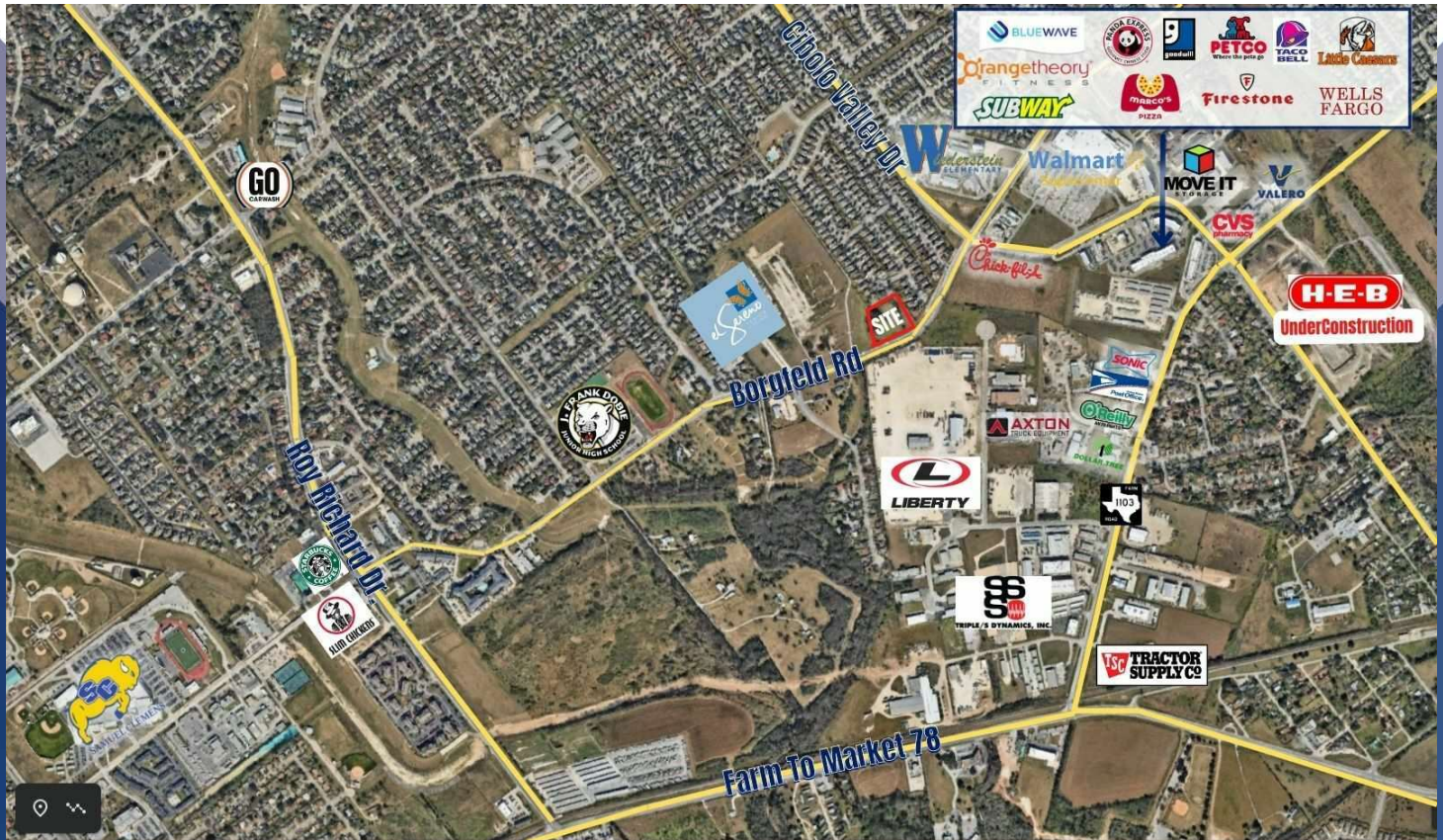


DEVELOPMENT LAND - CIBOLO, TX

225 W. BORGFELD RD

Cibolo, TX 78108



Kandii Meadows

(956) 227-7086

kandiimeadows1@gmail.com

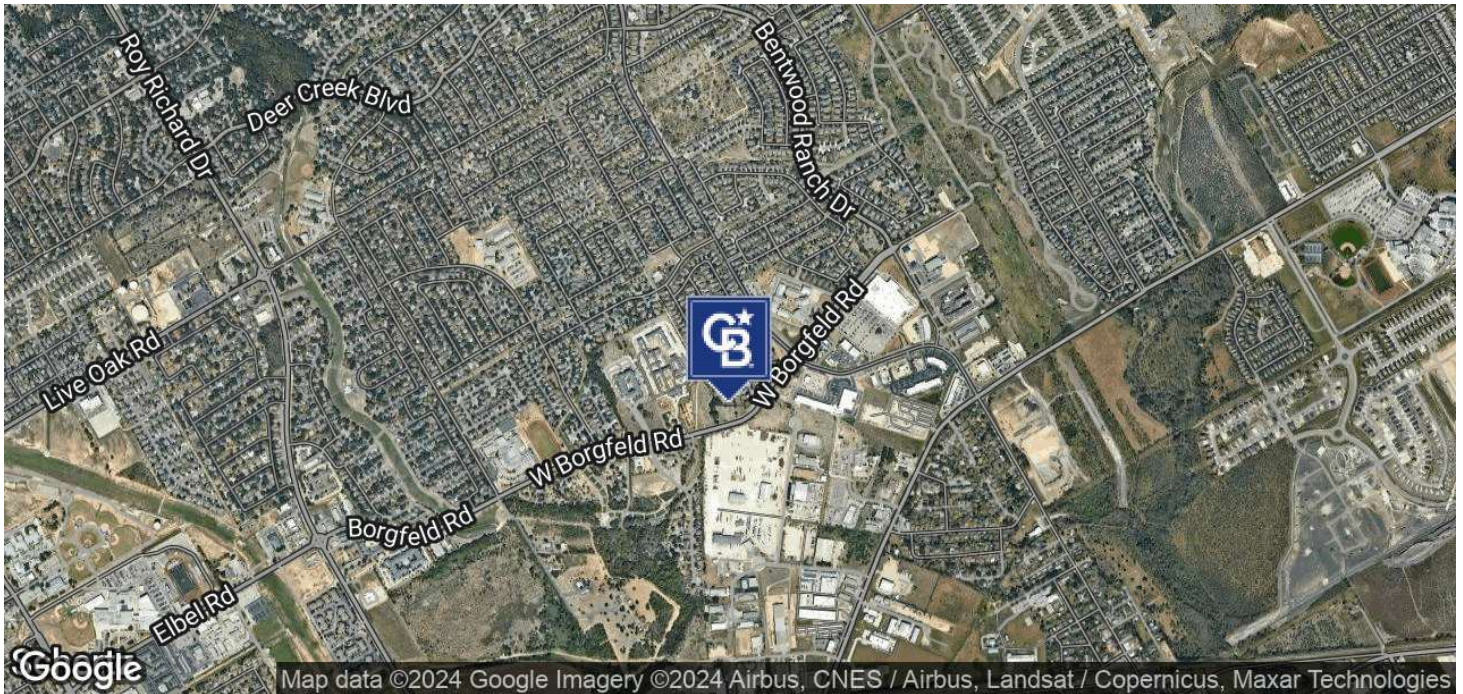
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PROPERTY SUMMARY

225 W BORGFELD RD

Cibolo, TX 78108



PROPERTY DESCRIPTION

Excellent Property with Over 383 ft of Frontage on Borgfeld Rd. 1/2 Mile to Super Center Walmart, Chick-fil-A and Other National Known Retail Stores and Restaurants. Very Current Survey Available. Across the Street from Proposed Borgfeld Plaza Office, Retail and Flex Spaces Available. New HEB Under Construction One Mile Away. This Property is Between San Antonio and New Braunfels. Located on the North Side of Borgfeld Plaza Between. Located Just Minutes North of San Antonio and About an Hour South of Austin. Offers Fast and Easy Travel Anywhere Along the I-35 and I-10 Corridors. Located in Guadalupe County.

