

COMMERCIAL PAD SITE NEXT TO CIBOLO STATION IN CIBOLO, TEXAS

FOR SALE - 0.751 ACRES COMMERCIAL PAD SITE
BUILD TO SUITE & GROUND LEASE OPTIONS AVAILABLE



769 SCHNEIDER DRIVE CIBOLO, TEXAS 78108

CIBOLO PAD SITE—DETAILS

Asking Price

\$250,000.00 / \$7.64 PSF

Build to Suite & Ground Options Available

Contact Broker for More Information

Land Size

0.751 Acres (32,714 SF)

Zoned

C-3 Retail / Office

Utilities

All Utilities on Site, **SHOVEL READY!**

Access

The site features access along Schneider Road from FM 1103 and has shared ingress / egress with Cibolo Station Shopping Center. There are internal dedicated thoroughfares for easy access.

Exposure

The pad site is visible from FM 1103 with a traffic count of 30,000 vehicles per day. The shared access between Cibolo Station provides excellent foot traffic and shared business.



TC Austin Realty Advisors

12950 Country Parkway Ste 180

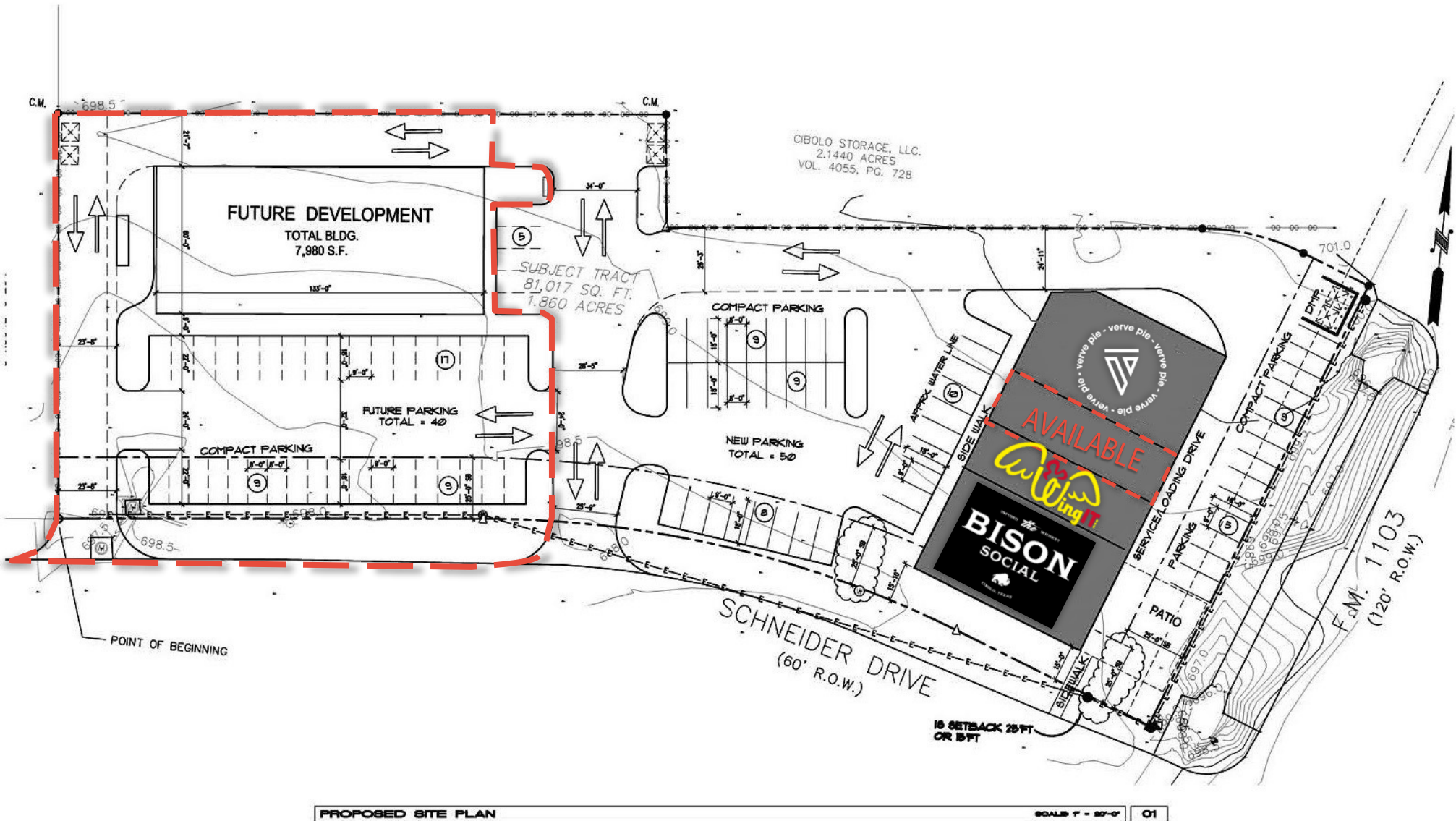
San Antonio, Texas 78216

www.tcaustin.com

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CIBOLO PAD SITE—CONCEPTUAL

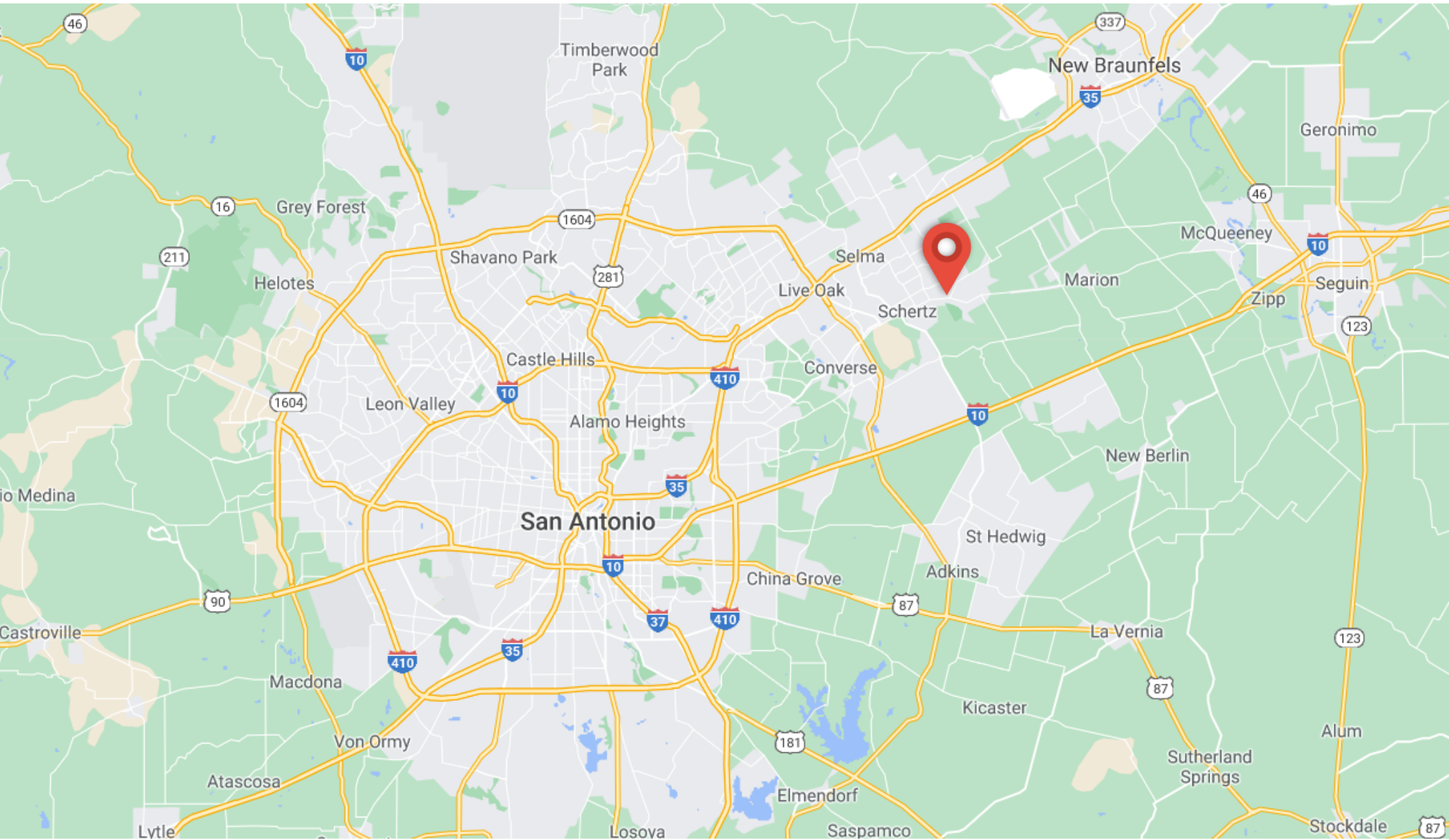


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CIBOLO PAD SITE—MAP LOCATION

