

558 WIEDNER RD | CIBOLO, TX 78108



3.65 ^{+/-} ACRE LOT | \$625,000 | ZONED MF-2

Prime Multifamily & Residential Development Opportunity

Location Highlights

- **Path of Growth:** Situated squarely within one of the fastest-expanding corridors between San Antonio and New Braunfels.
- **Prime Positioning:** Located directly across from the transformative **Schlather Ranch development**, a planned 150-acre mixed-use project.
- **Market Momentum:** Surrounded by rapidly expanding rooftops, offering strong long-term upside and area appreciation.
- **Outside of FEMA Flood Plain**

Potential Uses (Under MF-2 Zoning)

- Multifamily residential (*duplexes, triplexes, quadplexes, and apartment-style development*)
- Townhome or attached residential communities
- Senior/retirement housing

- Assisted living or residential care facilities (*subject to city approval*)
- Condominiums
- Group residential housing
- Other compatible medium-density residential uses permitted by the City of Cibolo

Key Development Advantages

Existing Infrastructure: A fire hydrant is located directly in front of the property, just outside the fence line. This strategic placement may significantly assist with development planning and fire flow requirements (*buyer to verify with the City*).

Ideal for investors, developers, or builders looking to secure a strategic position to capitalize on continued population growth and the expanding demand for multifamily and senior housing options.

Note: Utilities availability and development standards are to be verified by the buyer with the City of Cibolo.



