



**FOR LEASE**



**A Premier Commercial Development Coming 2019**

# **CIBOLO CROSSING**

18124 I-35,  
Cibolo, Texas 78108

**JONATHAN COLLINS**  
210.446.4741  
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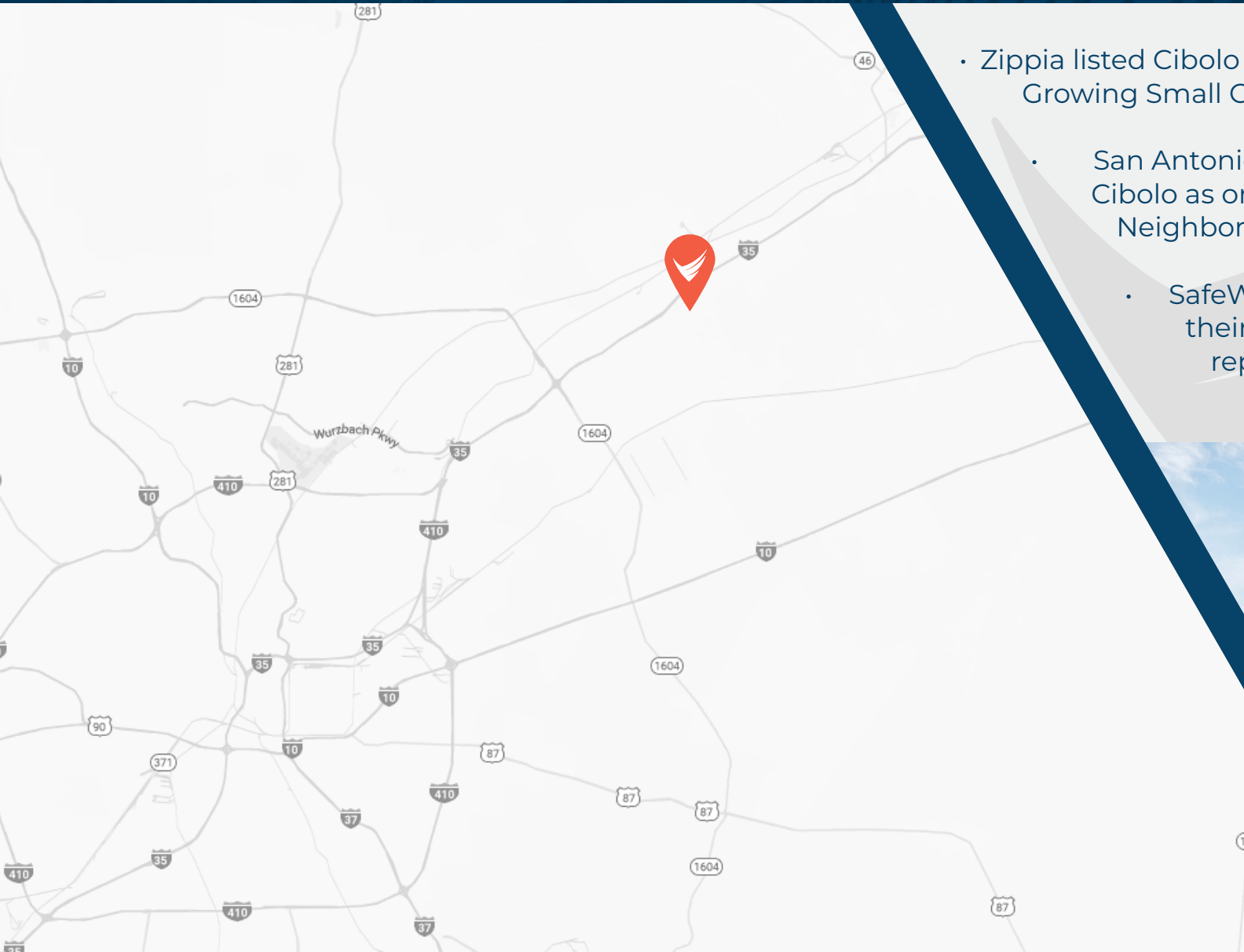
**CHARLIE MALMBERG**  
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**CHRIS EWALD**  
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chris.ewald@valcorcre.com

# Location Aerial



**CIBOLO**  
CROSSING



- Zippia listed Cibolo as **#3** in their “10 Fastest Growing Small Cities in America”
- San Antonio Magazine mentioned Cibolo as one of the “Best Neighborhoods for Families”
- SafeWise ranked Cibolo **#13** on their “50 Safest Cities in Texas” report



