

1 ACRE COMMERCIAL PAD SITES

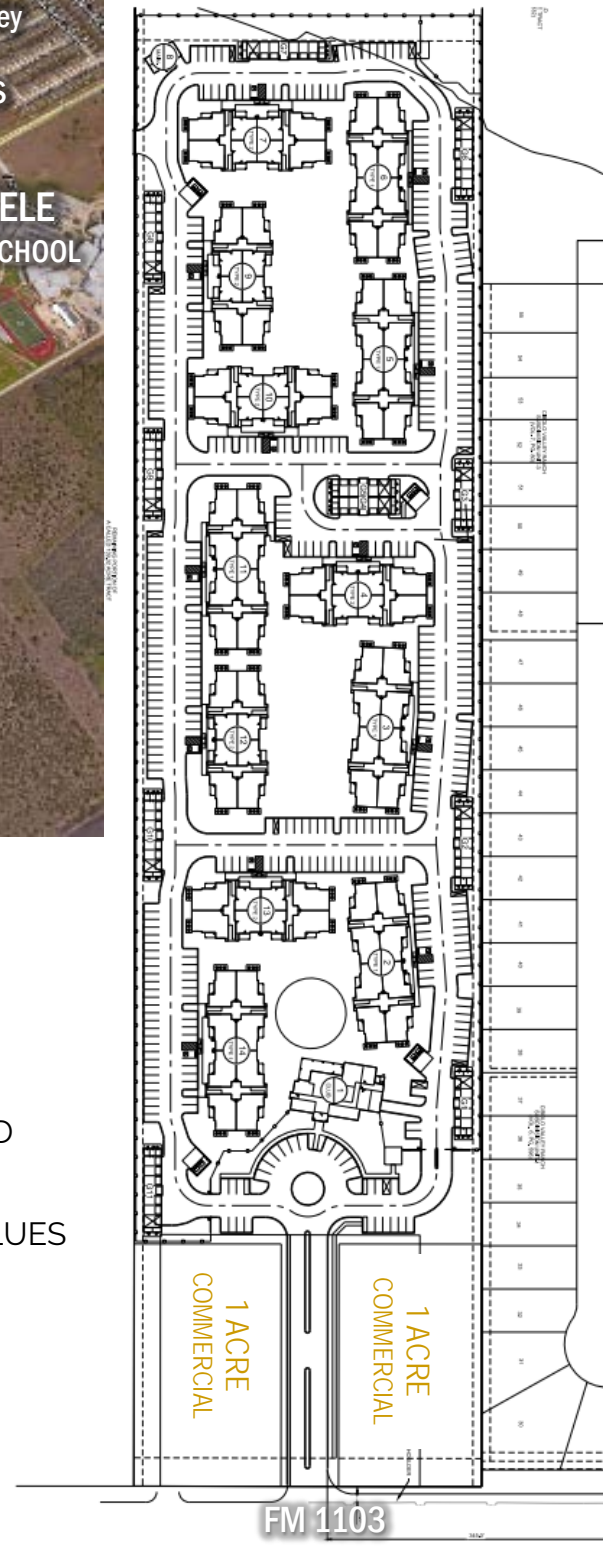
FM 1103 FRONTAGE

CIBOLO, GUADALUPE COUNTY, TX

FOR SALE



CONCEPTUAL SITE PLAN



- TWO, 1 ACRE COMMERCIAL PAD SITES
- ZONED C-3 (City of Cibolo)
- EXCELLENT LOCATION ACROSS FROM THE OPEN CAMPUS OF 5-A STEELE HIGH SCHOOL, THE LARGEST IN ITS DISTRICT
- PLANNED CLASS A 250+ UNIT MULTI-FAMILY PROJECT BEHIND THE SITES WITH A BOULEVARD TYPE ENTRANCE
- SURROUNDED BY RESIDENTIAL GROWTH - \$200K+ HOME VALUES
- TRAFFIC COUNTS REACHING 20,000+
- WITHIN 1 MILE OF FM 1103 & NORTH MAIN INTERSECTION - NEW WAL-MART AND HEB
- EASY ACCESS TO IH-35 AND LOOP 1604

The City of Cibolo is experiencing phenomenal growth - Since 2000, population has grown over 823%.

