



SWQ FM-78 & S. MAIN ST

PAD SITES FOR SALE or GROUND LEASE

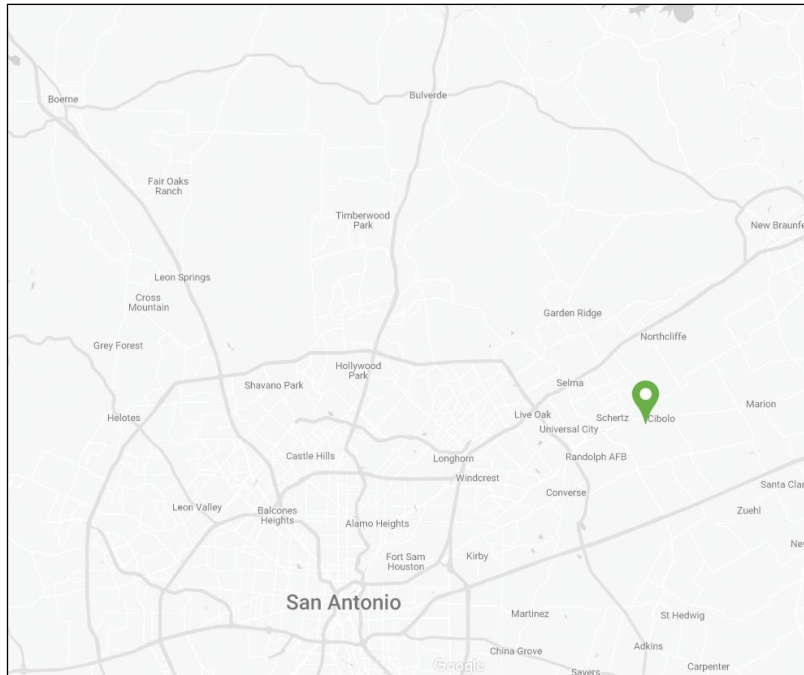
Cibolo, TX

FM-78 and S. Main St

SWQ FM-78 & S. MAIN ST

PROJECT HIGHLIGHTS

CIBOLO, TEXAS



SITES

Size: ±20 AC (Can be Subdivided)

Traffic Counts

FM-78 | 14,156 VPD ('22)

Main St | 5,713 VPD ('22)

- ▶ Fully Signalized intersection at FM-78 and Main St.
- ▶ All Utilities available to the site, including water, sewer, electricity, and gas
- ▶ Zoned C3
- ▶ 110,000 SF HEB less than 1 mile away
- ▶ Two 6A High Schools within ±2 miles (>5,000 Students)
- ▶ Walking distance from Downtown Cibolo
- ▶ Call for pricing

