

LAND FOR SALE

FM 1103 & ORTH AVE, CIBOLO, TX 78108



9311 San Pedro Ave., Ste. 850
San Antonio, Texas 78216
210.366.2222 office / 210.366.2231 fax
www.endurasa.com

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elundblad@endurasa.com

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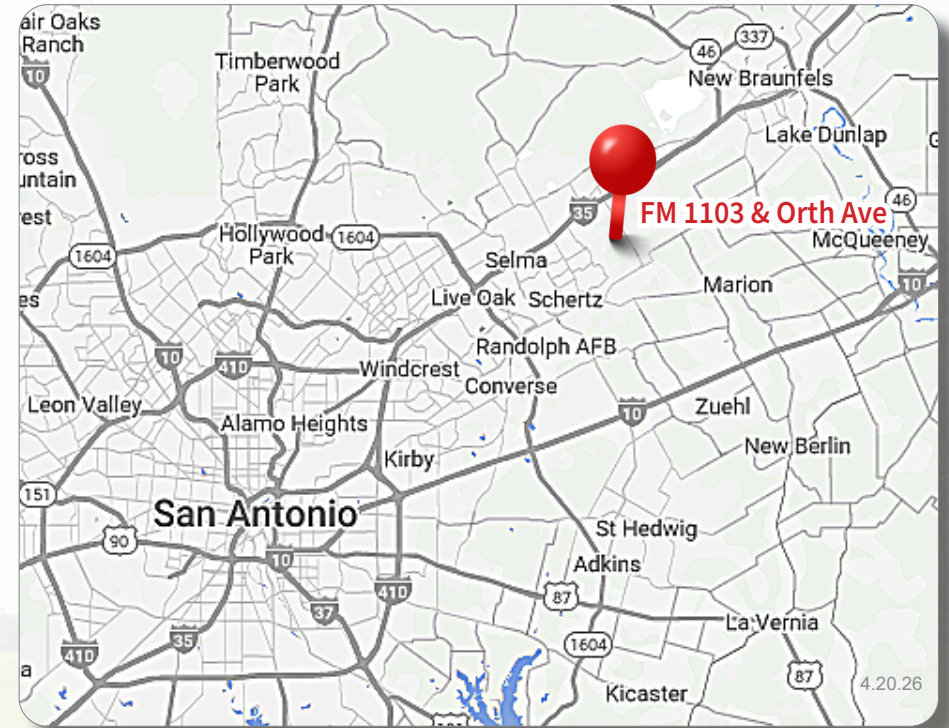
FOR SALE: ±42.56 ACRES

FM 1103 & ORTH AVE, CIBOLO, TX 78108

- LOCATION:** FM 1103 & Orth Ave
Guadalupe County
Cibolo, TX 78108
- LOT SIZE:** ±42.56 acres
- PRICE:** Contact Broker
- ZONING:** C-1 (light commercial)
- UTILITIES*:** Water - City of Cibolo
Sewer - City of Cibolo
Electric - Guadalupe Valley Electric
- FRONTAGE:** FM 1103: ±826'

*Prospective buyers should retain an independent engineer to verify the location, accessibility and capacity of all utilities.

- Minutes from Randolph Air Force Base and Major employment centers
- Extremely strong demographics including household incomes and home values
- High-growth corridor within the rapidly expanding Northeast San Antonio market
- Strong residential growth driving increased demand for retail, office, and mixed-use development
- Close proximity to major thoroughfares including IH-35
- Located within the highly desirable Schertz-Cibolo-Universal City ISD area



The information contained herein is believed to be accurate but is not warranted, as the information may change or be updated without notice. Seller or Landlord makes no representation as to the environmental condition of the property and recommends purchaser's or tenant's independent investigation.

