

LOCKWOOD
REALTY GROUP

Inspired Purpose; Intentional Growth

At Lockwood Realty Group, our priority is leadership through intentional service to others. Whether it's sitting down to catch up over coffee or facilitating a multi-million-dollar deal, our focus is the same: to use our God-given time to positively impact the lives of others.

106 Rawe Ave

Cibolo, TX 78108



LOCKWOOD REALTY GROUP



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PROPERTY INFORMATION

Section 1

PROPERTY SUMMARY

PROPERTY DESCRIPTION

Introducing an exceptional commercial property strategically located in the SAN ANTONIO area. This 4,500 SF building offers a versatile layout ideal for retail or vehicle-related operations, with ample parking space and prominent signage opportunities to enhance brand visibility. Zoned C-2 OTC, this property provides flexibility for various commercial uses, while its high-traffic location ensures maximum customer exposure. With potential for expansion or redevelopment, it presents a prime opportunity to maximize ROI. Don't miss out on this rare chance to secure a high-visibility property tailored to retail and vehicle-related investors.

OFFERING SUMMARY

Sale Price:	\$895,000
Lot Size:	0.45 Acres
Building Size:	4,500 SF



PROPERTY HIGHLIGHTS

- 4,500 SF building ideal for retail or vehicle-related operations
- Zoned C-2 OTC for flexible commercial use
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- Strategic SAN ANTONIO location for high visibility
- High traffic area for increased customer exposure
- Ample parking space for customer convenience
- Versatile layout to accommodate various business needs
- Prominent signage opportunities for increased brand visibility
- Potential for expansion or redevelopment to maximize ROI



