

**LIMITED TIME ONLY—6% COMMISSION FOR TENANT REP.**

**NEW DEALS ONLY, MIN 5 YEAR TERM**

# CIBOLO STATION

313 Schneider, Cibolo, Texas 78108



**FOR LEASE - 1,912 SF RETAIL SPACE**

***FIRST 3 MONTHS FREE RENT !***

***FLEXIBLE LANDLORD TERMS WITH TI ALLOWANCE & LOAN OPTIONS AVAILABLE !***

TC Austin Realty Advisors  
12950 Country Parkway Ste 180  
San Antonio, Texas 78216  
[www.tcaustin.com](http://www.tcaustin.com)

Phone  
210-495-5015

Mike Reyna, CCIM CPM, CRE  
210-325-3397  
[mike@tcaustin.com](mailto:mike@tcaustin.com)  
TREC Lic. #34959

Troy Van Brunt  
210-495-5015  
[troy@tcaustin.com](mailto:troy@tcaustin.com)  
TREC Lic. # 529793

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# CIBOLO STATION—LEASE PLAN

## Space Available

1,912 SF In-Line Space (Shell)

## Parking Ratio

5.77 per 1,000 SQFT / 57 Parking Spots

## Rental Rates

Asking Rent - \$24.00 PSF

NNN \$8.00 PSF

**UP TO 6 MONTHS FREE RENT BASED ON FINAL  
LEASE TERMS AND FINANCIAL REVIEW.**

## Lease Terms

5 Year Lease Term min.

## Tenant Finish-Out Allowance

\$25.00 PSF Finish Out Allowance at Base Rate.

**UP \$100,000.00 OF ADDITIONAL TI ALLOWANCE  
AVAILABLE**

**CONTACT BROKER FOR ADDITIONAL INFORMATION**

## Access

The site features access along Schneider Road from FM 1103. There are internal dedicated thoroughfares for easy access and ample shared front parking.

## Exposure

Cibolo Station offers excellent exposure from FM 1103 with a traffic count of 30,000 vehicles per day. Newly constructed, the property is an excellent location for a boutique retail or restaurant user.

