

CIBOLO STATION

313 Schneider, Cibolo, Texas 78108



FOR LEASE - 1,912 SF RETAIL SPACE

LAST LEASE SPACE AVAILABLE

TC Austin Realty Advisors
12950 Country Parkway Ste 180
San Antonio, Texas 78216
www.tcaustin.com

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CIBOLO STATION—LEASE PLAN

Space Available

1,912 SF, In-Line Space (Shell)

Parking Ratio

5.77 per 1,000 SQFT / 57 Parking Spots

Rental Rates

\$24.00 PSF

NNN \$8.00 PSF

Lease Terms

5 Year Lease Term min.

Tenant Finish-Out Allowance

\$25.00 Finish Out Allowance, Additionally
TI available based on final lease terms and
business use.

Access

The site features access along Schneider Road from FM 1103. There are internal dedicated thoroughfares for easy access and ample shared front parking.

Exposure

Cibolo Station offers excellent exposure from FM 1103 with a traffic count of 30,000 vehicles per day. Newly constructed, the property is an excellent location for a boutique retail or restaurant user.

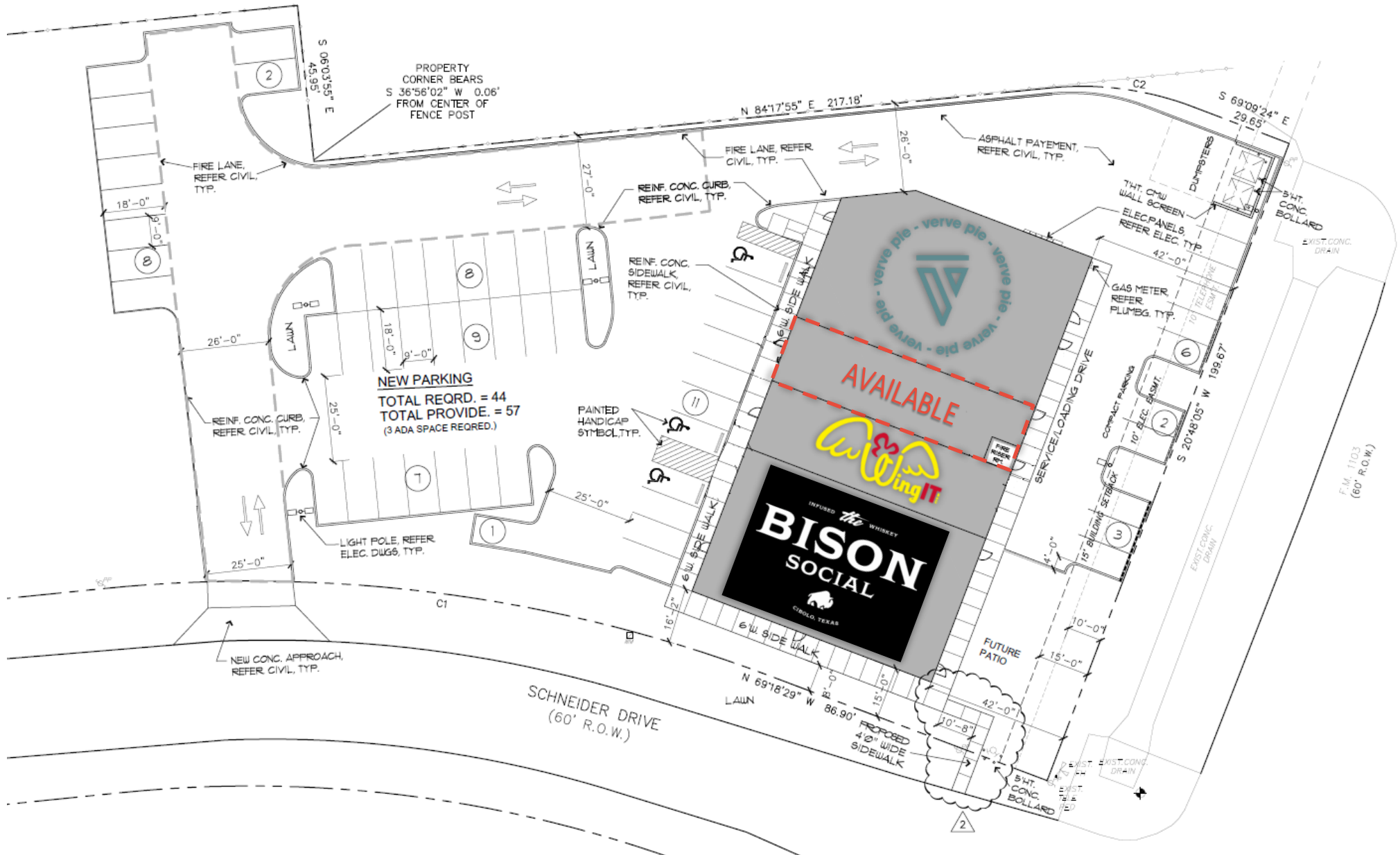


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CIBOLO STATION—SITE PLAN

