



# Steele Plaza – For Lease



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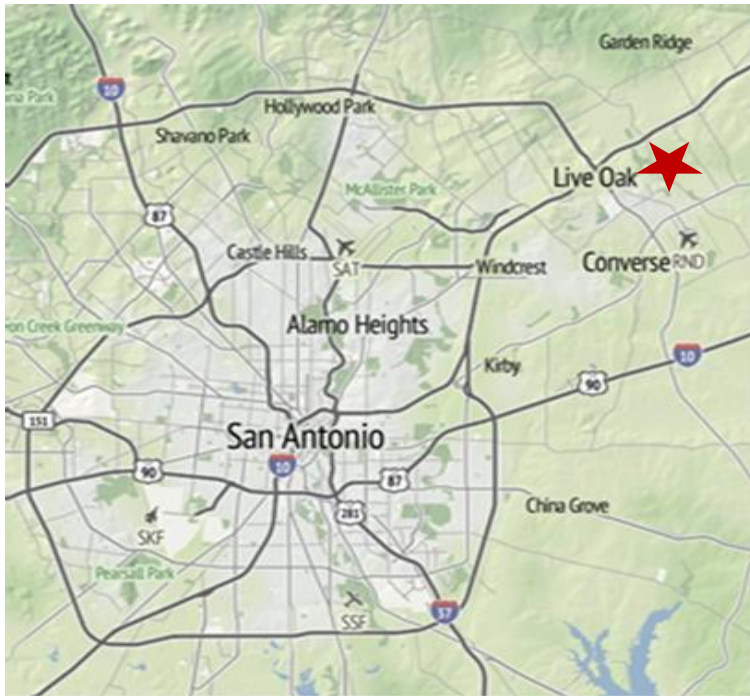
**MSL Investments, LLC**

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# Property Details



<b>Property:</b>	<b>STEELE PLAZA</b>
Address:	1347 FM 1103 (at Rodeo Way), Cibolo, TX 78108
Estimated Completion:	May 2024
Size (approx.):	12,680 Total square feet
Available Spaces:	1,890 square feet
Zoning:	C-1 (Commercial – Neighborhood/Retail)
Base Rent Rate:	\$28-30.00 psf
TI Allowance:	\$30-45.00 psf
Operating Expenses:	All Leases are Triple Net 2023 estimated NNN expenses: \$9.50 psf
Parking Ratio:	5.4 per 1,000 sf
Access:	Rodeo Way and FM 1103

Steele Plaza is a 12,680-square foot neighborhood retail center located directly across from Steele High School at the signal light on FM 1103. The center will be next to a Scooter’s coffee on the hard corner. Phase one of the project is a 10,000-square foot building, completed in 2015, and serves as home to 7 to 7 Dental and Orthodontics, SNAP Fitness & Health Boutique and Edward Jones. The project is located at the center of a community experiencing rapid population growth, with young, higher income families moving to the many new neighborhoods being developed in the immediate area.

