



**CIBOLO  
TEXAS**

LAND FOR SALE

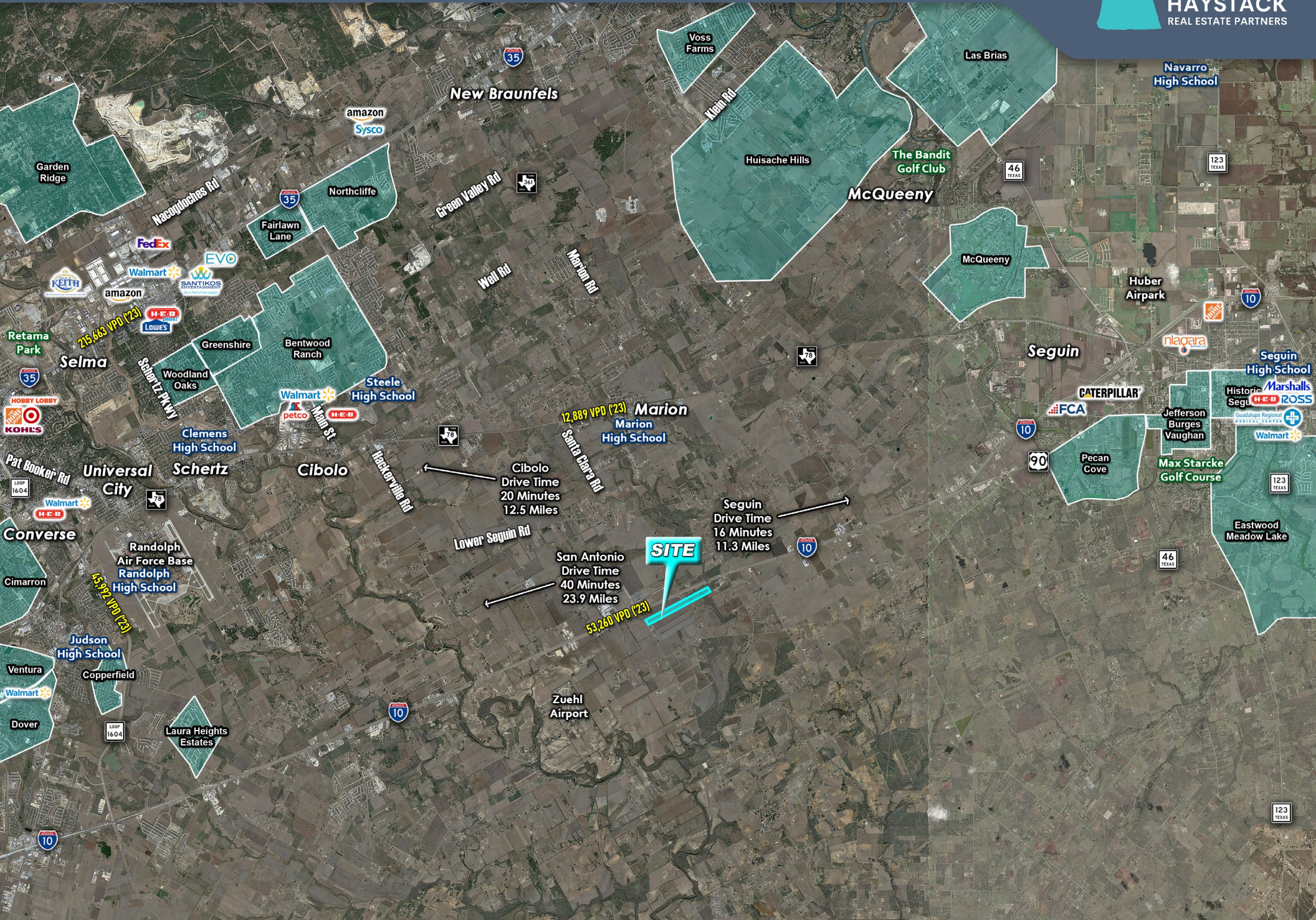
**CIBOLO DEVELOPMENT OPPORTUNITY**

SEQ I-10 & SANTA CLARA RD, CIBOLO, TX 78124

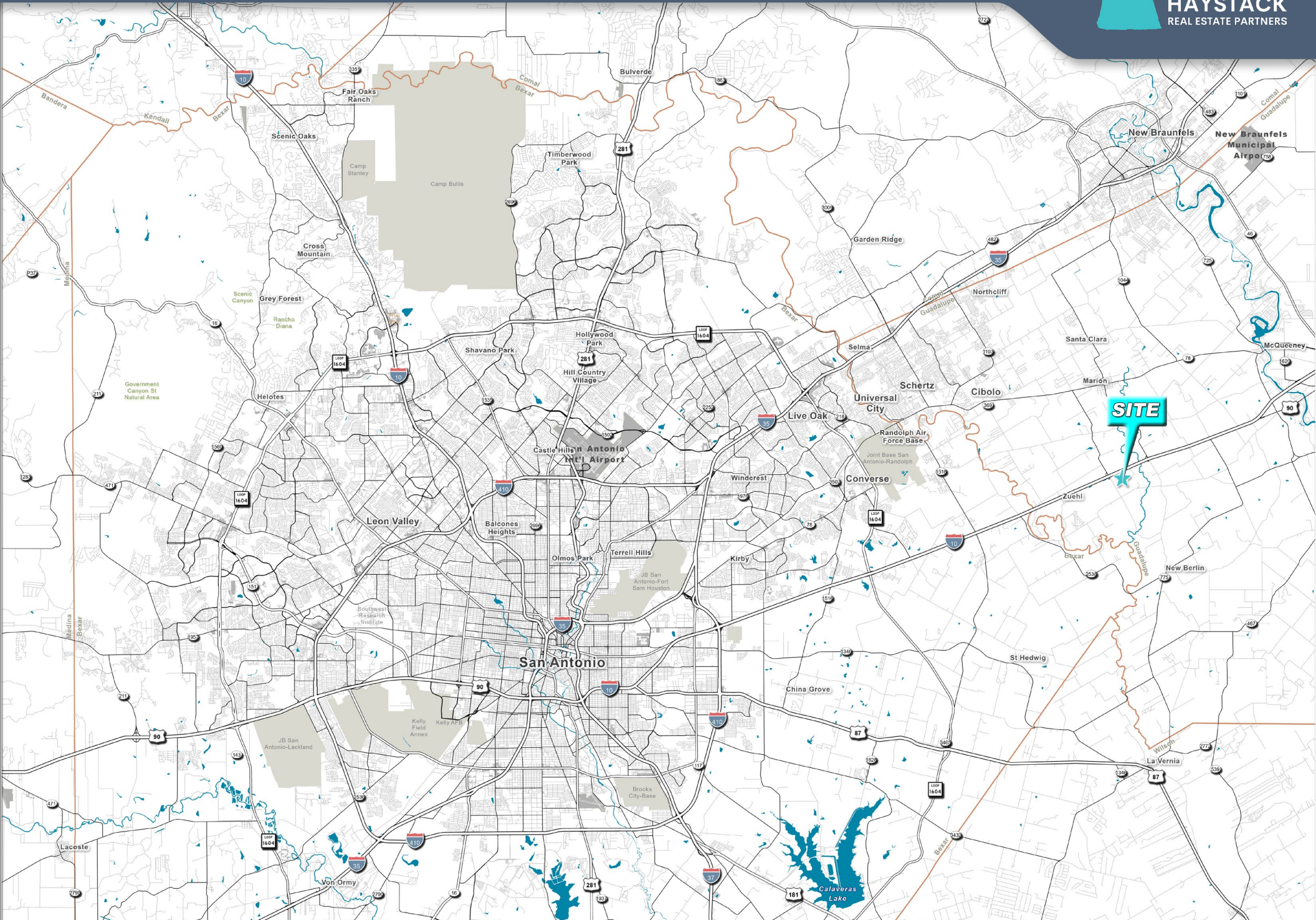


<b>SALE PRICE</b>	\$3,377,600 - \$40K/AC
<b>SIZE</b>	84.44 Acres
<b>COUNTY</b>	Guadalupe
<b>ZONING</b>	MURE - Mixed Use Regional Employment Center
<b>LOCATION</b>	The property is located at the Southeast quadrant of I-10 & Santa Clara Rd in Cibolo, TX and Guadalupe County
<b>WATER</b>	Green Valley SUD CCN - 2" water line in Santa Clara Rd
<b>SEWER</b>	Green Valley SUD CCN - new treatment plant and 42" line adjacent to the property
<b>TOPOGRAPHY</b>	Mostly flat with slight slope towards the floodway
<b>FLOODPLAIN</b>	Approximately 14.5 AC or 18% of the property is in the 100 year floodplain
<b>RESTRICTIONS</b>	None
<b>MINERAL RIGHTS</b>	Seller to retain all mineral rights pertaining to the property
<b>SCHOOL DISTRICT</b>	Marion ISD
<b>ACCESS</b>	The property is accessible directly from Weber Hoese Ln with potential access directly from Santa Clara Rd providing multiple points of ingress/egress.
<b>COMMENTS</b>	The property is ideally suited for multi-unit residential or commercial development. The MURE zoning allows for uses permitted in MF1, MF2, C1, and C3 zoning categories. Surrounding uses include both residential and commercial/industrial as well as vacant land. With easy access to I-10, the property is a short commute from San Antonio, Seguin, Schertz, and Cibolo.
<b>TRAFFIC COUNTS</b>	I-10 - 53,260 VPD ('23)  Linne Rd - 3,174 VPD ('23)

