Steele Plaza – For Lease

MSL INVESTMENTS
COMMERCIAL REAL ESTATE SERVICES

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Property Details

Property:	STEELE PLAZA
Address:	1347 FM 1103 (at Rodeo Way), Cibolo, TX 78108
Size (approx.): Available Spaces: Zoning:	12,675 Total square feet 3,315 square feet with extended covered patio 2,500 square feet endcap space C-1 (Commercial – Neighborhood/Retail)
Base Rent Rate: TI Allowance:	$27.00 psf, 3% annual increases $35.00 psf
Operating Expenses:	All Leases are Triple Net 2026 estimated NNN expenses: $10.00 psf
Parking Ratio:	4.8 per 1,000 sf
Access:	Rodeo Way and FM 1103

Steele Plaza is a 12,675-square foot neighborhood retail center located directly across from Steele High School at the signal light on FM 1103. The center will be next to a Scooter's coffee on the hard corner. Phase one of the project is a 10,000-square foot building, completed in 2015, and serves as home to 7 to 7 Dental and Orthodontics, SNAP Fitness & Health Boutique and Edward Jones. The project is located at the center of a community experiencing rapid population growth, with young, higher income families moving to the many new neighborhoods being developed in the immediate area.

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Aerial

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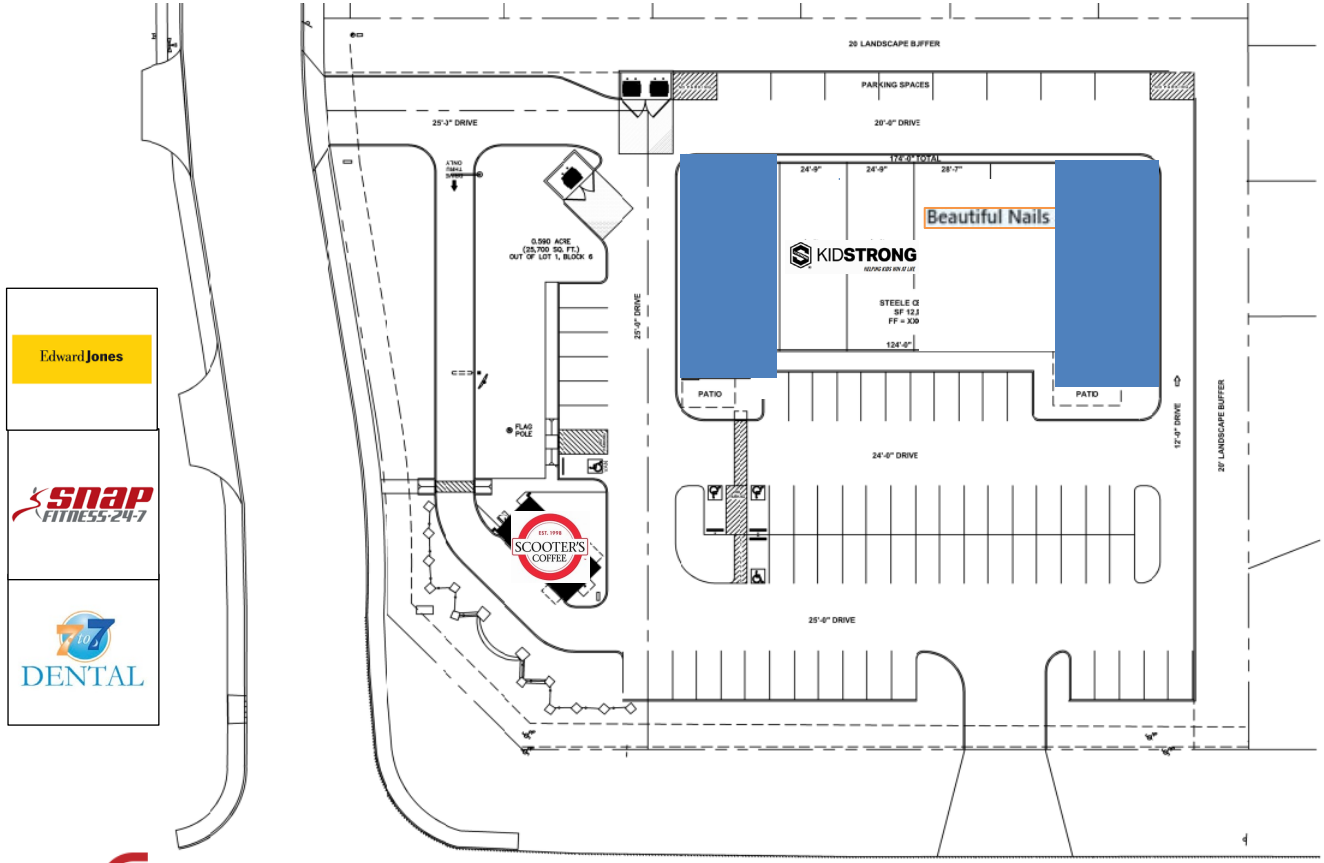
Site Plan



