

FOR LEASE

CIBOLO VALLEY SQUARE

2251 FM 1103
CIBOLO, TEXAS 78108

Oldham
Goodwin **OG**



AVAILABILITY
1,292 SF



YEAR BUILT
2019



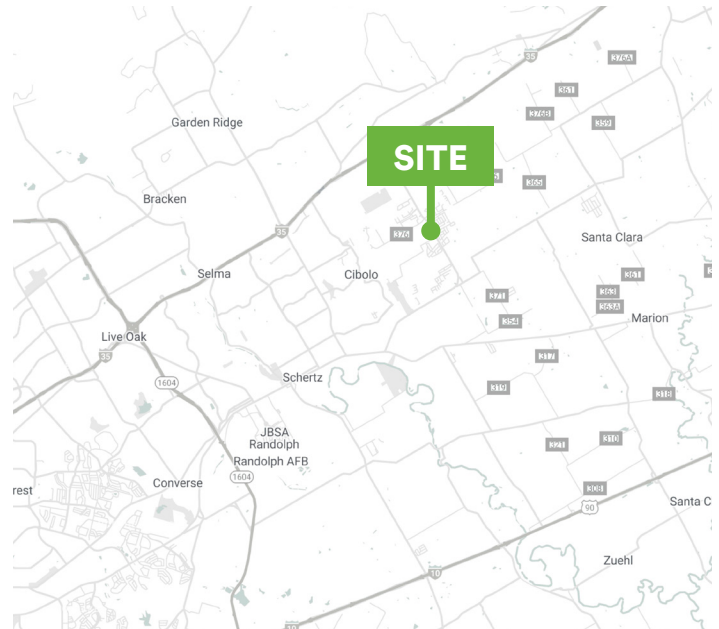
TRAFFIC
19,580 VPD



PARKING
6.25/1,000 SF

PROPERTY HIGHLIGHTS

- Attractive newly constructed retail center in Cibolo, Texas (San Antonio MSA)
- Located along the booming I-35 Corridor, with annual population growth of 20.42%
- Easy access from FM 1103 with excellent visibility to over 19,000 VPD
- Strong area demographics, with average household income in excess of \$150,000
- Plentiful parking with over 6.25 spaces per 1,000 SF



FOR LEASE

CIBOLO VALLEY SQUARE

2251 FM 1103
CIBOLO, TEXAS 78108



DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2023 Total Population	10,797	63,213	96,616
2028 Total Population	12,193	69,952	105,994
2023-2028 Growth Rate	12.93%	10.66%	9.71%
2023 Households	3,673	21,513	33,797
2028 Households	4,149	23,848	37,090
2023 Median Home Value	\$254,226	\$252,462	\$244,559
2023 Average Household Income	\$117,537	\$117,310	\$110,817
2023 Total Consumer Spending	\$148,767,039	\$859,319,422	\$1,285,994,611
2028 Total Consumer Spending	\$183,412,179	\$1,038,273,781	\$1,541,132,192

