

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.



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Cibolo Valley Dr & Borgfeld Rd Intersection



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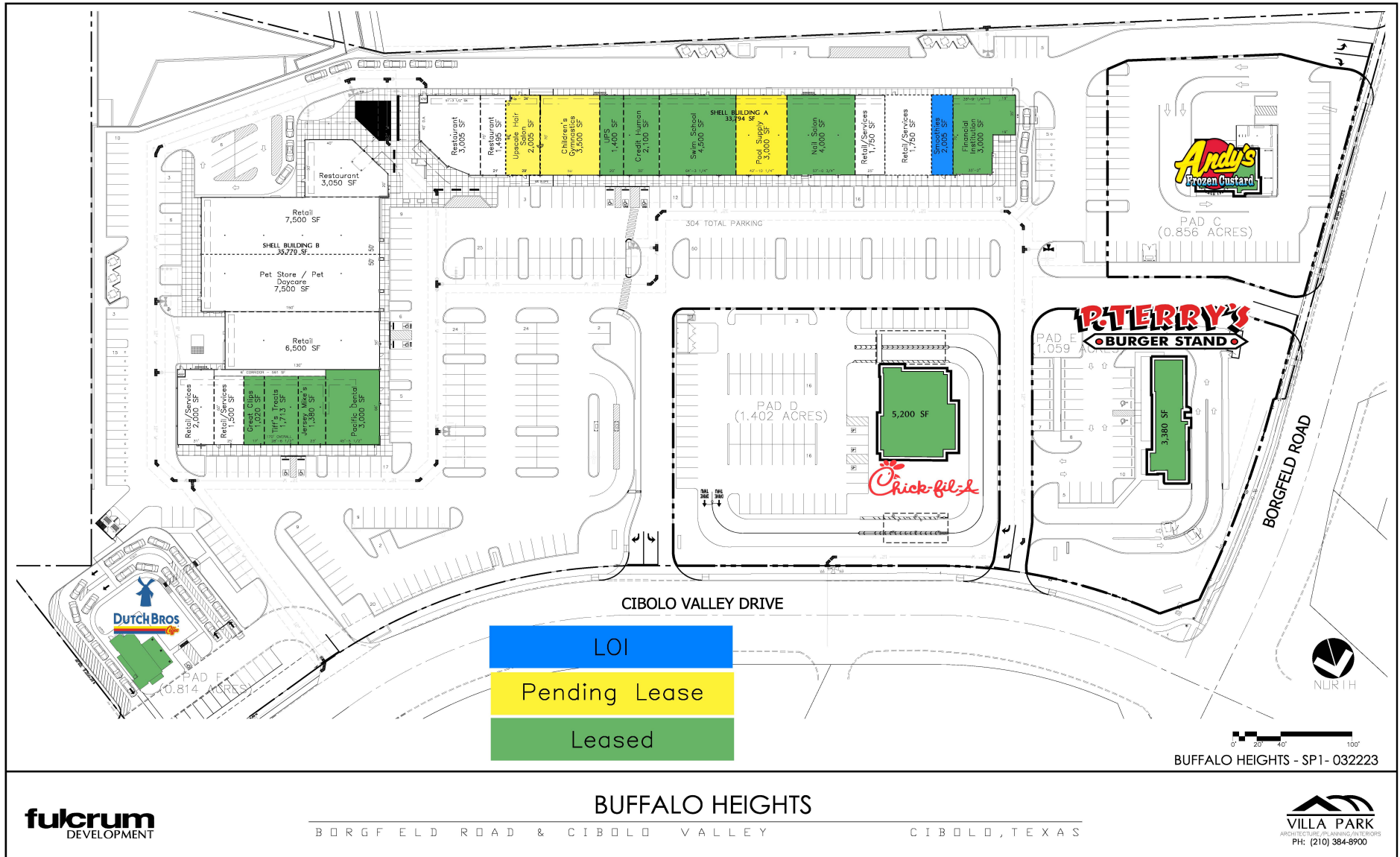
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Conceptual Site Development Plan