 **PROPERTY LOCATION**

 **valcor**  
COMMERCIAL REAL ESTATE

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# Property Overview



**CIBOLO**  
CROSSING



## Trade Area Population

235,647

## Average Household Income

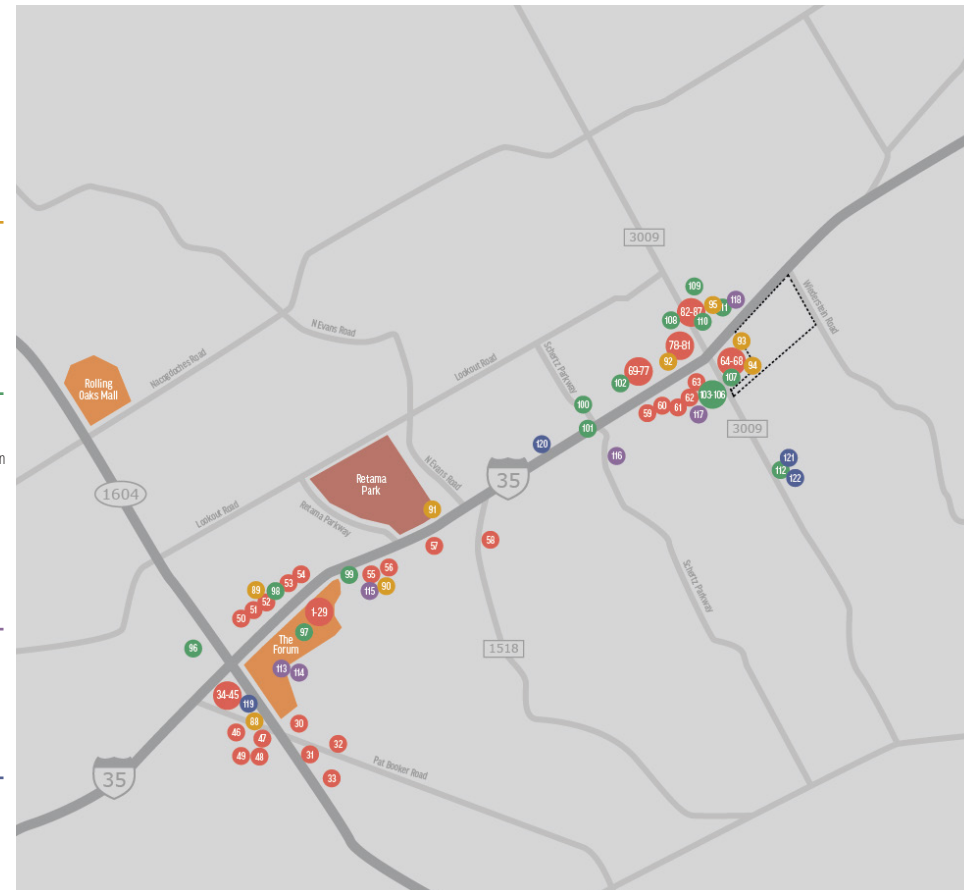
\$109,457

## Population Growth 2010-2019

55.27%

## Traffic Counts (TxDOT)

I-35: 175,832 vehicles per day



## DINING

- |                             |                         |                         |
|-----------------------------|-------------------------|-------------------------|
| 1. Hearthstone Bakery       | 30. Bubba's 33          | 59. Mama Margie's       |
| 2. IHOP                     | 31. Shang-Hai           | 60. IHOP                |
| 3. Outback Steakhouse       | 32. Popeye's            | 61. Baskin Robbins      |
| 4. Potbelly Sandwich Shop   | 33. Mr. Gatti's         | 62. 3009 Restaurant     |
| 5. MOD Pizza                | 34. Hooligan's          | 63. McDonald's          |
| 6. La Madeleine             | 35. Texas Roadhouse     | 64. Taco Cabana         |
| 7. Las Palapas              | 36. Buffalo Wild Wings  | 65. Bill Miller Bar-B-Q |
| 8. Wendy's                  | 37. Cold Stone          | 66. Sonic Drive-In      |
| 9. Firehouse Subs           | 38. Jimmy John's        | 67. Schlotzsky's        |
| 10. Genghis Grill           | 39. Raising Cane's      | 68. Chili's Grill & Bar |
| 11. Zoës Kitchen            | 40. Nicha's Comida      | 69. Starbucks           |
| 12. Five Guys               | 41. Dunkin' Donuts      | 70. Shipley's Do-Nuts   |
| 13. Starbucks               | 42. 54th St. Restaurant | 71. Aw Dang             |
| 14. Sea Island              | 43. McAlister's Deli    | 72. Longshotz           |
| 15. Red Robin               | 44. Burger King         | 73. Taco Bell           |
| 16. Panera Bread            | 45. Subway              | 74. Pizza Hut           |
| 17. Panda Express           | 46. Urban Bricks        | 75. KFC                 |
| 18. Chili's Grill & Bar     | 47. Taco Bell           | 76. Denny's             |
| 19. Chipotle Mexican Grill  | 48. Flaco's Burgers     | 77. Jack in the Box     |
| 20. Charley's Philly Steaks | 49. Dairy Queen         | 78. Subway              |
| 21. A Dong Restaurant       | 50. Houlihan's          | 79. Arby's              |
| 22. Orange Leaf             | 51. Chuck E. Cheese's   | 80. Wendy's             |
| 23. Cici's Pizza            | 52. Freebirds           | 81. Whataburger         |
| 24. Thai Spice & Sushi      | 53. Chuy's              | 82. Panda Express       |
| 25. Nothing Bundt Cakes     | 54. Pasha               | 83. Raising Cane's      |
| 26. Macaroni Grill          | 55. Cheddar's           | 84. Chik-fil-A          |
| 27. Chick-fil-a             | 56. Hooters             | 85. Siam Cuisine        |
| 28. Freddy's Frozen Custard | 57. Rudy's BBQ          | 86. Mattenga's Pizzeria |
| 29. Cupcake Couture         | 58. Mia Marco's Pizza   | 87. Wingstop            |

## LODGING

- |                          |                           |                            |
|--------------------------|---------------------------|----------------------------|
| 88. Hilton Garden Inn    | 91. Comfort Inn & Suites  | 94. Fairfield Inn & Suites |
| 89. Hampton Inn & Suites | 92. Best Western Plus Inn | 95. La Quinta Inn & Suites |
| 90. Holiday Inn Express  | 93. Hampton Inn & Suites  |                            |

## BANKING

- |                           |                              |                                     |
|---------------------------|------------------------------|-------------------------------------|
| 96. RBFCU                 | 102. The Bank of San Antonio | 108. Broadway Bank                  |
| 97. BBVA Compass          | 103. Bank of America         | 109. Chase Bank                     |
| 98. BB&T                  | 104. SFCU                    | 110. Air Force Federal Credit Union |
| 99. Wells Fargo           | 105. GFCU                    | 111. Woodforest National Bank       |
| 100. Frost Bank           | 106. First United Bank       | 112. IBC Bank                       |
| 101. Schertz Bank & Trust | 107. RBFCU                   |                                     |

## GROCERY & PHARMACY

- |             |                       |                |
|-------------|-----------------------|----------------|
| 113. Target | 115. Costco           | 117. HEB Plus! |
| 114. CVS    | 116. Schertz Pharmacy | 118. Walmart   |

## HEALTH & WELLNESS

- |                     |                          |                      |
|---------------------|--------------------------|----------------------|
| 119. Gold's Gym     | 121. Crossfit the Vessel | 122. Anytime Fitness |
| 120. Elite Crossfit |                          |                      |

# Conceptual Rendering



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# Area Map



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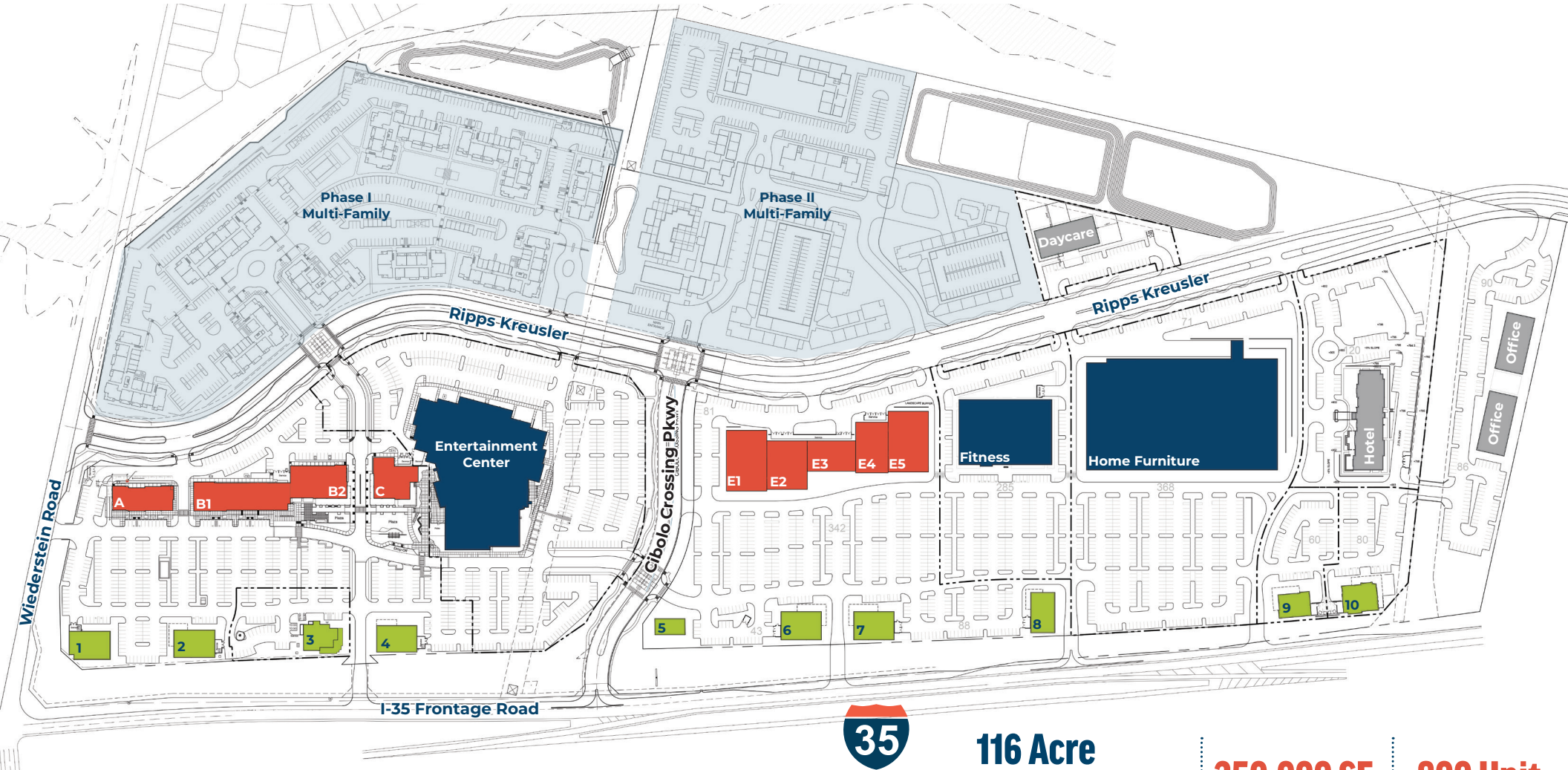
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# Site Map