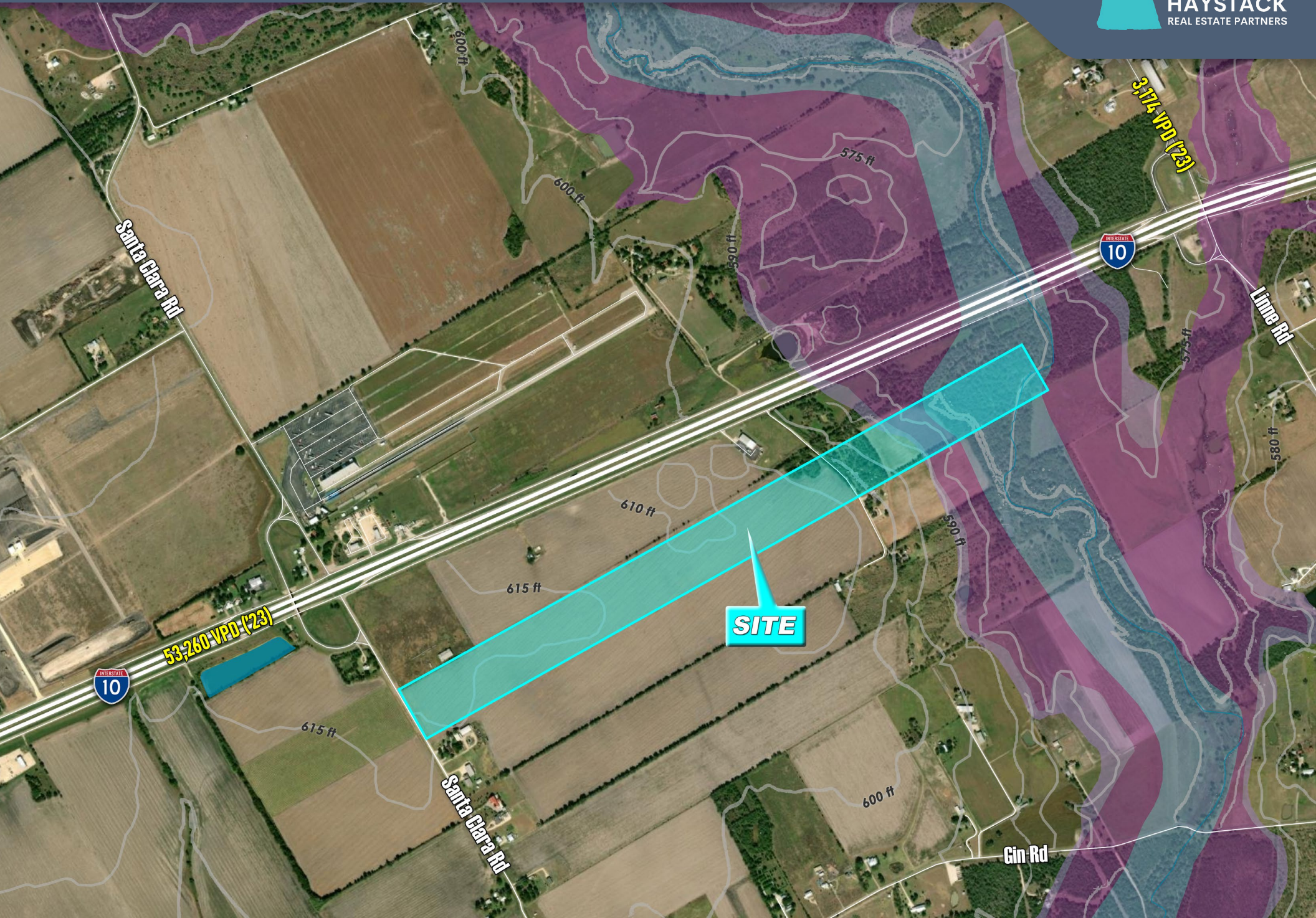














DEMOGRAPHICS	5 MILES	10 MILES	15 MILES
2024 POPULATION	7,369	141,892	472,573
2029 PROJECTED POP.	8,699	166,639	531,110
TOTAL HOUSEHOLDS	2,706	48,814	169,648
MEDIAN AGE	44.1	37.6	37.1
AVG HH INCOME	\$106,546	\$114,576	\$106,917
MEDIAN HH INCOME	\$87,610	\$95,574	\$84,738