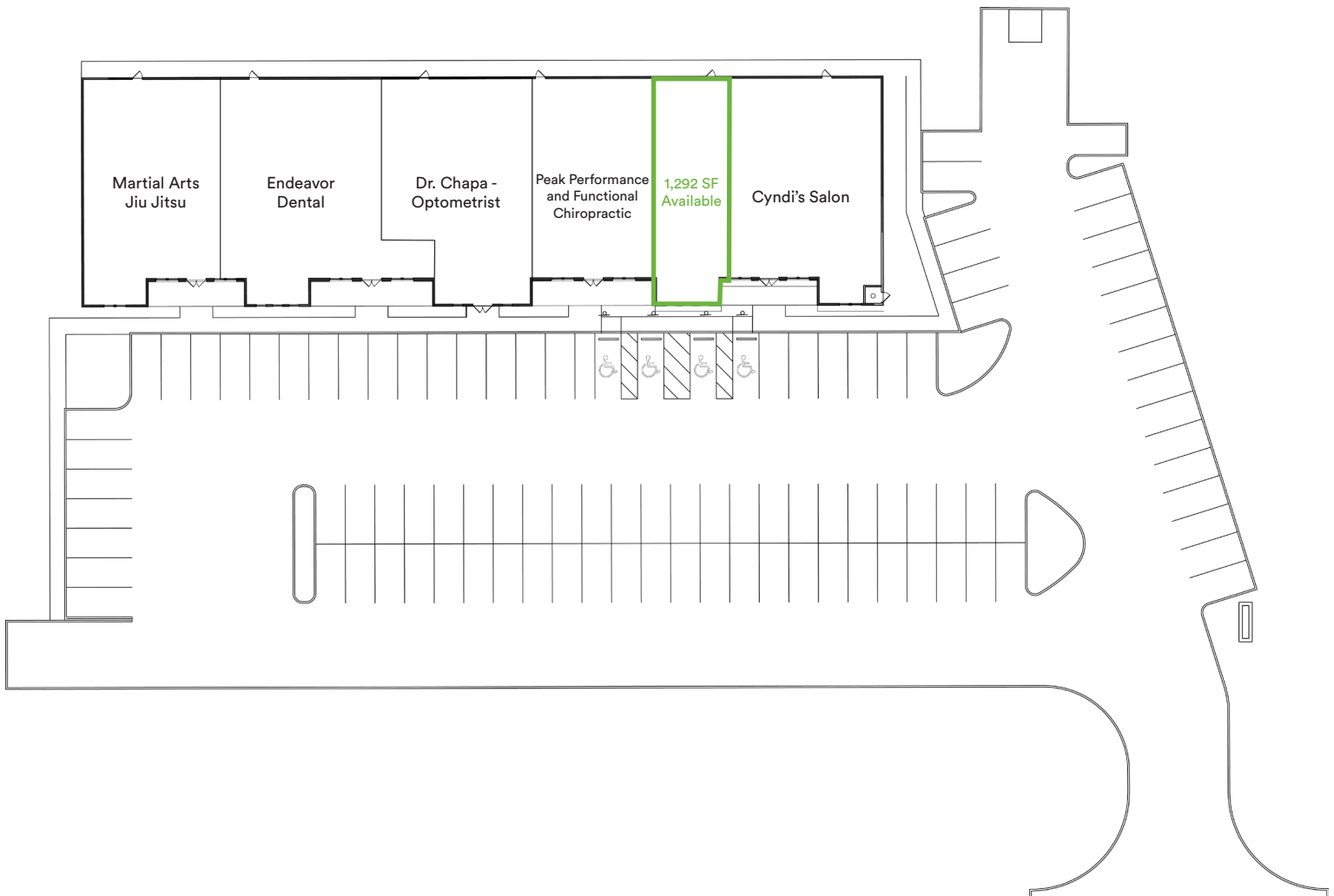


19,580 VPD
FM 1103

FOR LEASE

CIBOLO VALLEY SQUARE

2251 FM 1103
CIBOLO, TEXAS 78108



SUITE	AVAILABILITY	RSF
106	Martial Arts Jiu Jitsu	2,550
116	Endeavor Dental	3,730
126	Dr. Chapa - Optometrist	2,500
136	Peak Performance and Functional Chiropractic	1,976
TBD	Available	1,292 SF
146	Cyndi's Salon	3,500