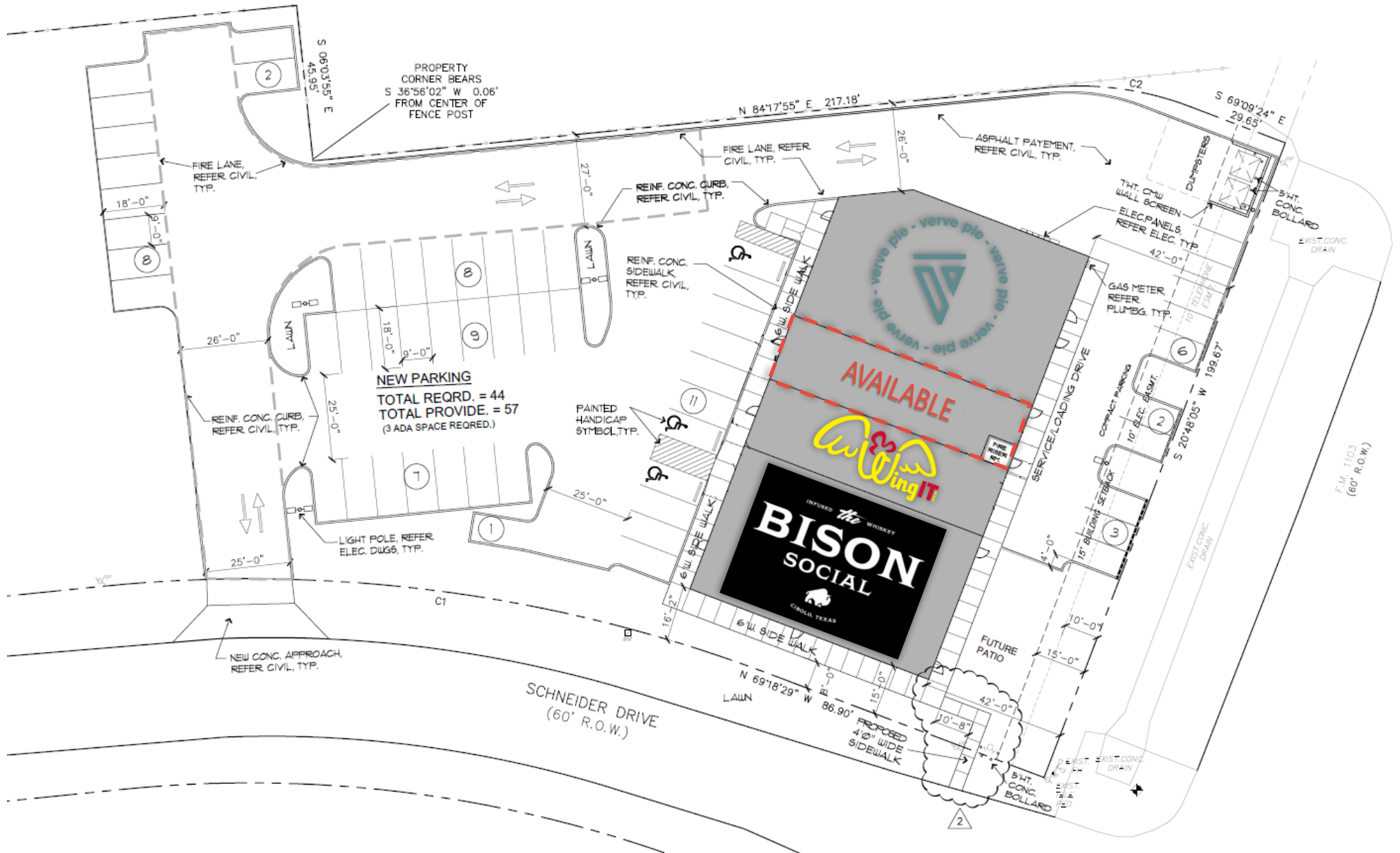


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# CIBOLO STATION—SITE PLAN

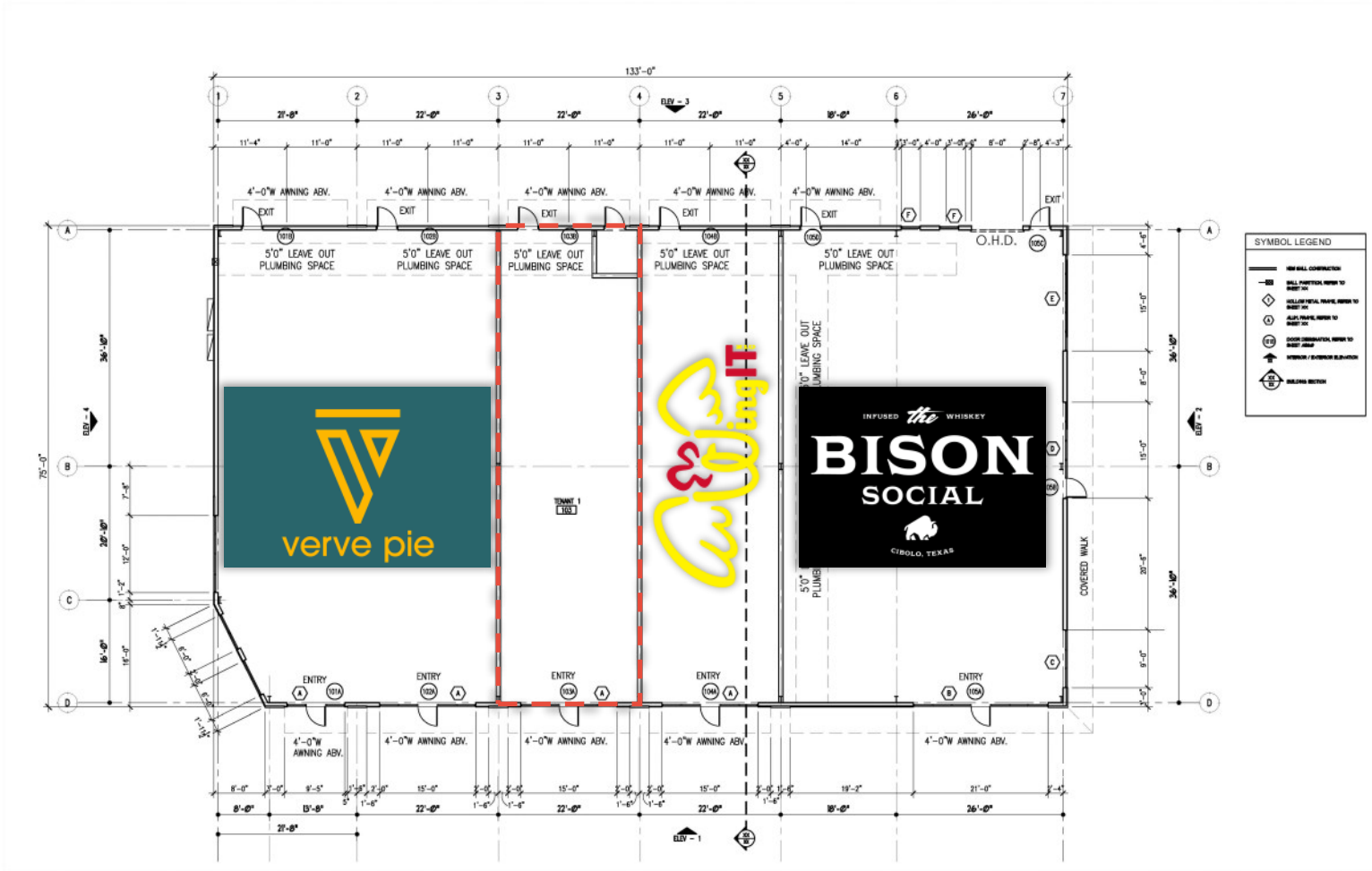


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# CIBOLO STATION—SPACE LAYOUT



**SYMBOL LEGEND**

- NEW WALL CONSTRUCTION