**CIBOLO**  
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**116 Acre**  
Mixed Use  
Development

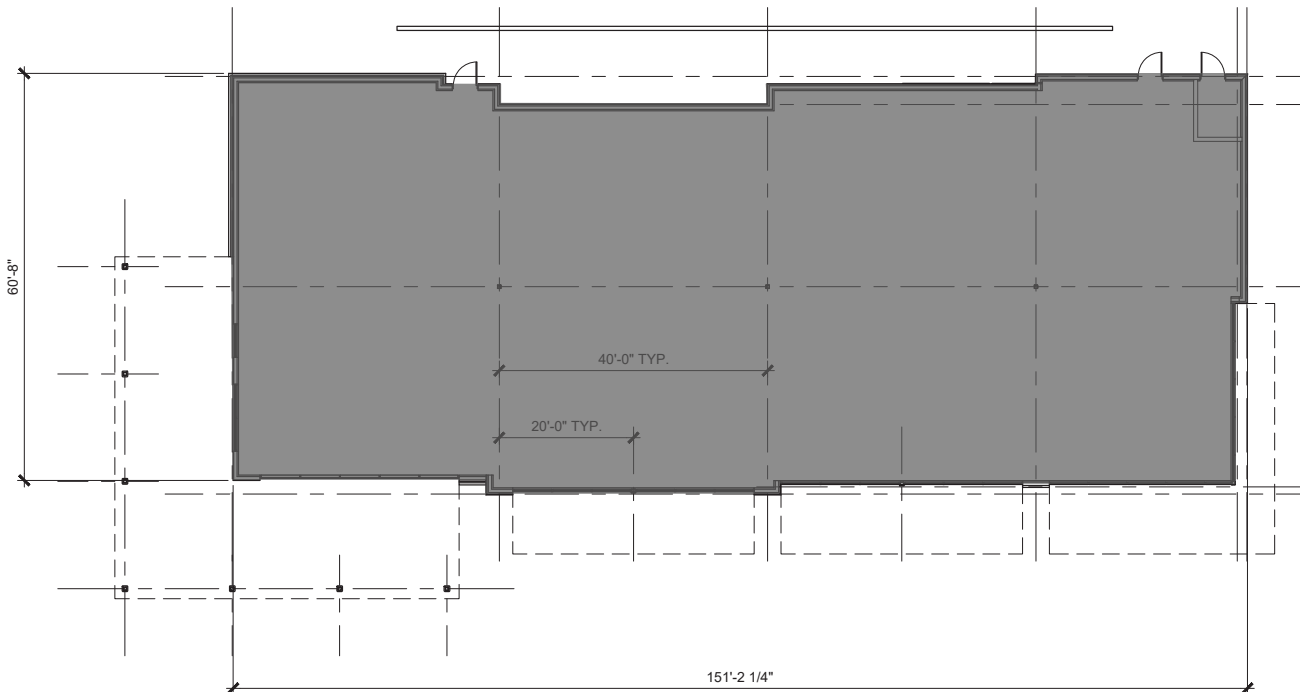
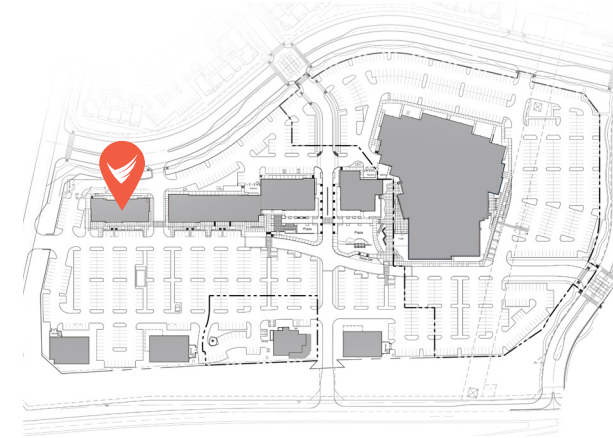
**350,000 SF**  
Of Retail Space

**800 Unit**  
Class A  
Multi-Family

# Phase I || Building A || 8,997 SF

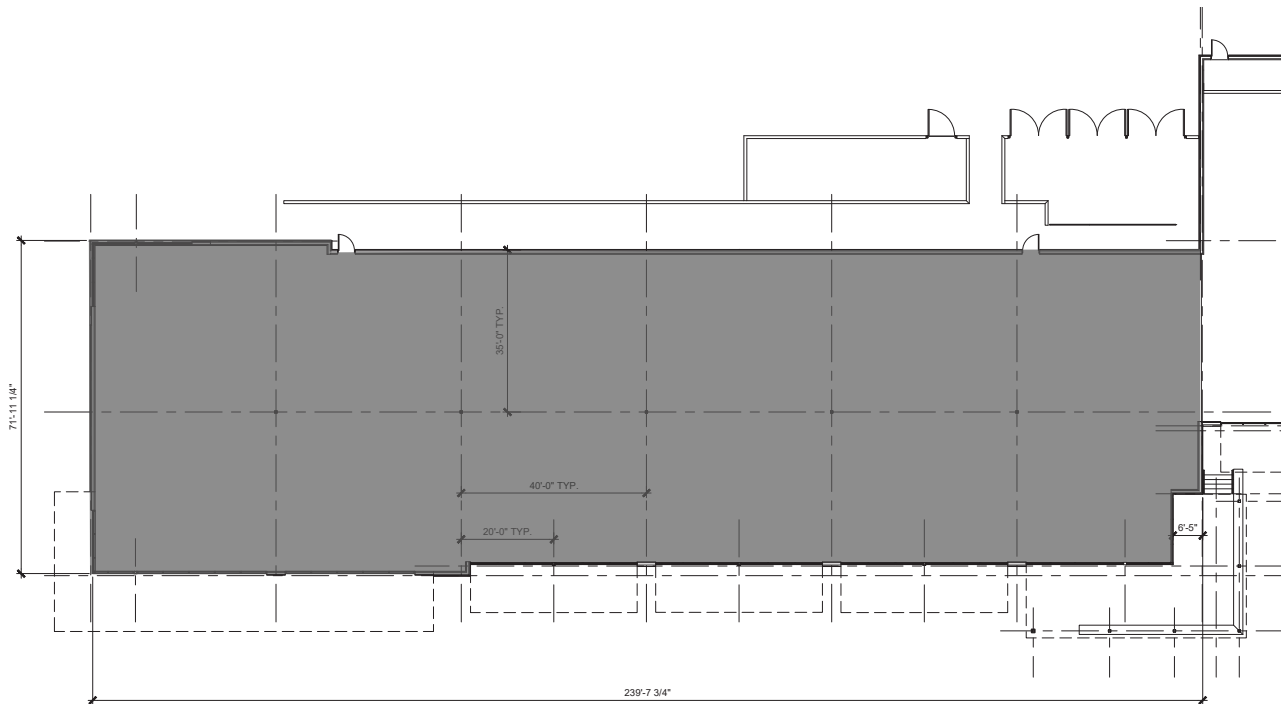
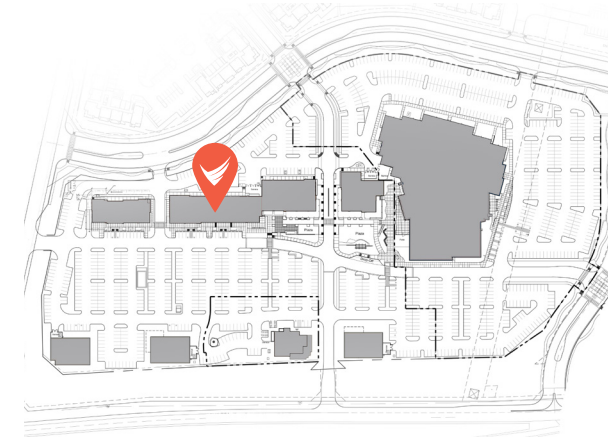