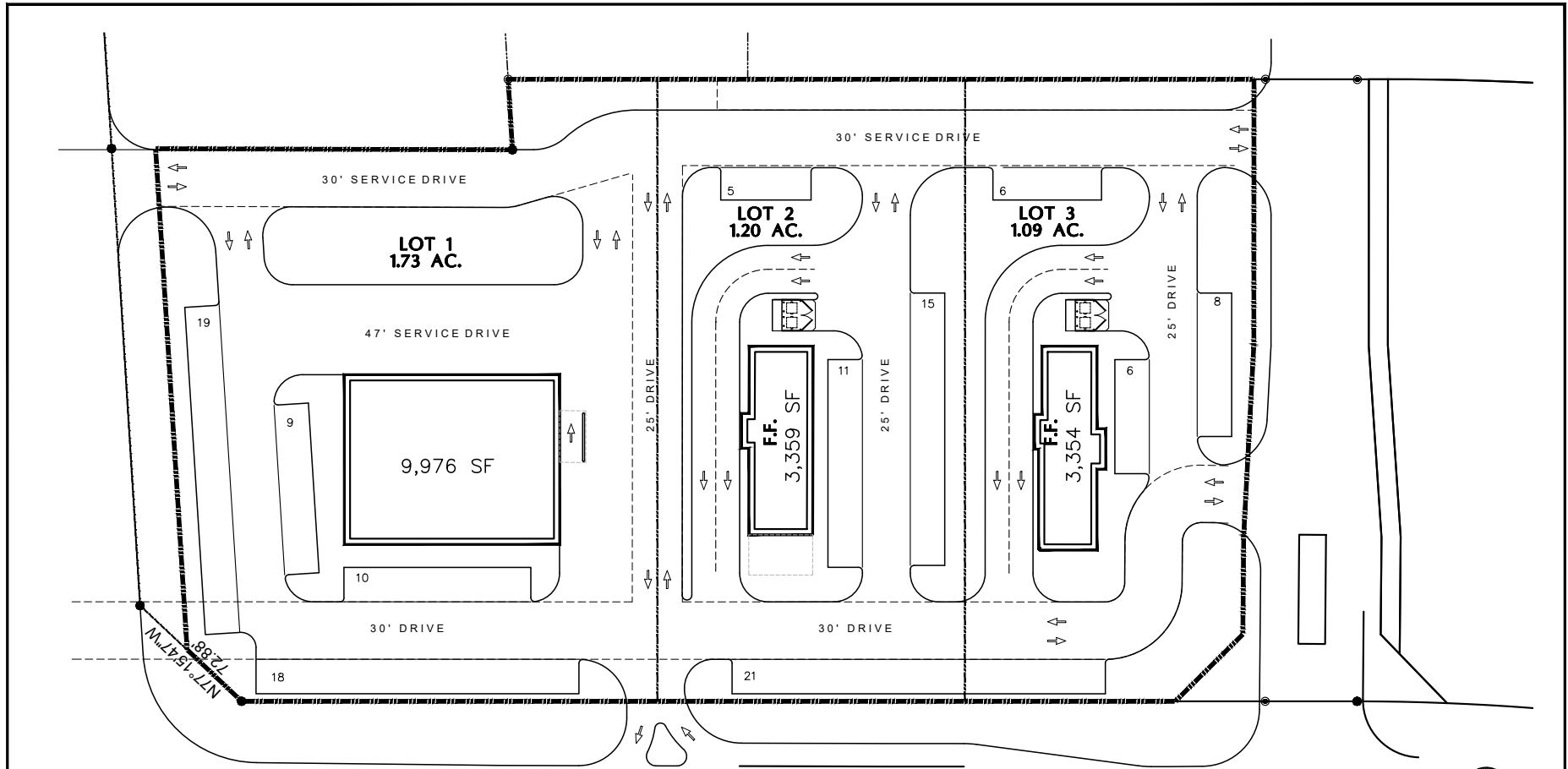
MAJOR RETAILERS | EMPLOYERS



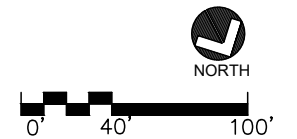
210.593.0777x405
ZACH@FULCRUMSA.COM

fulcrum
PROPERTY GROUP INC

CIBOLO, TX



F.M. 78
150' R.O.W. (VOL. 887, PG. 290, O.P.R.)



