

Buffalo Heights Retail Development

Cibolo Valley Dr & Borgfeld Rd, Cibolo, TX



The Buffalo Heights Retail Development is a 12-acre commercial development in the heart of Cibolo, which is recognized as one of the fastest growing areas in the San Antonio MSA.

Traffic Counts

- 6,777 VPD - Borgfeld Rd
- 9,981 VPD - Cibolo Valley Drive

Demographics	1 mile	3 mile	5 mile
Population	11,641	63,264	114,736
Avg HH Income	\$93,183	\$96,584	\$89,019
Number of HH	4,067	22,169	40,770

Highlights:

- Projected as two phases with over 60,000 sf of multi-tenant commercial lease space along with 4-5 pad opportunities.
- Substantial frontage along Cibolo Valley Drive and Borgfeld Road.
- Situated within 1.5 miles of two 6A High Schools with a combined total of 5,000+ students and a planned charter school with a projected opening of Fall 2022 for 1000+ children ranging from 1st to 8th grade.
- Directly across from Walmart and in immediate proximity to a proposed HEB projected to open in June 2023.



Buffalo Heights Retail Development

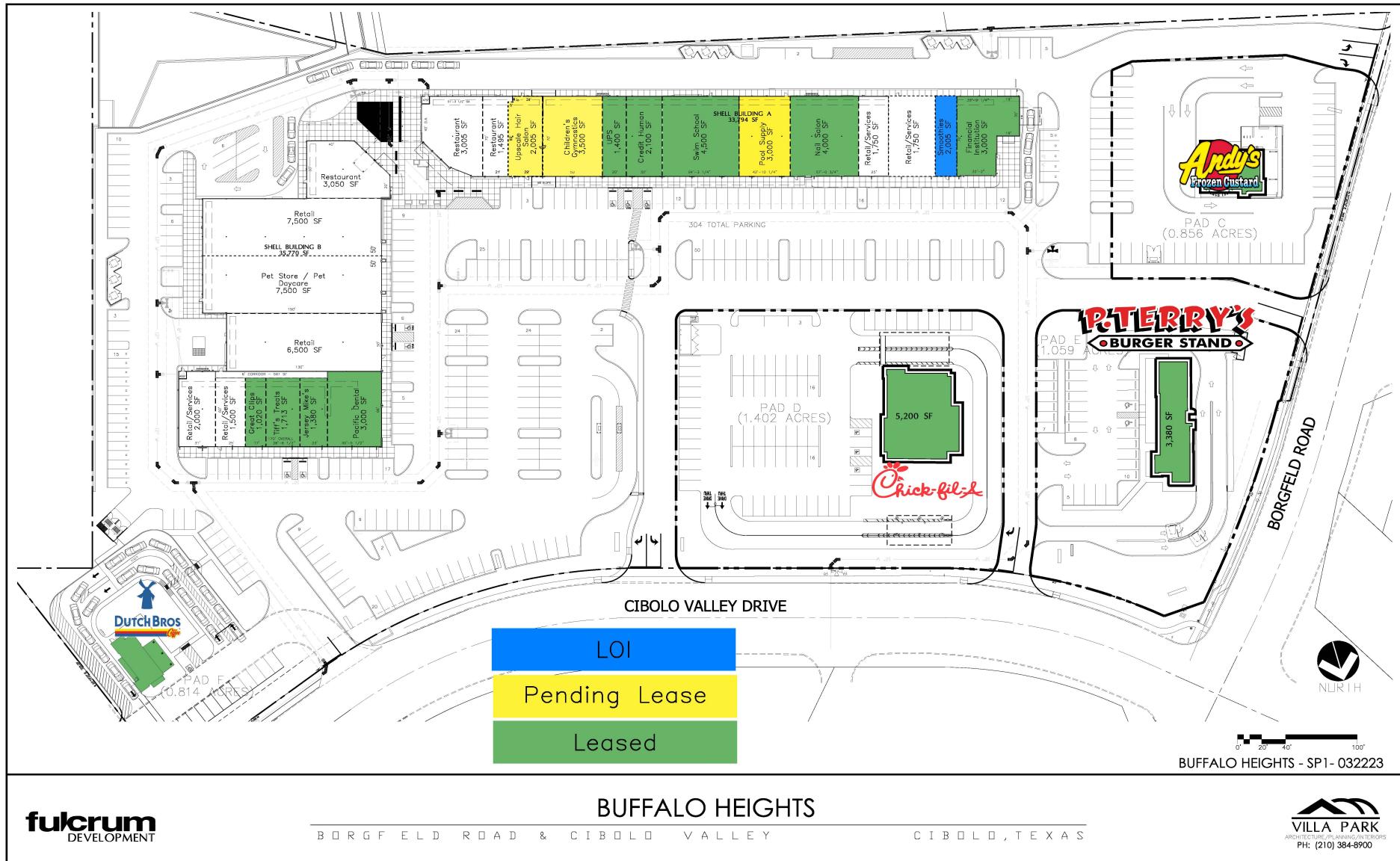
Cibolo Valley Dr & Borgfeld Rd Intersection