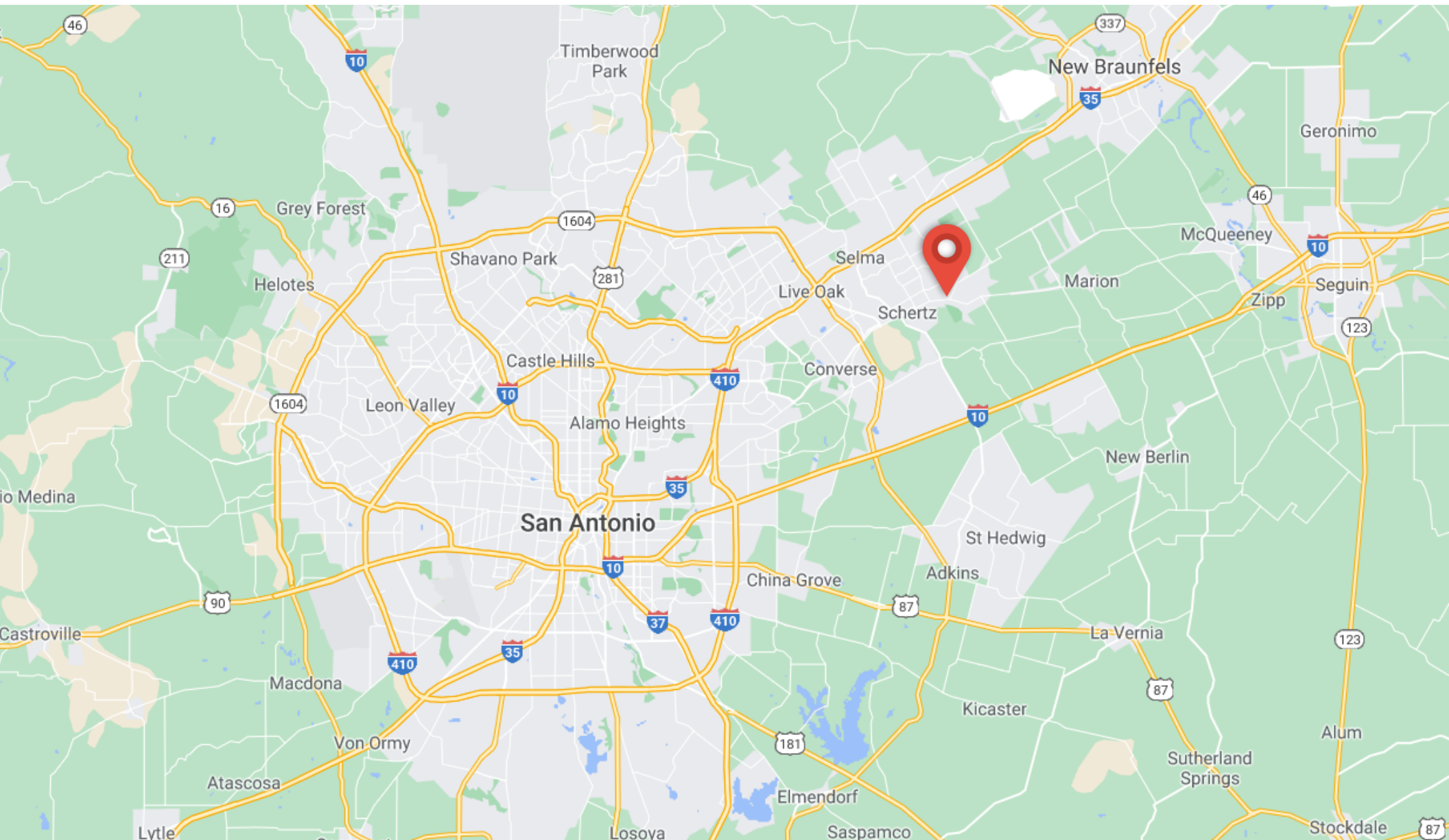


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CIBOLO STATION—MAP LOCATION

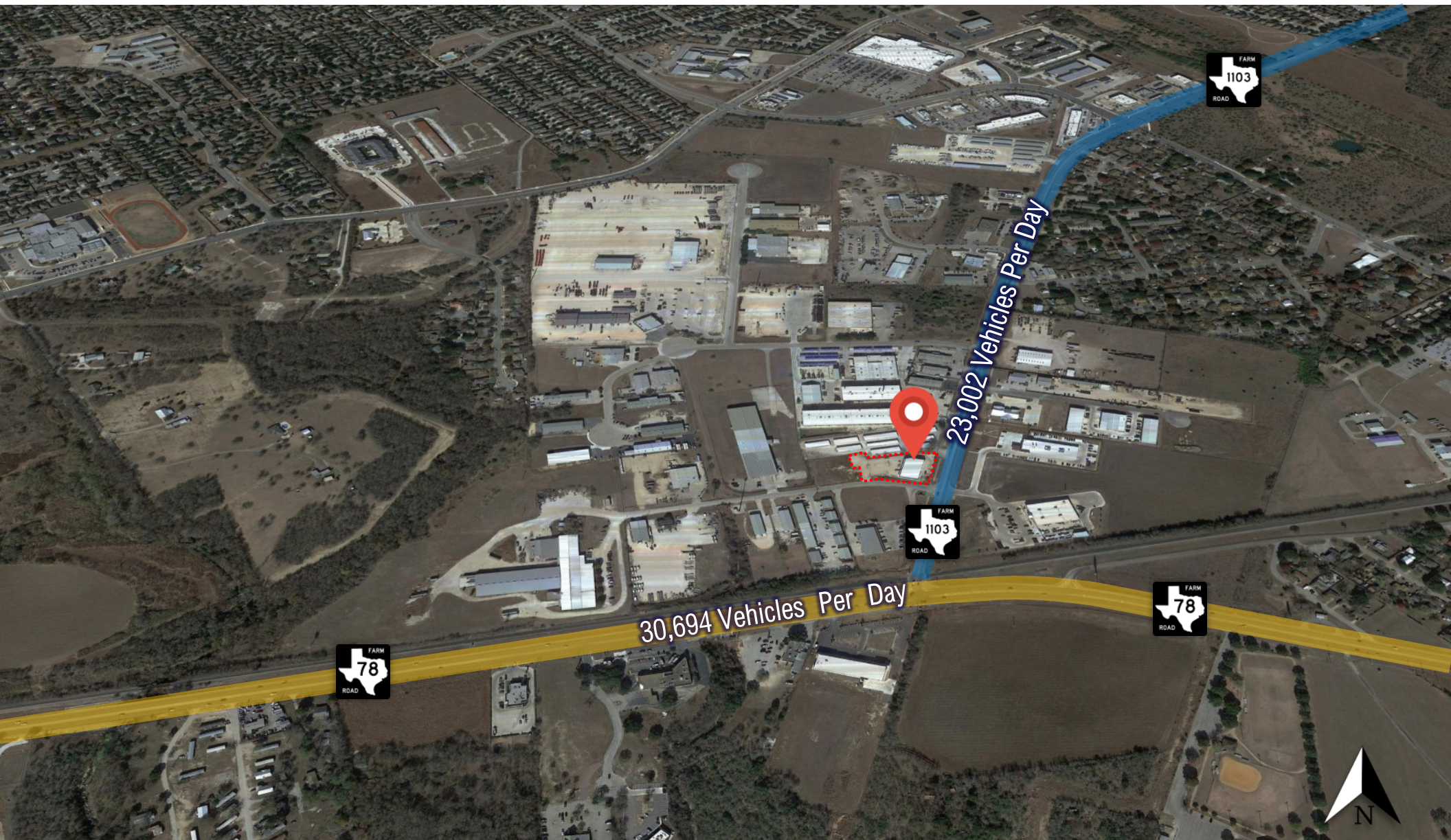


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CIBOLO STATION—NORTH AERIAL

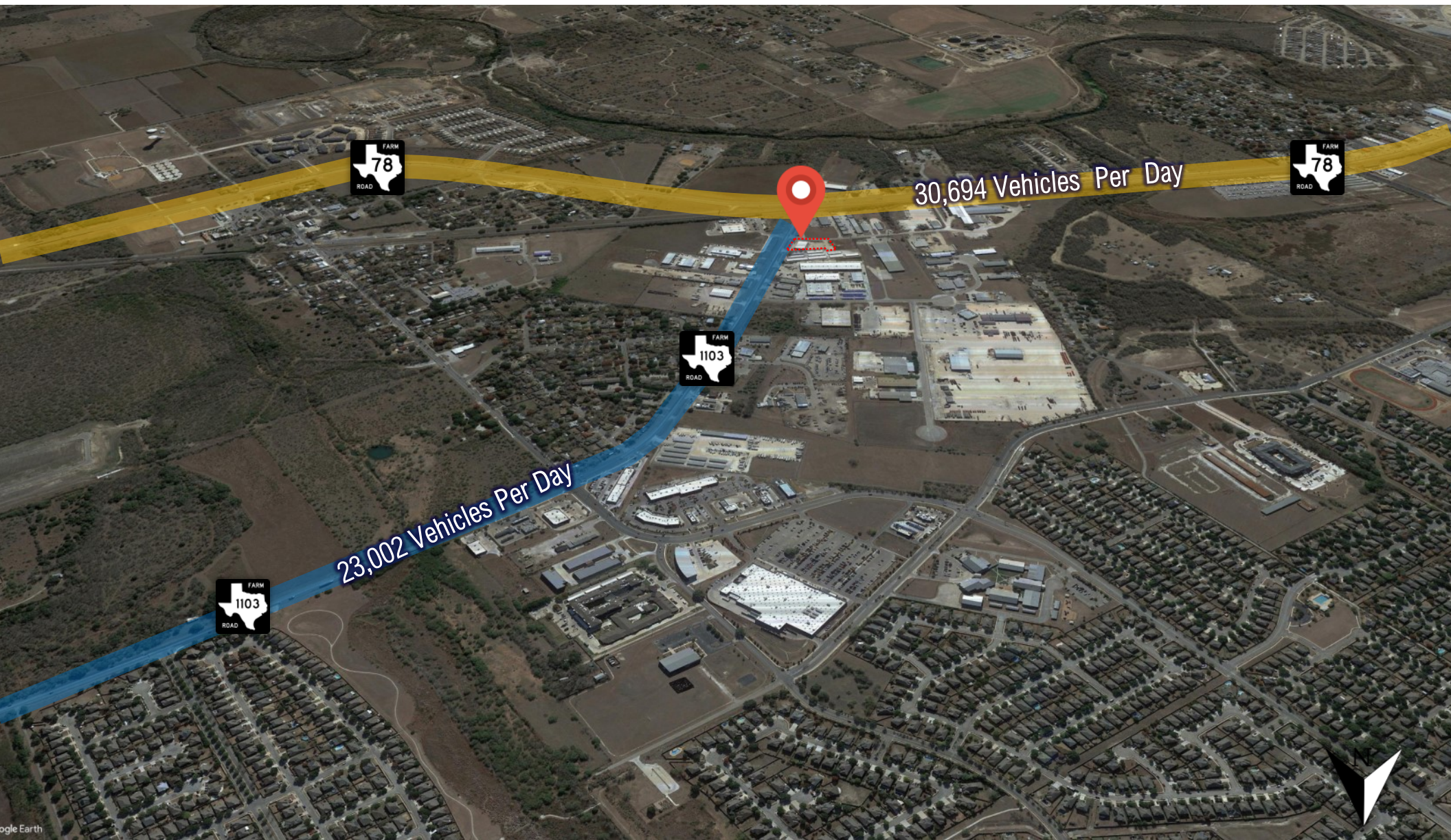


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CIBOLO STATION—SOUTH AERIAL



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CIBOLO STATION—PHOTOS



FM 1103 VISIBILITY



FRONT OF BUILDING



REAR EMPLOYEE PARKING AND LOADING



AMPLE PARKING