12,680 SQUARE FEET

52 SPACES MINIMUM
(3 HC SPACE MINIMUM)

68 SPACES PROVIDED

COLLABORATE

Schematic Floor Plan
Scale: 1/32" = 1'-0"

Steele Plaza Retail Building - 12,680 SF
1387 FM 1103 Cibolo, TX

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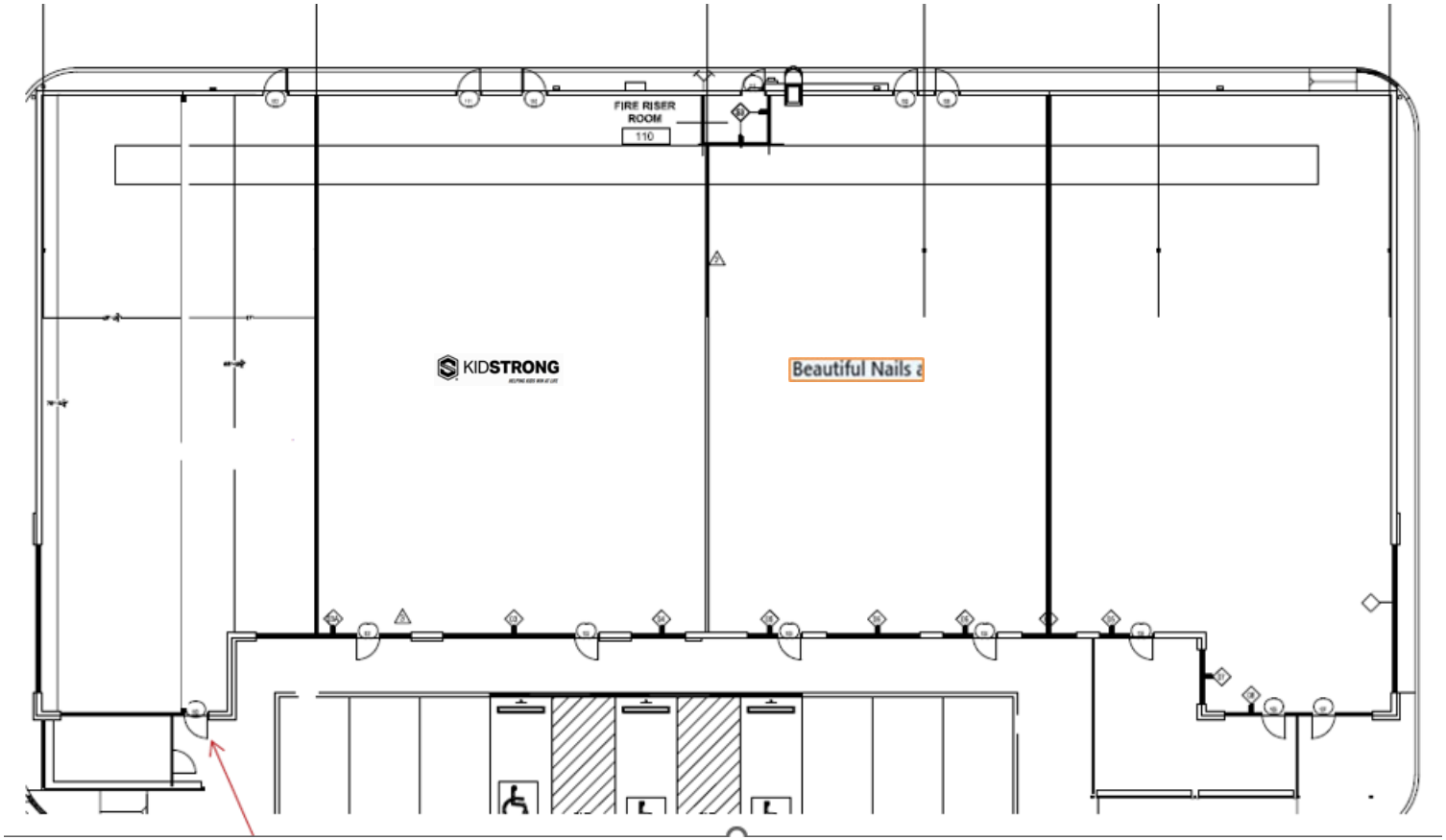
Site Plan