**CIBOLO**  
CROSSING



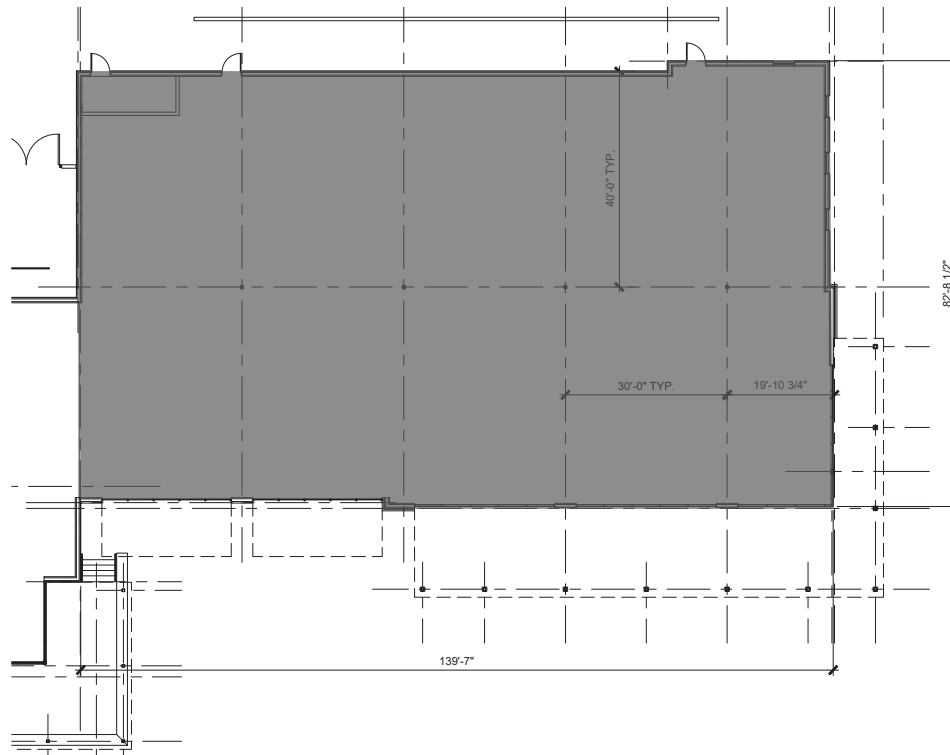
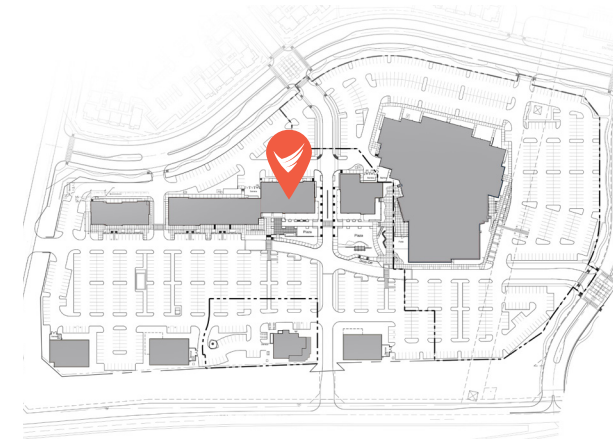
## Building A

- 8,997 Square Feet
- Width: 151 Feet
- Depth: 61 Feet
- Space Can Be Subdivided



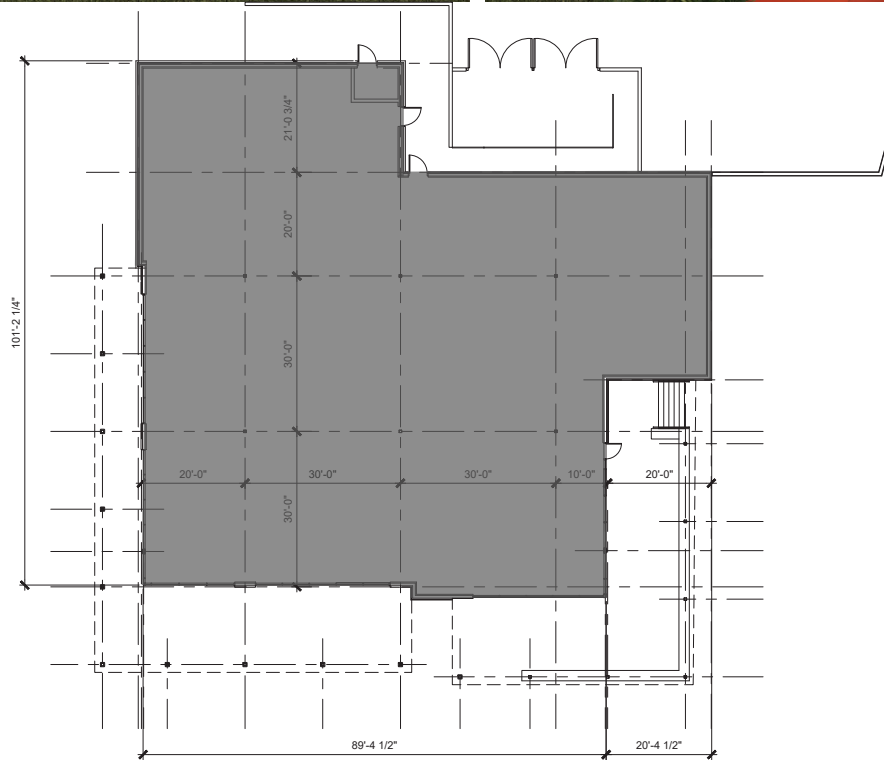
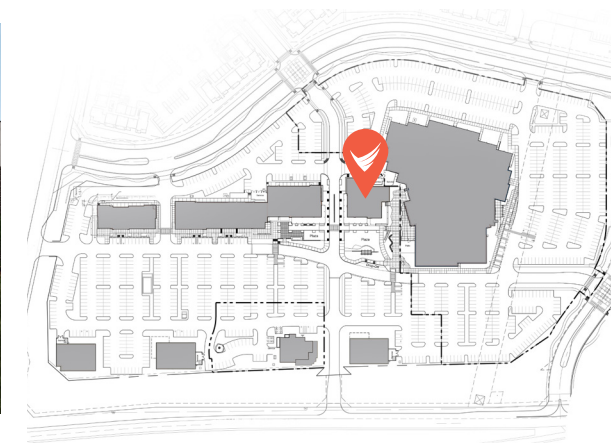
## Building B-1