fulcrum
DEVELOPMENT

Buffalo Heights Retail Development

Conceptual Site Development Plan



10003 NW Military Hwy, Suite #2205
San Antonio, TX 78231

t 210.593.0777
f 210.593.0780

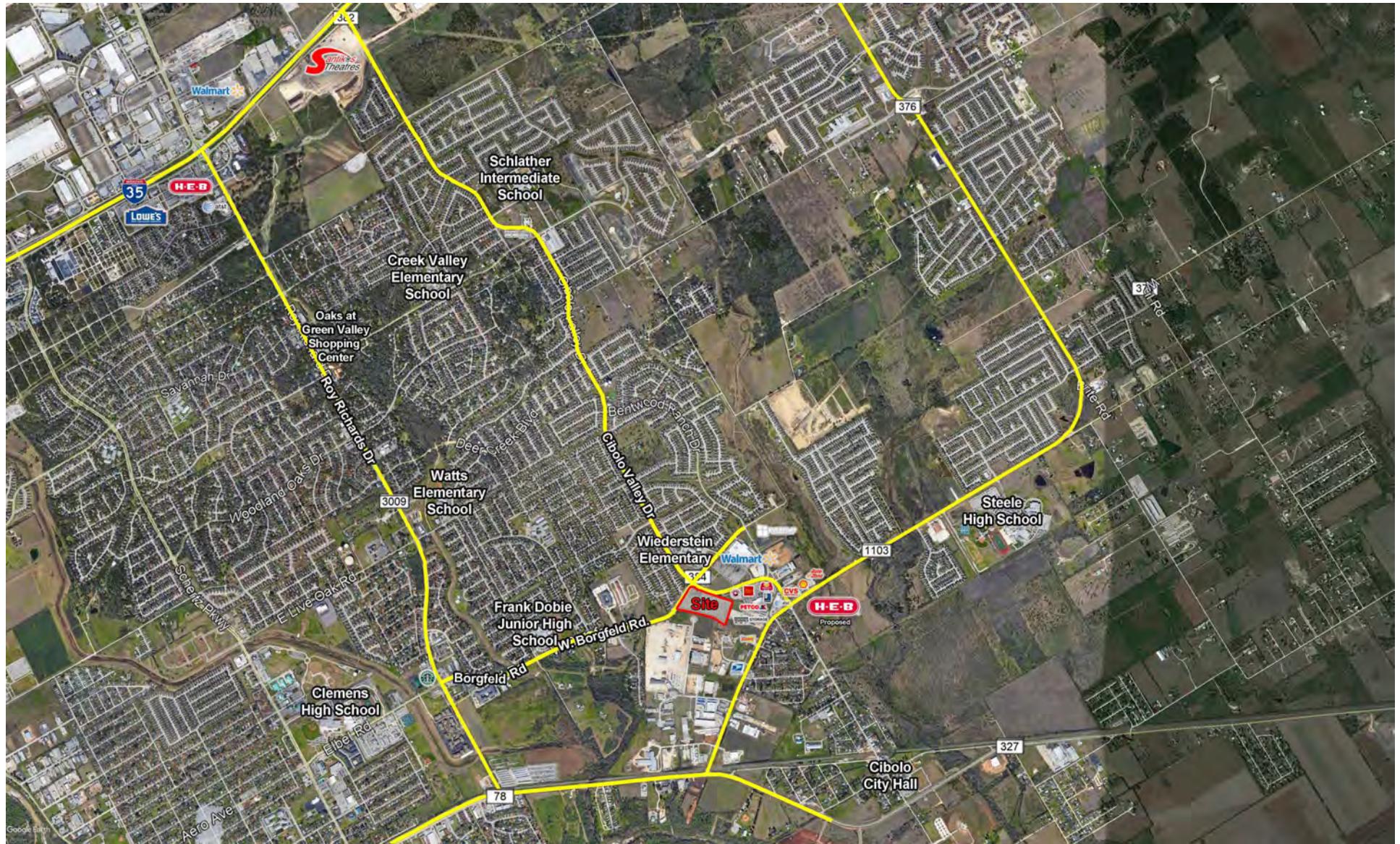
www.fulcrumsa.com

fulcrum
DEVELOPMENT

NOTE: THIS CONCEPTUAL SITE PLAN IS FOR MARKETING PURPOSES ONLY, & HAS BEEN PREPARED FOR CLIENT BASED UPON PRELIMINARY AVAILABLE SITE INFORMATION DEEMED RELIABLE. ALL DIMENSIONS, GRADES & AREA CALCULATIONS ARE SUBJECT TO VERIFICATION & MODIFICATION BY A PROFESSIONAL CIVIL ENGINEER FOR COMPLIANCE WITH ALL NATIONAL, STATE, & LOCAL REGULATIONS. NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION.

