

AVAILABLE

Cibolo Commons Retail Center

121 Cibolo Commons | Cibolo, TX 78108



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FOR LEASE

1,170 SF

2nd Gen Available

2,929 SF

Shell Space Available

\$8.00 PSF

Estimated NNN

Contact
Broker

Quoted Rent

ABOUT THE PROPERTY

- Located at the entry of a 300 unit Class "A" apartment community
- Directly across from Steele High School with over 2,500 students
- Close proximity to new HEB Grocery
- Multiple retail spaces available For Lease

JOIN THESE NEARBY RETAILERS



TRAFFIC COUNTS

IH 35
Cibolo Valley Drive

186,124 VPD
37,746 VPD



BUFFALO CROSSING

CIBOLO VALLEY RANCH

cibolo
288 Units

SITE

CIBOLO COMMONS

Byron P Steele High School
2,716 Students



1103

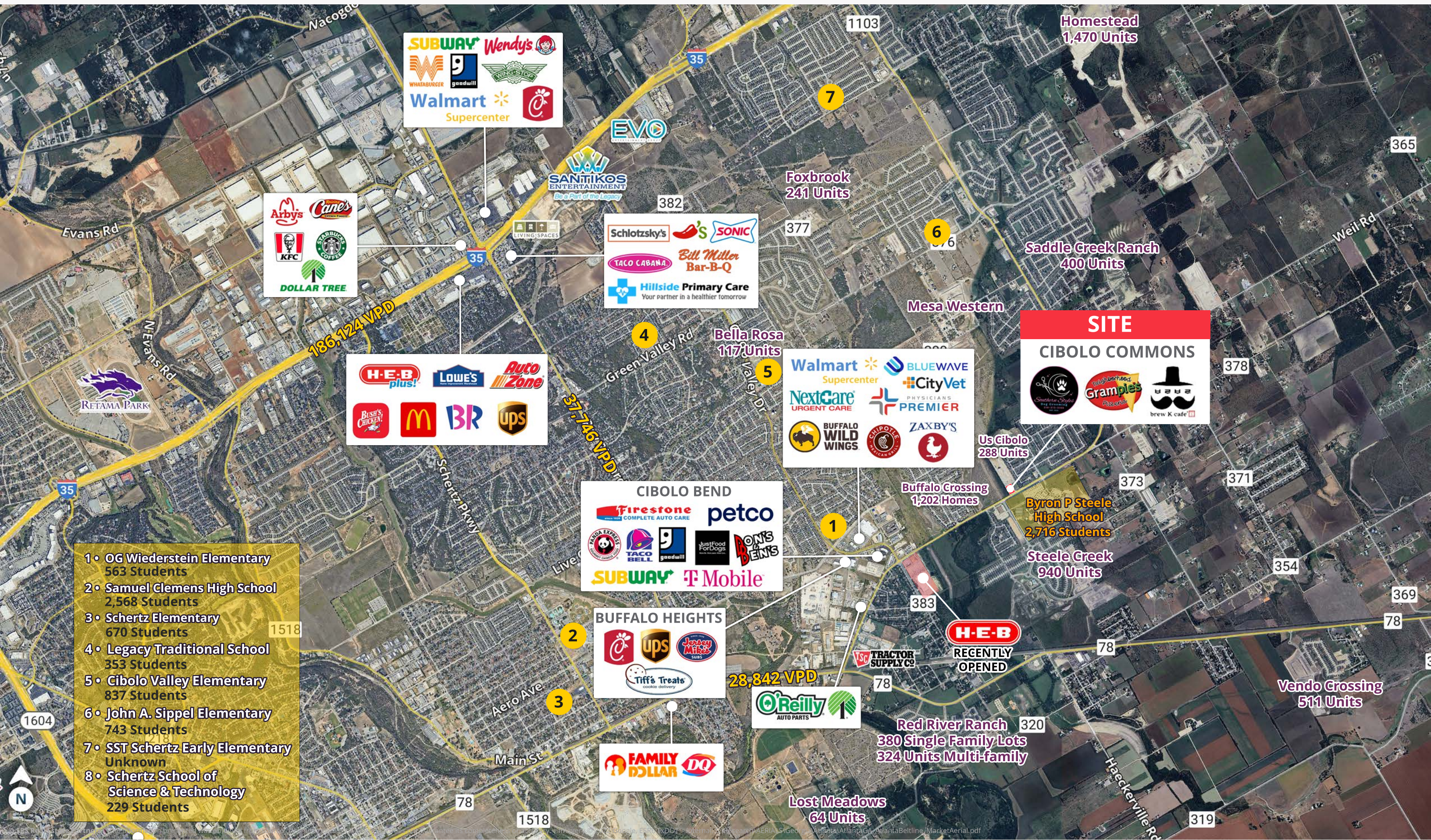
373

TOWN CREEK VILLAGE

STEELE CREEK

Cibolo Tolle Rd





SITE
CIBOLO COMMONS

- 1 • OG Wiederstein Elementary
563 Students
- 2 • Samuel Clemens High School
2,568 Students
- 3 • Schertz Elementary
670 Students
- 4 • Legacy Traditional School
353 Students
- 5 • Cibolo Valley Elementary
837 Students
- 6 • John A. Sippel Elementary
743 Students
- 7 • SST Schertz Early Elementary
Unknown
- 8 • Schertz School of
Science & Technology
229 Students

CIBOLO BEND

BUFFALO HEIGHTS

FAMILY DOLLAR **DQ**

Walmart Supercenter **BLUEWAVE**
NextCare URGENT CARE **CityVet PHYSICIANS PREMIER**
BUFFALO WILD WINGS **CHIPOTLE MEXICAN GRILL** **ZAXBY'S**

H-E-B plus! **LOWE'S** **Auto Zone**
BUSH'S CHICKEN! **McDonald's** **BR** **ups**

Arbys **Cane's**
KFC **STARBUCKS COFFEE**
DOLLAR TREE

SUBWAY **Wendy's**
WHATABURGER **goodwill** **WING STOP**
Walmart Supercenter **Chick-fil-A**

EVO

SANTIKOS ENTERTAINMENT
 Be a Part of the Legacy

Schlotzsky's **SONIC**
TACO CABANA **Bill Miller Bar-B-Q**
Hillside Primary Care
 Your partner in a healthier tomorrow

Us Cibolo 288 Units
Buffalo Crossing 1,202 Homes
Byron P Steele High School 2,716 Students
Steele Creek 940 Units

