

CANO & CO.

COMMERCIAL
REAL ESTATE

FOR SALE

+/- 2.7 ACRES

2900 CIBOLO VALLEY DRIVE, CIBOLO, TX 78108

\$1,175,000

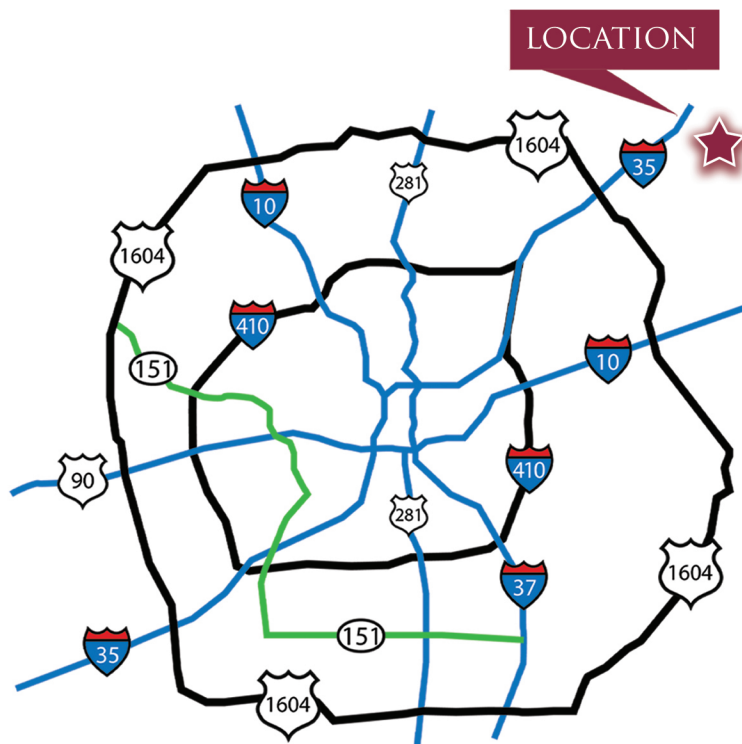
**DEVELOPMENT OPPORTUNITY IN
THE HEART OF CIBOLO, TEXAS!**



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Cano and Company is pleased to offer the opportunity to purchase approximately 2.7 acres adjacent to the Legacy Traditional School - Cibolo. The property would make an ideal site for a pediatric medical or dental center, or retail or office uses that cater to Pre-K through 8th grade students and their families. The property is surrounded by high-density single-family neighborhoods. One of the key advantages of this property is its accessibility with multiple access points. Frontage on the prominent thoroughfare of Cibolo Valley Drive ensures that any new development will be easily seen by passing traffic, while convenient access from Kove Lane ensures smooth ingress and egress for patrons and clients alike. This site is located at the mid-point of Cibolo Valley Drive between IH-35 and the retail hub of Borgfeld Road and Cibolo Valley Drive. There is a new 65 lot subdivision being developed to the north of the property. Kove Lane will be extended and connected through to Green Valley Road. Seller has initiated the platting process with Colliers Engineering and expects a recordable plat to be ready in Fall 2024.



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ZONING: NEIGHBORHOOD COMMERCIAL DISTRICT (C-1)

The Neighborhood Commercial district is established to provide for a limited variety of commercial uses and services associated with neighborhood storefront retail, service, financial, and office activities which are compatible and designed in scale with surrounding residential areas. The intent of this District is to provide convenient neighborhood access to commercial services, and buffer neighborhoods from undesirable impacts of high intensity uses, such as noise, traffic and odors through performance standards.

DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population Ages 5-14	15.8%	14.8%	14.3%
Population Ages 5-14	2,111	10,289	15,199
Median Household income	\$ 119,045	\$ 101,387	\$ 94,157
College De. Attainment %	62.0%	53.7%	52.9%
2023-2028 Proj Population Growth %	3.4%	7.7%	7.4%
2023-2028 Proj Population Growth #	453	5,521	8,037



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.

11-2-2015



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.

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.

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.

Cano and Company	613595	Dennis@canoandcompany.com	210-591-9115
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Dennis Cano	613595	Dennis@canoandcompany.com	210-591-9115
Designated Broker of Firm	License No.	Email	Phone
Dennis Cano	613595	Dennis@canoandcompany.com	210-591-9115
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Jasmin Carino Cortez-Haass	762545	Carino@canoandcompany.com	210-860-3565
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0