Source: City of Cibolo, Community Dev. Dept. & NEP



SULLIVAN
COMMERCIAL REALTY

200 CONCORD PLAZA DR. STE 440 | SAN ANTONIO, TX 78216

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For information or to schedule a tour:

PETE TASSOS

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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 obligation 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 opinion and advise 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.

SULLIVAN COMMERCIAL REALTY

LICENSE NO: 491694 Phone: 210-341-9292
200 Concord Plaza Dr., Suite 440, San Antonio, TX 78216

James E. Sullivan, Jr., Broker
Pete Tassos, Broker
Zach Davis, Broker

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LICENSE NO: 555684	zdavis@sullivansa.com	210-341-9292 ext 309

Buyer/Tenant initials

Seller/Landlord Initials

Date



Demographic and Income Comparison Profile

1300 FM 1103, Cibolo, Texas, 78108
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 29.57724
Longitude: -98.22066

	1 mile	3 miles	5 miles
Census 2010 Summary			
Population	3,619	33,276	61,477
Households	1,209	11,277	21,638
Families	957	9,097	16,859
Average Household Size	2.99	2.94	2.82
Owner Occupied Housing Units	995	9,194	16,659
Renter Occupied Housing Units	214	2,083	4,979
Median Age	31.7	35.5	35.7
2016 Summary			
Population	5,644	41,607	74,285
Households	1,828	13,915	25,799
Families	1,445	11,102	19,946
Average Household Size	3.09	2.98	2.86
Owner Occupied Housing Units	1,488	11,059	19,264
Renter Occupied Housing Units	340	2,857	6,536
Median Age	32.1	35.8	36.0
Median Household Income	\$82,040	\$84,589	\$78,198
Average Household Income	\$93,051	\$95,369	\$89,285
2021 Summary			
Population	7,004	48,293	85,171
Households	2,245	16,050	29,414
Families	1,769	12,739	22,648
Average Household Size	3.12	3.00	2.88
Owner Occupied Housing Units	1,825	12,706	21,860
Renter Occupied Housing Units	420	3,344	7,554
Median Age	30.3	34.7	35.5
Median Household Income	\$91,024	\$91,047	\$84,450
Average Household Income	\$102,783	\$102,836	\$96,077
Trends: 2016-2021 Annual Rate			
Population	4.41%	3.03%	2.77%
Households	4.20%	2.90%	2.66%
Families	4.13%	2.79%	2.57%
Owner Households	4.17%	2.82%	2.56%
Median Household Income	2.10%	1.48%	1.55%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021.



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2016 Households by Income	1 mile		3 miles		5 miles	
	Number	Percent	Number	Percent	Number	Percent
<\$15,000	108	5.9%	630	4.5%	1,441	5.6%
\$15,000 - \$24,999	77	4.2%	670	4.8%	1,398	5.4%
\$25,000 - \$34,999	69	3.8%	534	3.8%	1,399	5.4%
\$35,000 - \$49,999	117	6.4%	1,120	8.0%	2,677	10.4%
\$50,000 - \$74,999	407	22.3%	2,665	19.2%	5,148	20.0%
\$75,000 - \$99,999	377	20.6%	2,850	20.5%	4,824	18.7%
\$100,000 - \$149,999	412	22.5%	3,571	25.7%	5,894	22.8%
\$150,000 - \$199,999	199	10.9%	1,281	9.2%	1,962	7.6%
\$200,000+	62	3.4%	595	4.3%	1,055	4.1%
Median Household Income	\$82,040		\$84,589		\$78,198	
Average Household Income	\$93,051		\$95,369		\$89,285	
Per Capita Income	\$29,516		\$32,181		\$31,124	

