

±10.75 AC SELF-STORAGE / RV PARK DEVELOPMENT SITE – FOR SALE

1876 FM 1103, Cibolo, TX 78108

PROPERTY OVERVIEW

Offered for sale is a ±10.75-acre development site located along the high-growth FM 1103 corridor in Cibolo, Texas. The property is zoned for both Self-Storage and RV Park uses, providing flexibility to develop two high-demand asset classes in a rapidly expanding submarket of the San Antonio MSA.

KEY HIGHLIGHTS

- ±10.75 acres with FM 1103 frontage
- Zoned for Self-Storage and RV Park (verify with city)
- Utilities available to the site
- Excellent visibility and access
- Located in one of the fastest-growing residential corridors
- Suitable for phased or large-scale development

SELF-STORAGE OPPORTUNITY

The site is ideal for institutional or regional self-storage operators seeking scale. The acreage supports climate-controlled, non-climate, or hybrid facilities, with potential for phased development. Strong residential growth and household formation continue to drive long-term storage demand in the area.

RV PARK OPPORTUNITY

The property also allows for RV Park development, supporting long-term or transient RV use subject to approvals. Growing regional travel, workforce housing needs, and limited new RV supply enhance the investment thesis for a modern RV park concept.

LOCATION ADVANTAGES

FM 1103 serves as a major east–west connector between Cibolo, Schertz, and I-35. The surrounding area features expanding subdivisions, schools, and retail development, providing strong demographic support and long-term demand drivers.

OFFERING: Land For Sale

CONTACT: Broker for pricing, zoning confirmation, surveys, and due diligence materials