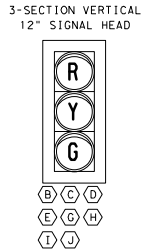
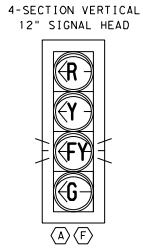


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PROPOSED LED SIGNAL HEADS



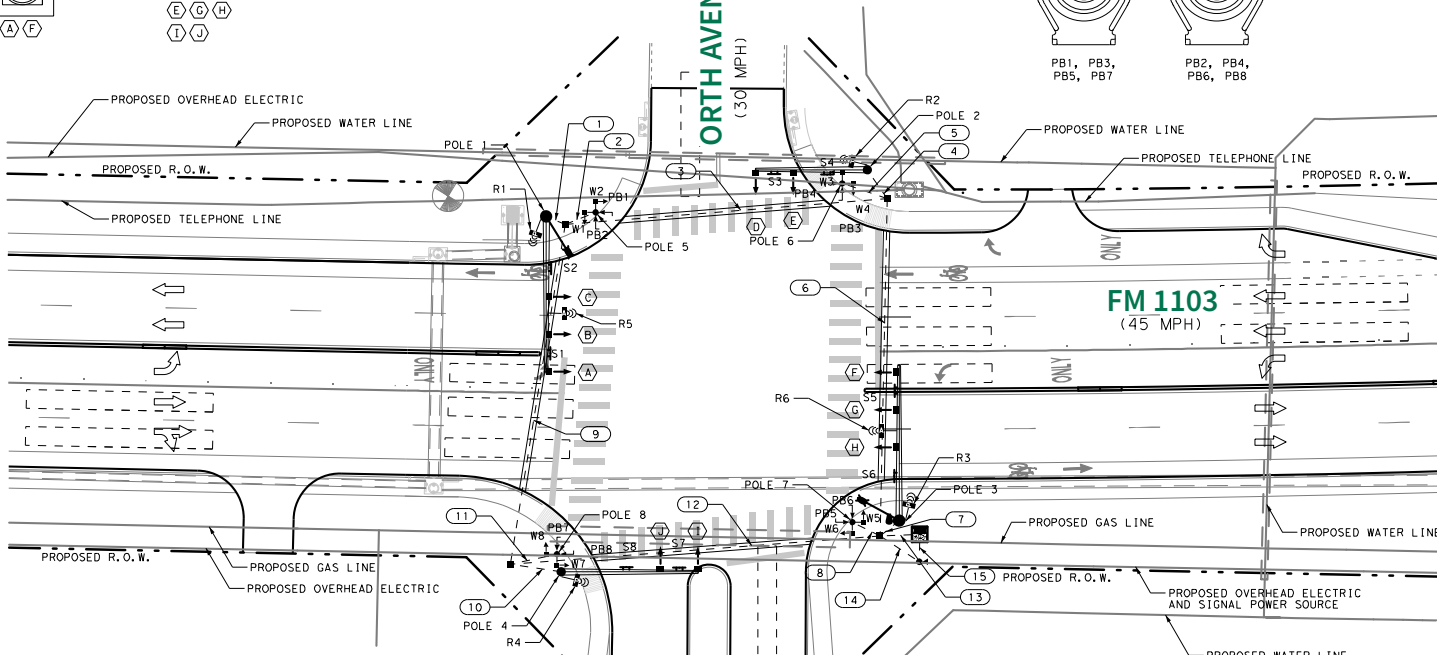
FM 1103
S4, S8

Orth Ave
S2, S6



PROPOSED SIGNS

Proposed Traffic Signs Plans



LEGEND

- SIGNAL POLE W/ MAST ARM
- LUMINAIRE
- VERTICAL SIGNAL HEAD
- OVERHEAD SIGN
- PEDESTRIAN POLE W/ SIGNAL HEAD
- PEDESTRIAN PUSH BUTTON
- CCTV
- RADAR PRESENCE (RPDD)
- RADAR ADVANCE (RADD)
- TYPE D GROUND BOX
- CONDUIT (TRENCH)
- CONDUIT (BORE)
- SERVICE METER AND DISCONNECT
- GROUND MOUNTED CONTROLLER CABINET
- DETECTION ZONE
- DIRECTION OF TRAFFIC
- RIGHT OF WAY (R.O.W.)