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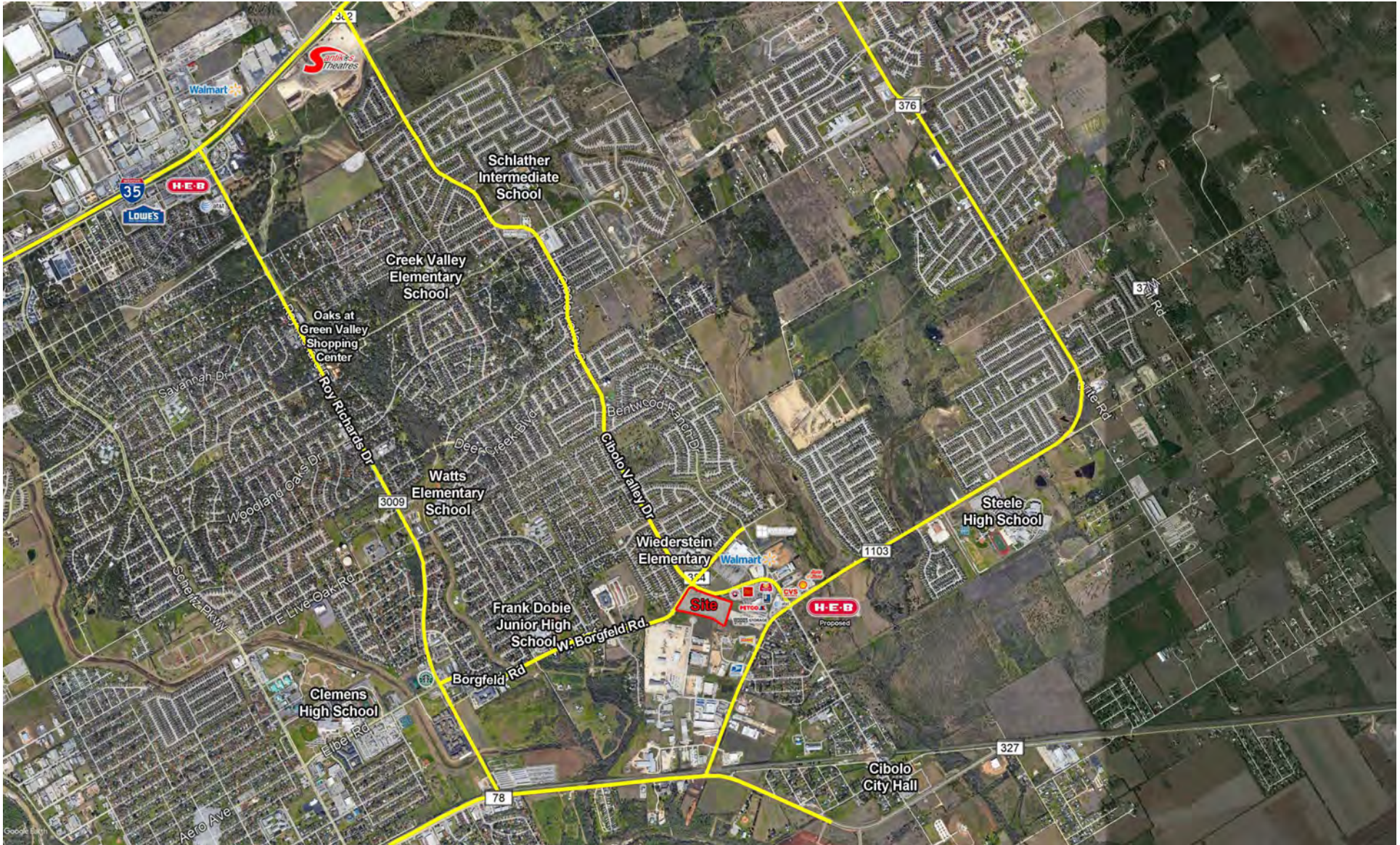
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Trade Area Aerial