- 16,487 Square Feet
- Width: 239 Feet
- Depth: 72 Feet
- Space Can Be Subdivided



## Building B-2

- 11,150 Square Feet
- Width: 140 Feet
- Depth: 83 Feet
- Space Can Be Subdivided



## Building C

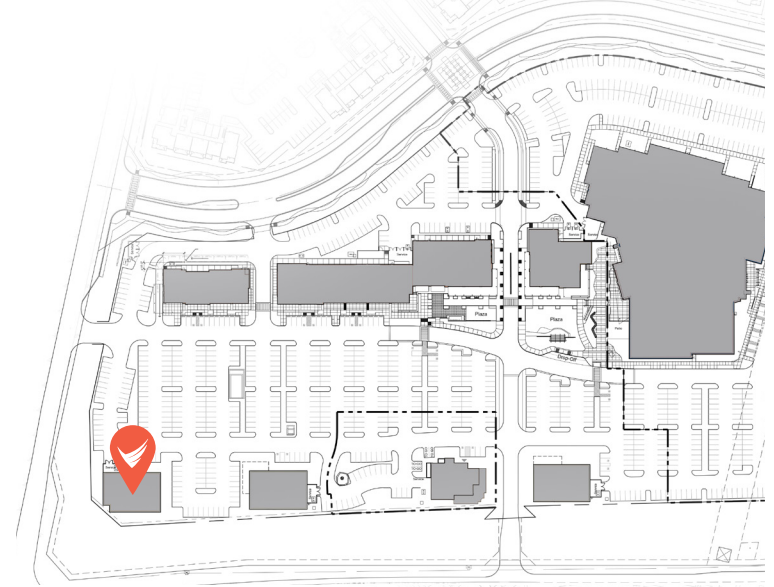
- 9,198 Square Feet
- Width: 101 Feet
- Depth: 80-100 Feet
- Space Can Be Subdivided

