



Industrial/ Flex

UNDER CONSTRUCTION - FOR LEASE

6445 Green Valley
Cibolo, TX 78108

 Transwestern

About the Buildings

BUILDING SPECS

- 20' Clear heights
- Steel-frame construction
- Customizable suite sizes and layouts
- Delivery date of Q2 2026

LOADING AND ACCESS

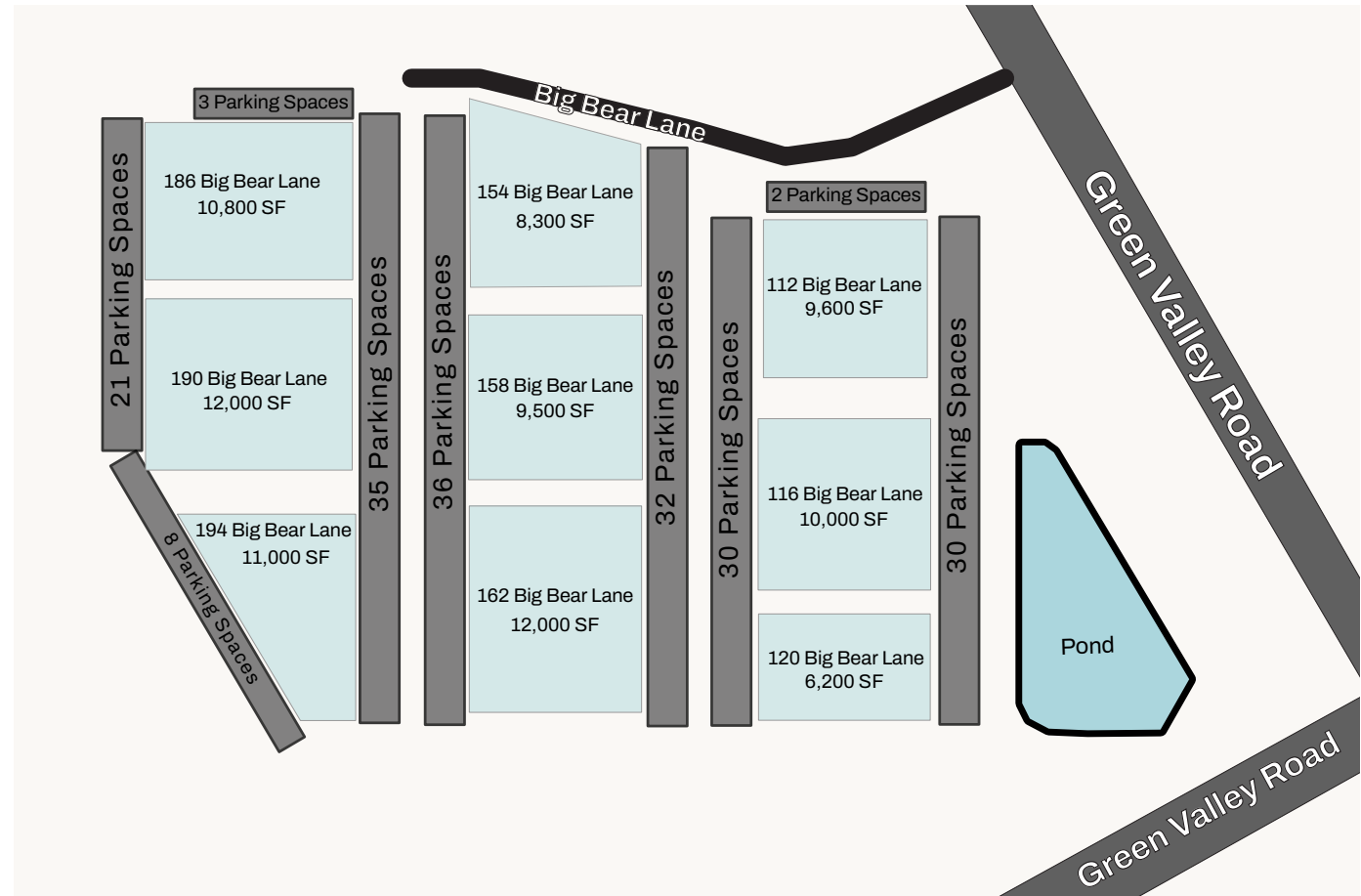
- Grade-level and dock-high doors
- Custom truck courts and trailer parking