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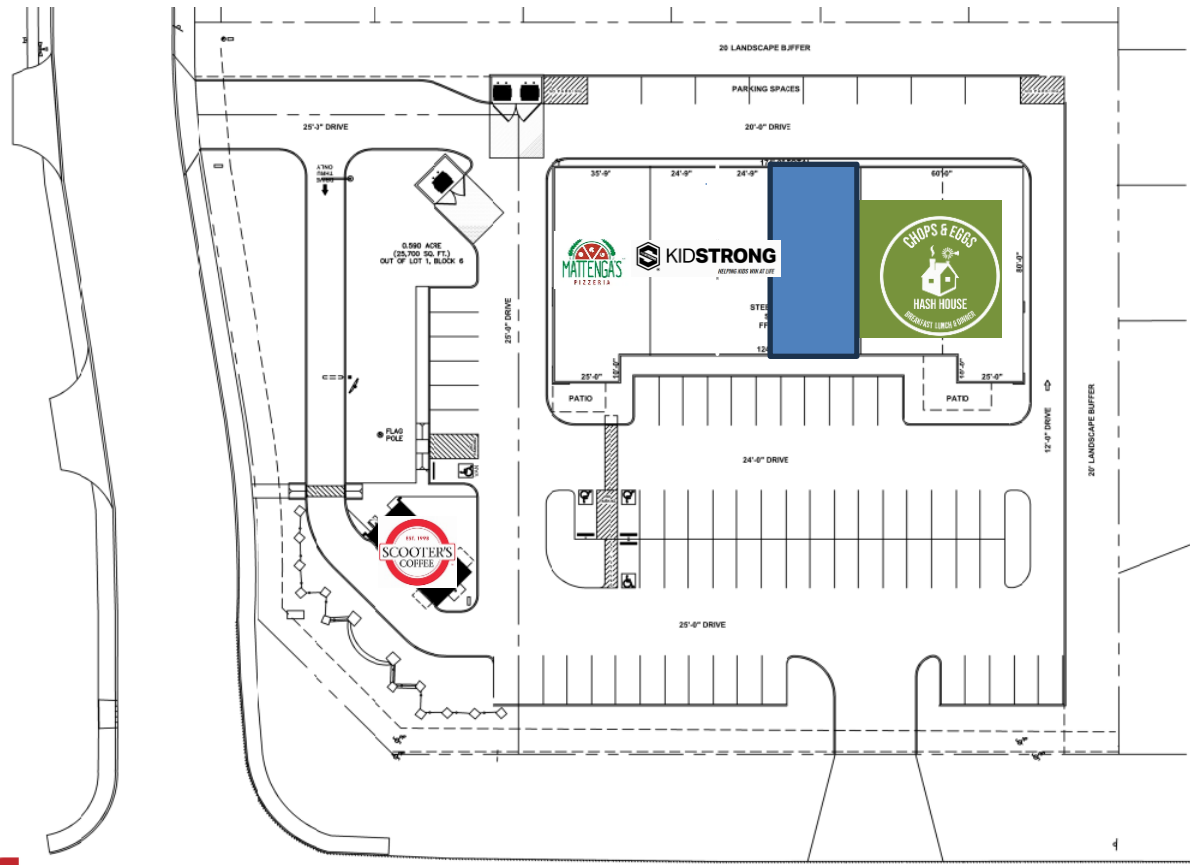


# Aerial

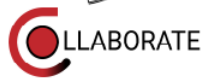


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# Site Plan



12,680 SQUARE FEET  
 52 SPACES MINIMUM  
 (3 HC SPACE MINIMUM)  
 68 SPACES PROVIDED



Schematic Floor Plan  
 Scale: 1/32" = 1'-0"

