

# BORGFELD PLAZA RETAIL DEVELOPMENT

# CIBOLO, TEXAS

## SITE SUMMARY:

Conveniently located along West Borgfeld Road, with easy access to IH-35 and FM 3009, Borgfeld Road is an affluent high-growth corridor in immediate proximity to the City's unprecedented growth.

## CIBOLO HIGHLIGHTS:

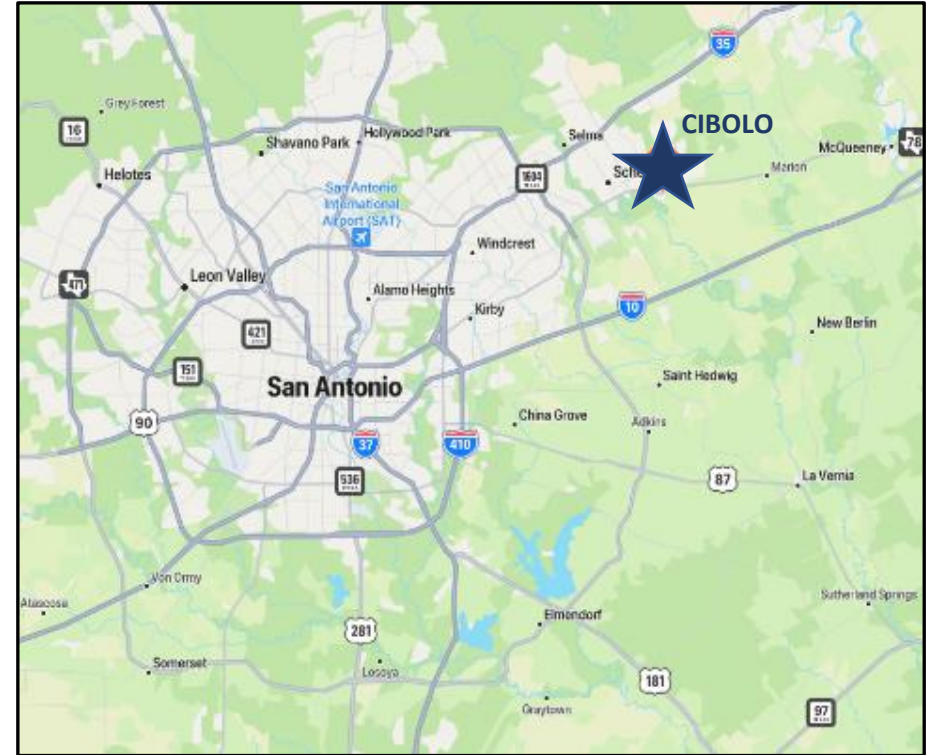
One of the Nation's Fastest Growing Cities  
Safest Growing Cities-Rapid Housing Growth  
Exploding housing developments

## SITE HIGHLIGHTS:

Close Proximity to H.E.B's 110,000 SF Store & 55,000 SF EFC  
Close Proximity to Walmart  
Senior Living communities nearby: El Sereno & The Brooks of Cibolo  
5,000 students within a 1.5 mile radius of site, Two 6A High Schools and a planned charter school with a projected opening of Fall 2022 for 1000+ kids, ages 1<sup>st</sup> to 8<sup>th</sup> grades

## MAJOR EMPLOYERS:

AISIN A.W. Texas (Toyota Transmission Supplier)  
JBSA Randolph Air Force Base (Pop. 15,942)  
H.E.B. (E-Commerce Fulfillment Center)



## DISTANCES TO MAJOR SAN ANTONIO DESTINATIONS:

- 16 Miles from San Antonio Intl' Airport
- 22.7 Miles from Downtown San Antonio
- 25 Miles from San Antonio Medical Center
- 26.8 Miles from UTSA Main Campus
- 65 Miles southwest of Austin Bergstrom Intl' Airport

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	11,641	63,264	114,736
AV. HH INCOME	\$129,052	\$117,332	\$111,032
NUMBER OF HH	4,067	22,169	40,770



Marketing  
Package



Contact  
Info

FOR MORE INFO PLEASE CONTACT:

