



# Industrial / Flex

FOR LEASE FROM  $\pm 3,000$  SF UP TO  $\pm 89,400$  SF

6445 Green Valley  
Cibolo, TX 78108

 Transwestern

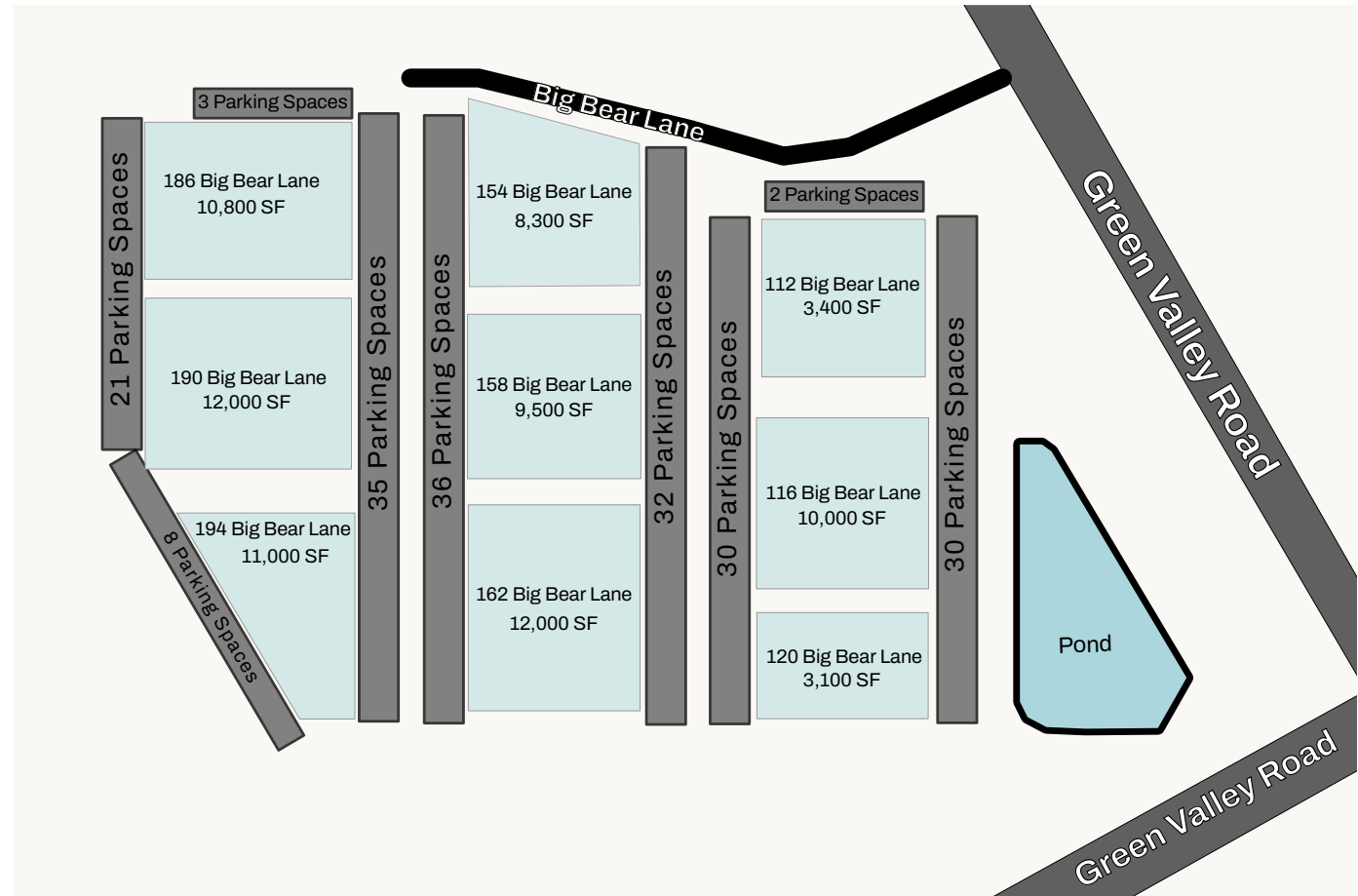
# About the Buildings

## BUILDING SPECS

- Demisable buildings
- Steel-frame construction
- Customizable suite sizes, layouts, and interior finishes
- Access to FM 1103 and close to I-35
- BTS opportunities
- Ranging clear heights 15' - 24'