TRAFFIC COUNTS	
I-10	53,260 VPD ('23)
Linne Rd	3,174 VPD ('23)



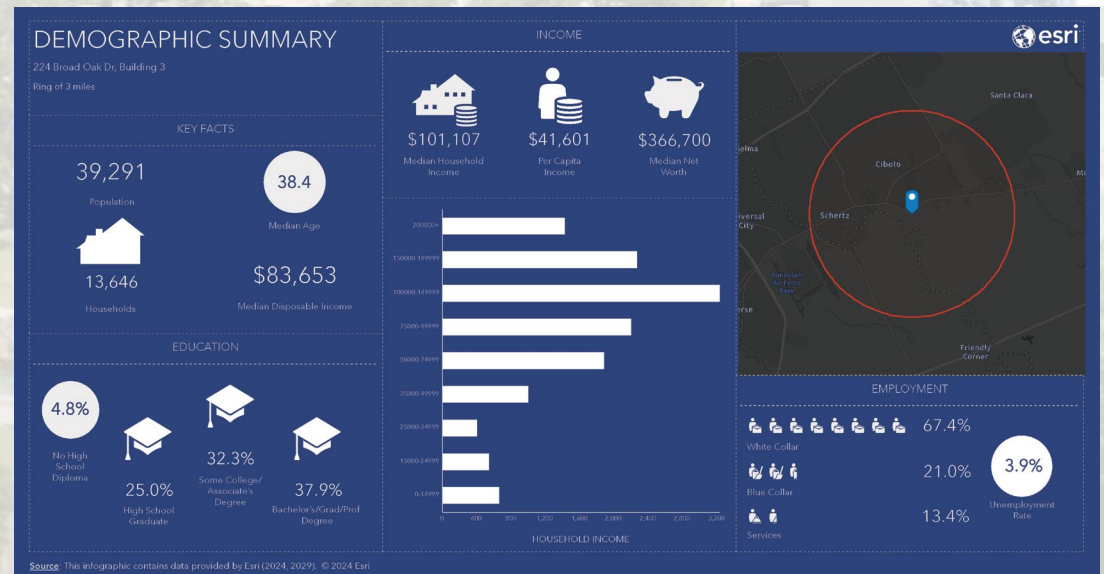
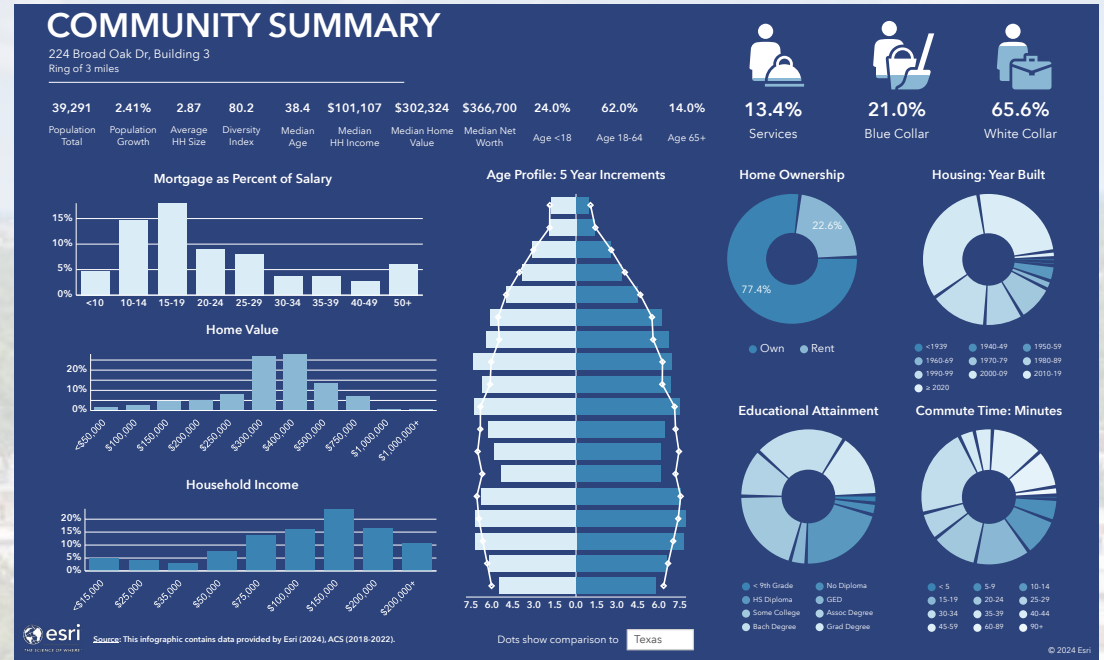
## CIBOLO OVERVIEW