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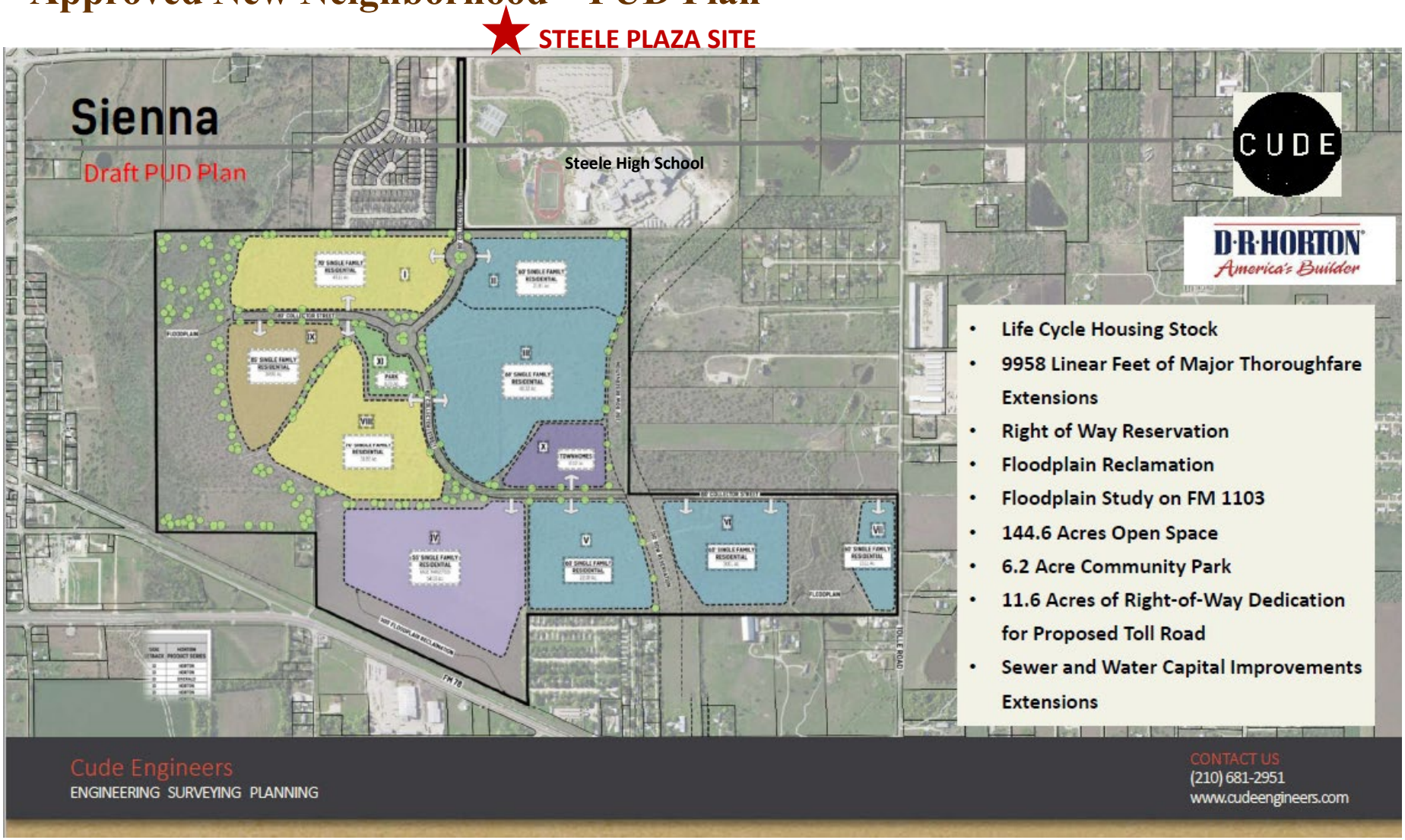
Approved New Neighborhood – PUD Plan



