

Cibolo Pad Site Available

611 FM 1103 | Cibolo, TX 78108



FOR SALE OR LEASE

ABOUT THE PROPERTY

- Rare, high profile land opportunity in rapid growing Cibolo, TX
- Close proximity to new HEB Grocer
- Densely populated with strong daytime population and nearby schools
- Easy access to FM 78 and Cibolo Valley Drive

1.0 - 2.3 AC

Available

Contact
Broker

Price

JOIN THESE RESTAURANTS & RETAILERS



TRAFFIC COUNTS

1103
IH 35

13,724 VPD
215,653 VPD



Shops at Cibolo Bend

petco CareNow Urgent Care
SportClips HAIRCUTS
LIQUOR WINE

Walmart Supercentre

Firestone COMPLETE AUTO CARE

PANDA EXPRESS GOURMET CHINESE CUISINE

WELLS FARGO

TACO BELL

CVS pharmacy

Auto Zone

WHATABURGER

SONIC

O'Reilly AUTO PARTS
DOLLAR TREE

H-E-B

Bryan P Steele High School

O'G Wiederstein Elementary

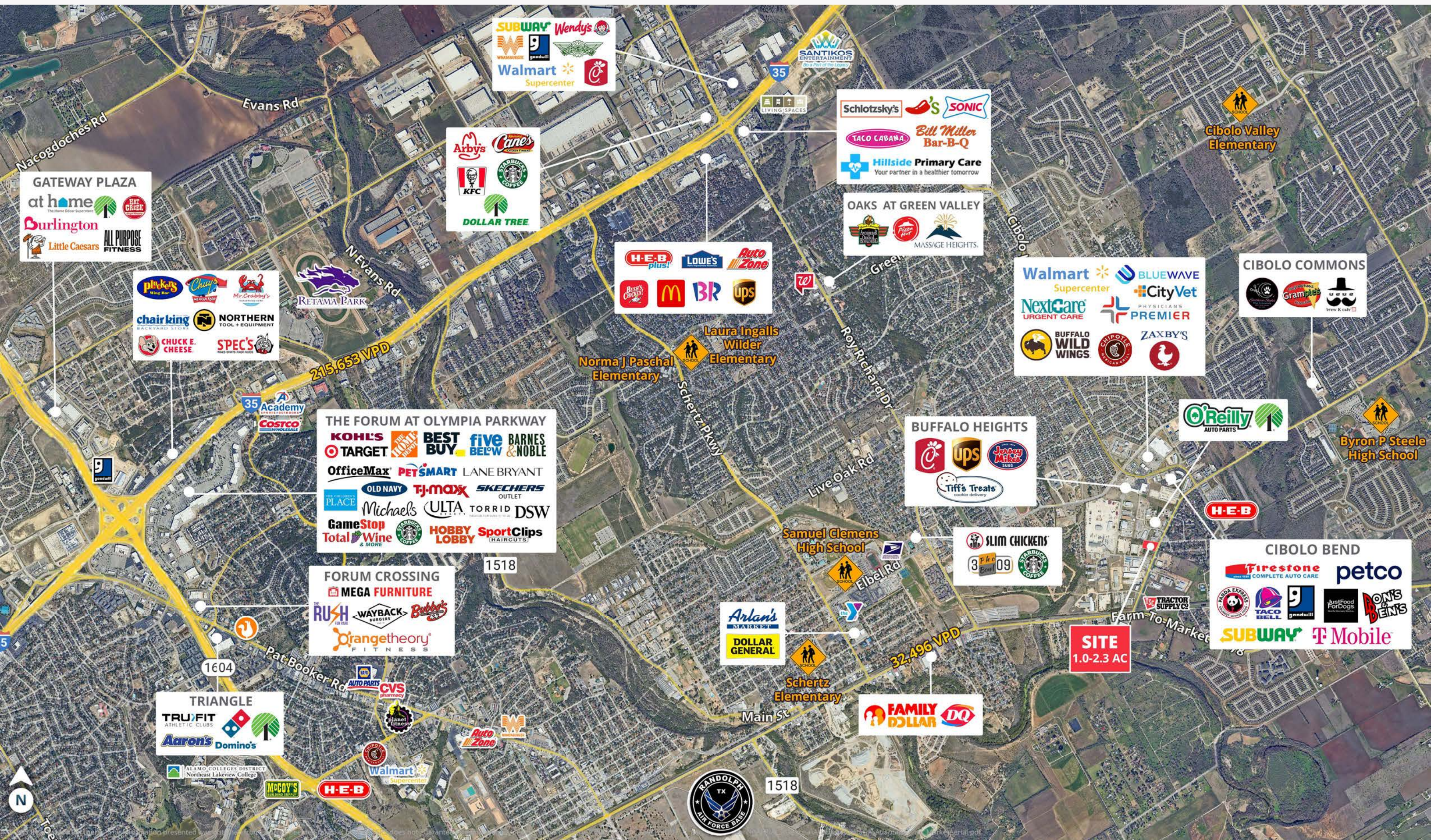
Cibolo Dr

13,724 VPD

4 SEATING Home Theater Seating & Custom Decor

Guadalupe Dr





GATEWAY PLAZA
at home
Burlington
Little Caesars
ALL PURPOSE FITNESS

SUBWAY Wendy's
Walmart Supercenter

Arby's Cane's
KFC Starbucks
DOLLAR TREE

Schlottsky's SONIC
TACO CABANA Bill Miller Bar-B-Q
Hillside Primary Care

OAKS AT GREEN VALLEY
MASSAGE HEIGHTS

Cibolo Valley Elementary

Pluckett's Chuy's Mr. Crabby's
chairking NORTHERN TOOL + EQUIPMENT
CHUCK E. CHEESE SPEC'S

REYAMA PARK

H-E-B plus! Lowe's Auto Zone
BUSBY'S MCDONALD'S BR UPS

Walmart Supercenter BLUEWAVE
NextCare URGENT CARE CityVet PREMIER
BUFFALO WILD WINGS CHIPOTE ZAXBY'S

CIBOLO COMMONS
Grambles
tree K cafe

Laura Ingalls Wilder Elementary
Norma J Paschal Elementary