ELECTRICAL

- 600A, 800A, 1,000A planned service
- 3-Phase available

PARKING

- Parking ratio: 2 per 1,000 SF
- On-site security personnel
- Ample parking and easy site access



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Construction Underway: First Building



6445 GREEN VALLEY RD

Location Map

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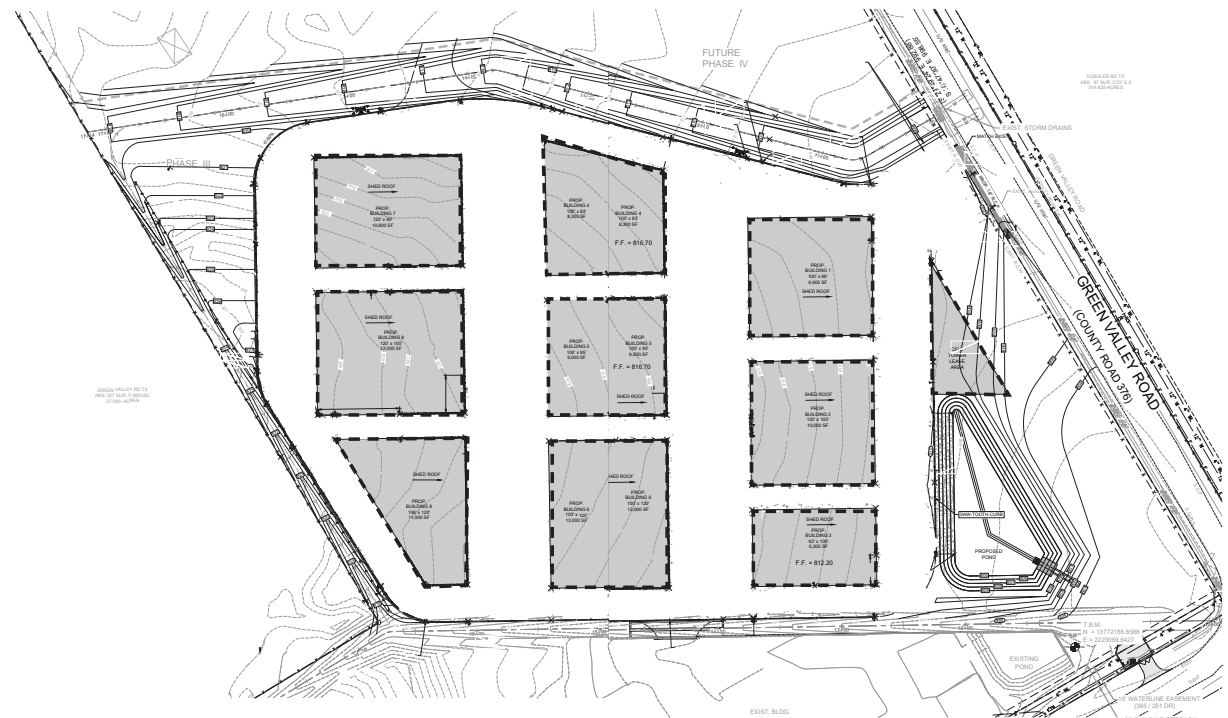
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Demographics and Survey

	2 Mile	5 Mile	10 Mile
2024 Total Population	16,250	77,557	309,082
2024 Households	5,147	25,721	112,543
2024 Avg Income	\$129,895	\$133,374	\$118,040



Convenient location between San Antonio and New Braunfels



Quick access to Highway I-35/Loop 1604 corridor



1,368,541 total regional workforce

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Get in Touch

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