SP1-070124



F.M. 78 & MAIN STREET
CIBOLO, TEXAS



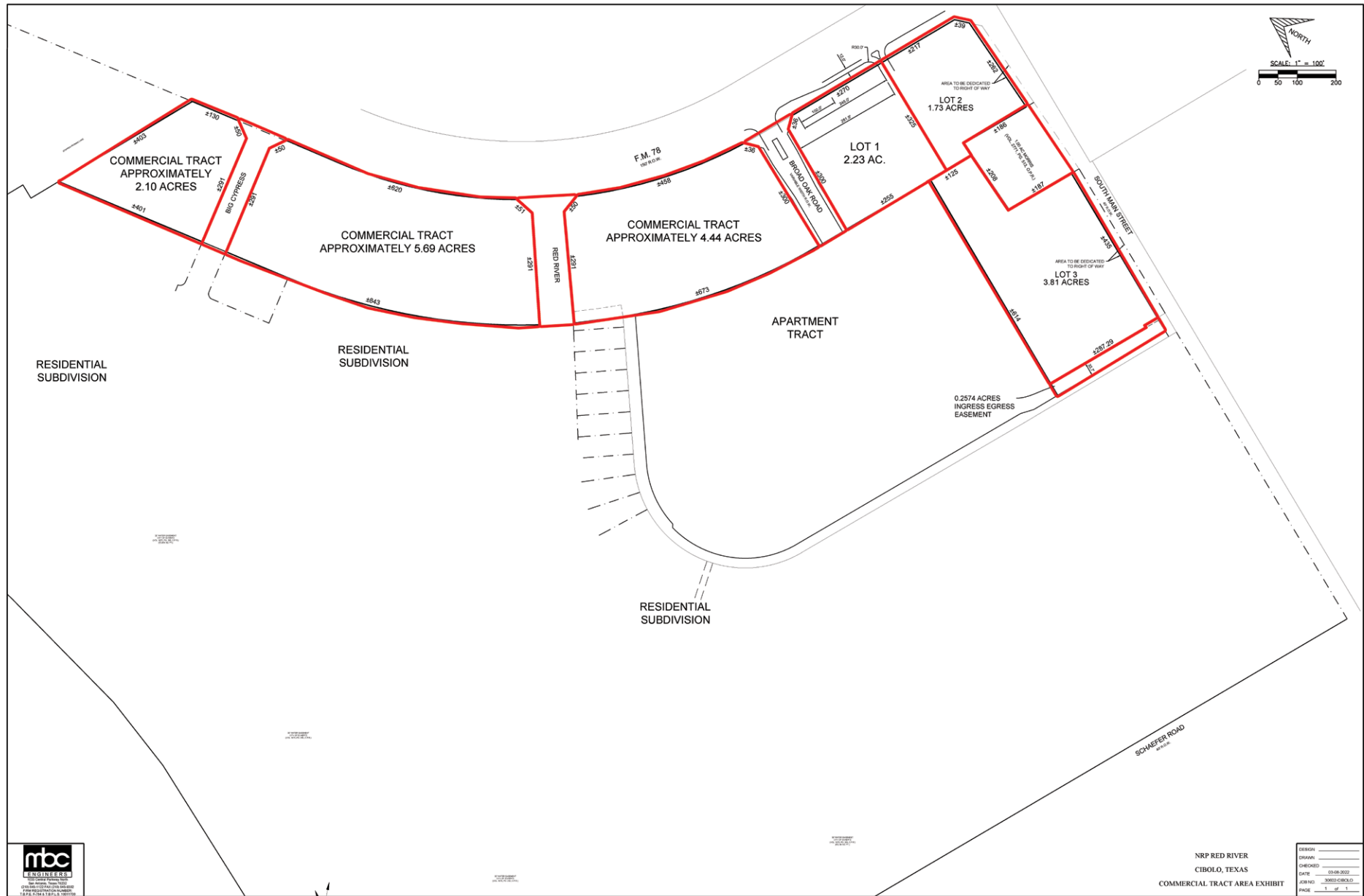
NOTE: THIS CONCEPTUAL SITE PLAN IS FOR MARKETING PURPOSES ONLY, & HAS BEEN PREPARED FOR CLIENT BASED UPON PRELIMINARY AVAILABLE SITE INFORMATION DEEMED RELIABLE. ALL DIMENSIONS, GRADES & AREA CALCULATIONS ARE SUBJECT TO VERIFICATION & MODIFICATION BY A PROFESSIONAL CIVIL ENGINEER FOR COMPLIANCE WITH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