# Phase I || Pad Site 1 & 2 || up to 7,000 SF



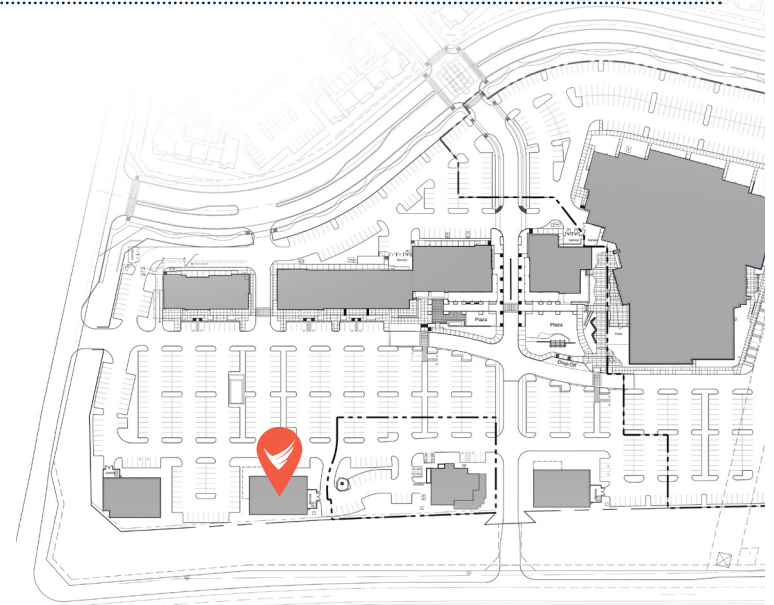
## Pad Site 1

- Up to 7,000 Square Feet
- Up to 10:1,000 Parking
- Drive-thru Capacity



## Pad Site 2

- Up to 7,000 Square Feet
- Up to 10:1,000 Parking
- Drive-thru Capacity



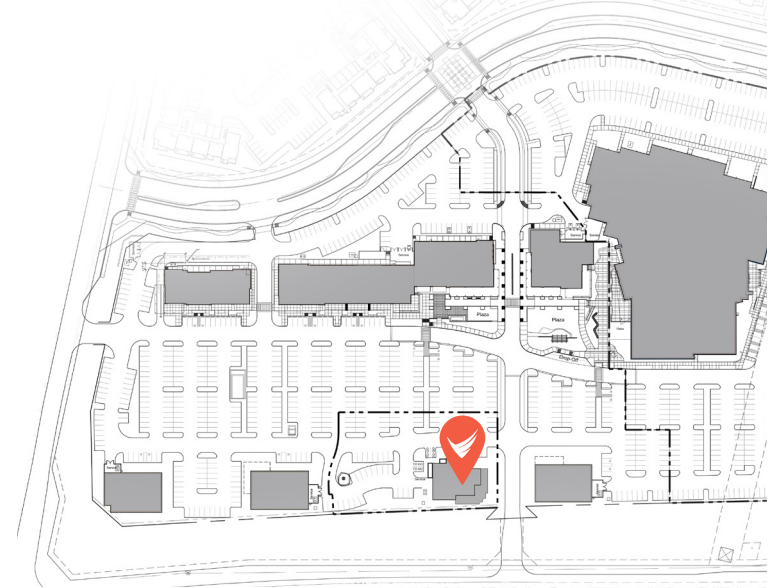


# Phase I || Pad Site 3 & 4 || up to 7,000 SF



## Pad Site 3

- Up to 7,000 Square Feet
- Up to 10:1,000 Parking
- Drive-thru Capacity

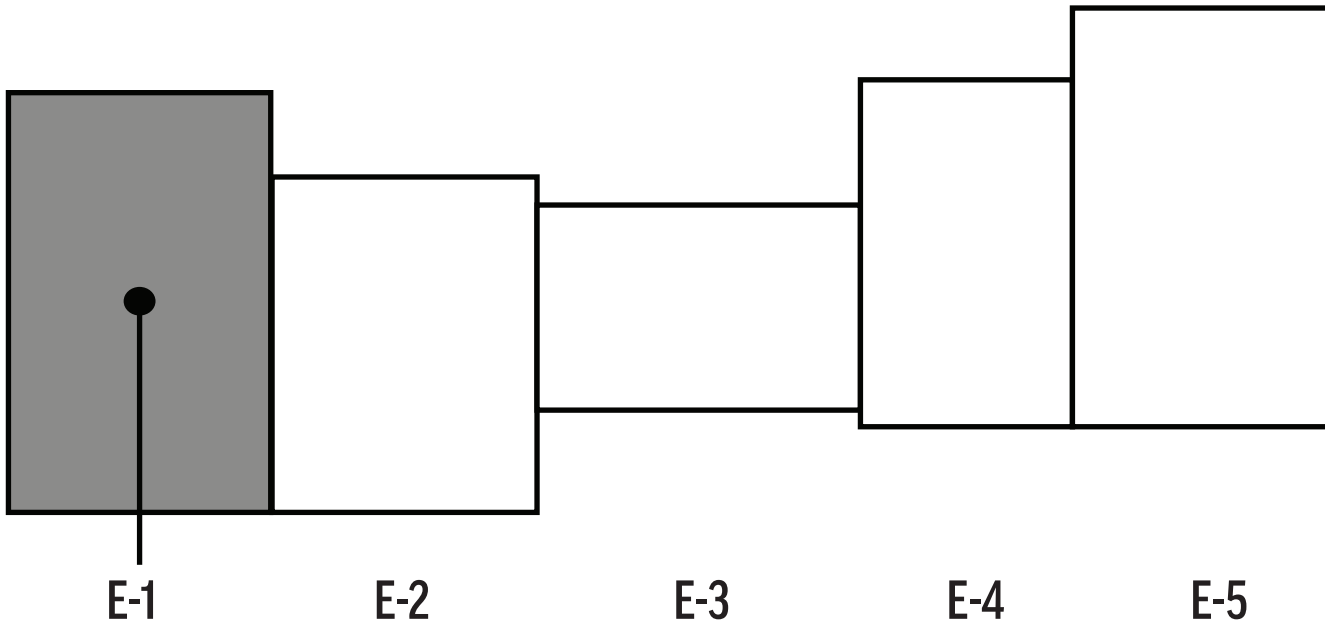
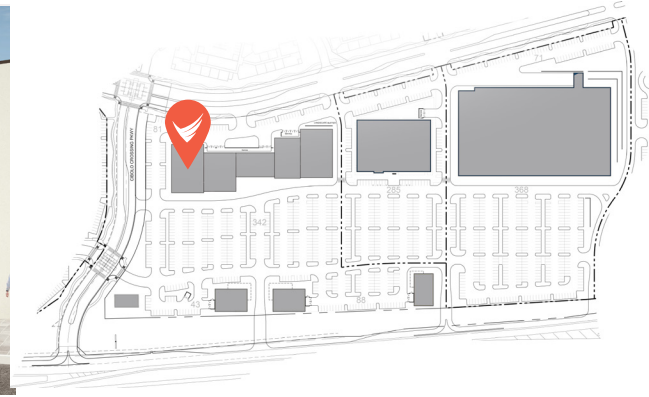


## Pad Site 4

- Up to 7,000 Square Feet
- Up to 10:1,000 Parking



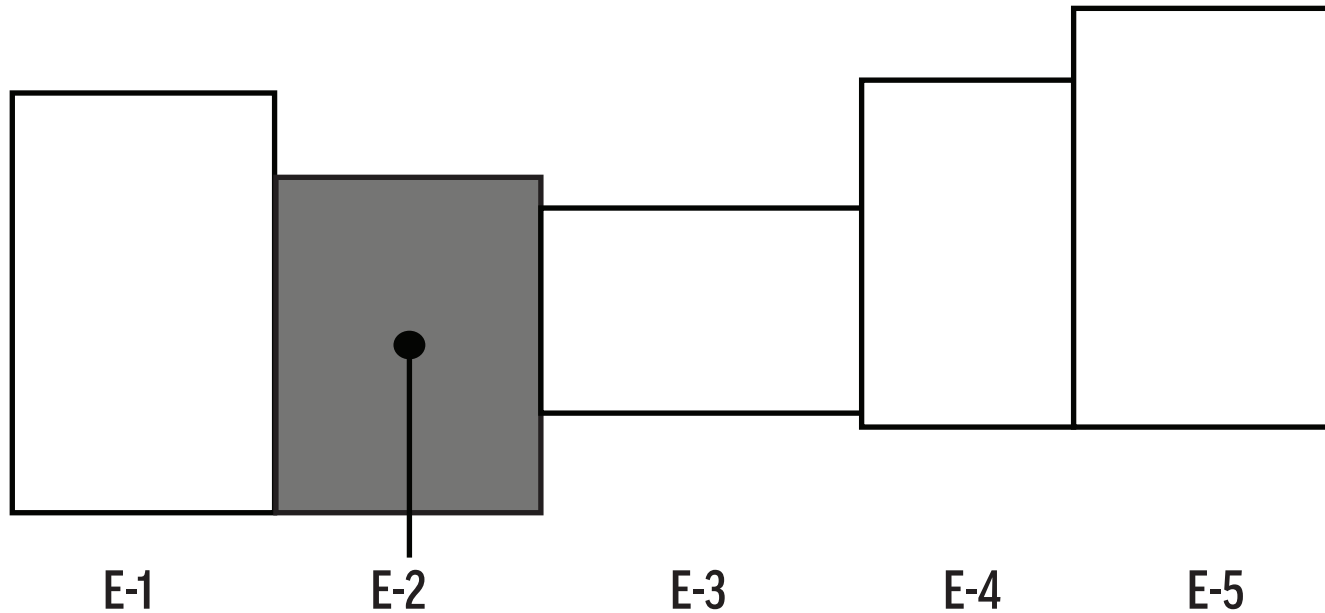
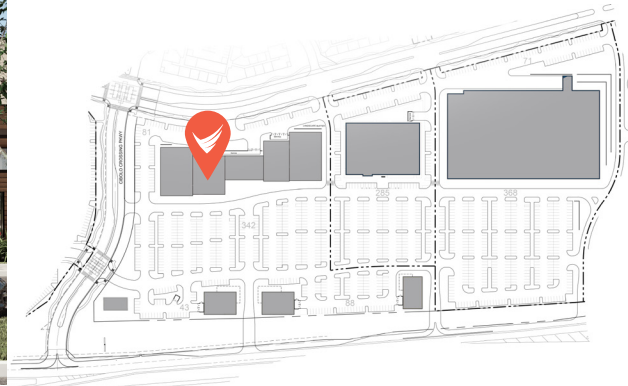
# Phase II || Building E1 || up to 15,000 SF