Red River Ranch 320
380 Single Family Lots
324 Units Multi-family

Lost Meadows 64 Units

Vendo Crossing 511 Units

Homestead 1,470 Units

Foxbrook 241 Units

Saddle Creek Ranch 400 Units

Mesa Western

Bella Rosa 117 Units

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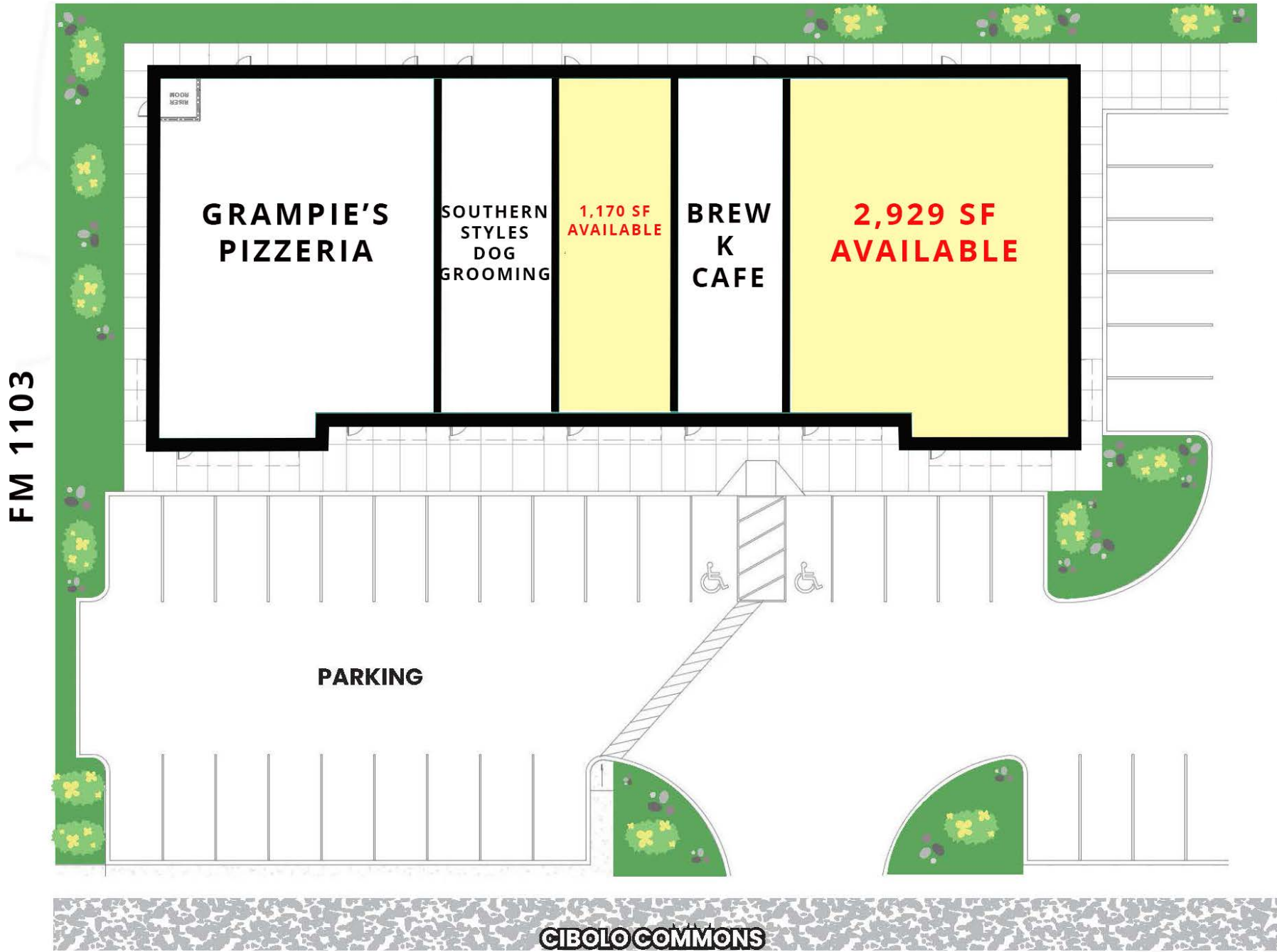
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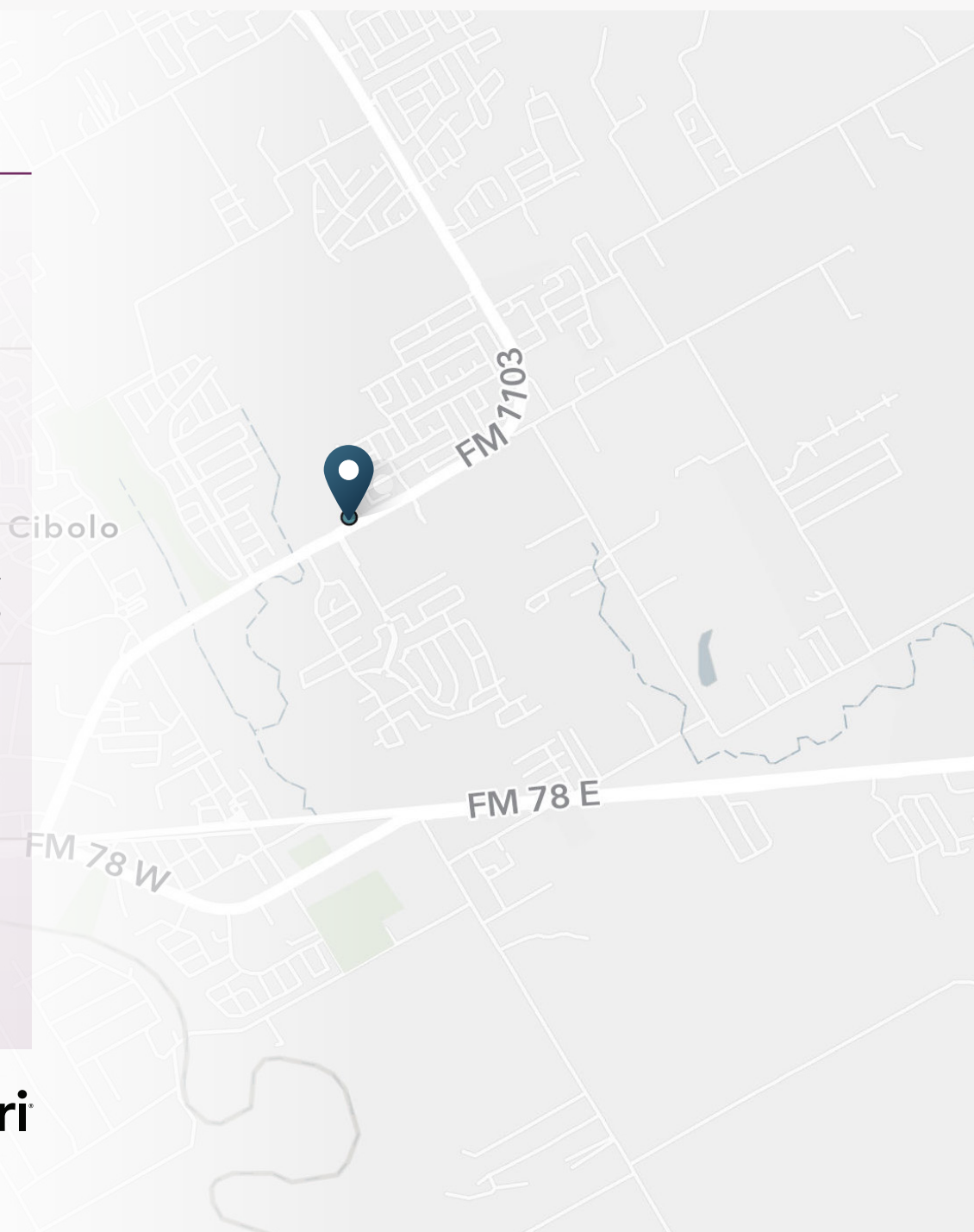
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DEMOGRAPHIC HIGHLIGHTS

