

SPACE AVAILABLE

# CIBOLO VALLEY RETAIL CENTER

3893 CIBOLO VALLEY DRIVE | CIBOLO, TX | 78108



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# CIBOLO VALLEY RETAIL CENTER

CIBOLO, TX

WHAT I LOVE ABOUT THIS PROPERTY:

“It's in the heart of the vibrant Cibolo suburb and just a quick trip for local residents to fill up, grab a bite or enjoy a cold beverage.”

ZACH PARRA

## DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	12,353	72,002	110,238
Household Income	\$156,045	\$129,240	\$122,940
Total Households	3,978	24,792	39,549
Median Age	39.8	37.8	38.1

## DESIRED USES

- Yoga Studio
- Title Company
- Insurance Office
- Pet Store

## PROPERTY HIGHLIGHTS

- 1 This is a great center on the **going-home side** of the road, perfect for service oriented retailers looking for folks to stop in on their way home.
- 2 Cibolo is one of the **fastest growing towns in Texas** and the United States.
- 3 Cibolo is ranked as one of the **safest cities** in Texas.



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## PROPERTY DESCRIPTION

Class A Neighborhood Retail

Totaling 11,770 SF

4.8:1,000 Parking Ratio

Approx. 1.4 Miles from I-35



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BENTWOOD RANCH  
(950 HOMES)

I-35 (146,478 AADT)

salata™  
SANTIROS ENTERTAINMENT  
deka lash  
MAX & LOUIE'S  
NEW YORK DINER

PARRY'S  
PIZZERIA & TAPHOUSE

Willie's  
ICE HOUSE

WILLOW POINTE  
(650 HOMES)

NORTHCLIFFE  
(1000 HOMES)

CIBOLO VALLEY RD(2,037 AADT)



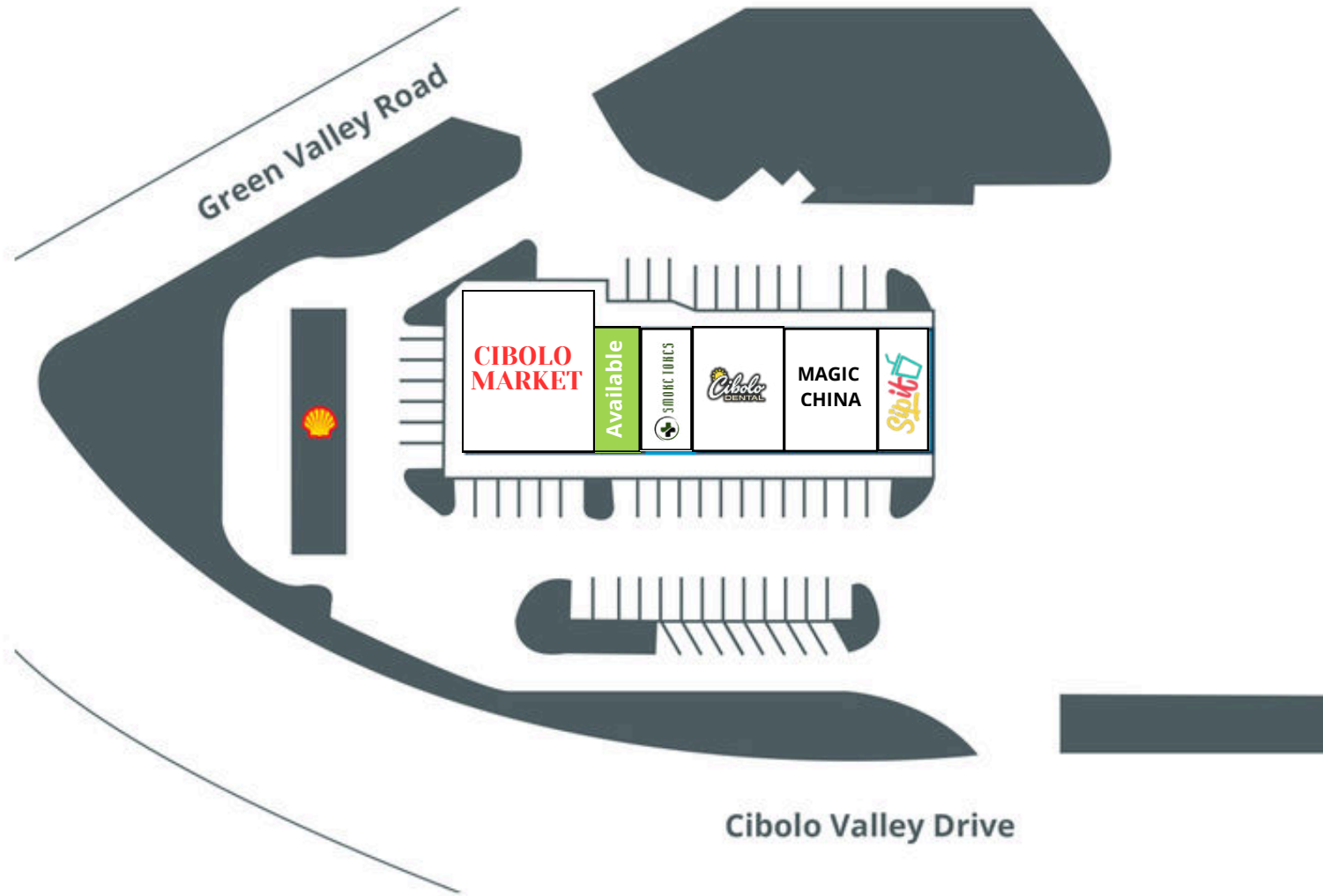
Veterans Memorial Park



GREEN VALLEY RD(3,376 AADT)

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## ■ AVAILABLE SPACE

Suite Number	SF	Condition
101	1,100	Former Dance School

