete Tassos, Broker	488379	<a href="mailto:ptassos@sullivansa.com">ptassos@sullivansa.com</a>	210-910-4233
Zach Davis, Broker	555684	<a href="mailto:zdavis@sullivansa.com">zdavis@sullivansa.com</a>	210-910-4239
Connor Dziuk, Sales Agent	779545	<a href="mailto:cdziuk@sullivansa.com">cdziuk@sullivansa.com</a>	210-910-4235
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date