NOTES:

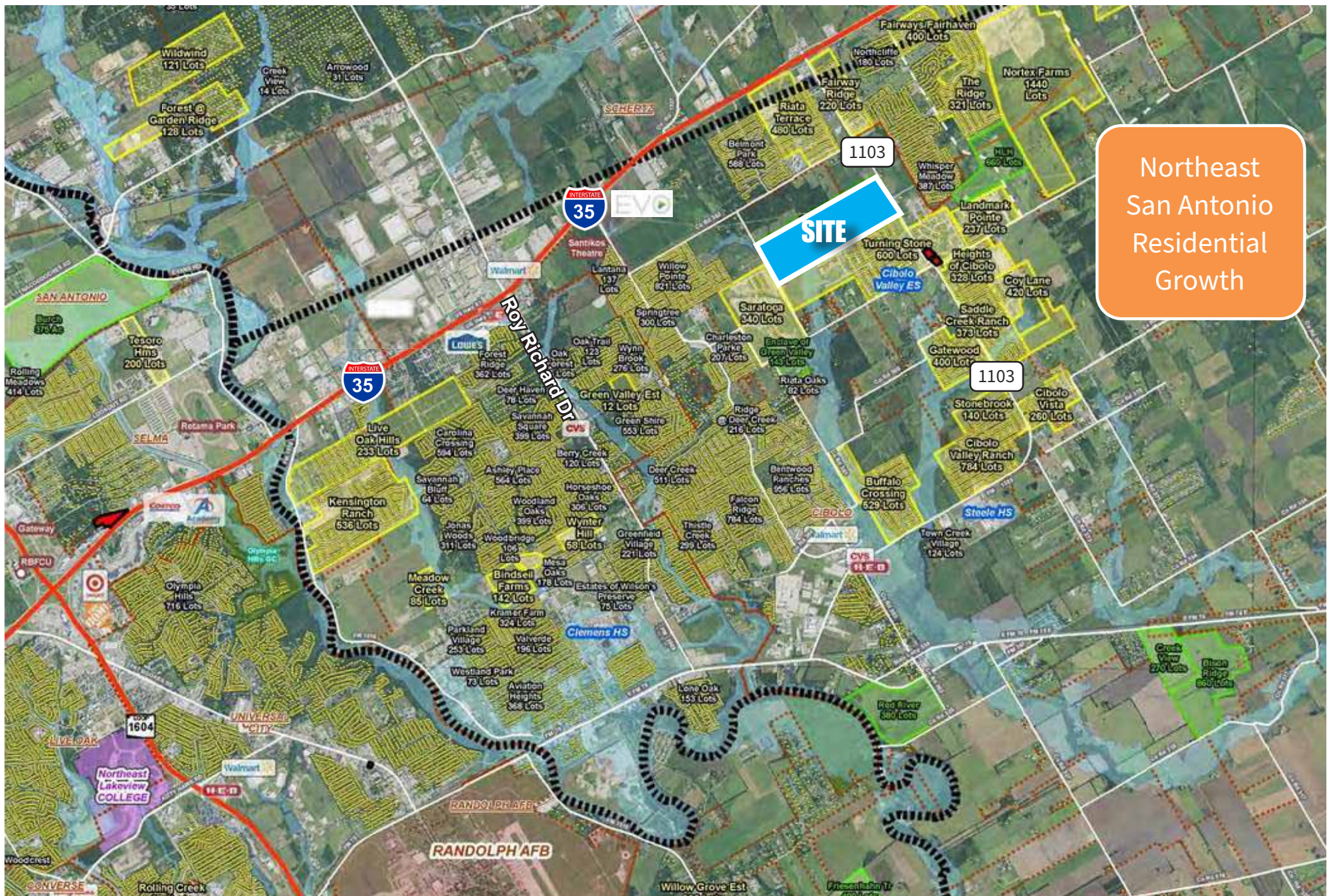
1. THE LOCATION OF UNDERGROUND AND ABOVE GROUND UTILITIES ARE APPROXIMATE. ROW, ROADWAY, AND UTILITY INFORMATION SHOWN FOR INFORMATION PURPOSES ONLY AND SHALL BE VERIFIED IN THE FIELD.
2. THE CONTRACTOR SHALL VERIFY AND DETERMINE THE EXACT LOCATION OF UTILITIES PRIOR TO CONSTRUCTION.
3. THE CONTRACTOR SHALL CALL UTILITY LOCATOR SERVICE AT LEAST 48 HOURS PRIOR TO COMMENCING WORK. TEXAS "ONE-CALL" SYSTEM: 1-800-344-8377"
4. THE CONTRACTOR IS FULLY RESPONSIBLE FOR ANY DAMAGES CAUSED BY THE FAILURE TO LOCATE AND PRESERVE THE UNDERGROUND FACILITIES.
5. VERIFY SIGNAL POLE FOUNDATION LOCATIONS WITH DESIGN ENGINEER PRIOR TO INSTALLATION.
6. FOR ALL CORNERS, PLACE APS UNITS ON THE SAME SIGNAL POLE. BECAUSE A 10' SEPARATION IS NOT PRESENT, ALL APS UNITS SHOULD HAVE A PUSHBUTTON LOCATOR TONE, A TACTICAL ARROW, A SPEECH WALK MESSAGE FOR THE WALKING PERSON (SYMBOLIZING WALK) INDICATION, AND A SPEECH PUSHBUTTON INFORMATION MESSAGE.
7. CONFIGURE CABINET/CONTROLLER/CONFLICT MONITOR TO PROVIDE FYA OPERATION ALONG FM 1103.
8. THE INSTALLATION OF ALL TRAFFIC SIGNAL COMMUNICATION PACKAGE ITEMS (CELLULAR MODEM, ETHERNET SWITCH, IP CAMERA, ETC.) IS SUBSIDIARY TO ITEM 680.