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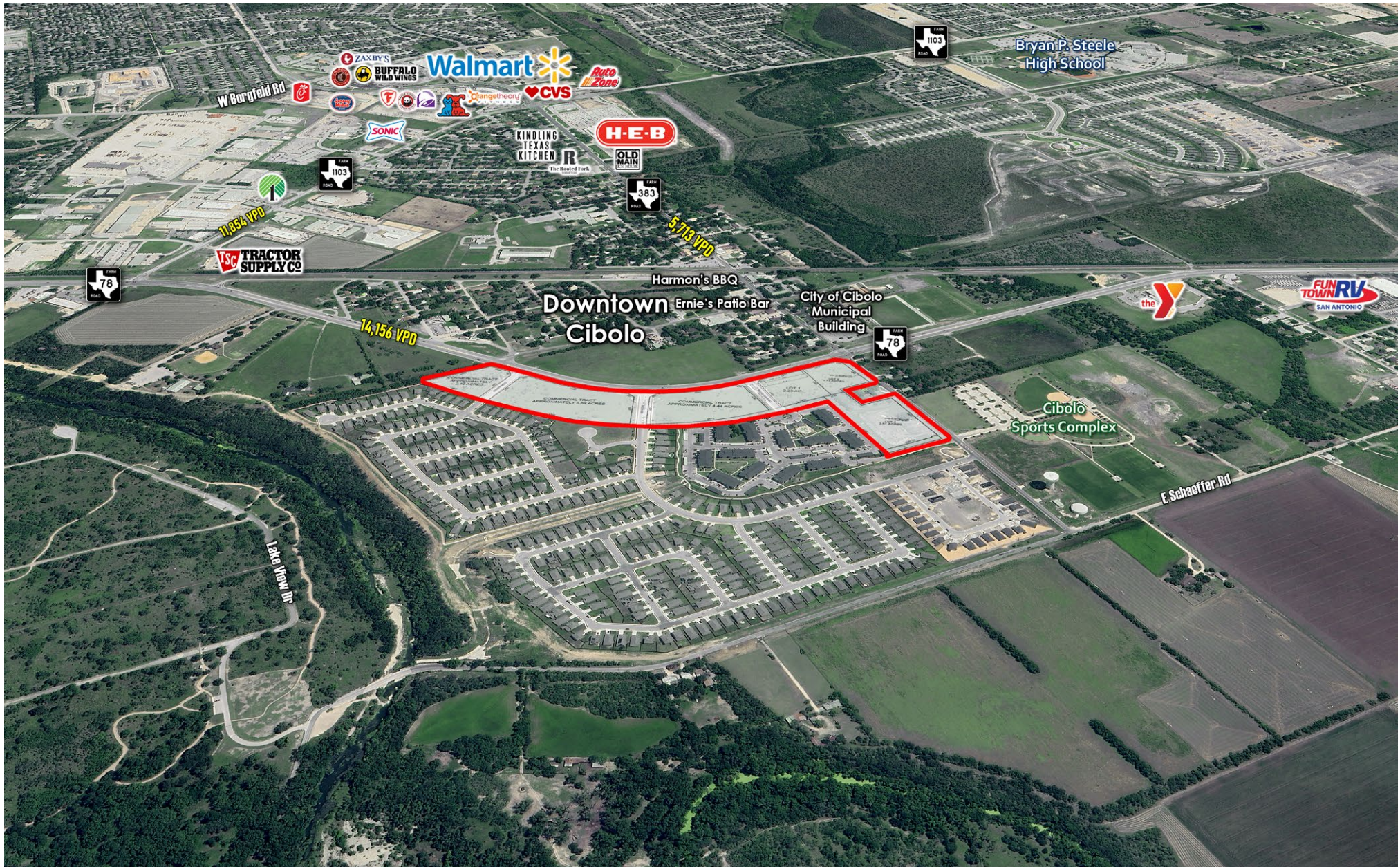
SITE PLAN