THE FORUM AT OLYMPIA PARKWAY
KOHLS TARGET BEST BUY five BARNES & NOBLE
OfficeMax PETSMART LANE BRYANT
OLD NAVY TJ-MAXX SKECHERS OUTLET
Michael's ULTA TORRID DSW
GameStop Total Wine HOBBO LOBBY SportClips

BUFFALO HEIGHTS
UPS Jersey Mike's
Tiff's Treats

O'Reilly AUTO PARTS

Byron P Steele High School

FORUM CROSSING
MEGA FURNITURE
RUSH WAYBACK Bubbys
Orangetheory FITNESS

Samuel Clemens High School

SLIM CHICKENS
3 Phos Starbucks

CIBOLO BEND
Firestone COMPLETE AUTO CARE petco
PANDA EXPRESS TACO BELL gendwill Just Food For Dogs BONNIE'S
SUBWAY T-Mobile

TRIANGLE
TRUFIT ATHLETIC CLUBS
Aaron's Domino's

Arlan's
DOLLAR GENERAL

Schertz Elementary

FAMILY DOLLAR DQ

SITE
1.0-2.3 AC

JALAMO COLLEGES DISTRICT
Northeast Lakeview College



1518

Site Aerial

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Shops at Cibolo Bend

- petco
- CareNow Urgent Care
- merca Pizza
- LIQUOR WINE
- SportClips HAIRCUTS
- JustFoodForDogs
- T-Mobile

Buffalo Heights

- Jordan Mizzi
- Tiffa Treats cookie delivery
- UPS
- SMOOTHIE KING
- LESLIE'S

- DUTCH BOY
- SUBWAY
- SUPERCUTS
- AT&T
- NextCare URGENT CARE

SITE
1.0-2.3 AC

J Frank Dobie Junior High

OG Wiederstein Elementary

Marion Dolford Learning Center



DEMOGRAPHIC HIGHLIGHTS

Population

	1 mile	3 miles	5 miles
2024 Estimated Population	6,781	58,565	104,296
2029 Projected Population	8,381	65,409	113,099
Proj. Annual Growth 2024 to 2029	4.33%	2.24%	1.63%

Daytime Population

	1 mile	3 miles	5 miles
2024 Daytime Population	6,335	43,273	96,751
Workers	2,611	12,475	43,531
Residents	3,724	30,798	53,220