2021 Households by Income	1 mile		3 miles		5 miles	
	Number	Percent	Number	Percent	Number	Percent
<\$15,000	126	5.6%	719	4.5%	1,655	5.6%
\$15,000 - \$24,999	87	3.9%	734	4.6%	1,534	5.2%
\$25,000 - \$34,999	89	4.0%	690	4.3%	1,880	6.4%
\$35,000 - \$49,999	90	4.0%	849	5.3%	2,114	7.2%
\$50,000 - \$74,999	357	15.9%	2,344	14.6%	4,582	15.6%
\$75,000 - \$99,999	521	23.2%	3,736	23.3%	6,306	21.4%
\$100,000 - \$149,999	597	26.6%	4,596	28.6%	7,574	25.7%
\$150,000 - \$199,999	292	13.0%	1,635	10.2%	2,466	8.4%
\$200,000+	88	3.9%	747	4.7%	1,303	4.4%
Median Household Income	\$91,024		\$91,047		\$84,450	
Average Household Income	\$102,783		\$102,836		\$96,077	
Per Capita Income	\$32,241		\$34,468		\$33,264	

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021.



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2010 Population by Age	1 mile		3 miles		5 miles	
	Number	Percent	Number	Percent	Number	Percent
Age 0 - 4	311	8.6%	2,313	7.0%	4,234	6.9%
Age 5 - 9	321	8.9%	2,700	8.1%	4,856	7.9%
Age 10 - 14	361	10.0%	3,069	9.2%	5,316	8.6%
Age 15 - 19	314	8.7%	2,854	8.6%	5,013	8.2%
Age 20 - 24	151	4.2%	1,430	4.3%	3,029	4.9%
Age 25 - 34	547	15.1%	4,005	12.0%	7,586	12.3%
Age 35 - 44	665	18.4%	5,695	17.1%	9,955	16.2%
Age 45 - 54	496	13.7%	5,251	15.8%	9,641	15.7%
Age 55 - 64	249	6.9%	3,048	9.2%	5,920	9.6%
Age 65 - 74	134	3.7%	1,814	5.5%	3,619	5.9%
Age 75 - 84	54	1.5%	801	2.4%	1,741	2.8%
Age 85+	16	0.4%	298	0.9%	567	0.9%

2016 Population by Age	Number	Percent	Number	Percent	Number	Percent
Age 0 - 4	481	8.5%	2,920	7.0%	5,088	6.8%
Age 5 - 9	473	8.4%	3,088	7.4%	5,410	7.3%
Age 10 - 14	465	8.2%	3,348	8.0%	5,794	7.8%
Age 15 - 19	436	7.7%	3,123	7.5%	5,346	7.2%
Age 20 - 24	419	7.4%	2,765	6.6%	4,840	6.5%
Age 25 - 34	792	14.0%	5,096	12.2%	9,566	12.9%
Age 35 - 44	911	16.1%	6,264	15.1%	10,884	14.7%
Age 45 - 54	842	14.9%	6,536	15.7%	11,267	15.2%
Age 55 - 64	450	8.0%	4,304	10.3%	8,082	10.9%
Age 65 - 74	259	4.6%	2,651	6.4%	4,984	6.7%
Age 75 - 84	91	1.6%	1,139	2.7%	2,315	3.1%
Age 85+	25	0.4%	373	0.9%	711	1.0%

2021 Population by Age	Number	Percent	Number	Percent	Number	Percent
Age 0 - 4	614	8.8%	3,458	7.2%	5,927	7.0%
Age 5 - 9	602	8.6%	3,570	7.4%	6,179	7.3%
Age 10 - 14	578	8.3%	3,671	7.6%	6,328	7.4%
Age 15 - 19	489	7.0%	3,320	6.9%	5,750	6.8%
Age 20 - 24	451	6.4%	2,730	5.7%	4,699	5.5%
Age 25 - 34	1,327	18.9%	7,588	15.7%	13,012	15.3%
Age 35 - 44	1,052	15.0%	6,899	14.3%	12,432	14.6%
Age 45 - 54	845	12.1%	6,520	13.5%	11,232	13.2%
Age 55 - 64	611	8.7%	5,331	11.0%	9,713	11.4%
Age 65 - 74	293	4.2%	3,288	6.8%	6,153	7.2%
Age 75 - 84	115	1.6%	1,473	3.1%	2,862	3.4%
Age 85+	27	0.4%	446	0.9%	884	1.0%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021.