NRP RED RIVER
 CIBOLO, TEXAS
 COMMERCIAL TRACT AREA EXHIBIT

DESIGN	
DRAWN	
CHECKED	03/08/2022
DATE	
JOB NO.	3003-CIBOLO
PAGE	1 of 1

CLOSE AERIAL

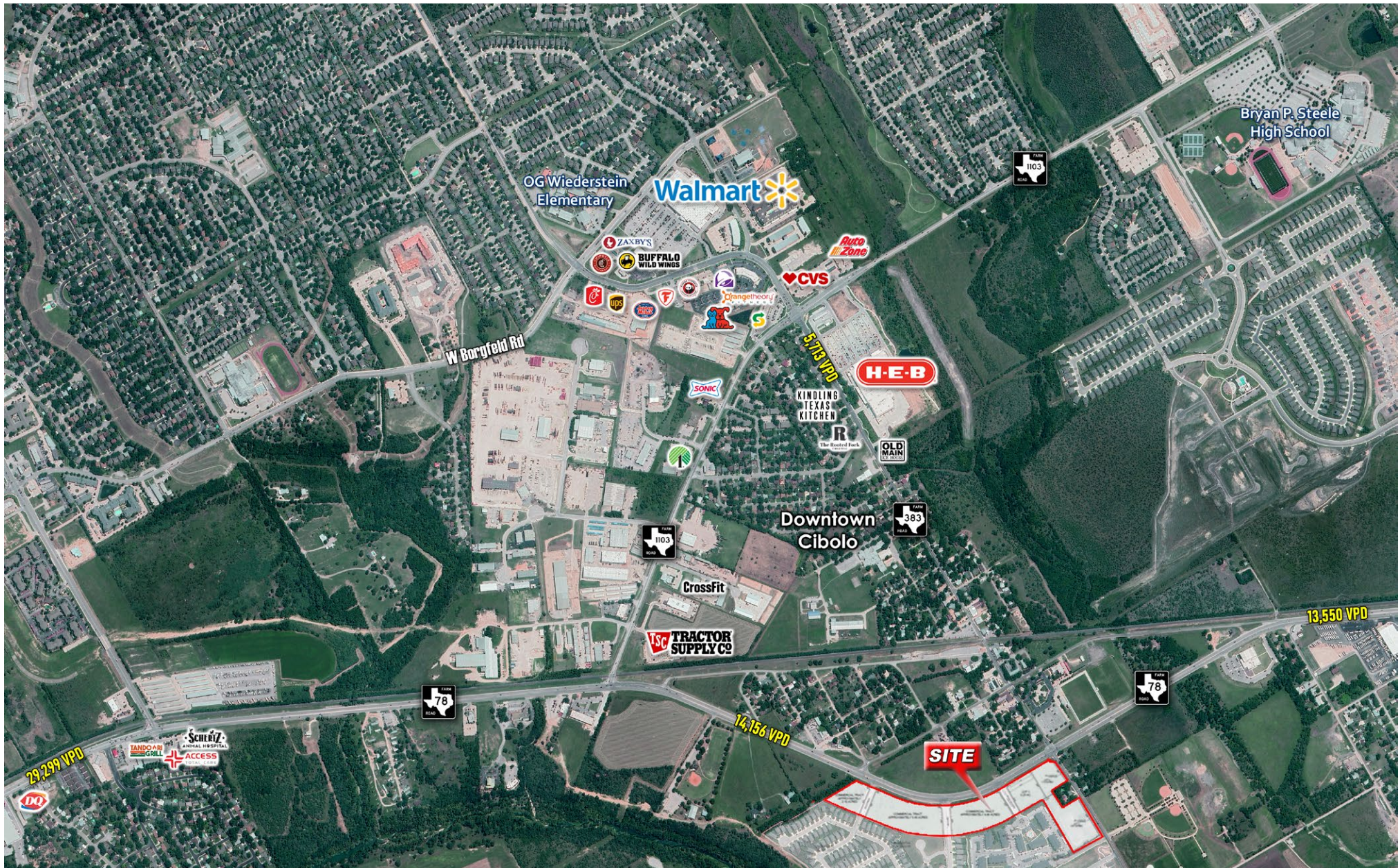


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MID MARKET AERIAL

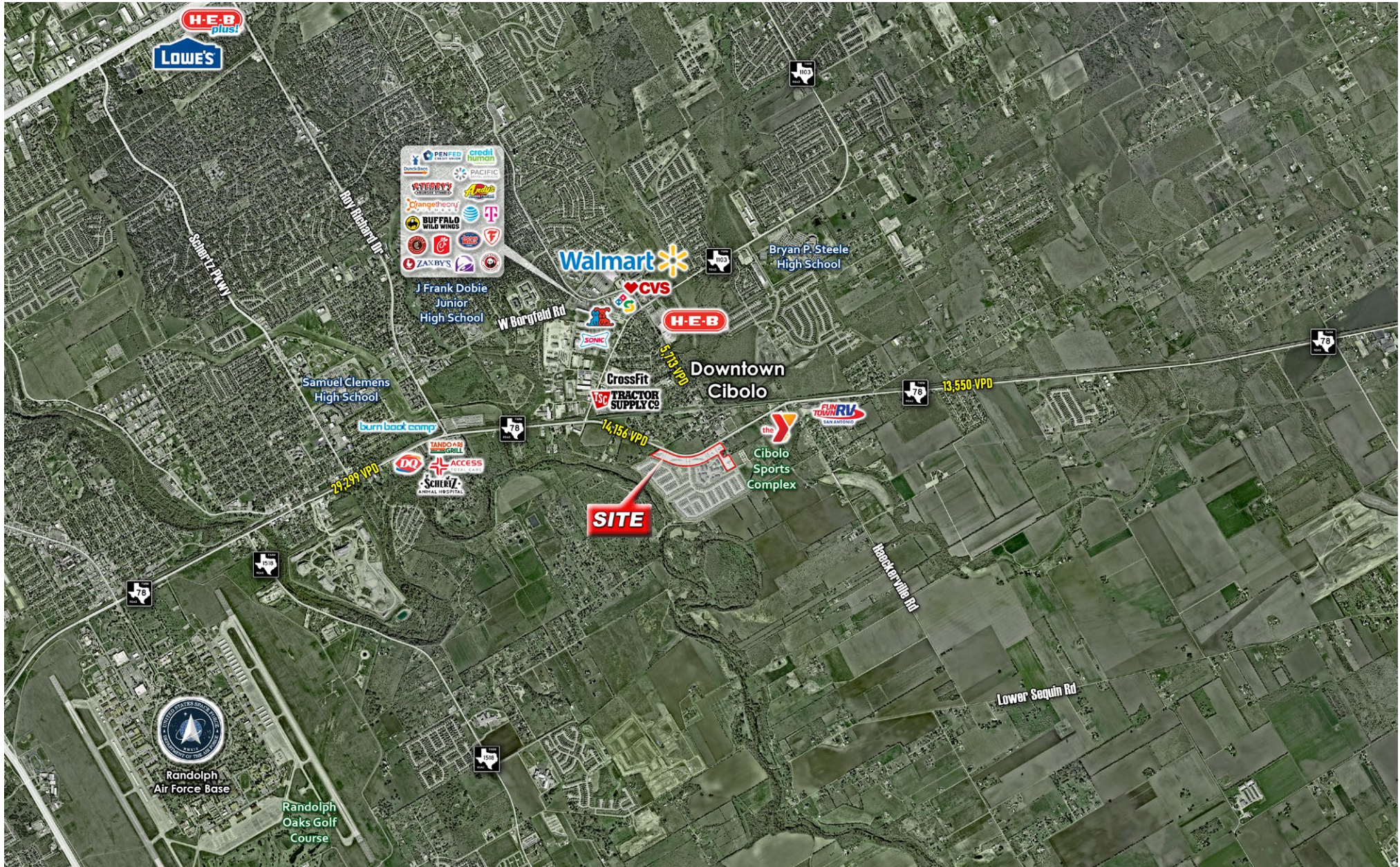


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WIDE MARKET AERIAL

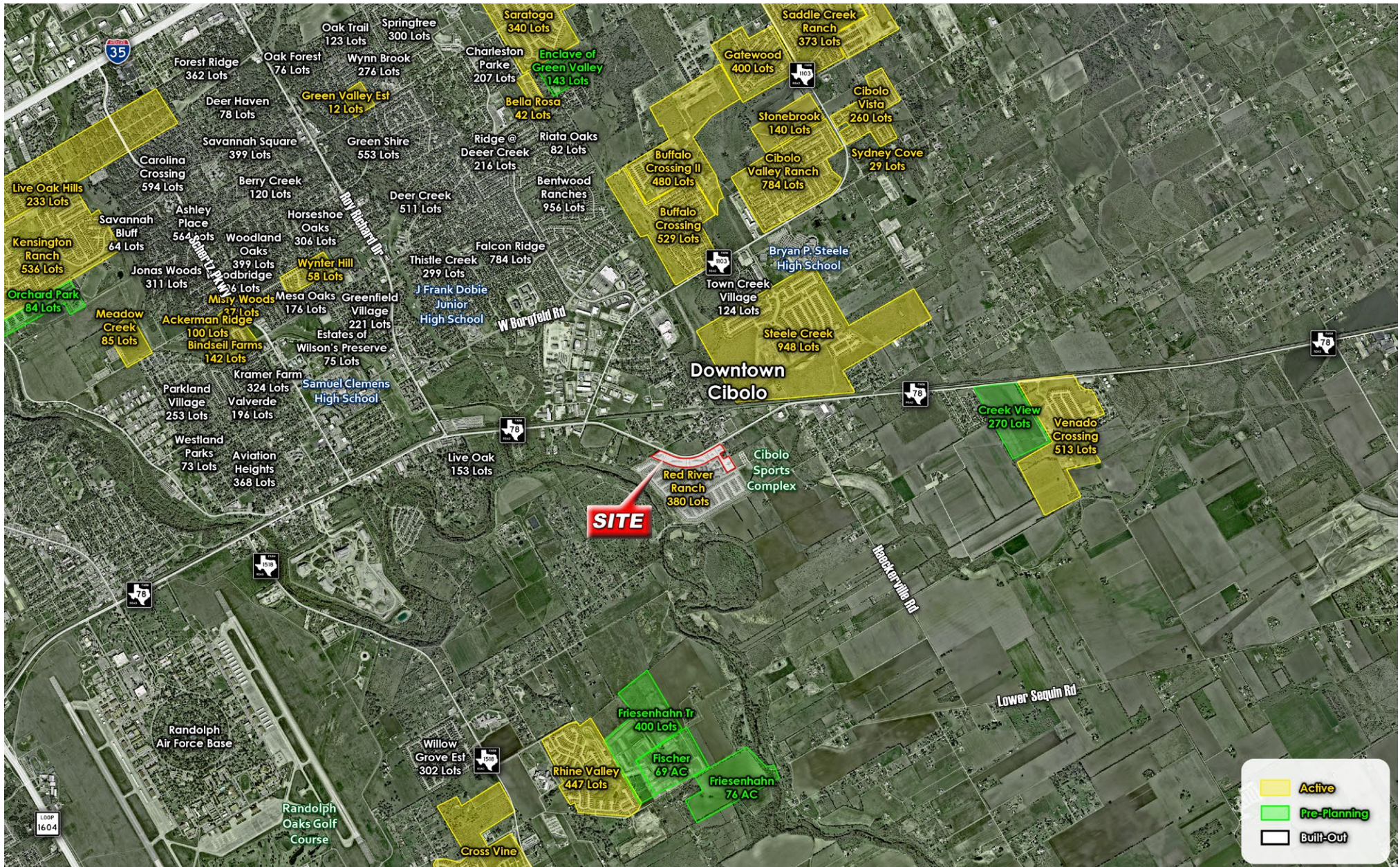


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WIDE HOUSING AERIAL



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DEMOGRAPHICS



Population	3 Miles	5 Miles	7 Miles
Current Households	13,646	33,124	60,645
Current Population	39,291	95,585	171,809
2020 Census Population	35,511	90,286	155,982
Pop Grown Rate 2024 to 2029	2.78%	1.78%	1.57%
2024 Median Age	38.4	37.8	37.0
Income	3 Miles	5 Miles	7 Miles