FOR LEASE

CIBOLO VALLEY SQUARE

2251 FM 1103
CIBOLO, TEXAS 78108



FOR LEASE

CIBOLO VALLEY SQUARE

2251 FM 1103
CIBOLO, TEXAS 78108

TEXAS OVERVIEW



**NO STATE
INCOME TAX**

2ND

FASTEST GROWING ECONOMY
IN THE UNITED STATES

#1

STATE IN AMERICA
TO START A BUSINESS



POPULATION
28,995,881

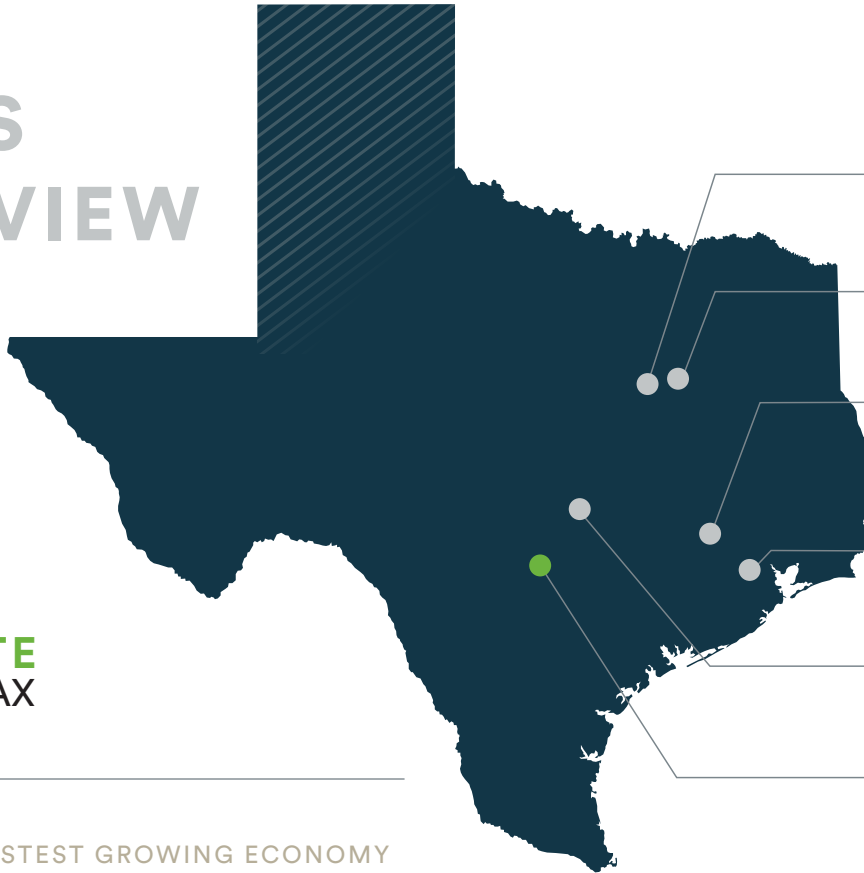
2ND

LARGEST LABOR WORKFORCE:
14+ MILLION WORKERS

57

FORTUNE 500 COMPANIES
CALL TEXAS HOME

80% OF THE POPULATION LIVES WITHIN THE TEXAS TRIANGLE



Fort Worth

TOP CITY FOR SALES
GROWTH IN 2018

Dallas

TOP MSA FOR POPULATION
GROWTH IN 2020

Bryan/College Station

#1 BEST SMALL PLACES FOR
BUSINESSES IN TEXAS

Houston

4TH LARGEST POPULATION
IN THE U.S.

Austin

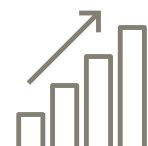
NAMED BEST CITY TO START A
BUSINESS IN 2020

San Antonio

2ND FASTEST GROWING CITY
IN THE NATION



**BEST STATE
FOR BUSINESS**



**TOP STATE
FOR JOB GROWTH**



**LARGEST
MEDICAL CENTER**

FOR LEASE

CIBOLO VALLEY SQUARE

2251 FM 1103
CIBOLO, TEXAS 78108

SAN ANTONIO, TEXAS



METRO AREA POPULATION
2,600,000

7TH

LARGEST CITY IN THE UNITED STATES
FASTEST GROWING CITY IN THE COUNTRY



HOME TO THE SAN ANTONIO RIVERWALK

A UNITED NATIONS WORLD HERITAGE SITE | WELCOMING 11.5 MILLION VISITORS ANNUALLY

4

FORTUNE 500
COMPANIES BASED
IN SAN ANTONIO



31 INSTITUTIONS OF HIGHER LEARNING

HOME TO OVER 120,000 COLLEGE STUDENTS

UTSA IS THE LARGEST WITH A TOTAL ENROLLMENT
OVER 35,000 STUDENTS



MILITARY CITY, USA

JOINT BASE SAN ANTONIO
ENCOMPASSES FOUR
MILITARY INSTALLATIONS
ANNUAL ECONOMIC IMPACT OF \$48.7 BILLION



HOME OF THE ALAMO

#1 MOST VISITED CITY IN TEXAS

37 MILLION VISITORS PER YEAR

HOME TO H-E-B

THE 6TH LARGEST
PRIVATE COMPANY IN
THE UNITED STATES



SAN ANTONIO INTERNATIONAL AIRPORT

AVERAGE NUMBER OF PASSENGERS:

MORE THAN 10,363,000

CIBOLO VALLEY SQUARE

2251 FM 1103
CIBOLO, TEXAS 78108

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.

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.

Oldham Goodwin Group, LLC
Licensed Broker/Broker Firm Name or Primary
Assumed Business Name

532457
Licensed No.

Casey.Oldham@OldhamGoodwin.com
Email

(979) 268-2000
Phone

Designated Broker of Firm

Licensed No.

Email

Phone

Licensed Supervisor of Sales Agent/Associate

Licensed No.

Email

Phone

Sales Agent/Associate's Name

Licensed No.

Email

Phone

Buyer / Tenant / Seller / Landlord Initials

Date

FOR MORE INFORMATION ABOUT THIS PROPERTY OR OLDHAM GOODWIN'S
COMMERCIAL REAL ESTATE SERVICES, PLEASE CONTACT:



Caterina Rodriguez

Associate | Retail Services

D: 830.218.5176 **C:** 210.875.3798

Caterina.Rodriguez@OldhamGoodwin.com



Tyler Bradfield

Vice President | Retail Services

D: 979.977.7656 **C:** 210.508.0181

Tyler.Bradfield@OldhamGoodwin.com

San Antonio

1901 NW Military Highway, Suite 201 | San Antonio, Texas 78213

BRYAN | HOUSTON | WACO/TEMPLE | FORT WORTH



OLDHAMGOODWIN.COM