COLUM MALCOLMSON

Commercial Advisor

Cell: 512-644-9962

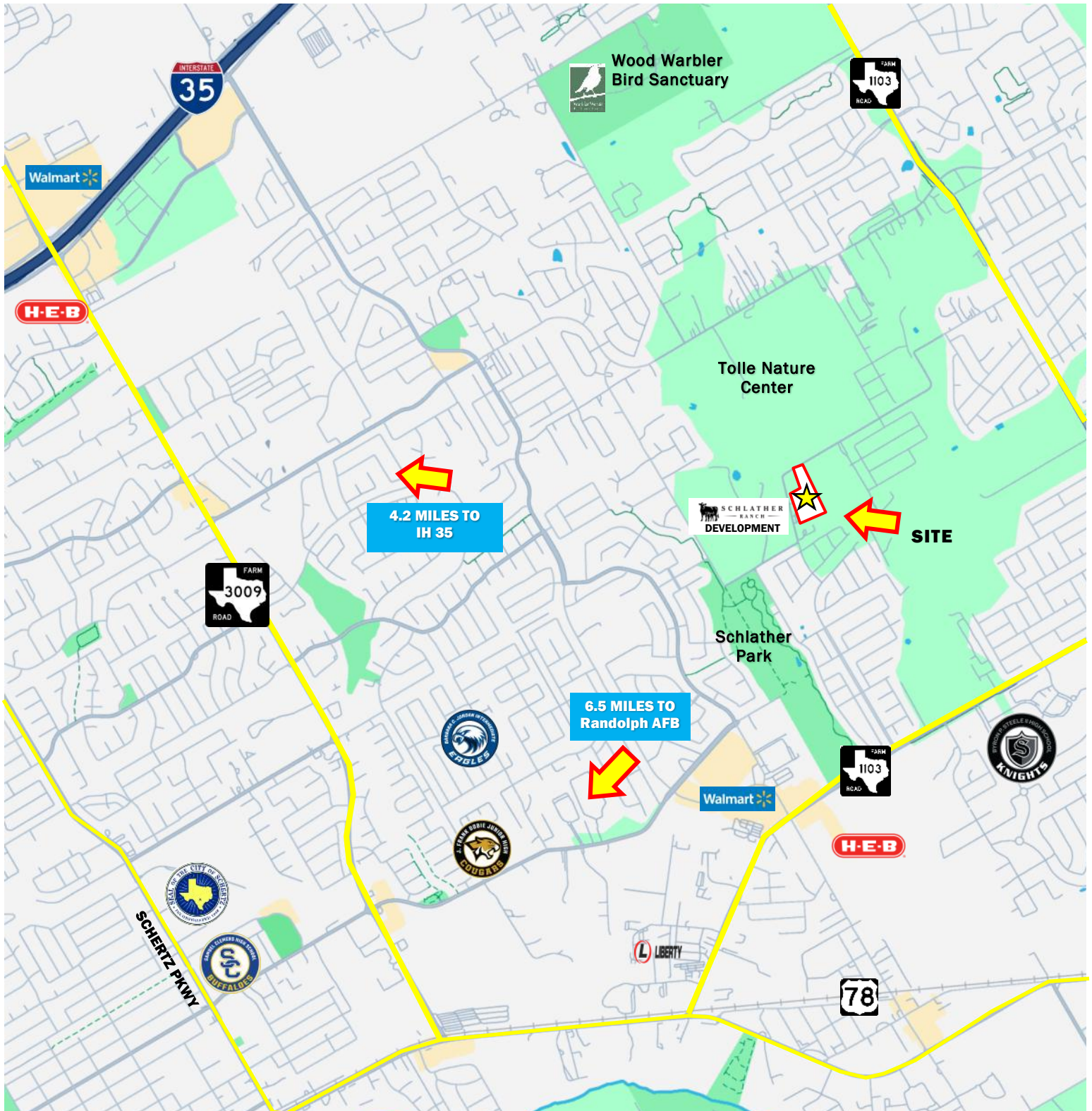
colum@themalcolmsgroup.com

**Prices and statuses subject to change without notice.*



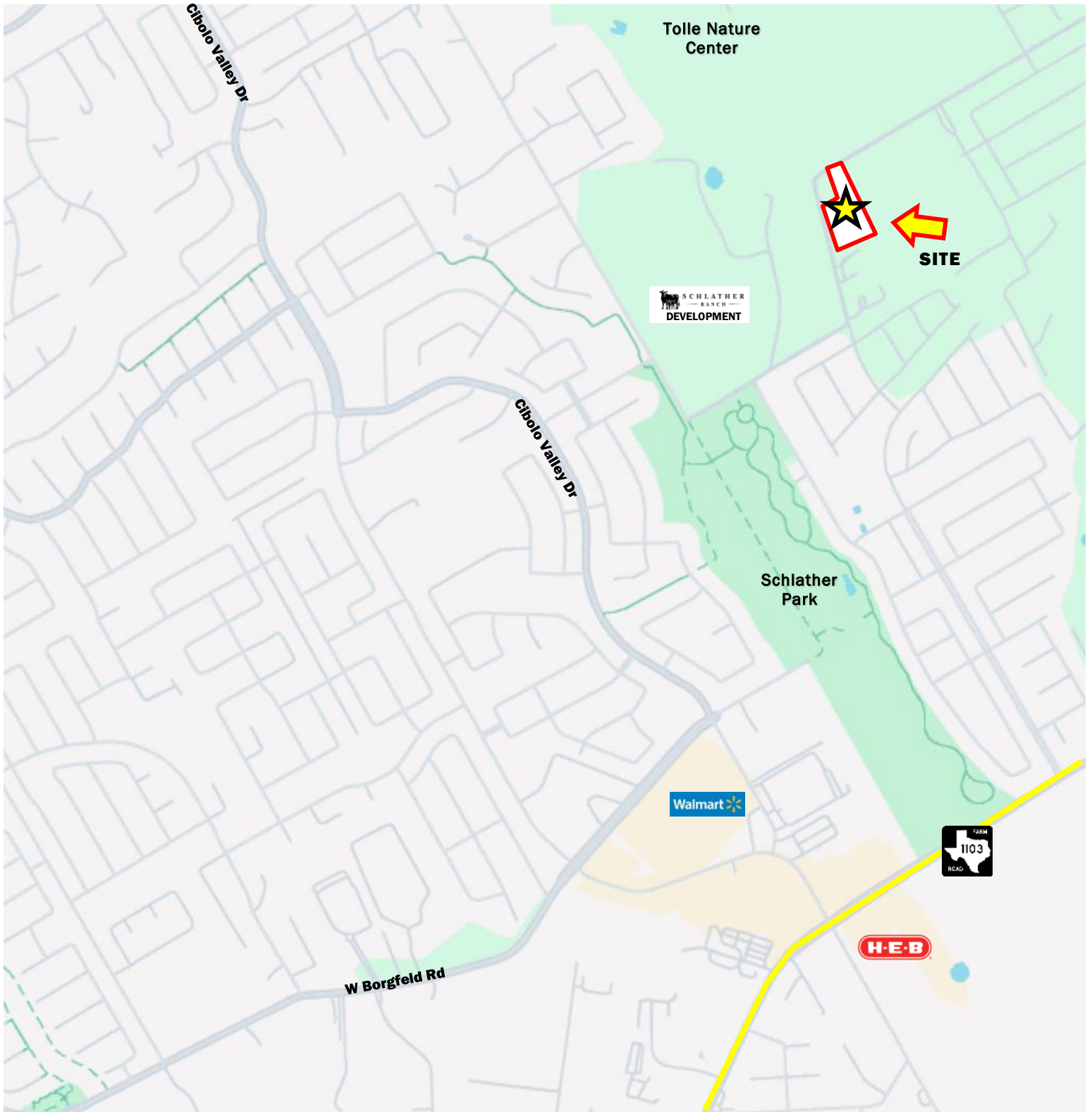