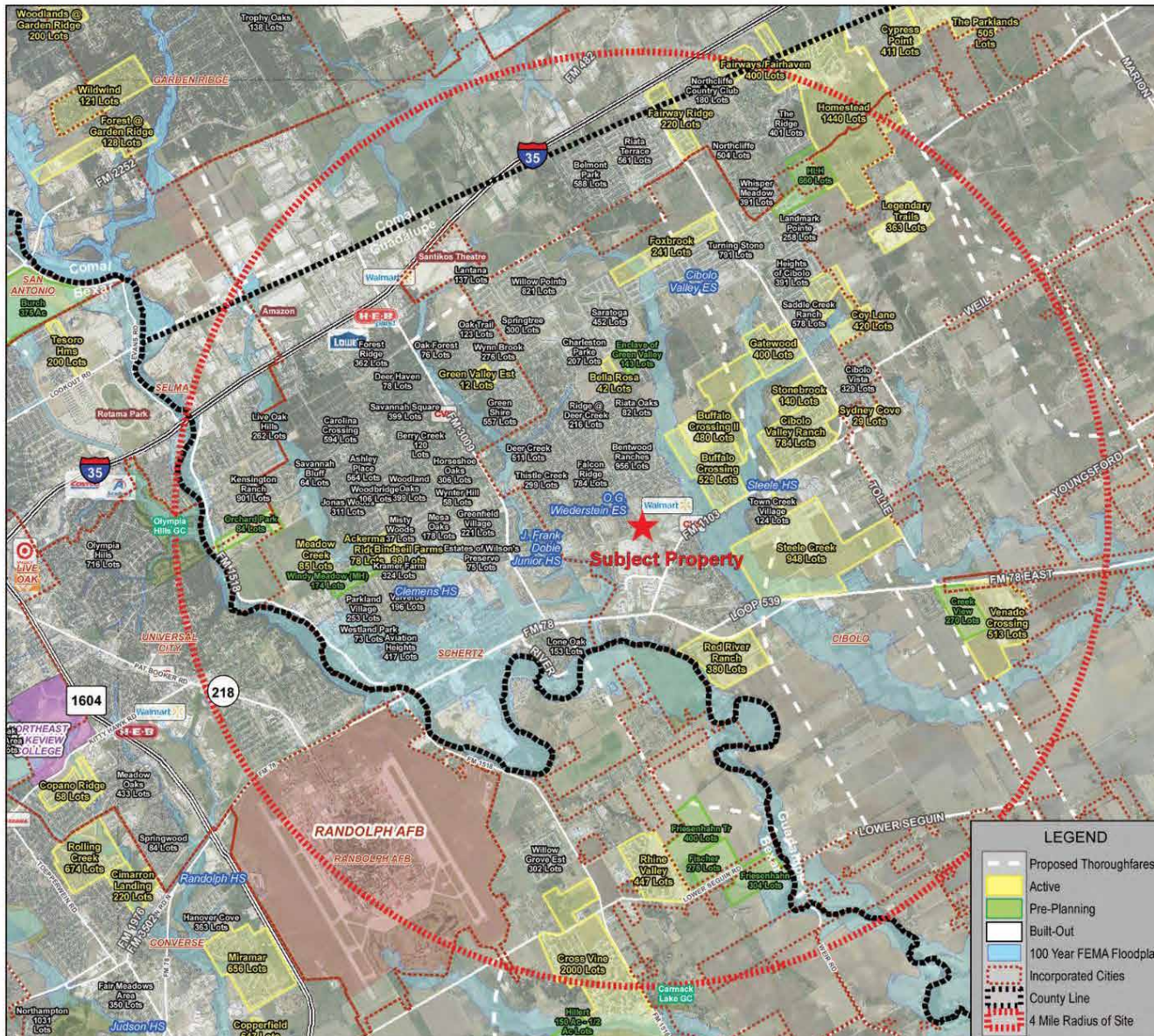


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CIBOLO TRADE AREA HOUSING STUDY

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

HOUSEHOLD SUMMAY 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



0 1 2 Miles
SCALE 1" = 4,500'

2020 Aerial Photography provided by the National Agriculture Imagery Program

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Shopping Center Rendering



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Shopping Center Rendering



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