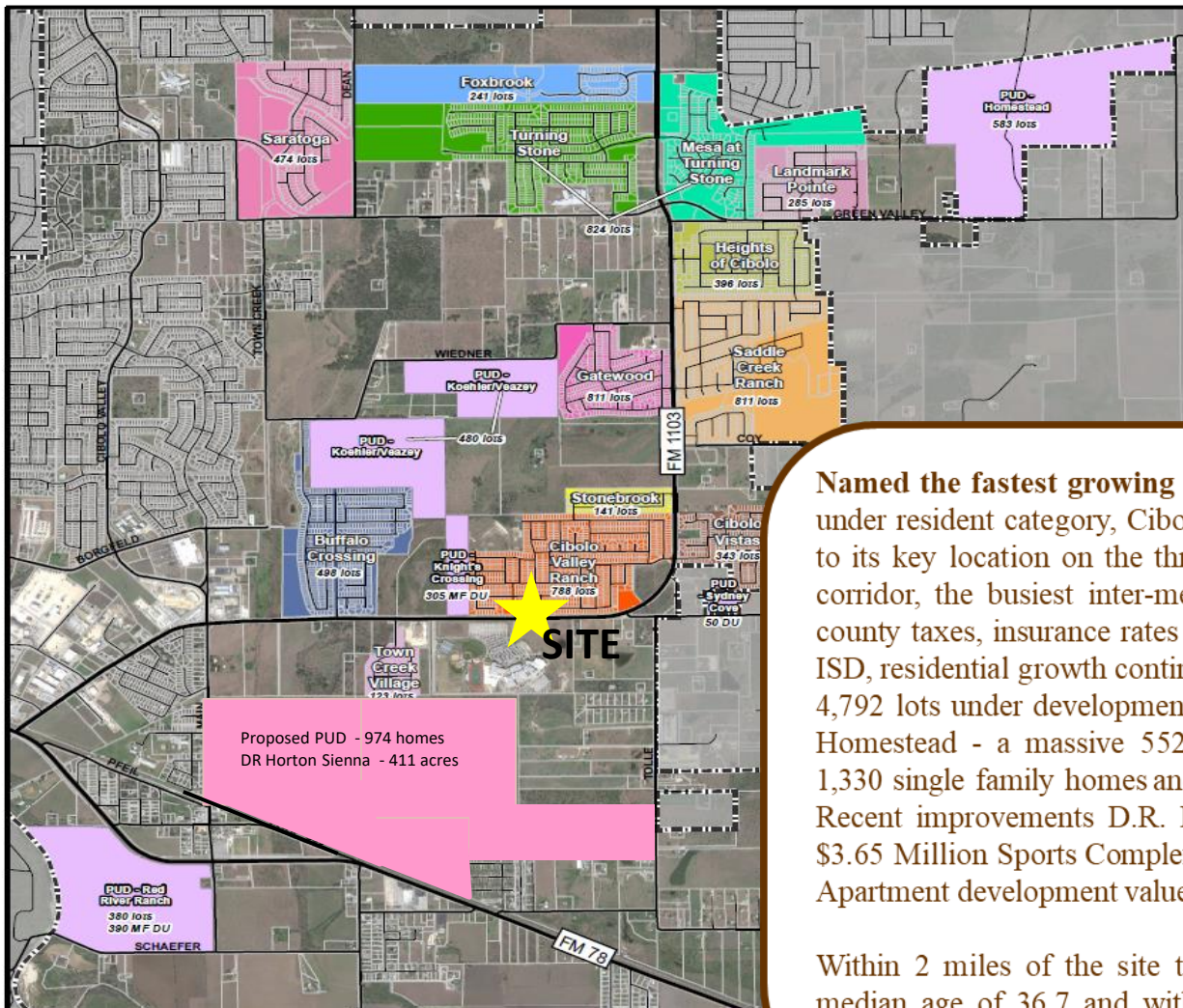
Steele Plaza Retail Building - 12,680 SF  
 1387 FM 1103 Cibolo, TX