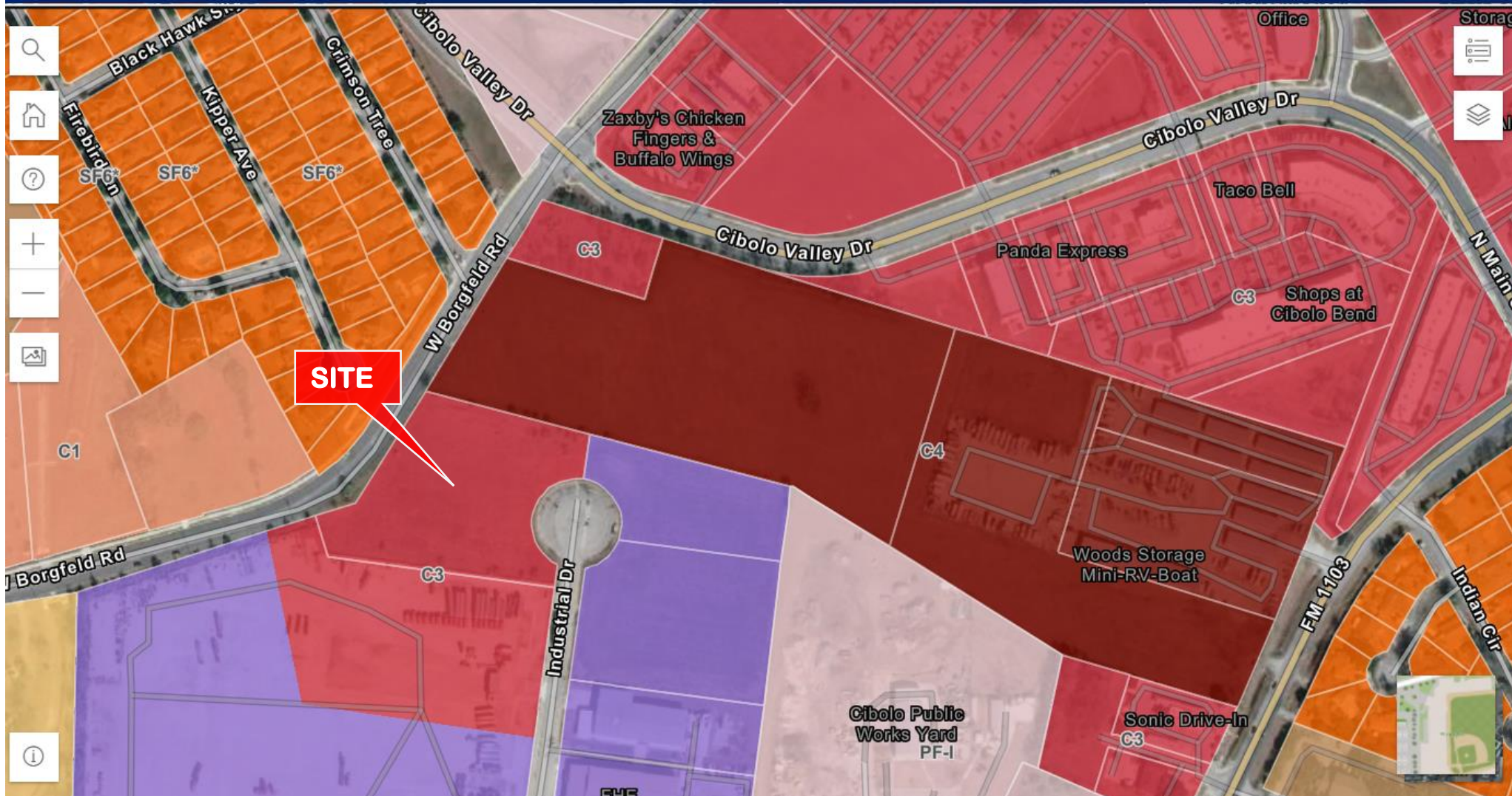
LAURA LALLY | PRINCIPAL BROKER | 210.867.7325

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## Zoning Map - City of Cibolo