ENDURA[®]
ADVISORY GROUP
 commercial real estate solutions
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 Locally Owned. Globally Connected.

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Northeast
San Antonio
Residential
Growth



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±42.56 ACRES



INTERSTATE 35
Live Oak Shopping Center

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Roy Richard Dr

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Borgfeld Rd

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FM 78

FM 78

FM 78

1103

1103

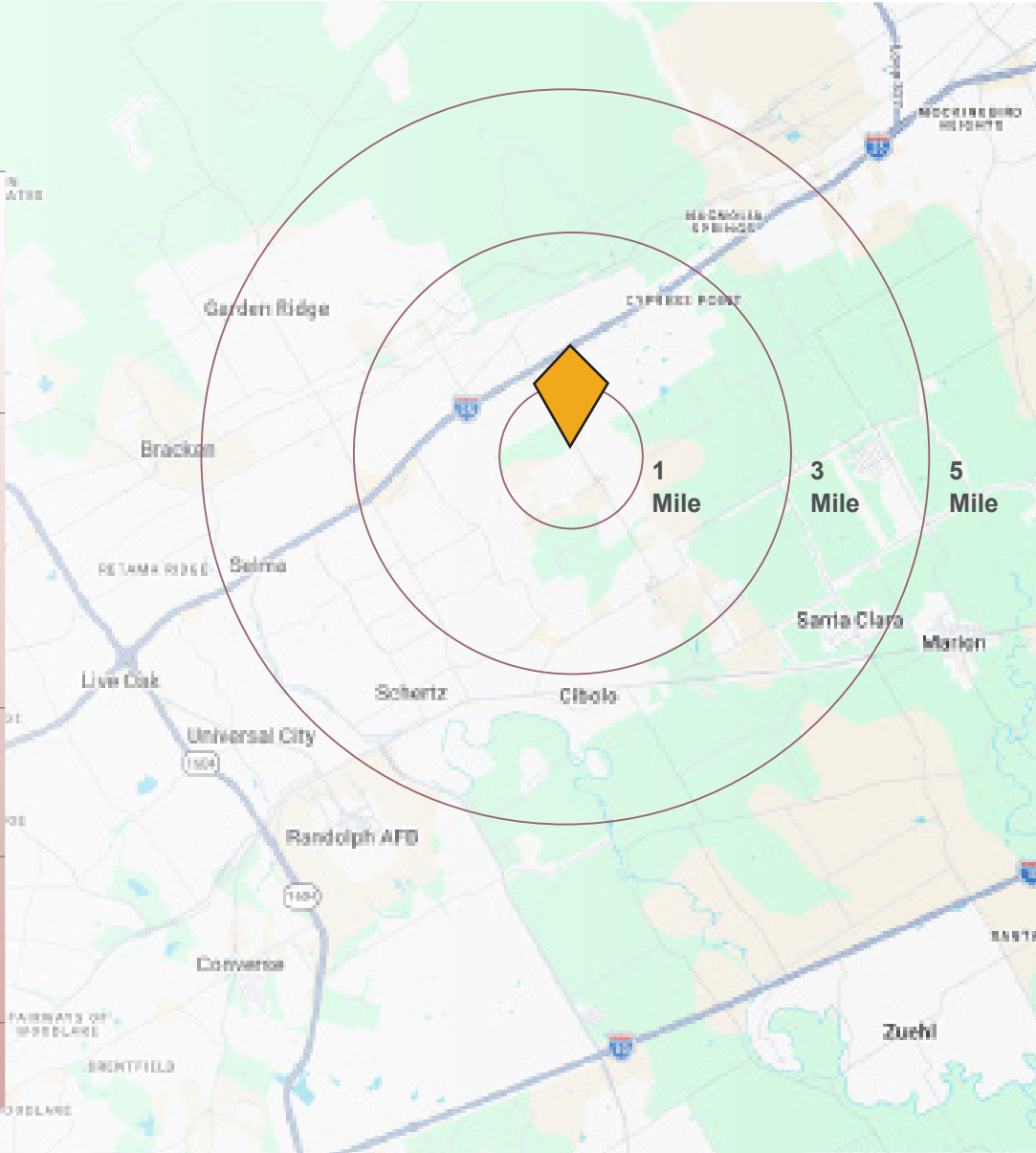
1103

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DEMOGRAPHICS

Population	1 Mile	3 Mile	5 Mile
2025 Total Population:	11,301	51,851	90,449
2030 Population Projection:	12,589	57,756	100,947
Population Growth 2025-2030:	2.3%	2.3%	2.3%
Median Age:	36.5	37.9	38.9
Households			
2025 Total Households:	3,473	16,598	30,947
Household Growth 2025-2030:	2.4%	2.4%	2.4%
Median Household Income:	\$109,074	\$122,458	\$109,036
Average Household Size:	2	2	1
Average Household Vehicles:	3.2	3.1	2.9
Housing			
Median Home Value:	\$362,141	\$348,686	\$339,888
Median Year Built:	2010	2008	2005
Daytime Employment			
Total Businesses:	92	767	2,576
Total Employees:	569	5,263	23,570
Vehicle Traffic			
FM 1103 @ IH-35 Frontage:	18,728 vpd		



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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. **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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

Endura Advisory Group GP, LLC	581037	jlundblad@endurasa.com	(210)366-2222
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
James G. Lundblad	337803	jlundblad@endurasa.com	(210)366-2222
Designated Broker of Firm	License No.	Email	Phone
James G. Lundblad	337803	jlundblad@endurasa.com	(210)366-2222
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Eric Lundblad	584796	elundblad@endurasa.com	(210)366-2222
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date _____



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