PROPERTY HIGHLIGHTS

- Across the Street from Proposed Borgfeld Plaza Office
- One Mile Away from New HEB - Under Construction
- Fast Travel & Easy Access to I-35 & I-10 Corridors

OFFERING SUMMARY

Sale Price:	\$1,421,500
Lot Size:	2.61 Acres

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,873	18,786	36,251
Total Population	7,961	53,782	104,151
Average HH Income	\$102,394	\$100,361	\$94,928

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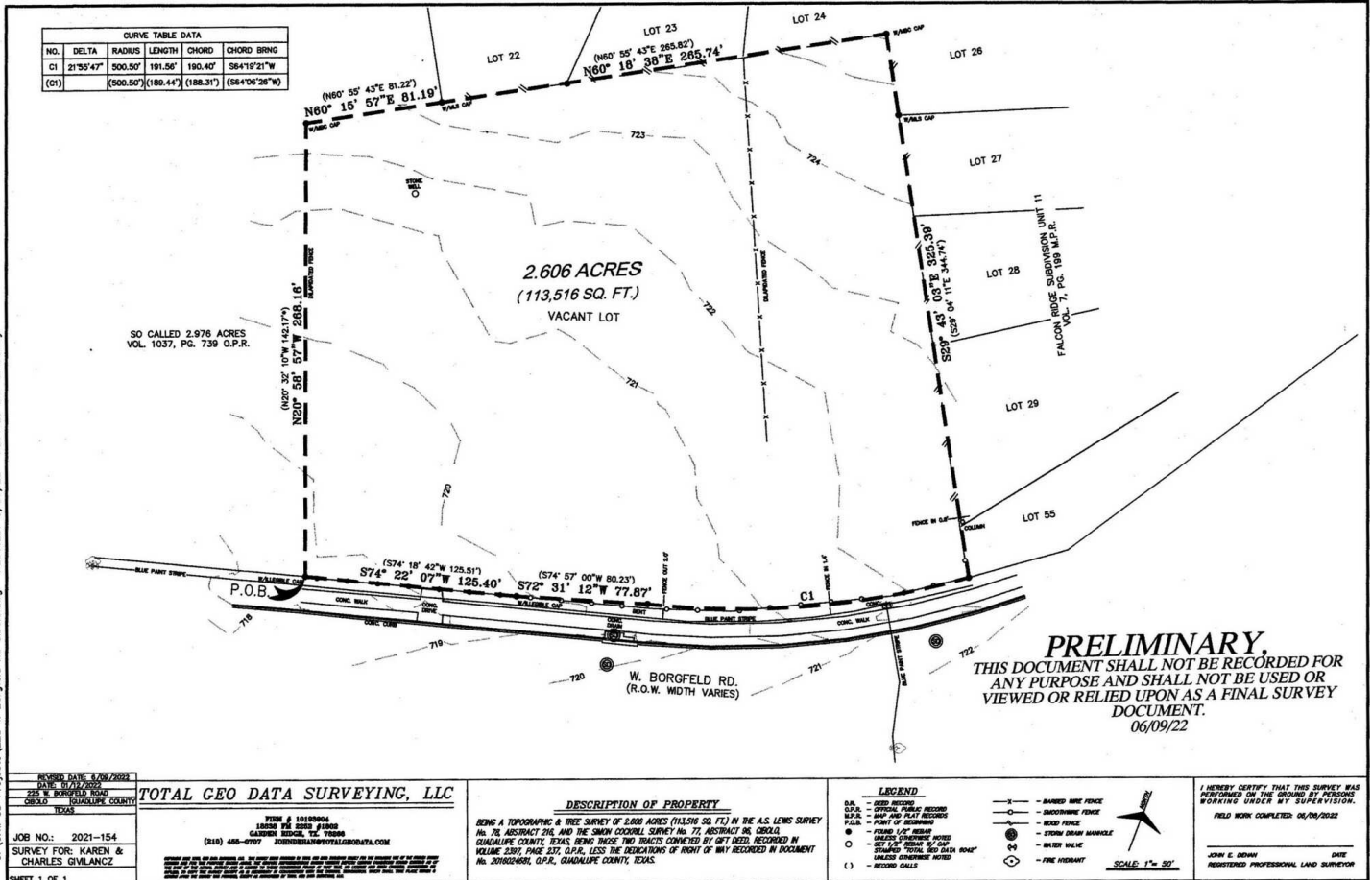