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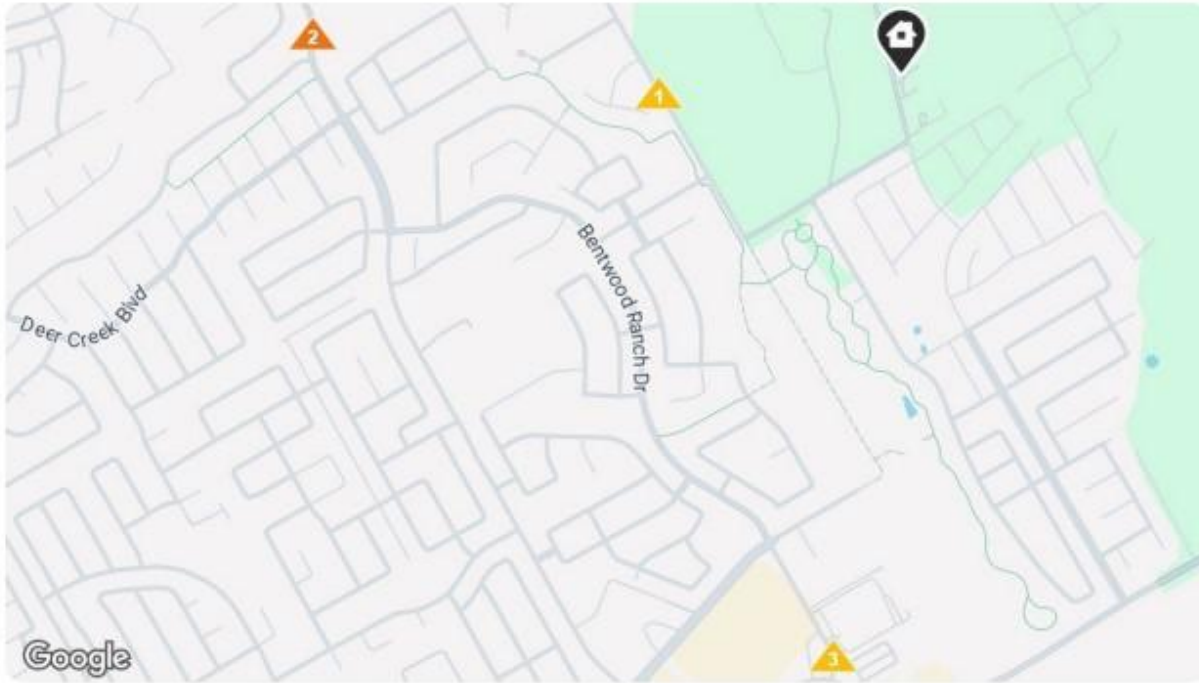


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Daily Traffic Counts

- ▲ Up to 6,000 / day
- ▲ 6,001 - 15,000
- ▲ 15,001 - 30,000
- ▲ 30,001 - 50,000
- ▲ 50,001 - 100,000
- ▲ Over 100,000 / day