## Building E-1

- Up to 15,000 Square Feet
- Width: 100 Feet
- Depth: 150 Feet

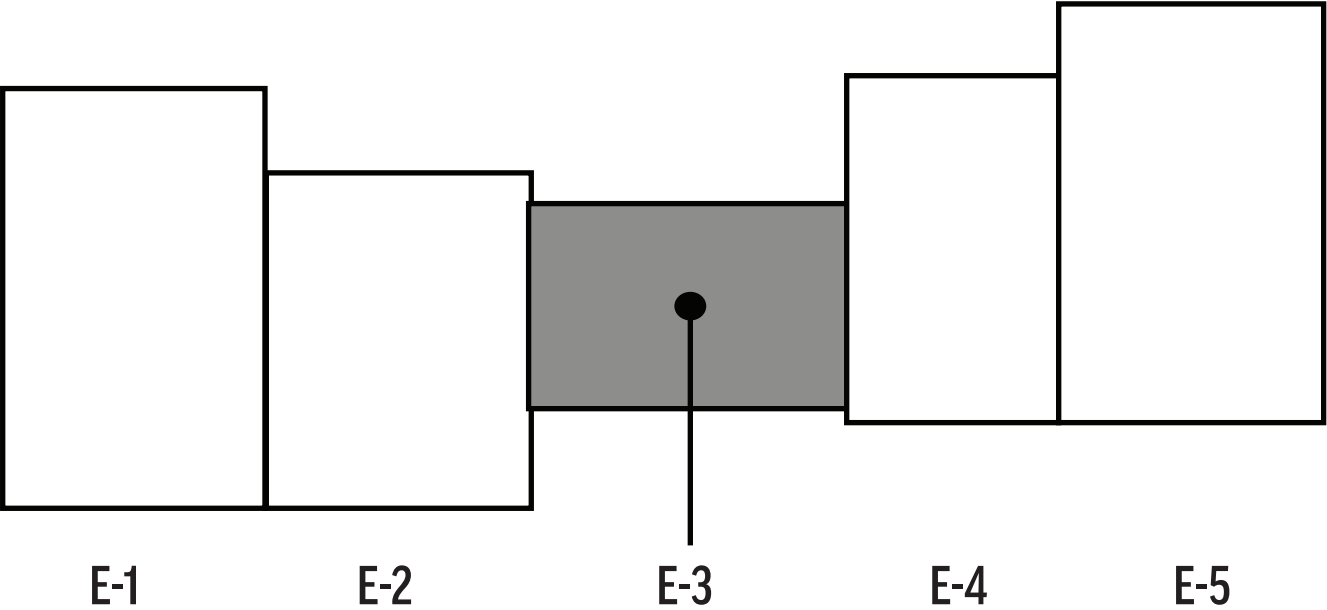
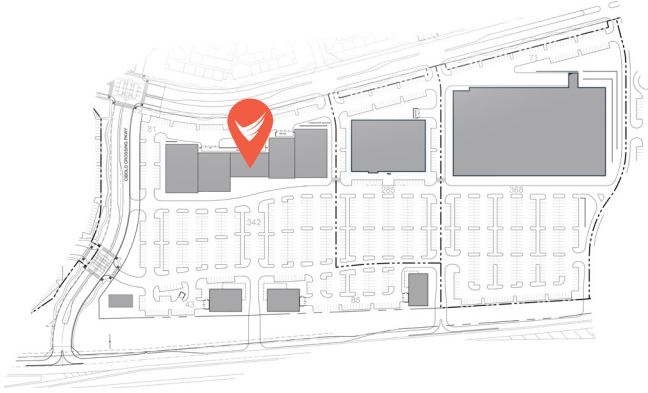
# Phase II || Building E2 || up to 12,000 SF



## Building E-2

- Up to 12,000 Square Feet
- Width: 100 Feet
- Depth: 120 Feet

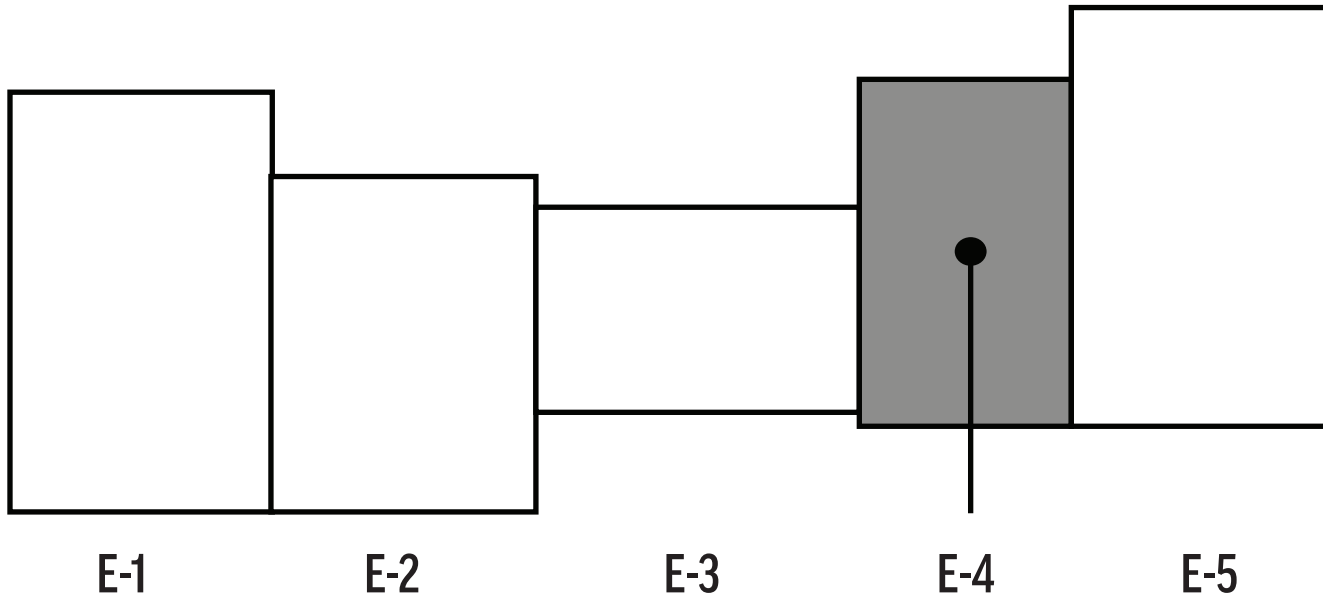
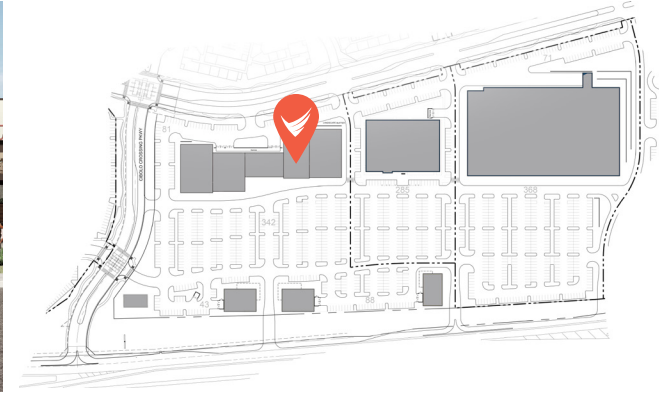
# Phase II || Building E3 || up to 9,000 SF



## Building E-3

- Up to 9,000 Square Feet
- Width: 120 Feet
- Depth: 75 Feet
- Space Can Be Subdivided