# Steele Plaza – For Lease





# Cibolo FM 1103 Residential Development (as of Sept. 2017)

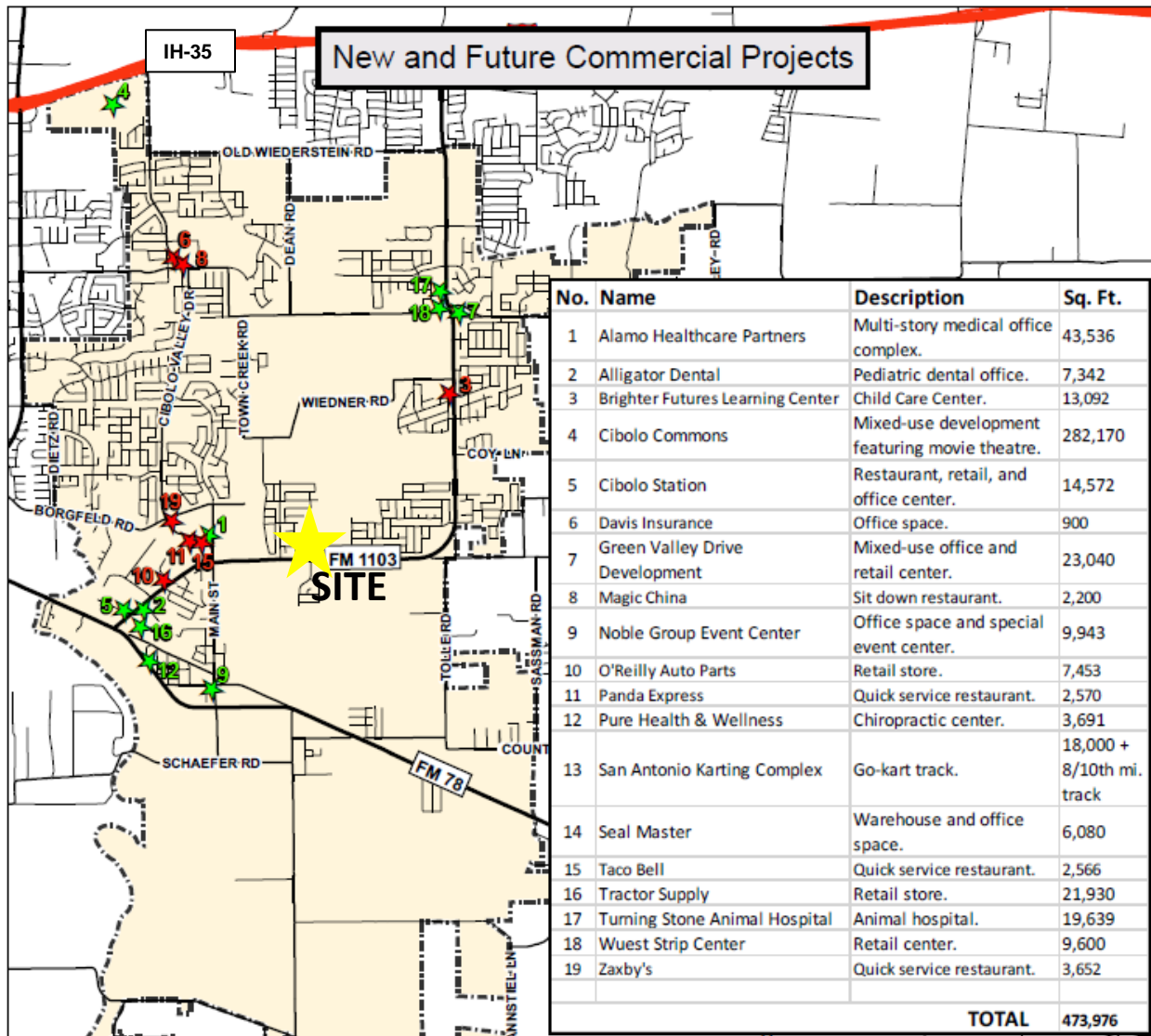


Named the fastest growing city in America in the 50,000 and under resident category, Cibolo's rapid growth can be attributed to its key location on the thriving Austin / San Antonio IH-35 corridor, the busiest inter-metro Interstate in Texas. With low county taxes, insurance rates and the recognized Schertz-Cibolo ISD, residential growth continues to exceed all expectations with 4,792 lots under development including the recently announced Homestead - a massive 552-acre community with more than 1,330 single family homes and a total build out in 2020. Recent improvements D.R. Horton's Red River Ranch, a new \$3.65 Million Sports Complex, New city/private JV Multifamily Apartment development valued at \$44 Million.

Within 2 miles of the site there are over 50,000 people with median age of 36.7 and with over \$100,000 per year average household income.