Traffic Counts within 1 mile by Proximity

▲ **1,100**

Town Creek Rd

2025 Est. daily traffic counts

Cross: Norman Cv

Cross Dir: NW

Distance: 0.06 miles

Historical counts

Year	▲	Count	Type
2010	▲	1,080	ADT

▲ **6,767**

Cibolo Valley Dr

2025 Est. daily traffic counts

Cross: Brush TrlBend

Cross Dir: S

Distance: 0.05 miles

Historical counts

Year	▲	Count	Type
2011	▲	6,626	ADT

▲ **5,777**

N Main St

2025 Est. daily traffic counts

Cross: FM 1103

Cross Dir: SE

Distance: 0.18 miles

Historical counts

Year	▲	Count	Type
2010	▲	7,280	ADT
2005	▲	1,990	AADT
2000	▲	1,680	ADT

AADT - Annual Average Daily Traffic

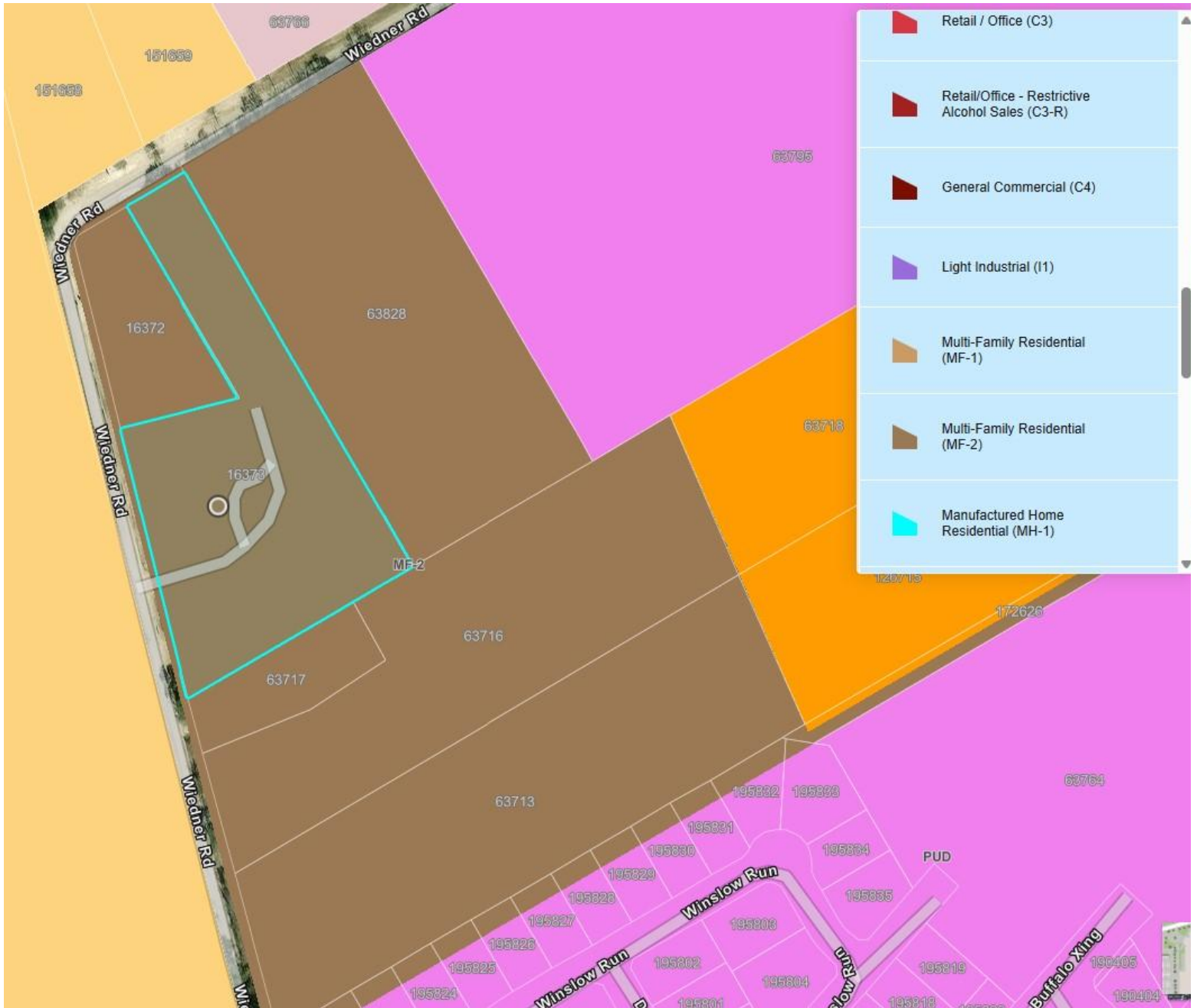
ADT - Average Daily Traffic

AWDT - Average Weekly Daily Traffic

NOTE: Daily Traffic Counts are a mixture of actual and estimates



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Median Household Income

\$106,863

Source: 2024/2029 Income (Esri)

Median Age

36.4

Source: 2024/2029 Age: 5 Year Increments (Esri)

Total Population

49,187

Source: 2024 Age: 1 Year Increments (Esri)

1st Dominant Segment

Up and Coming Families

Source: 2024 Tapestry Market Segmentation (Households)

Consumer Segmentation

LIFE MODE - What are the people like that live in this area?



Sprouting Explorers

Young homeowners with families

URBANIZATION - Where do people like this usually live?



Suburban Periphery

The most populous and fastest-growing among Urbanization groups, Suburban Periphery includes one-third of the nation's population

Top Tapestry Segments	Up and Coming Families	Middleburg	Boomburbs	Workday Drive	Rooted Rural
% of Households	7,985 (50.7%)	2,825 (17.9%)	2,777 (17.6%)	1,101 (7.0%)	437 (2.8%)
Lifestyle Group	Sprouting Explorers	Family Landscapes	Affluent Estates	Family Landscapes	Rustic Outposts
Urbanization Group	Suburban Periphery	Semirural	Suburban Periphery	Suburban Periphery	Rural
Residence Type	Single Family	Single Family	Single Family	Single Family	Single Family ; Mobile Homes
Household Type	Married Couples	Married Couples	Married Couples	Married Couples	Married Couples
Average Household Size	3.04	2.69	3.14	2.87	2.41
Median Age	33.9	37.6	37.2	39.5	46.4
Diversity Index	82	60.4	73.2	62.9	35.4
Median Household Income	\$99,800	\$83,700	\$152,300	\$116,800	\$58,000