Income

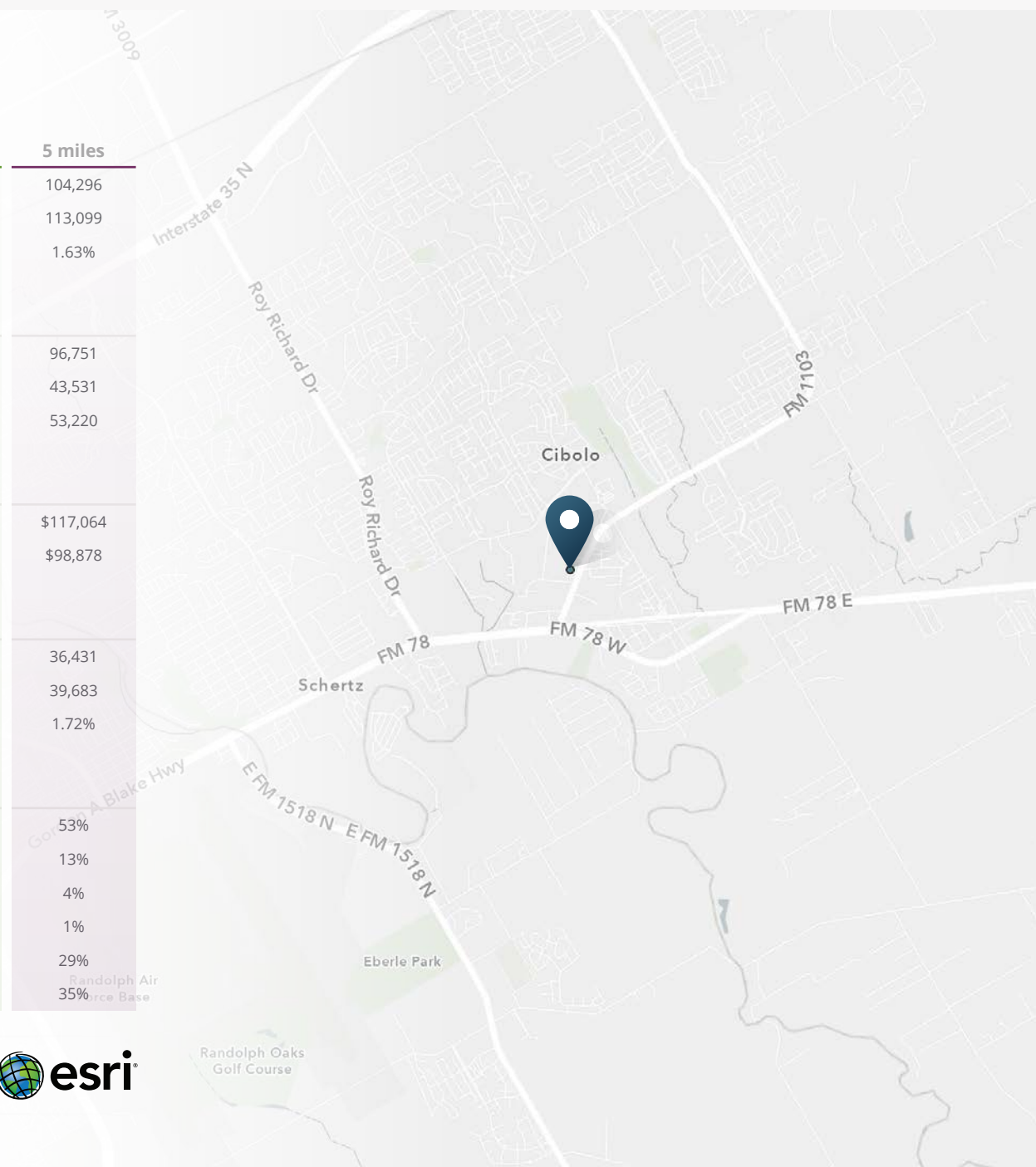
	1 mile	3 miles	5 miles
2024 Est. Average Household Income	\$113,389	\$121,399	\$117,064
2024 Est. Median Household Income	\$98,838	\$103,465	\$98,878

Households & Growth

	1 mile	3 miles	5 miles
2024 Estimated Households	2,517	19,895	36,431
2029 Estimated Households	3,112	22,261	39,683
Proj. Annual Growth 2024 to 2029	4.34%	2.27%	1.72%

Race & Ethnicity

	1 mile	3 miles	5 miles
2024 Est. White	54%	54%	53%
2024 Est. Black or African American	13%	13%	13%
2024 Est. Asian or Pacific Islander	4%	4%	4%
2024 Est. American Indian or Native Alaskan	1%	1%	1%
2024 Est. Other Races	28%	29%	29%
2024 Est. Hispanic (Any Race)	32%	34%	35%



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

SOURCE esri

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	ryan.johnson@srsre.com	512.236.4600
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Ryan Andrews Johnson	525292	ryan.johnson@srsre.com	214.560.3285
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 or 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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Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone	
<hr/>				
Sales Agent/Associate's Name	License No.	Email	Phone	
<hr/>				
Buyer Initials	Tenant Initials	Seller Initials	Landlord Initials	Date



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