Average Household Income	\$120,032	\$118,782	\$111,993
Median Household Income	\$101,107	\$100,505	\$91,770
Per Capita Income	\$41,601	\$41,110	\$39,666
Race and Ethnicity	3 Miles	5 Miles	7 Miles
White	53.9%	52.8%	49.8%
Black or African American	13.4%	13.4%	14.7%
Asian or Pacific Islander	3.6%	3.7%	3.7%
Other Races	8.2%	8.3%	9.6%
Hispanic	33.5%	34.5%	37.9%
Census Households	3 Miles	5 Miles	7 Miles
1 Person Household	18.9%	18.4%	20.3%
2 Person Households	29.7%	29.7%	30.1%
3+ Person Households	18.8%	18.7%	18.1%
Owner-Occupied Housing Units	76.4%	76.3%	71.3%
Renter - Occupied Housing Units	23.6%	23.7%	28.7%

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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.

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.

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 or subagent by the buyer or buyer's agent.

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.

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

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

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.

Fulcrum Property Group

Licensed Broker /Broker Firm Name or Primary Assumed Business Name

#405486

License No.

fulcrum@fulcrumsa.com

Email

210-593-0777

Phone

Jacques Robert Braha

#318614

License No.

jack@fulcrumsa.com

Email

210-593-0777 x304

Phone

Designated Broker of Firm

Zach Braha

#650527

License No.

zach@fulcrumsa.com

Email

210-593-0777 x405

Phone

Sales Agent/Associate's Name

Regulated by the
Texas Real Estate Commission

Buyer/Tenant/Seller/Landlord Initials

Date

Information available at www.trec.texas.gov