**COLDWELL BANKER
COMMERCIAL**
RIO GRANDE VALLEY

SURVEY

225 W BORGFELD RD

Cibolo, TX 78108



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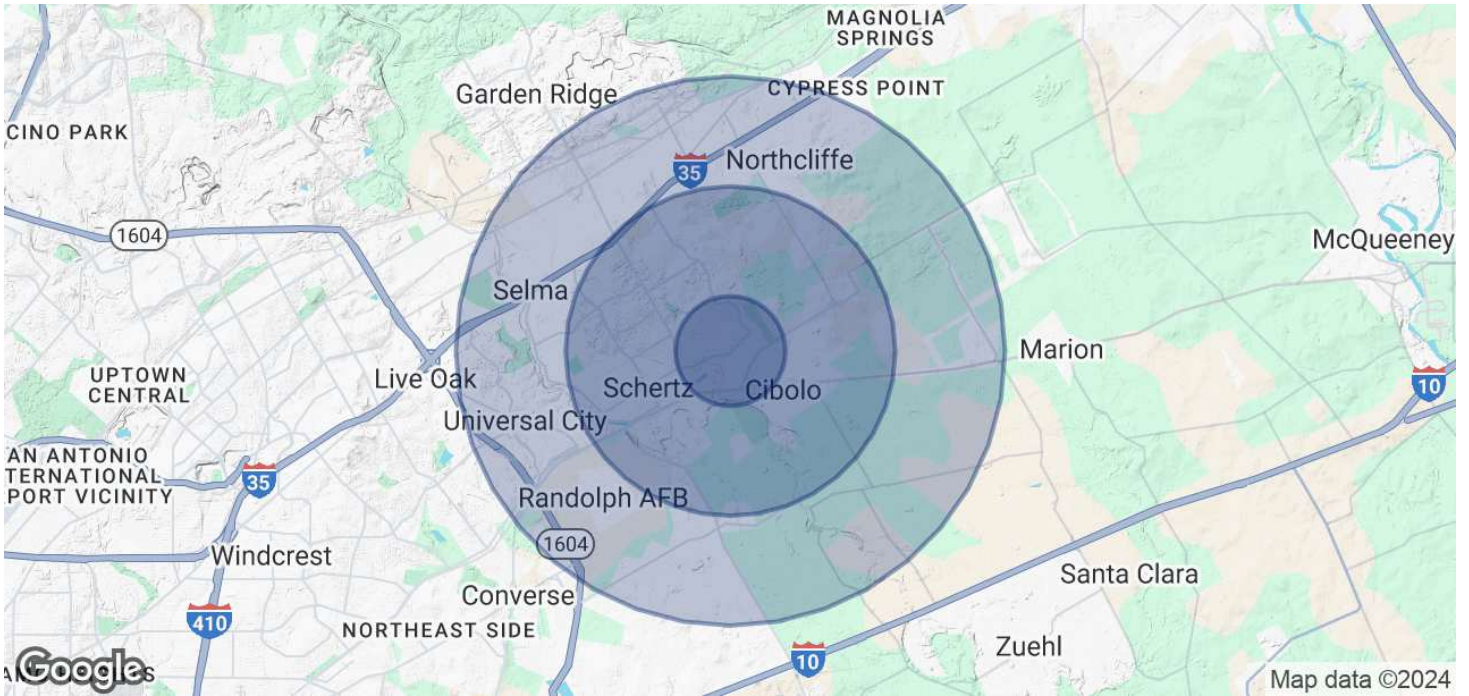


COLDWELL BANKER COMMERCIAL
RIO GRANDE VALLEY

DEMOGRAPHICS

225 W BORGFELD RD

Cibolo, TX 78108



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,961	53,782	104,151
Average Age	41.5	37.7	36.3
Average Age (Male)	38.2	35.5	34.3
Average Age (Female)	43.5	39.2	37.9
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,873	18,786	36,251
# of Persons per HH	2.8	2.9	2.9
Average HH Income	\$102,394	\$100,361	\$94,928
Average House Value	\$210,900	\$214,996	\$209,236

2020 American Community Survey (ACS)

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