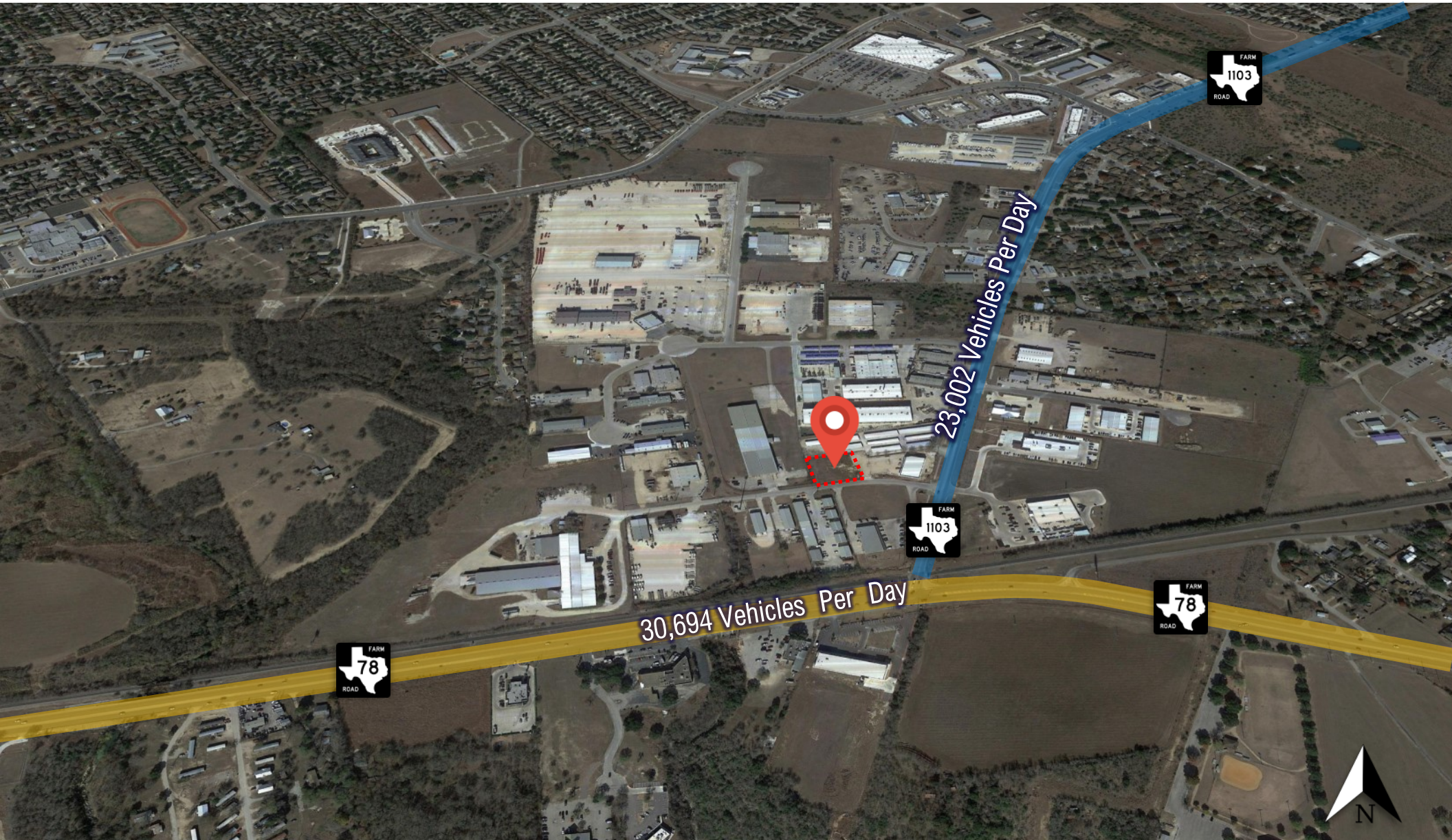


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CIBOLO PAD SITE—NORTH AERIAL