PROPERTY PHOTOS



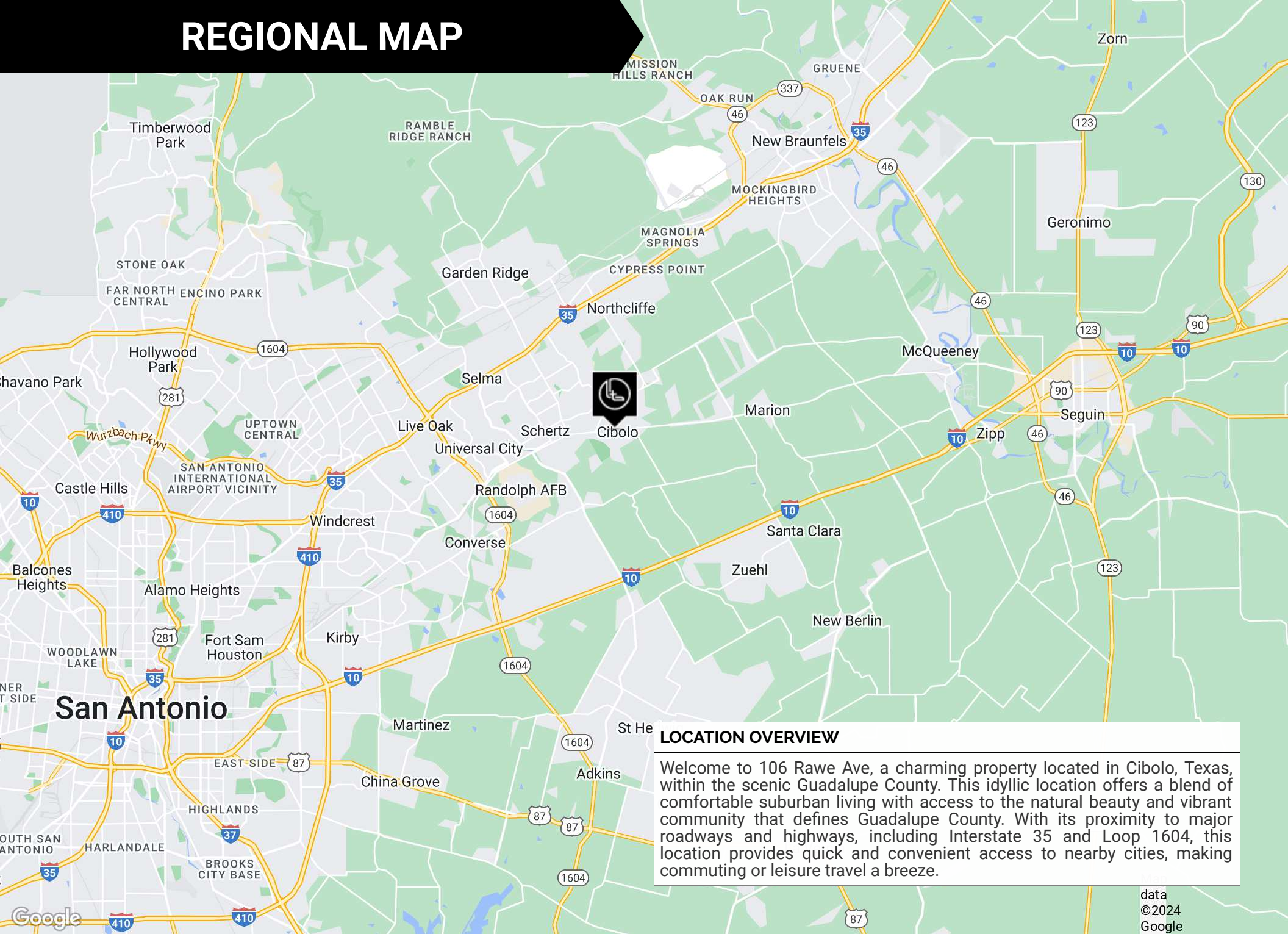
ADDITIONAL PHOTOS



LOCATION INFORMATION

Section 2

REGIONAL MAP

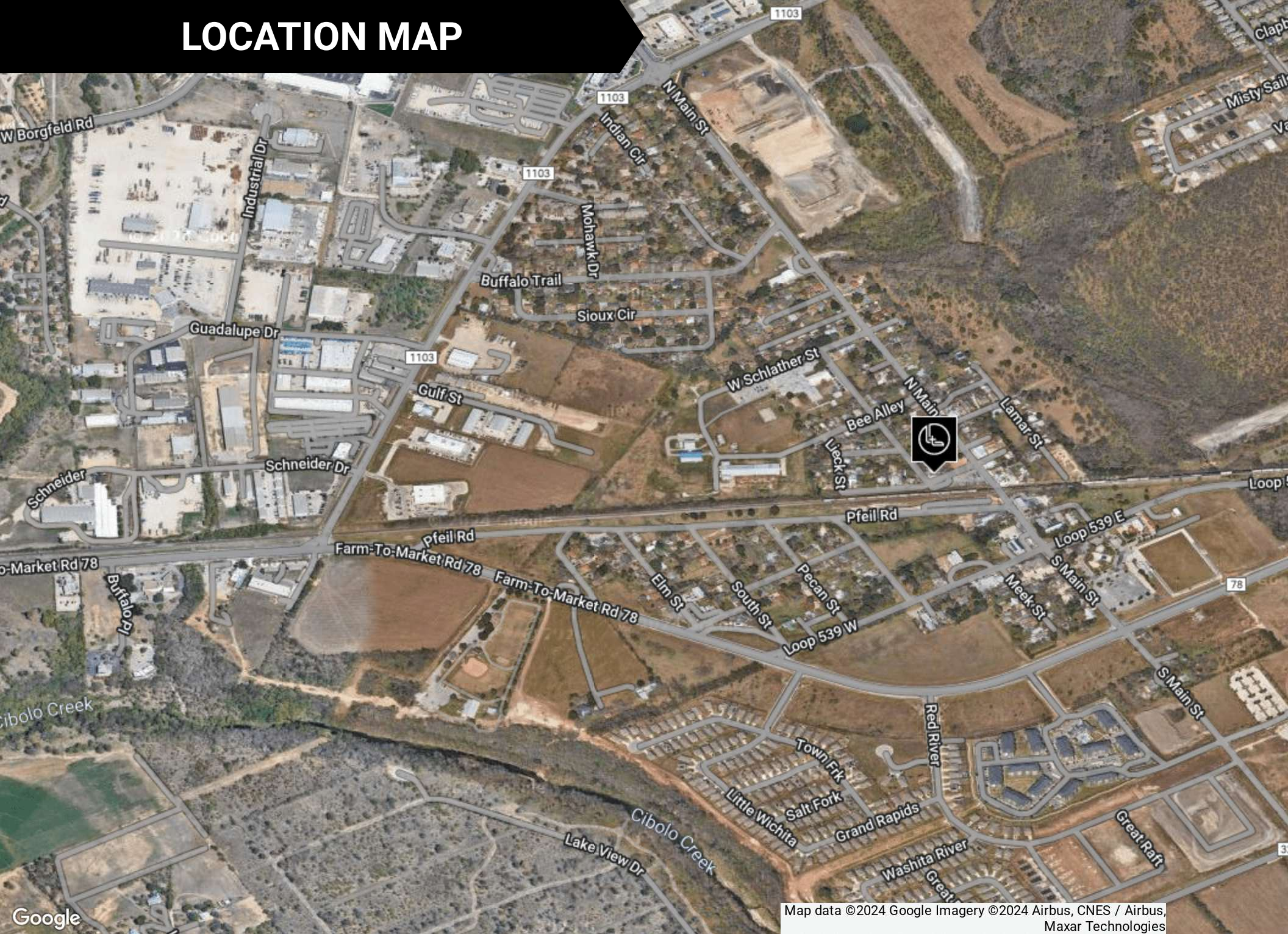


LOCATION OVERVIEW

Welcome to 106 Rawe Ave, a charming property located in Cibolo, Texas, within the scenic Guadalupe County. This idyllic location offers a blend of comfortable suburban living with access to the natural beauty and vibrant community that defines Guadalupe County. With its proximity to major roadways and highways, including Interstate 35 and Loop 1604, this location provides quick and convenient access to nearby cities, making commuting or leisure travel a breeze.