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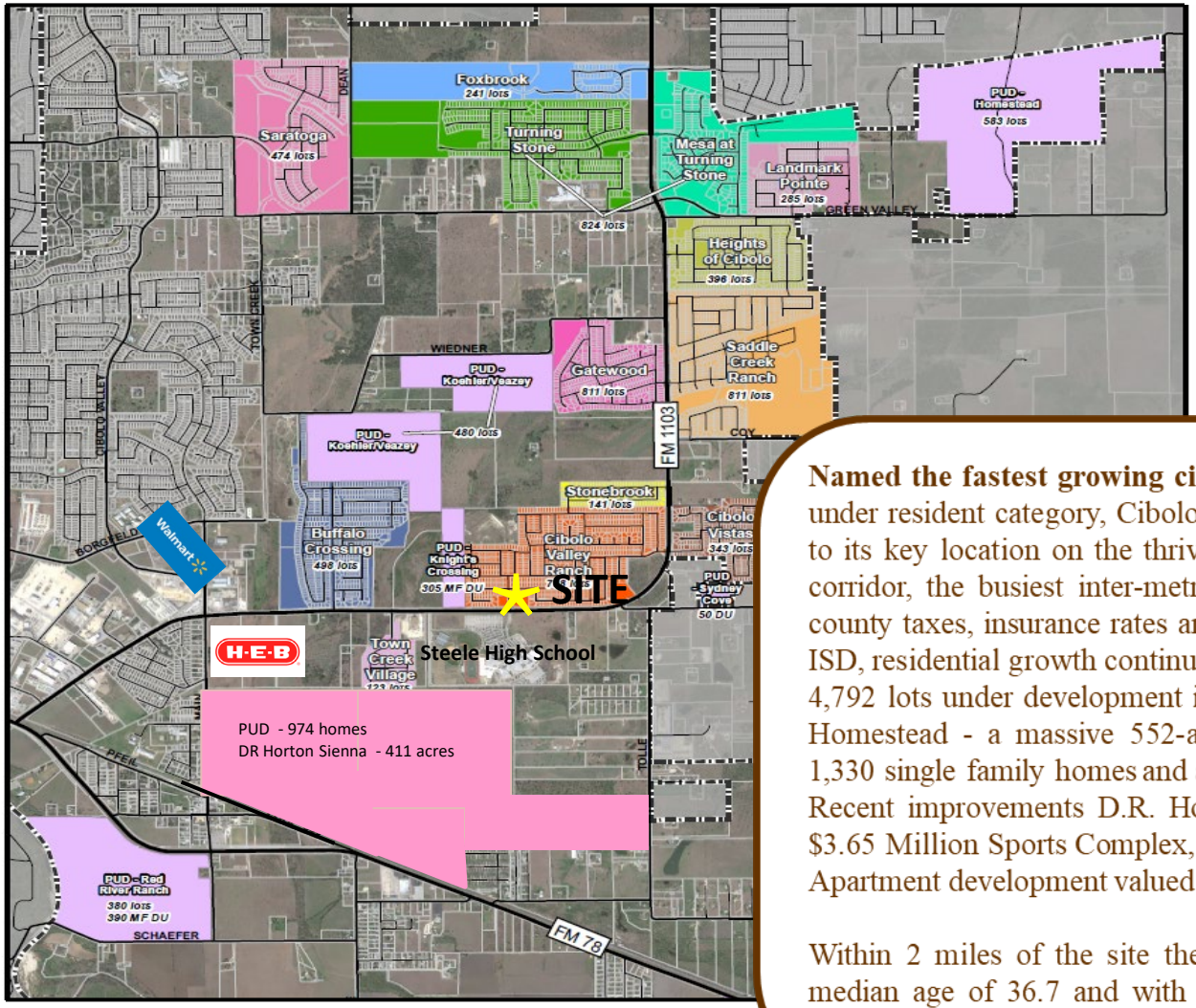

Named the fastest growing city in America in the 50,000 and under resident category, Cibolo's rapid growth can be attributed to its key location on the thriving Austin / San Antonio IH-35 corridor, the busiest inter-metro Interstate in Texas. With low county taxes, insurance rates and the recognized Schertz-Cibolo ISD, residential growth continues to exceed all expectations with 4,792 lots under development including the recently announced Homestead - a massive 552-acre community with more than 1,330 single family homes and a total build out in 2020.
Recent improvements D.R. Horton's Red River Ranch, a new $3.65 Million Sports Complex, New city/private JV Multifamily Apartment development valued at $44 Million.