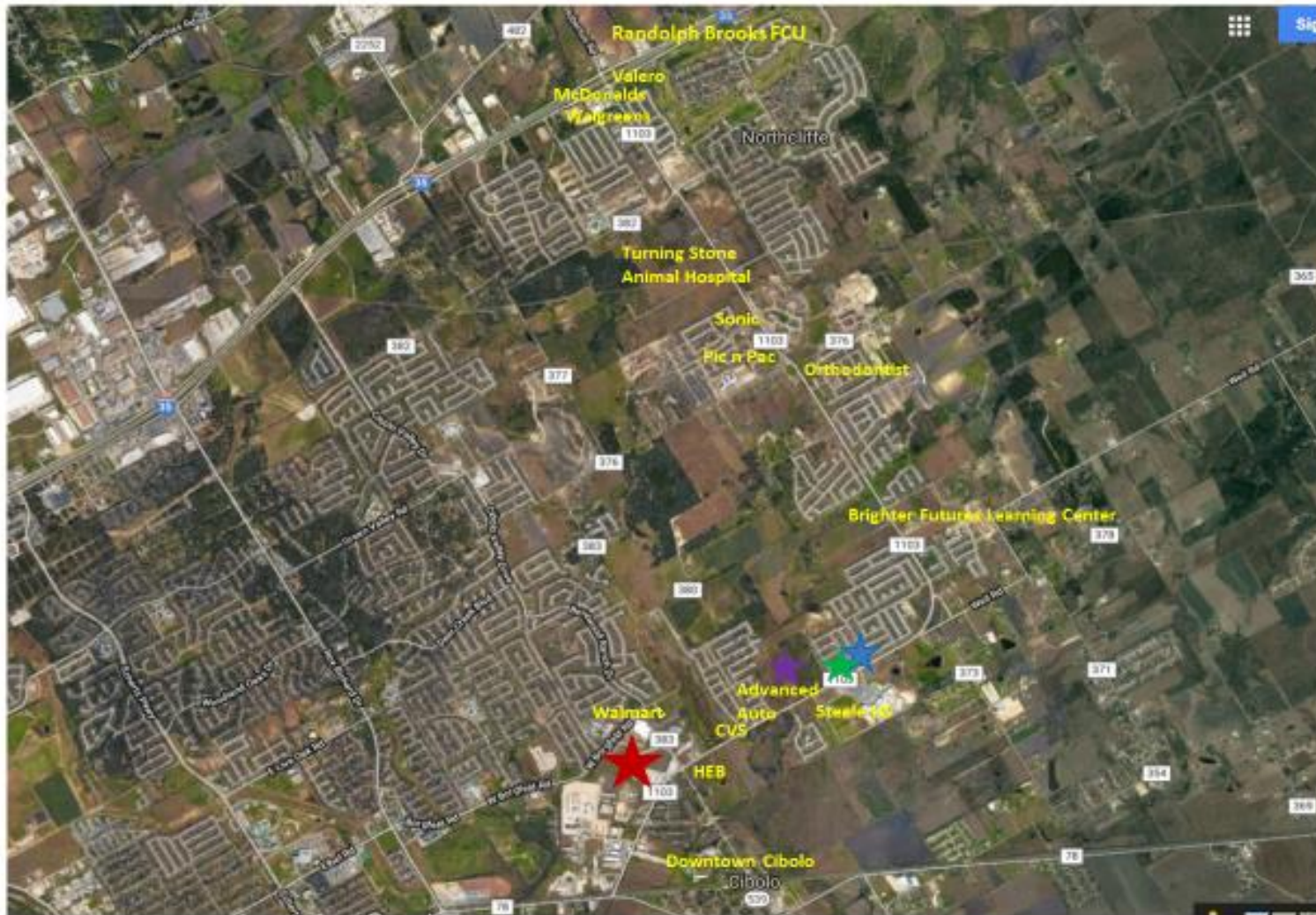
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# Cibolo Area Retail Development



## Steele Plaza – For Lease

# Recent Development



-  Proposed Phase II - **STEELE PLAZA**
-  Phase I - **CIBOLO MOB**
- Tenants:
  - \* 7to7 Dental/Orthodontics
  - \* Edward Jones
  - \* SNAP 24/7 Fitness
-  Cibolo Retail area
- Tenants:
  - \* Petco
  - \* Little Caesar's Pizza
  - \* Dutch Boy Cleaners
  - \* Taco Bell
  - \* Zaxby's
  - \* O'Reilly Auto Parts
  - \* Panda Express
  - \* Noble Group Event Center
  - \* GNC
  - \* Cricket Wireless
  - \* Family Dollar
  - \* Goodwill
  - \* Wells Fargo Bank
  - \* Orange Theory Fitness
  - \* Supercuts
  - \* State Farm
  - \* Sport Clips
  - \* T-Mobile
  - \* AT&T Store
  - \* Burger King
  - \* Don's & Ben's
  - \* Triangle Pharmacy
  - \* Orange Leaf Frozen Yogurt
-  Multi Family Development

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# Demographics

<b>POPULATION</b>	<b>2 mile</b>	<b>5 mile</b>	<b>10 mile</b>
<b>2010 Population</b>	<b>13,896</b>	<b>60,455</b>	<b>234,262</b>
<b>2020 Population</b>	<b>28,395</b>	<b>94,154</b>	<b>303,661</b>
<b>2025 Population Projection</b>	<b>32,969</b>	<b>107,029</b>	<b>336,198</b>
<b>Annual Growth 2010-2020</b>	<b>10.40%</b>	<b>5.60%</b>	<b>3.00%</b>
<b>Annual Growth 2020-2025</b>	<b>3.20%</b>	<b>2.70%</b>	<b>2.10%</b>
<b>Median Age</b>	<b>35.2</b>	<b>36.6</b>	<b>35.9</b>
<b>Bachelor's Degree or Higher</b>	<b>37%</b>	<b>33%</b>	<b>27%</b>
<b>US Armed Forces</b>	<b>613</b>	<b>1,671</b>	<b>3,380</b>