- WALL PARTIAL REMOVE TO BEST USE
- WALL FULLY REMOVE TO BEST USE
- GLASS PARTIAL REMOVE TO BEST USE
- GLASS FULLY REMOVE TO BEST USE
- DOOR CONSTRUCTION REMOVE TO BEST USE
- WINDUP / DOWNUP ELEVATION
- WINDING SECTION

PROPOSED FLOOR PLAN

SCALE 1/8" = 1'-0" 01



MiCaza Design 'Floor Plans' and Development, LLC  
 (210) 473-1000, San Antonio, Texas

Proposed Commercial Building  
 Cibolo Center  
 Cibolo, Texas

DATE: 04-12-17  
 PROJECT NO. 17-05

TITLE  
 PROPOSED FLOOR PLAN

SHEET

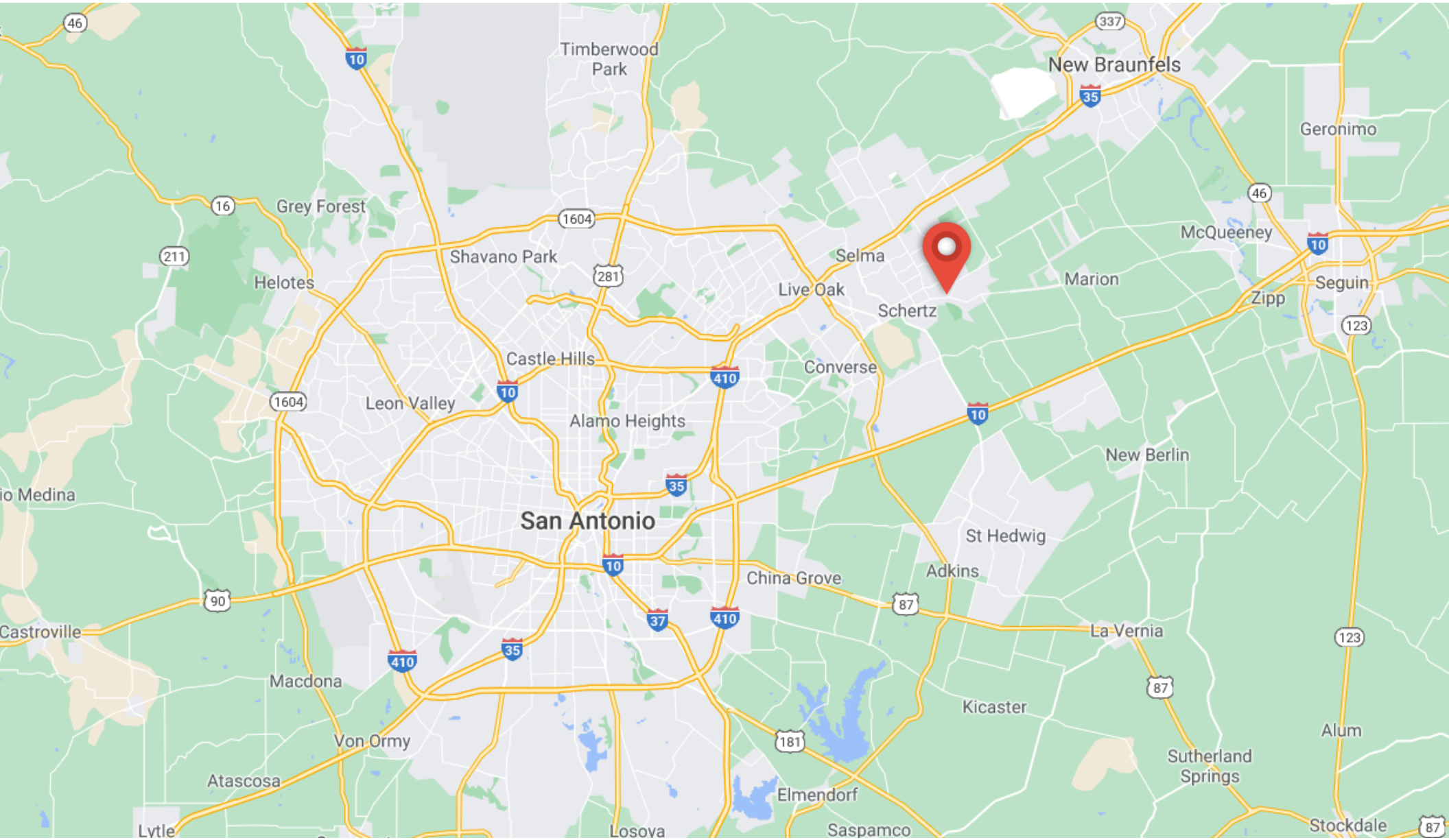
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# CIBOLO STATION—MAP LOCATION