Within 2 miles of the site there are over 50,000 people with median age of 36.7 and with over $100,000 per year average household income.

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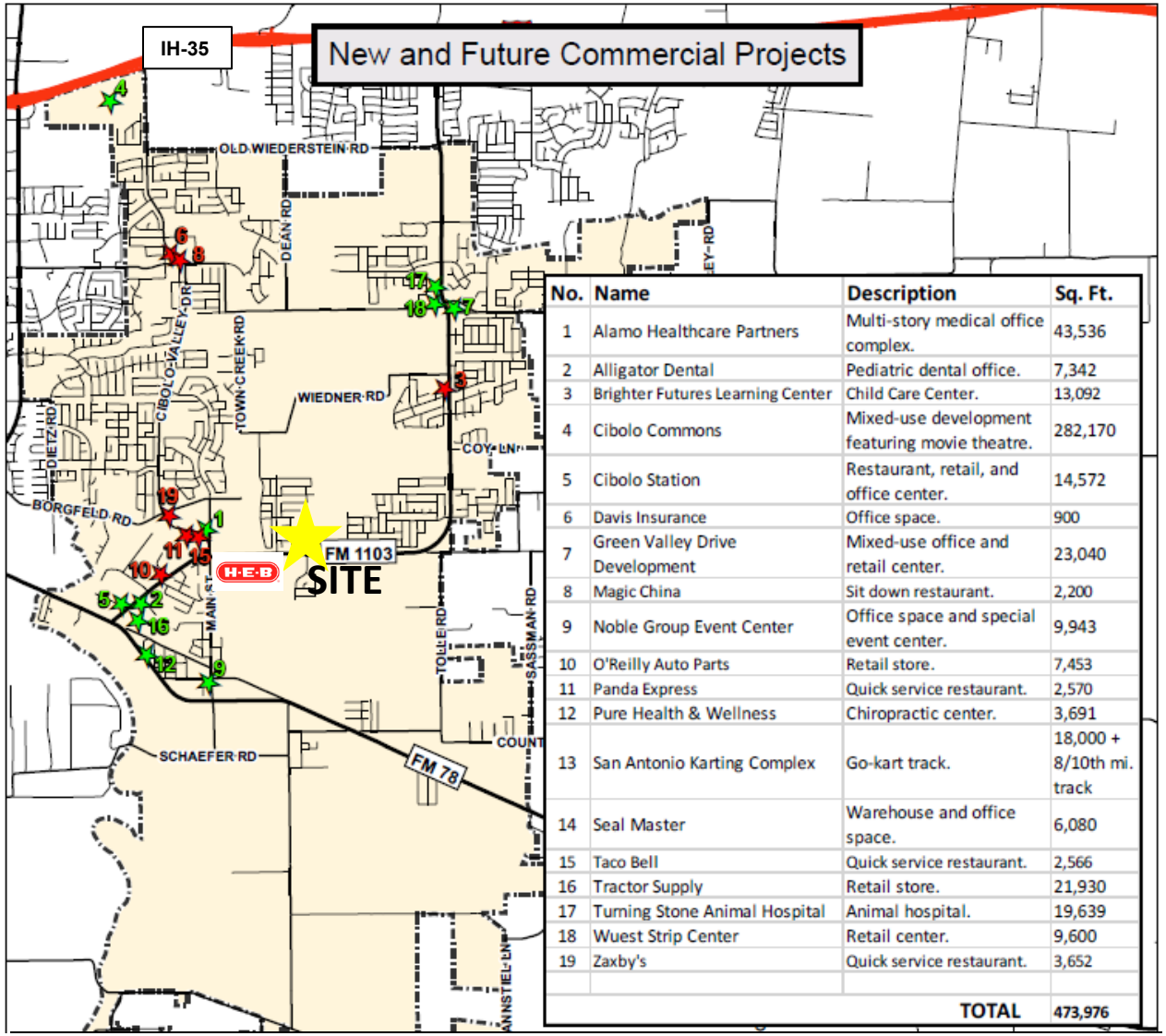
Cibolo Area Retail Development