Buffalo Heights Retail Development

Trade Area Aerial



10003 NW Military Hwy, Suite #2205
San Antonio, TX 78231

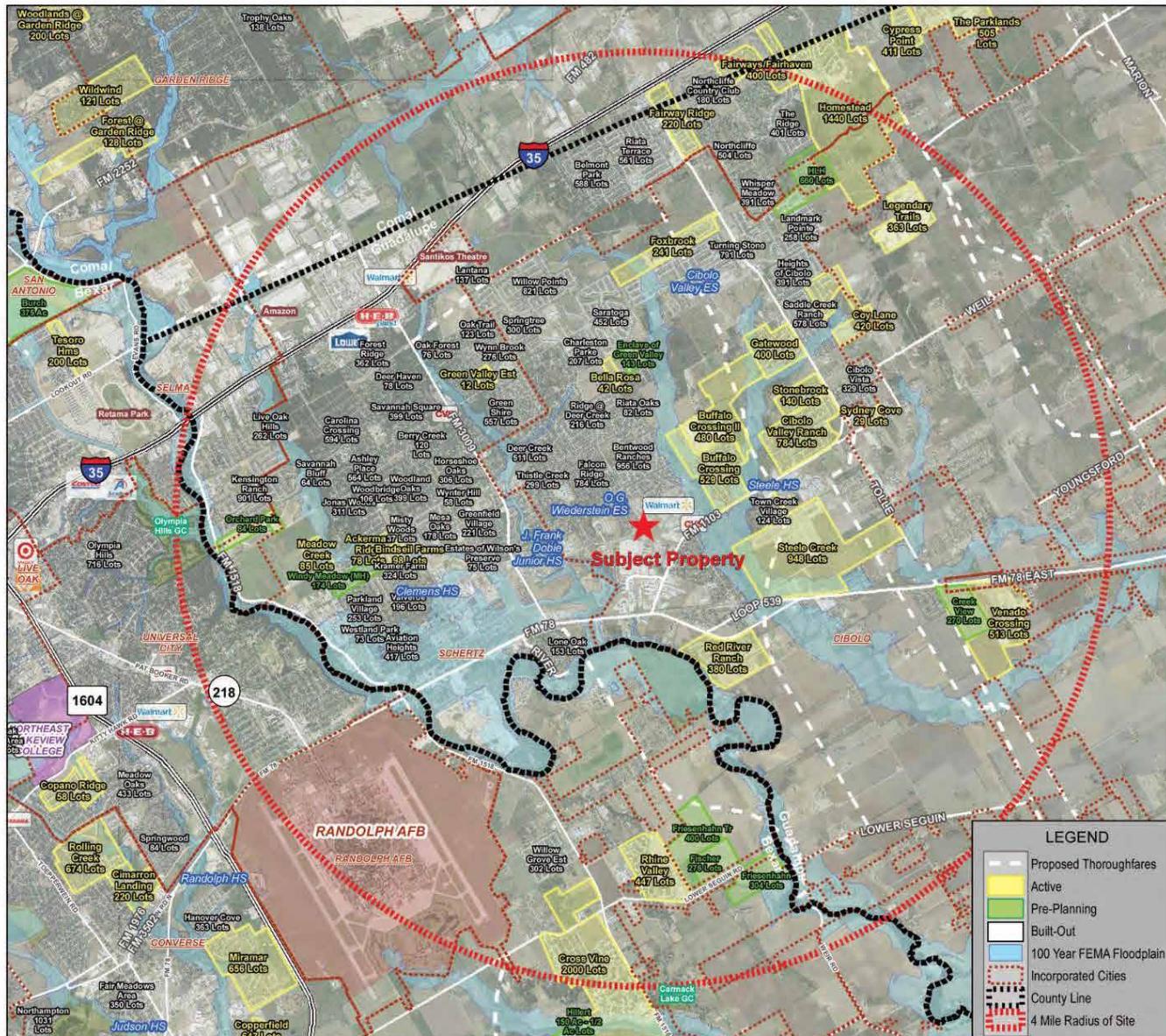
t 210.593.0777
f 210.593.0780

www.fulcrumsa.com

fulcrum
DEVELOPMENT

Buffalo Heights Retail Development

Trade Area Housing Study



fulcrum
DEVELOPMENT

CIBOLO TRADE AREA HOUSING STUDY

Cibolo Valley Dr at Borgfeld Rd/CR 384
Four-Mile Radius
Cibolo, Texas

HOUSEHOLD SUMMARY FOUR MILE RADIUS

- Existing Subdivisions

Rooftops: 16,747
Vacant Lots: 763

- Active Subdivisions

Rooftops: 3,395
Vacant & Planned Lots: 6,654

- Subdivisions in Pre-Planning

Future Lots: 2,311

Total: 29,870

Sources: Bexar Appraisal District, City of San Antonio Development Services Department; Guadalupe County Appraisal District; and Wendell Davis & Associates, Jun-Aug, 2021

Map prepared by Wendell Davis & Associates
09.2021 210.415.8214

N 0 1 2 Miles
SCALE 1" = 4,500'
2020 Aerial Photography provided by the National Agriculture Imagery Program

10003 NW Military Hwy, Suite #2205
San Antonio, TX 78231

t 210.593.0777
f 210.593.0780

www.fulcrumsa.com

fulcrum
DEVELOPMENT

Buffalo Heights Retail Development

Shopping Center Rendering



10003 NW Military Hwy, Suite #2205
San Antonio, TX 78231

t 210.593.0777
f 210.593.0780

www.fulcrumsa.com

fulcrum
DEVELOPMENT

Buffalo Heights Retail Development

Shopping Center Rendering



10003 NW Military Hwy, Suite #2205
San Antonio, TX 78231

t 210.593.0777
f 210.593.0780

www.fulcrumsa.com

fulcrum
DEVELOPMENT

Buffalo Heights Retail Development

Shopping Center Rendering



10003 NW Military Hwy, Suite #2205
San Antonio, TX 78231