## LOADING AND ACCESS

- Custom loading configuration with grade-level and dock-high doors
- Flexible business park for variety of business types



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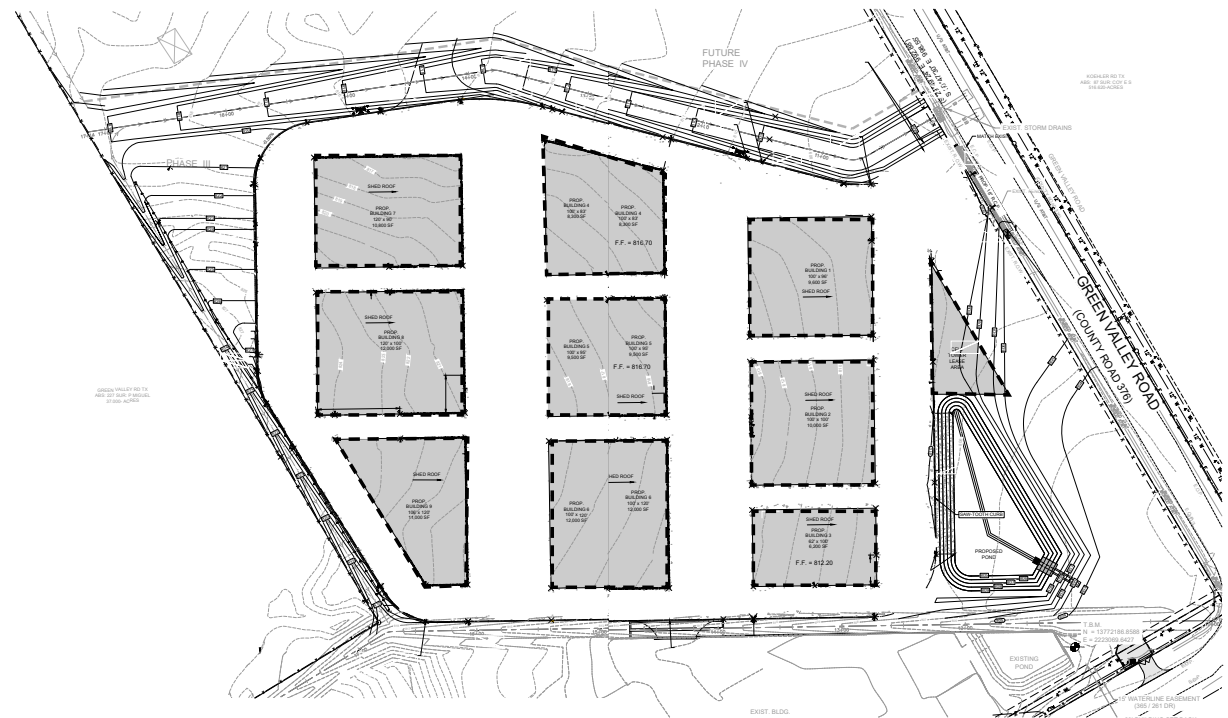
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# Demographics and Survey

	2 Mile	5 Mile	10 Mile
2024 Total Population	16,250	77,557	309,082
2024 Households	5,147	25,721	112,543
2024 Avg Income	\$129,895	\$133,374	\$118,040



Convenient location between San Antonio and New Braunfels



Quick access to Highway I-35/Loop 1604 corridor



1,368,541 total regional workforce

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# Get in Touch

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