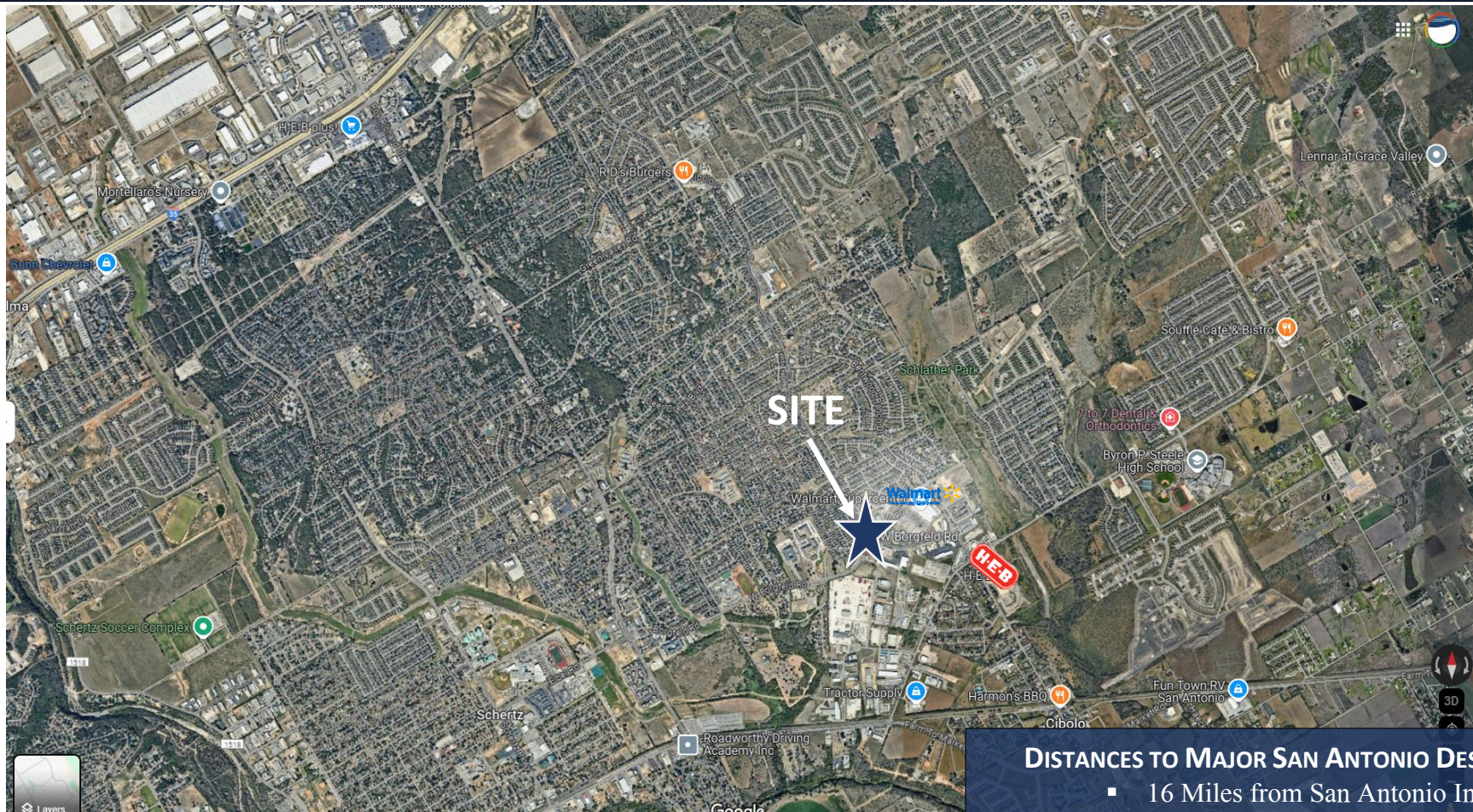
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# BORGFELD PLAZA BUSINESS PROFILE AERIAL MAP

# CIBOLO, TEXAS



### Marketing Package

FOR MORE INFO PLEASE CONTACT:

**LAURA LALLY | TPL COMMERCIAL RE | PRINCIPAL BROKER | 210.867.7325**

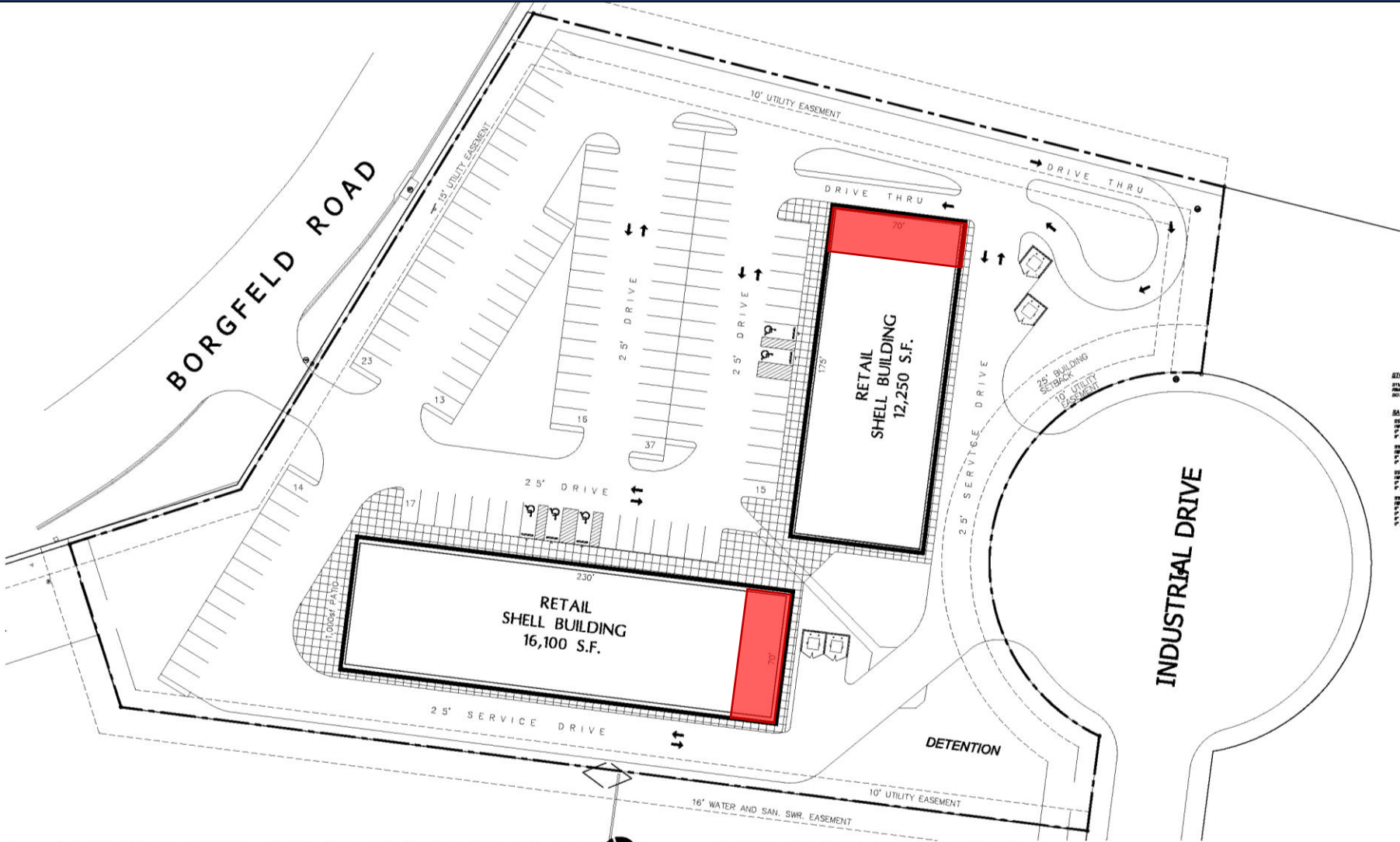


### Contact information

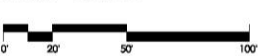


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PROPOSED SITE DEVELOPMENT PLAN



SITE TABULATIONS

	MULTI-TENANT
BUILDING AREA:	16,100 SF
	12,250 SF
TOTAL:	28,350 SF

LOI'S PENDING

VILLA PARK  
ARCHITECTURAL PLANNING, PLLC  
PH: (210) 384-9900

BORGFELD PLAZA MIXED USE CENTER  
13549 US HWY 87  
CIBOLO, TEXAS

DATE: 10/1/2024  
BY: [Signature]  
CHECKED: [Signature]  
APP: [Signature]  
PROJECT: BORGFIELD PLAZA  
JOB NO: 24-001



Marketing  
Package



Contact  
Info

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PRELIMINARY DESIGN, SITE PLAN, RENDERINGS, SUBJECT TO CHANGE.



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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.*

2-10-2025



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

_____ 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