t 210.593.0777
f 210.593.0780
www.fulcrumsa.com

fulcrum
DEVELOPMENT

Buffalo Heights Retail Development

Shopping Center Rendering



10003 NW Military Hwy, Suite #2205
San Antonio, TX 78231

t 210.593.0777
f 210.593.0780
www.fulcrumsa.com

fulcrum
DEVELOPMENT

Buffalo Heights Retail Development

Shopping Center Rendering



10003 NW Military Hwy, Suite #2205
San Antonio, TX 78231

t 210.593.0777
f 210.593.0780
www.fulcrumsa.com

fulcrum
DEVELOPMENT

Buffalo Heights Retail Development

Shopping Center Rendering



10003 NW Military Hwy, Suite #2205
San Antonio, TX 78231

t 210.593.0777
f 210.593.0780

www.fulcrumsa.com

fulcrum
DEVELOPMENT

Buffalo Heights Retail Development

Shopping Center Rendering



10003 NW Military Hwy, Suite #2205
San Antonio, TX 78231

t 210.593.0777
f 210.593.0780
www.fulcrumsa.com

fulcrum
DEVELOPMENT

Buffalo Heights Retail Development

Shopping Center Rendering



10003 NW Military Hwy, Suite #2205
San Antonio, TX 78231

t 210.593.0777
f 210.593.0780

www.fulcrumsa.com

fulcrum
DEVELOPMENT

Buffalo Heights Retail Development

Shopping Center Rendering



10003 NW Military Hwy, Suite #2205
San Antonio, TX 78231

t 210.593.0777
f 210.593.0780
www.fulcrumsa.com

fulcrum
DEVELOPMENT

Buffalo Heights Retail Development

Shopping Center Rendering



10003 NW Military Hwy, Suite #2205
San Antonio, TX 78231

t 210.593.0777
f 210.593.0780

www.fulcrumsa.com

fulcrum
DEVELOPMENT

Buffalo Heights Retail Development

Shopping Center Rendering



10003 NW Military Hwy, Suite #2205
San Antonio, TX 78231

t 210.593.0777
f 210.593.0780

www.fulcrumsa.com

fulcrum
DEVELOPMENT