



# CIBOLO PONTE

 4470 Green Valley Rd, Cibolo, Texas 78108

PAD AND RETAIL SITES AVAILABLE FOR LEASE

**JOIN THESE TENANTS:**



BIRNBAUM PROPERTY COMPANY

**Wes Kimball**


210.349.7711. Ext. 227

[wkimball@birnbaumproperty.com](mailto:wkimball@birnbaumproperty.com)

**Jordon Mullen**

210.349.7711. Ext. 229

[jmullen@birnbaumproperty.com](mailto:jmullen@birnbaumproperty.com)

 [www.birnbaumproperty.com](http://www.birnbaumproperty.com)

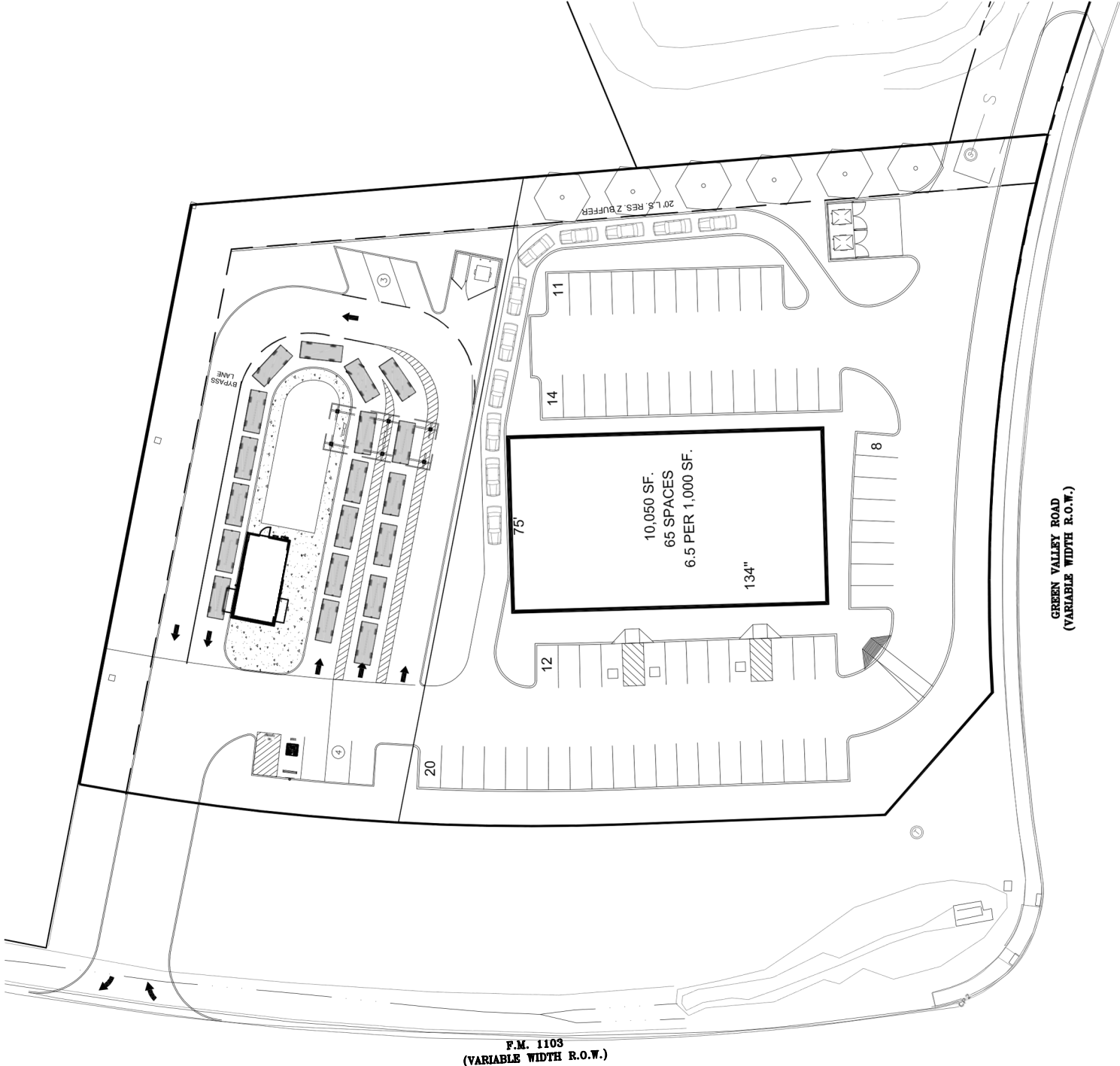
# CIBOLO POINTE



Suite #	Tenant
101	Skip's Liquor
TBD	Fluff Butt's Pet Salon
113	Schibolo Nails
129	Action Behavior Centers
145	AVAILABLE- 2,500 SF
149	Domino's
153	Great Clips
157	Band of Brothers Botanicals
161	Cibolo Family Smiles

- Positioned on the NEC and SEC of FM 1103 and Green Valley Rd in Cibolo, TX.
- 8,181 SF of Shallow Bay Retail and 2.26 Acres of Pad Site available
- Residential growth expanding quickly with 4,792 lots currently under development.