<b>INCOME</b>	<b>2 mile</b>	<b>5 mile</b>	<b>10 mile</b>
<b>Avg. Household Income</b>	<b>\$111,055</b>	<b>109,304</b>	<b>\$90,547</b>
<b>Median Household Income</b>	<b>\$95,398</b>	<b>91,094</b>	<b>\$73,482</b>
<b>&lt; \$25,000</b>	<b>935</b>	<b>3,023</b>	<b>13,840</b>
<b>\$25,000 - 50,000</b>	<b>1,078</b>	<b>4,762</b>	<b>20,295</b>
<b>\$50,000 - 75,000</b>	<b>1,524</b>	<b>5,240</b>	<b>20,543</b>
<b>\$75,000 - 100,000</b>	<b>1,603</b>	<b>5,351</b>	<b>17,937</b>
<b>\$100,000 - 125,000</b>	<b>1,648</b>	<b>5,054</b>	<b>12,687</b>
<b>\$125,000 - 150,000</b>	<b>885</b>	<b>2,917</b>	<b>7,502</b>
<b>\$150,000 - 200,000</b>	<b>1,110</b>	<b>3,256</b>	<b>7,175</b>
<b>&gt; \$200,000</b>	<b>907</b>	<b>3,337</b>	<b>6,850</b>

## Steele Plaza – For Lease

## Demographics

<b>HOUSING</b>	<b>2 mile</b>	<b>5 mile</b>	<b>10 mile</b>
<b>Median Home Value</b>	<b>\$232,615</b>	<b>\$227,315</b>	<b>\$188,801</b>
<b>Median Year Built</b>	<b>2010</b>	<b>2004</b>	<b>1999</b>
<b>2010 Households</b>	<b>4,616</b>	<b>21,147</b>	<b>83,002</b>
<b>2020 Households</b>	<b>9,691</b>	<b>32,939</b>	<b>106,829</b>
<b>2025 Household Projection</b>	<b>11,278</b>	<b>37,465</b>	<b>118,147</b>
<b>Annual Growth 2010-2020</b>	<b>10.50%</b>	<b>5.20%</b>	<b>2.50%</b>
<b>Annual Growth 2020-2025</b>	<b>3.30%</b>	<b>2.70%</b>	<b>2.10%</b>
<b>Owner Occupied</b>	<b>8,244</b>	<b>26,134</b>	<b>77,976</b>
<b>Renter Occupied</b>	<b>1,446</b>	<b>6,805</b>	<b>28,853</b>
<b>Average Household Size</b>	<b>2.9</b>	<b>2.8</b>	<b>2.8</b>
<b>Average Household Vehicles</b>	<b>2</b>	<b>2</b>	<b>2</b>
<b>Total Consumer Spending</b>	<b>\$303.5 million</b>	<b>\$997.2 million</b>	<b>\$2.9 billion</b>

# Steele Plaza – For Lease

# Demographics

DAYTIME EMPLOYMENT									
	<u>2 mile</u>			<u>5 mile</u>			<u>10 mile</u>		
	Employees	Businesses	Employees Per Business	Employees	Businesses	Employees Per Business	Employees	Businesses	Employees Per Business
<b>Service - Producing Industries</b>	<b>2,177</b>	<b>229</b>	<b>10</b>	<b>16,529</b>	<b>1,463</b>	<b>11</b>	<b>75,593</b>	<b>6,013</b>	<b>13</b>
Trade Transportation & Utilities	780	42	19	4,897	266	18	19,940	1,225	16
Information	34	6	6	120	24	5	788	103	8
Financial Activities	116	32	4	1,020	210	5	4,075	871	5
Professional & Business Services	124	30	4	1,414	175	8	5,890	723	8
Education & Health Services	572	48	12	4,270	364	12	15,142	1,526	10
Leisure & Hospitality	318	28	11	2,535	157	16	9,390	572	16
Other Services	161	39	4	1,490	228	7	5,467	883	6
Public Administration	72	4	18	783	39	20	14,901	110	135
<b>Goods - Producing Industries</b>	<b>449</b>	<b>61</b>	<b>7</b>	<b>2,515</b>	<b>236</b>	<b>11</b>	<b>9,355</b>	<b>932</b>	<b>10</b>
Natural Resources & Mining	6	3	2	33	11	3	81	30	3
Construction	273	44	6	1,325	167	8	6,235	680	9
Manufacturing	170	14	12	1,157	58	20	3,039	222	14
<b>Total</b>	<b>2,626</b>	<b>290</b>	<b>9</b>	<b>19,044</b>	<b>1,699</b>	<b>11</b>	<b>84,948</b>	<b>6,945</b>	<b>12</b>