data ©2024 Google

LOCATION MAP



Map data ©2024 Google Imagery ©2024 Airbus, CNES / Airbus, Maxar Technologies

DEMOGRAPHICS

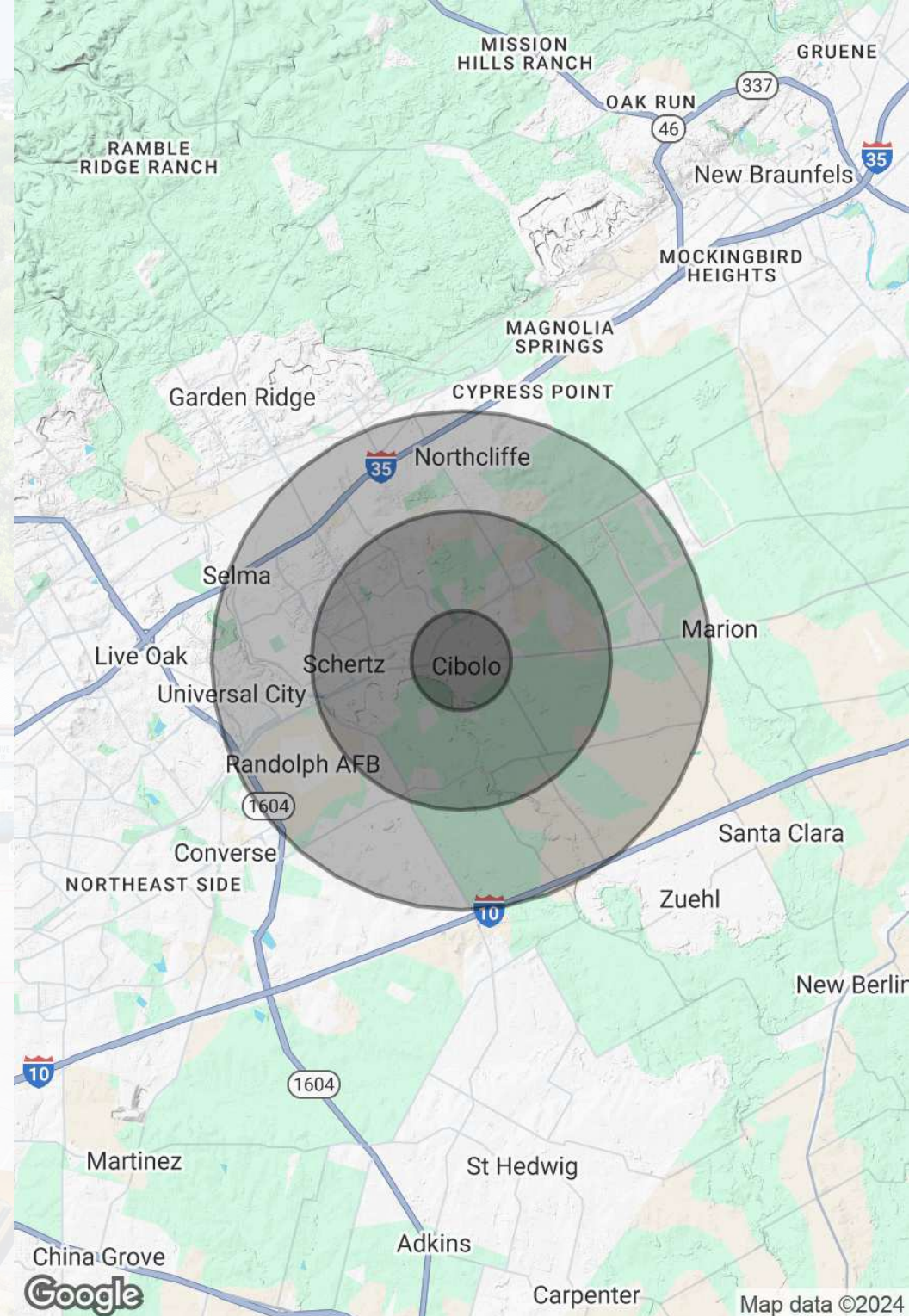
Section 3

DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,535	37,994	89,222
Average Age	43.9	37.9	36.4
Average Age (Male)	39.6	35.9	34.7
Average Age (Female)	45.7	39.4	38.1

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	679	13,275	30,919
# of Persons per HH	2.3	2.9	2.9
Average HH Income	\$79,414	\$100,249	\$96,793
Average House Value	\$181,338	\$214,939	\$211,740

2020 American Community Survey (ACS)





LOCKWOOD REALTY GROUP

WEBSITE

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