# SITE PLAN



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# AERIAL VIEWS



# AERIAL VIEWS



# TRADE AREA



## POPULATION 2022

1 mile	4,755
3 mile	43,191
5 mile	80,200



## HOUSEHOLD INCOME 2022

1 mile	\$127,145
3 mile	\$131,231
5 mile	\$121,036



## TRAFFIC COUNTS 2020

IH 35 N	102,234 VPD
FM 1103	15,722 VPD



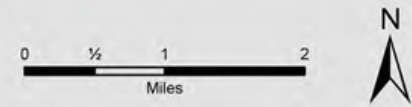
# GROWTH MAP



## NORTH EAST SAN ANTONIO RESIDENTIAL GROWTH

**LEGEND**

- Birnbaum Site
- Existing Rooftops
- Active Single Family Developments
- Pre-Planning
- Future Multi-Family
- 100 Year FEMA Floodplain
- Incorporated Cities
- County Line
- Proposed Thoroughfares
- Major Employer/Shopping/Landmark



Aerial Photography of Bexar, Kendall & Comal County 2016  
Other Counties provided by ESRI

Map & Data prepared for  
Birnbaum Property Company  
by Wendell Davis & Associates  
08.2017 210.415.8214

The information contained herein was obtained from sources believed reliable as of the date of this map. Wendell Davis & Associates makes no guarantees, warranties, or representations as to the completeness or accuracy thereof.



# DEMOGRAPHICS

## Pop-Facts® Demographic Quick Facts

Cibolo Pointe						
	1mi		3mi		5mi	
	Total	%	Total	%	Total	%
<b>2022 Est. Population by Single-Classification Race</b>						
White Alone	3,197	67.23	28,505	66.00	55,945	69.76
Black/African American Alone	703	14.78	7,115	16.47	10,642	13.27
American Indian/Alaskan Native Alone	58	1.22	324	0.75	595	0.74
Asian Alone	141	2.96	1,450	3.36	2,356	2.94
Native Hawaiian/Pacific Islander Alone	23	0.48	168	0.39	256	0.32
Some Other Race Alone	324	6.81	2,979	6.90	5,938	7.40
Two or More Races	308	6.48	2,650	6.14	4,467	5.57
Hispanic/Latino	1,690	35.54	14,654	33.93	26,986	33.65
Not Hispanic/Latino	3,065	64.46	28,536	66.07	53,215	66.35
<b>2022 Occupied Housing Units by Tenure</b>						
Owner-Occupied	1,338	87.28	12,213	86.15	21,832	79.31
Renter-Occupied	195	12.72	1,963	13.85	5,695	20.69
Average Household Size	--	2.91	--	3.05	--	2.91
<b>2022 Households by Household Income</b>						
Income < \$15,000	39	2.54	303	2.14	771	2.80
Income \$15,000 - \$24,999	18	1.17	280	1.98	950	3.45
Income \$25,000 - \$34,999	27	1.76	378	2.67	1,076	3.91
Income \$35,000 - \$49,999	88	5.74	810	5.71	2,288	8.31
Income \$50,000 - \$74,999	170	11.09	1,594	11.24	3,716	13.50
Income \$75,000 - \$99,999	279	18.20	2,357	16.63	4,248	15.43
Income \$100,000 - \$124,999	239	15.59	2,201	15.53	3,829	13.91
Income \$125,000 - \$149,999	249	16.24	1,982	13.98	3,382	12.29
Income \$150,000 - \$199,999	260	16.96	2,382	16.80	4,040	14.68
Income \$200,000 - \$249,999	93	6.07	1,037	7.32	1,741	6.33
Income \$250,000 - \$499,999	61	3.98	687	4.85	1,183	4.30
Income \$500,000+	11	0.72	166	1.17	304	1.10
Average Household Income	--	127,145.00	--	131,231.00	--	121,036.00
Median Household Income	--	115,142.48	--	115,259.48	--	104,463.44
<b>2022 Est. Median HH Income by Single-Classification Race</b>						
White Alone	--	113,788.83	--	116,711.43	--	103,266.40
Black/African American Alone	--	122,298.07	--	122,310.29	--	119,148.18
American Indian/Alaskan Native Alone	--	191,136.37	--	128,444.65	--	101,750.84
Asian Alone	--	126,132.42	--	94,165.23	--	89,795.07
Native Hawaiian/Pacific Islander Alone	--	91,305.22	--	90,935.28	--	92,069.64
Some Other Race Alone	--	89,674.49	--	87,168.52	--	81,805.50
Two or More Races	--	128,721.43	--	130,719.26	--	125,194.97
Hispanic/Latino	--	116,898.96	--	103,357.68	--	92,915.73
Not Hispanic/Latino	--	114,575.96	--	120,114.01	--	109,878.37



BIRNBAUM PROPERTY COMPANY



# 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.

<b>Birbaum Property Company</b>	<b>501357</b>	<b>mbirbaum@birbaumpropety.com</b>	<b>210-349-7711</b>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>Michael Birbaum</b>	<b>161284</b>	<b>mbirbaum@birbaumpropety.com</b>	<b>210-349-7711</b>
Designated Broker of Firm	License No.	Email	Phone