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# CIBOLO STATION—NORTH AERIAL



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# CIBOLO STATION—SOUTH AERIAL

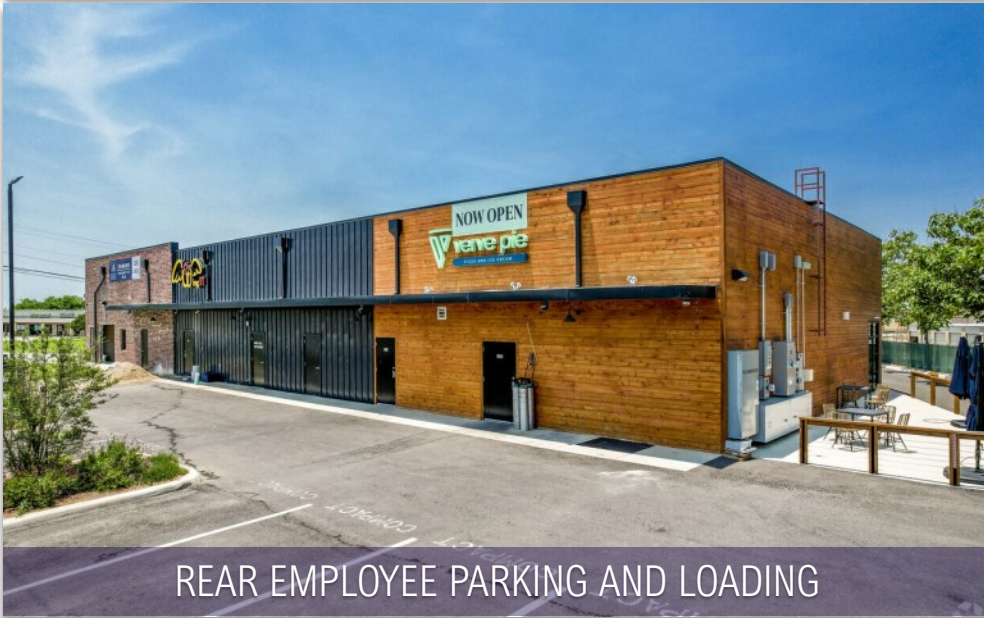


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# CIBOLO STATION—PHOTOS



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# CIBOLO STATION—PHOTOS



1,912 SF SHELL SPACE



PLUMBING LEAVE OUT IN REAR OF SPACE

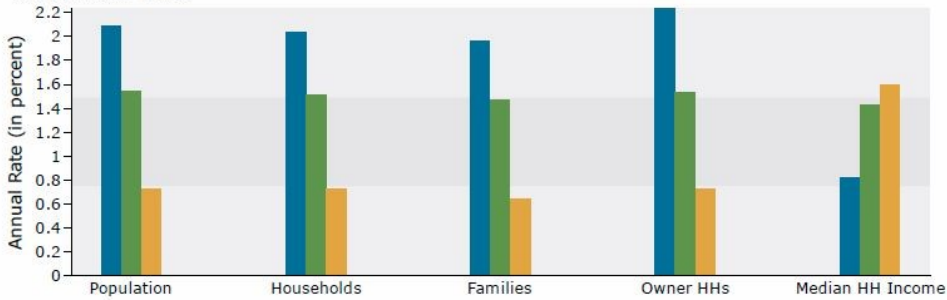
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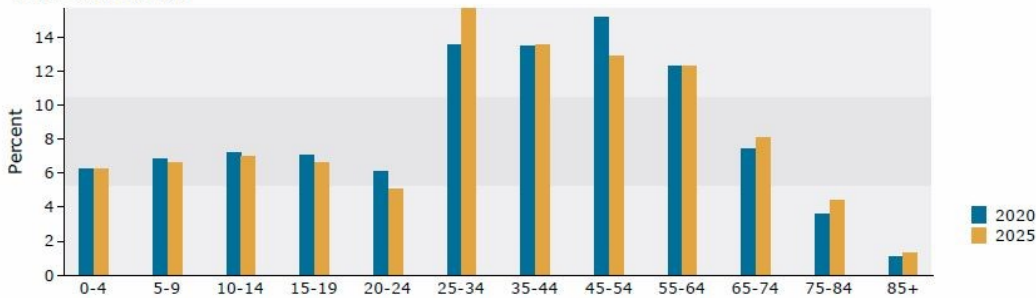
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# CIBOLO STATION—DEMOGRAPHICS

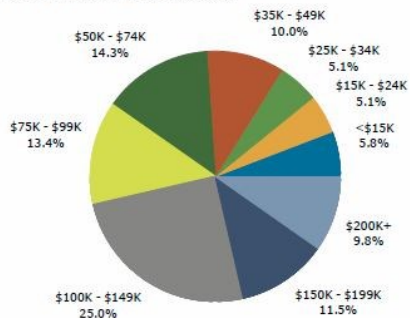
Trends 2020-2025



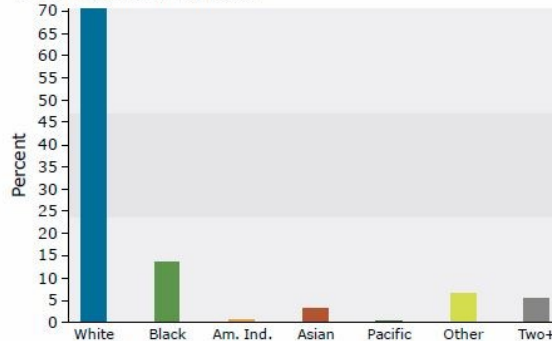
Population by Age



2020 Household Income



2020 Population by Race



CENSUS	2010	2020	2025
<b>Households</b>			
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
<b>Median Age</b>			
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
<b>Families</b>			
1 Miles Radius	786	903	987
2 Mile Radius	5,609	6,640	7,317
3 Mile Radius	11,219	14,214	15,690
<b>Population</b>			
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
<b>Average Income</b>			
1 Mile Radius		\$98,556	\$108,736
2 Mile Radius		\$109,185	\$118,537
3 Mile Radius		\$111,042	\$121,511

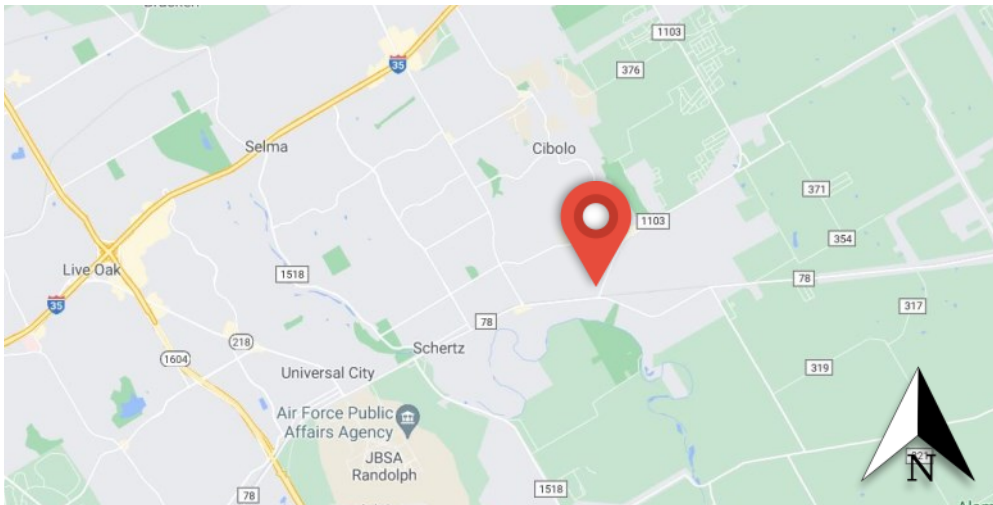
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025.

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