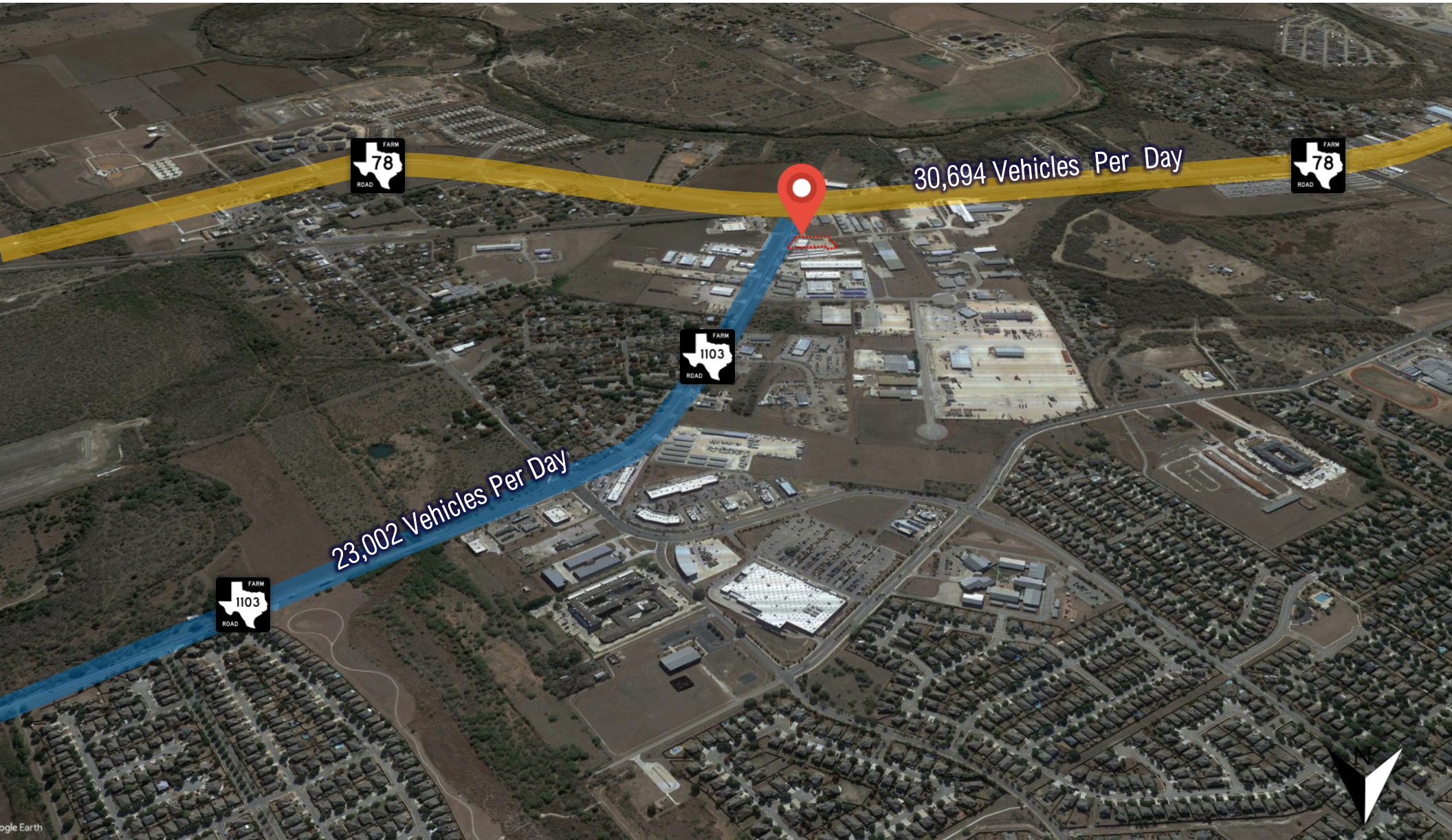


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CIBOLO PAD SITE—SOUTH AERIAL