No.	Name	Description	Sq. Ft.
1	Alamo Healthcare Partners	Multi-story medical office complex.	43,536
2	Alligator Dental	Pediatric dental office.	7,342
3	Brighter Futures Learning Center	Child Care Center.	13,092
4	Cibolo Commons	Mixed-use development featuring movie theatre.	282,170
5	Cibolo Station	Restaurant, retail, and office center.	14,572
6	Davis Insurance	Office space.	900
7	Green Valley Drive Development	Mixed-use office and retail center.	23,040
8	Magic China	Sit down restaurant.	2,200
9	Noble Group Event Center	Office space and special event center.	9,943
10	O'Reilly Auto Parts	Retail store.	7,453
11	Panda Express	Quick service restaurant.	2,570
12	Pure Health & Wellness	Chiropractic center.	3,691
13	San Antonio Karting Complex	Go-kart track.	18,000 + 8/10th mi. track
14	Seal Master	Warehouse and office space.	6,080
15	Taco Bell	Quick service restaurant.	2,566
16	Tractor Supply	Retail store.	21,930
17	Turning Stone Animal Hospital	Animal hospital.	19,639
18	Wuest Strip Center	Retail center.	9,600
19	Zaxby's	Quick service restaurant.	3,652
		TOTAL	473,976

New
Future
Cibolo City Limits
0 0.5 1 2 Miles

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Recent Development

Proposed
Phase II - STEELE PLAZA

Phase I – CIBOLO MOB
Tenants:
* 7to7 Dental/Orthodontics
* Edward Jones
* SNAP 24/7 Fitness

Cibolo Retail area
Tenants:
* Petco
* Little Caesar's Pizza
* Dutch Boy Cleaners
* Taco Bell
* Zaxby's
* O'Reilly Auto Parts
* Panda Express
* Noble Group Event Center
* GNC
* Cricket Wireless
* Family Dollar
* Goodwill
* Wells Fargo Bank
* Orange Theory Fitness
* Supercuts
* State Farm
* Sport Clips
* TMobile
* AT&T Store
* Burger King
* Don's & Ben's
* Triangle Pharmacy
* Orange Leaf Frozen Yogurt

Multi Family Development

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Demographics

Population

	3 miles	5 miles
2020 Population	45,649	83,687
2024 Population	48,040	88,263
2029 Population Projection	54,874	100,635
Annual Growth 2020-2024	1.3%	1.4%
Annual Growth 2024-2029	2.8%	2.8%
Median Age	37.5	37.9
Bachelor's Degree or Higher	35%	34%

Households

	3 miles	5 miles
2020 Households	14,938	28,444
2024 Households	15,730	30,036
2029 Household Projection	17,998	34,307
Annual Growth 2020-2024	2.1%	2.0%
Annual Growth 2024-2029	2.9%	2.8%
Owner Occupied Households	14,518	26,929
Renter Occupied Households	3,479	7,378
Avg Household Size	3	2.9
Avg Household Vehicles	2	2
Total Specified Consumer Spending ($)	$611.7M	$1.1B

Demographics

Income	3 miles	5 miles
Avg Household Income	$119,699	$113,209
Median Household Income	$103,747	$96,191
< $25,000	1,122	2,333
$25,000 - 50,000	1,936	4,140
$50,000 - 75,000	2,296	5,006
$75,000 - 100,000	2,243	4,175
$100,000 - 125,000	1,788	3,661
$125,000 - 150,000	2,412	3,980
$150,000 - 200,000	2,194	3,819
$200,000+	1,739	2,922

Consumer Spending Details

Consumer Spending Details

2024 2029

Radius	3 miles			5 miles		
Expand All	Total Spending	Avg Household	Per Capita	Total Spending	Avg Household	Per Capita
Apparel	$33,364,836	$2,121	$695	$60,209,637	$2,005	$682
Entertainment, Hobbies & P...	$88,203,066	$5,607	$1,836	$161,656,354	$5,382	$1,832
Food & Alcohol	$159,092,293	$10,114	$3,312	$293,025,072	$9,756	$3,320
Household	$102,119,863	$6,492	$2,126	$186,507,407	$6,209	$2,113
Transportation & Maintenance	$161,737,689	$10,282	$3,367	$296,816,447	$9,882	$3,363
Health Care	$27,496,803	$1,748	$572	$51,303,173	$1,708	$581
Education & Daycare	$39,716,691	$2,525	$827	$70,855,969	$2,359	$803
Total Specified Consumer S...	$611,731,241	$38,889	$12,734	$1,120,374,059	$37,301	$12,694