Population	1 mile	3 miles	5 miles
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2024 Estimated Population	8,035	51,892	92,301
2029 Projected Population	10,937	58,982	101,960
Projected Annual Growth Rate 2024 to 2029	6.36%	2.59%	2.01%
Daytime Population			
2024 Daytime Population	5,770	37,648	83,833
Workers	1,283	9,442	35,807
Residents	4,487	28,206	48,026
Income			
2024 Est. Average Household Income	\$121,707	\$124,246	\$119,544
2024 Est. Median Household Income	\$105,009	\$105,543	\$101,405
Households & Growth			
2024 Estimated Households	2,564	17,122	31,640
2029 Estimated Households	3,487	19,536	35,114
Projected Growth Rate 2024 to 2029	6.34%	2.67%	2.11%
Race & Ethnicity			
2024 Est. White	51%	52%	53%
2024 Est. Black or African American	14%	14%	13%
2024 Est. Asian or Pacific Islander	4%	4%	4%
2024 Est. American Indian or Native Alaskan	1%	1%	1%
2024 Est. Other Races	11%	8%	8%



> **Want more?** Contact us for a complete demographic, foot-traffic, and mobile data insights report.



Information About Brokerage Services

Texas Real Estate Commission (11-2-2015)



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.

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.

SRS Real Estate Partners	9005621	wes.babb@srsre.com	512.236.4600
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Wes Babb	349786	wes.babb@srsre.com	512.236.4646
Designated Broker of Firm	License No.	Email	Phone

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.

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Buyer Initials	Tenant Initials	Seller Initials	Landlord Initials	Date



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