Cibolo, TX, is a growing community with deep roots and a welcoming atmosphere. Established in the late 1800s, Cibolo has evolved from a small agricultural town into a vibrant suburb of the San Antonio metropolitan area. Its name, meaning “buffalo” in Native American, reflects the area’s rich cultural heritage and connection to the land.

With a population of over 30,000 residents, Cibolo is a diverse and family-friendly community that offers a blend of suburban comfort and small-town charm. The city is known for its excellent schools, numerous parks, and recreational facilities, making it an attractive place to live, work, and play.

The local economy is dynamic and growing, supported by a mix of small businesses, retail, and manufacturing. Cibolo benefits from its strategic location near major highways and close proximity to San Antonio and New Braunfels, which has spurred economic development and job opportunities in the region. The city is home to several major employers and continues to attract new businesses, enhancing its economic landscape.

Cibolo is also experiencing a surge in residential development, with many new housing projects underway to meet the demand of its growing population. As of recent reports, the city has thousands of residential units planned or under construction, reflecting its status as a desirable place for families and professionals alike. This growth, combined with Cibolo’s community spirit and high quality of life, makes it one of the most sought-after locations in the area.





## SAN ANTONIO OVERVIEW

San Antonio is the seventh most populous city in the U.S. and the second most populous city in Texas with a MSA population of more than 2.5 million. More than 400 companies across all industries: financial services, cybersecurity, manufacturing, technology, bioscience, and aerospace, are based in greater San Antonio. As of 2020, the region’s population increased by 9% and is expected to increase by 6.2% within the next five years. From 2015 to 2020, jobs increased by 9.5% outpacing the national growth rate of 6.2%. Home to numerous historical and cultural sites, including the Alamo, the world-famous River Walk and the 26-acre Pearl District, tourism contributes substantially to the city’s economy, with over 37 million tourists visiting annually, employing over 122,500 people at an annual economic impact of over \$15.2 billion on the local economy.

The Alamo City has one of the largest concentrations of military bases in the United States. The defense industry in San Antonio employs over 190,000 and provides a \$27.7 billion regional economic impact. San Antonio is home to Fort Sam Houston, Lackland Air Force Base, Randolph Air Force Base and Brooks City-Base, with Camp Bullis and Camp Stanley just outside the city. These bases make up what is known as Joint Base San Antonio (JBSA). JBSA services more Department of Defense students and runways than any other installation, houses the DoD’s largest hospital, and supports more than 250,000 personnel. Its total replacement value is estimated at \$10.3 billion with an annual budget of \$800 million.

America’s northernmost gateway with Mexico, San Antonio has become an international trade center enhanced through Port San Antonio, a 1,900-acre aerospace, industrial complex, and international logistics platform that services firms such as Boeing, Lockheed Martin and XPO Logistics, as well as government and military agencies. Employing more than 14,000 people in its unique air-, rail- and highway-served property, Port SA generates over \$5 billion in annual economic activity for the region.

San Antonio continues to be one of the most attractive metros in the country due to its exceptional economic and population growth, low business and living costs, central geographic location and south Texas charm, emerging culinary and arts scene, and versatile transportation infrastructure.



## TOP AREA EMPLOYERS

Lackland Airforce Base	37,000+
USAA	35,935+
Fort Sam Houston - US Army	32,000+
Whataburger	22,500+
H-E-B	20,300+
Northside ISD	12,900+
Randolph Airforce Base	11,000+
Valero Energy	9,964+
Methodist Healthcare System	9,620+
iHeart Media	9,588+
City of San Antonio	9,145+
Northeast ISD	8,780+
TaskUs	7,700+
San Antonio ISD	7,500+
Rackspace Technology	7,200+
Baptist Health System	6,383+
Wells Fargo	5,073+
JP Morgan Chase	5,000+
Bill Miller Bar-B-Q	4,400+
AT&T	4,300+
Harte Hanks	3,800+
Christus Santa Rosa	3,700+





# 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.

11-2-2015



### 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:
  - 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.

Barret Espe	638497	barret@haystackrep.com	512-757-6349
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date