Daytime Employment

Daytime Employment

Radius	3 miles			5 miles		
	Employees	Businesses	Employees Per Business	Employees	Businesses	Employees Per Business
Service-Producing Industries	**4,355**	**639**	**7**	**17,159**	**1,978**	**9**
Trade Transportation & Utilit…	613	88	7	3,537	305	12
Information	74	13	6	199	31	6
Financial Activities	288	78	4	1,036	253	4
Professional & Business Se…	373	89	4	2,816	268	11
Education & Health Services	1,654	168	10	3,999	586	7
Leisure & Hospitality	666	67	10	2,760	195	14
Other Services	515	119	4	1,418	293	5
Public Administration	172	17	10	1,394	47	30
Goods-Producing Industries	**541**	**99**	**5**	**2,875**	**290**	**10**
Natural Resources & Mining	16	6	3	54	13	4
Construction	295	69	4	1,615	192	8
Manufacturing	230	24	10	1,206	85	14
Total	**4,896**	**738**	**7**	**20,034**	**2,268**	**9**

Traffic Counts

Traffic

Collection Street	Cross Street	Traffic Volume	Count Year	Distance from Property
Farm-to-Market Road 1103	FM 1103 N	12,157	2022	0.44 mi
Cibolo Tolle	-	1,140	2022	0.48 mi
FM 1103	Brite Rd S	8,399	2022	0.52 mi
FM 1103	Buffalo Xing NE	13,086	2022	0.84 mi
Weil Road	Short Weil Rd SE	1,041	2022	0.97 mi
N Main St	FM 1103 SE	4,653	2022	1.11 mi
N Main St	FM 1103 NW	2,446	2022	1.12 mi
I 20-N Business	E Loop 539 W	8,832	2020	1.19 mi
E FM 78	E Loop 539 W	9,346	2022	1.20 mi
Weidner Rd	Hinge Falls SW	493	2018	1.21 mi

OFFERING DISCLAIMER

HAZARDOUS MATERIALS DISCLOSURE

Various construction materials may contain items that have been or may in the future be determined to be hazardous (toxic) or undesirable and may need to be specifically treated/handled or removed. For example, some transformers and other electrical components contain PCB's and asbestos has been used in components such as fire-proofing, heating and cooling systems, air duct insulation, spray-on and tile acoustical materials, linoleum, floor tiles, roofing, dry wall and plaster. Due to prior or current uses of the Property or in the area, the Property may have hazardous or undesirable metals, minerals, chemicals, hydrocarbons, or biological or radioactive items (including electric and magnetic fields) in soils, water, building components, above or below-ground containers or elsewhere in areas that may or may not be accessible or noticeable. Such items may leak or otherwise be released. Real estate agents have no expertise in the detection or correction of hazardous or undesirable items. Expert inspections are necessary. Current or future laws may require clean up by past, present and/or future owners and/or operators. It is the responsibility of the Seller/Lessor and if any, they may wish to include in transaction documents regarding the Property.

AMERICANS WITH DISABILITIES ACT DISCLOSURE

The United States Congress has enacted the Americans With Disabilities Act. Among other things, this act is intended to make many business establishments equally accessible to persons with a variety of disabilities; modifications to real property may be required. State and local laws also may mandate changes. The real estate brokers in this transaction are not qualified to advise you as to what, if any, changes may be required now, or in the future. Owners and tenants should consult the attorneys and qualified design professional of their choice for information regarding these matters. Real estate brokers cannot determine which attorneys or design professionals have the appropriate expertise in this area.

PROPERTY_____

I Certify that I have provided _____ the Prospective Buyer or Tenant, with a copy of this information.

BROKER or AGENT:_____DATE: _____

I have received, read and understand this information.

PROSPECTIVE BUYER / TENANT OR ITS REPRESENTATIVE: _____

DATE: _____

PROSPECTIVE BUYER / TENANT OR ITS REPRESENTATIVE: _____

DATE: _____

Approved by the Texas Real Estate Commission for Voluntary Use

Texas law requires all real estate licenses to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

Information About Brokerage Services

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:
The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:
The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:
A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

(1) shall treat all parties honestly;
(2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
(3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
(4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you, you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

_____

Buyer, Seller, Landlord or Tenant Date

Texas Real Estate Brokers and Salesmen are licensed and regulated by the Texas Real Estate Commission (TREC), if you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, TX 78711 or 512-459-6544.