## Steele Plaza – For Lease

## Traffic Counts

TRAFFIC				
Collection Street	Cross Street	Traffic Volume	Count Year	Distance from Property
Farm to Market Road 1103	FM 1103 N.	12,200	2020	0.45 mil
Tolle Road	Weil Road NW	1,146	2014	0.48 mi
Cibolo Tolle	-	804	2018	0.48 mi
FM 1103	Brite Road S.	7,671	2018	0.52 mi
FM 1103	Brite Road S.	8,852	2020	0.52 mil
N. Main Street	FM 1103 SE	1,975	2020	1.12 mi
N. Main Street	FM 1103 NW	1,701	2020	1.12 mi
E. FM 78	E. Loop 539 W.	7,623	2018	1.2 mi
Weidner Road	Hinge Falls SW	493	2018	1.21 mi
County Lane	FM 78 E. NE	230	2018	1.27 mi

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**OFFERING DISCLAIMER**

**HAZARDOUS MATERIALS DISCLOSURE**

Various construction materials may contain items that have been or may in the future be determined to be hazardous (toxic) or undesirable and may need to be specifically treated/handled or removed. For example, some transformers and other electrical components contain PCB's and asbestos has been used in components such as fire-proofing, heating and cooling systems, air duct insulation, spray-on and tile acoustical materials, linoleum, floor tiles, roofing, dry wall and plaster. Due to prior or current uses of the Property or in the area, the Property may have hazardous or undesirable metals, minerals, chemicals, hydrocarbons, or biological or radioactive items (including electric and magnetic fields) in soils, water, building components, above or below-ground containers or elsewhere in areas that may or may not be accessible or noticeable. Such items may leak or otherwise be released. Real estate agents have no expertise in the detection or correction of hazardous or undesirable items. Expert inspections are necessary. Current or future laws may require clean up by past, present and/or future owners and/or operators. It is the responsibility of the Seller/Lessor and if any, they may wish to include in transaction documents regarding the Property.

**AMERICANS WITH DISABILITIES ACT DISCLOSURE**

The United States Congress has enacted the Americans With Disabilities Act. Among other things, this act is intended to make many business establishments equally accessible to persons with a variety of disabilities; modifications to real property may be required. State and local laws also may mandate changes. The real estate brokers in this transaction are not qualified to advise you as to what, if any, changes may be required now, or in the future. Owners and tenants should consult the attorneys and qualified design professional of their choice for information regarding these matters. Real estate brokers cannot determine which attorneys or design professionals have the appropriate expertise in this area.

PROPERTY \_\_\_\_\_

I Certify that I have provided \_\_\_\_\_ the Prospective Buyer or Tenant, with a copy of this information.

BROKER or AGENT: \_\_\_\_\_ DATE: \_\_\_\_\_

I have received, read and understand this information.

PROSPECTIVE BUYER / TENANT OR ITS REPRESENTATIVE: \_\_\_\_\_

DATE: \_\_\_\_\_

PROSPECTIVE BUYER / TENANT OR ITS REPRESENTATIVE: \_\_\_\_\_

DATE: \_\_\_\_\_

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

## **Information About Brokerage Services**

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

### **IF THE BROKER REPRESENTS THE OWNER:**

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

### **IF THE BROKER REPRESENTS THE BUYER:**

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

### **IF THE BROKER ACTS AS AN INTERMEDIARY:**

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The

broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you, you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

Buyer, Seller, Landlord or Tenant

Date