Median Net Worth	\$301,800	\$277,100	\$745,900	\$579,100	\$220,000
Median Home Value	\$369,200	\$306,900	\$541,500	\$406,900	\$199,100
Homeownership	74.1%	76.1%	81.7%	84.8%	82.6%
Employment	Professional or Mgmt/Bus/Financial	Professional or Mgmt/Bus/Financial	Professional or Mgmt/Bus/Financial	Professional or Mgmt/Bus/Financial	Professional or Services
Education	Some College No Degree	High School Diploma	Bachelor's Degree	Bachelor's Degree	High School Diploma
Preferred Activities	Busy with work and family. Shop around for the best deals.	Spending priorities also focus on family. Enjoy hunting, fishing, bowling and baseball.	Physical fitness is a priority. Own the latest devices.	Prefer outdoor activities and sports. Family-oriented purchases and activities dominate.	Do-it-yourself mentality. Go hunting, fishing.
Financial	Carry debt, but also maintain retirement plans	Carry some debt; invest for future	Highest rate of mortgages	Well insured, invest in a range of funds, high debt	Avoid using the Internet for financial transactions.
Media	Rely on the Internet for entertainment and information	TV and magazines provide entertainment and information	Own, use latest devices	Connected, with a host of wireless devices	Listen to faith-based radio, gospel music

This represents an estimated sale price for this property. It is not the same as the opinion of value in an appraisal developed by a licensed appraiser under the Uniform Standards of Professional Appraisal Practice.





Information About Brokerage Services

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

11-03-2025



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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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 and 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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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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Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
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Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
<u>Colum Malcolmson</u>	<u>631367</u>	<u>Colum@TheMalcolmsonGroup.com</u>	<u>512-644-9962</u>
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date