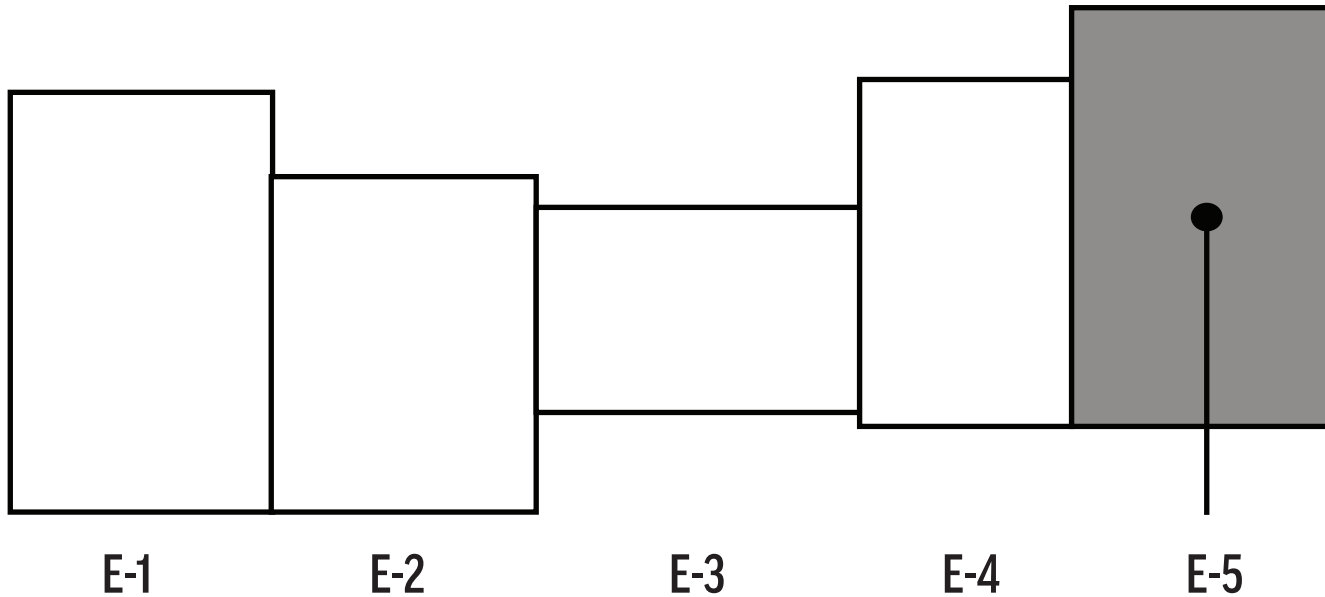
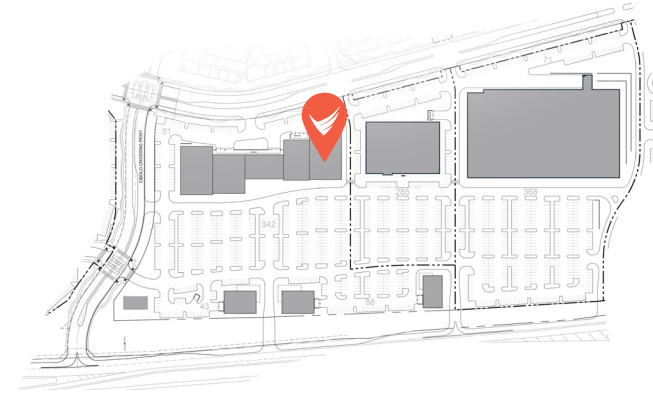
# Phase II || Building E4 || up to 10,000 SF



## Building A-4

- Up to 10,000 Square Feet
- Width: 80 Feet
- Depth: 125 Feet

# Phase II || Building E5 || up to 15,000 SF



## Building E-5

- Up to 15,000 Square Feet
- Width: 100 Feet
- Depth: 150 Feet



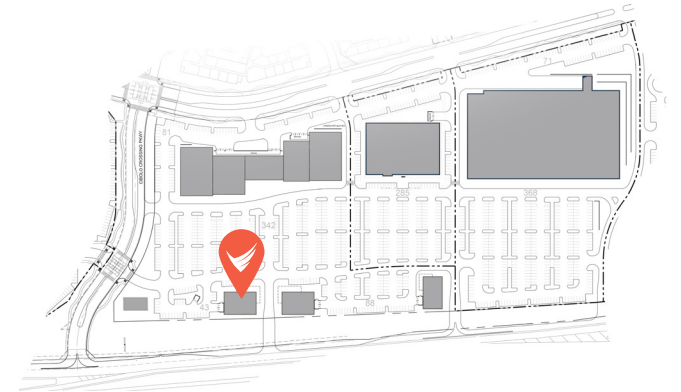
## Pad Site 5

- Up to 3,000 Square Feet
- Up to 10:1,000 Parking
- Drive-Thru Capacity



## Pad Site 6

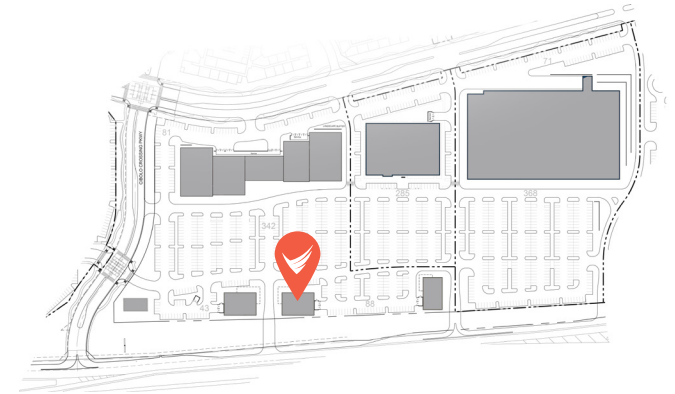
- Up to 7,000 Square Feet
- Up to 10:1,000 Parking
- Drive-Thru Capacity





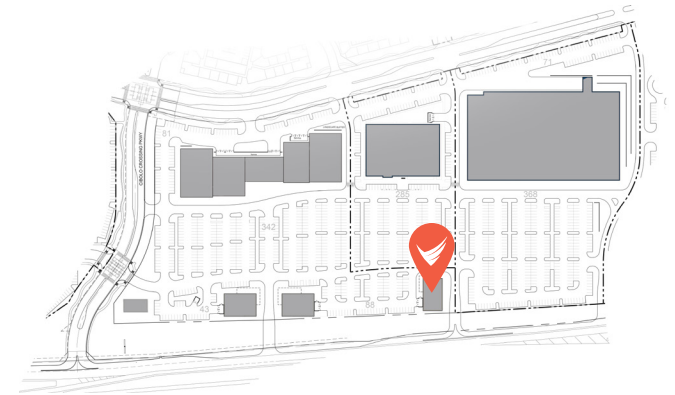
### Pad Site 7

- Up to 7,000 Square Feet
- Up to 10:1,000 Parking
- Drive-Thru Capacity



### Pad Site 8

- Up to 7,000 Square Feet
- Up to 10:1,000 Parking
- Drive-Thru Capacity

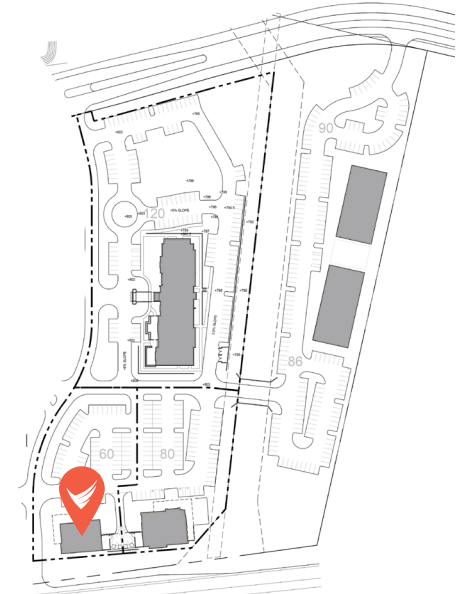






### Pad Site 9

- Up to 6,000 Square Feet
- Up to 10:1,000 Parking
- Drive-Thru Capacity



### Pad Site 10

- Up to 6,000 Square Feet
- Up to 10:1,000 Parking
- Drive-Thru Capacity



Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

### 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:
  - 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.

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or Primary Assumed Business Jonathan Collins	552564	jonathan@valcorcre.com	210.824.4242
Designated Broker of Firm	License No.	Email	Phone

Jonathan Collins	552564	jonathan@valcorcre.com	210.824.4242
Licensed Supervisor of Sales Agent / Associate	License No.	Email	Phone
Charlie Malmberg	601207	charlie@valcorcre.com	210.824.4242
Chris Ewald	68778	chris.ewald@valcorcre.com	210.824.4242
Licensed Supervisor of Sales Agent / Associate	License No.	Email	Phone

Buyer / Tenant / Seller / Landlord Initials	Date
---------------------------------------------	------