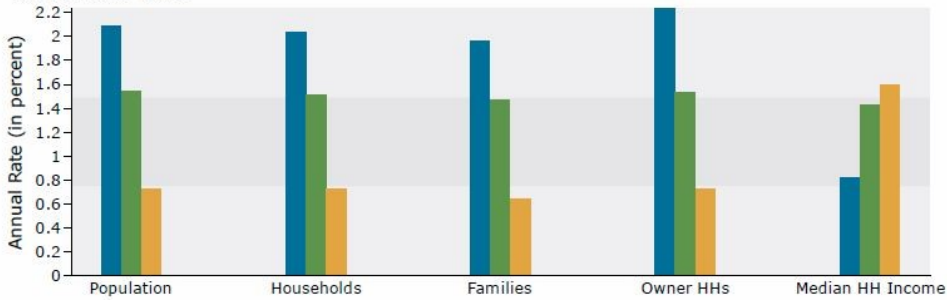
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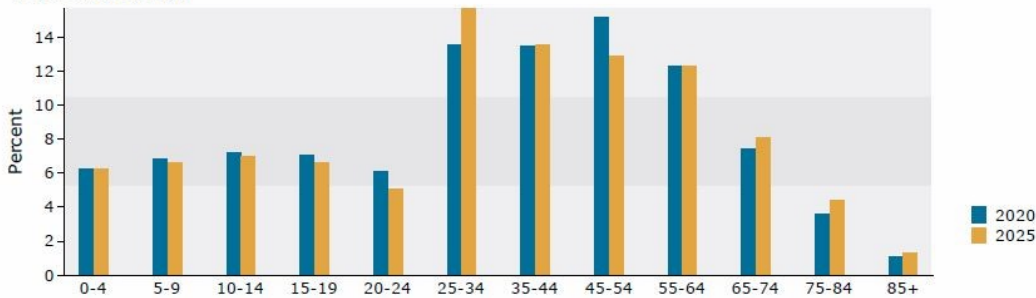
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CIBOLO PAD SITE—DEMOGRAPHICS

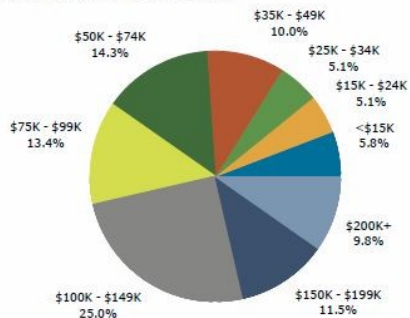
Trends 2020-2025



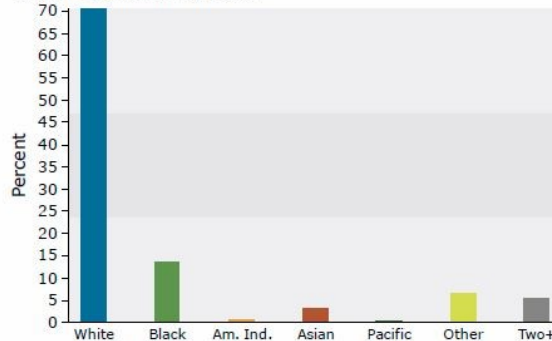
Population by Age



2020 Household Income



2020 Population by Race



CENSUS	2010	2020	2025
Households			
1 Mile Radius	1,045	1,243	1,368
2 Mile Radius	7,152	8,603	9,515
3 Mile Radius	14,100	18,045	19,986
Median Age			
1 Mile Radius	35.7	37.4	37.4
2 Mile Radius	36.3	37.3	36.9
3 Mile Radius	36.4	36.8	36.1
Families			
1 Miles Radius	786	903	987
2 Mile Radius	5,609	6,640	7,317
3 Mile Radius	11,219	14,214	15,690
Population			
1 Mile Radius	2,994	3,550	3,906
2 Mile Radius	20,551	24,921	27,639
3 Mile Radius	40,930	53,169	59,078
Average Income			
1 Mile Radius		\$98,556	\$108,736
2 Mile Radius		\$109,185	\$118,537
3 Mile Radius		\$111,042	\$121,511

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025.

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