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CIBOLO STATION—PHOTOS



1,912 SF SHELL SPACE



PLUMBING LEAVE OUT IN REAR OF SPACE

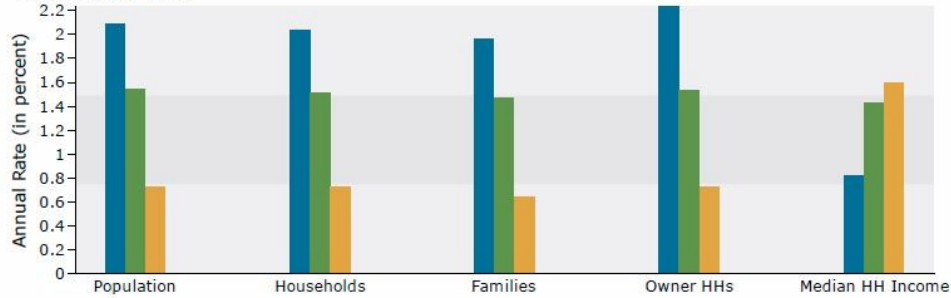
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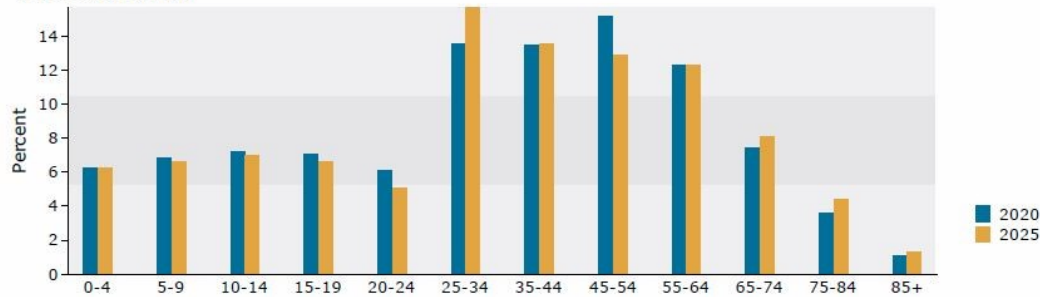
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CIBOLO STATION—DEMOGRAPHICS

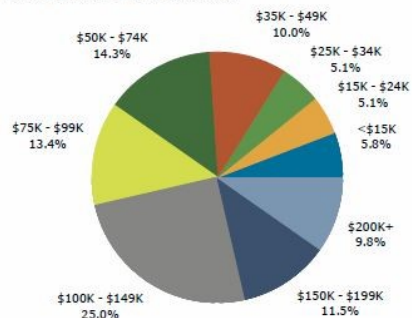
Trends 2020-2025



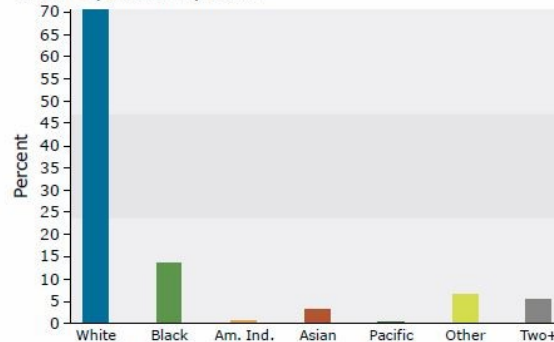
Population by Age



2020 Household Income



2020 Population by Race



CENSUS	2010	2020	2025
Households			
1 Mile Radius	1,045	1,243	1,368
2 Mile Radius	7,152	8,603	9,515
3 Mile Radius	14,100	18,045	19,986
Median Age			
1 Mile Radius	35.7	37.4	37.4
2 Mile Radius	36.3	37.3	36.9
3 Mile Radius	36.4	36.8	36.1
Families			
1 Miles Radius	786	903	987
2 Mile Radius	5,609	6,640	7,317
3 Mile Radius	11,219	14,214	15,690
Population			
1 Mile Radius	2,994	3,550	3,906
2 Mile Radius	20,551	24,921	27,639
3 Mile Radius	40,930	53,169	59,078
Average Income			
1 Mile Radius		\$98,556	\$108,736
2 Mile Radius		\$109,185	\$118,537
3 Mile Radius		\$111,042	\$121,511

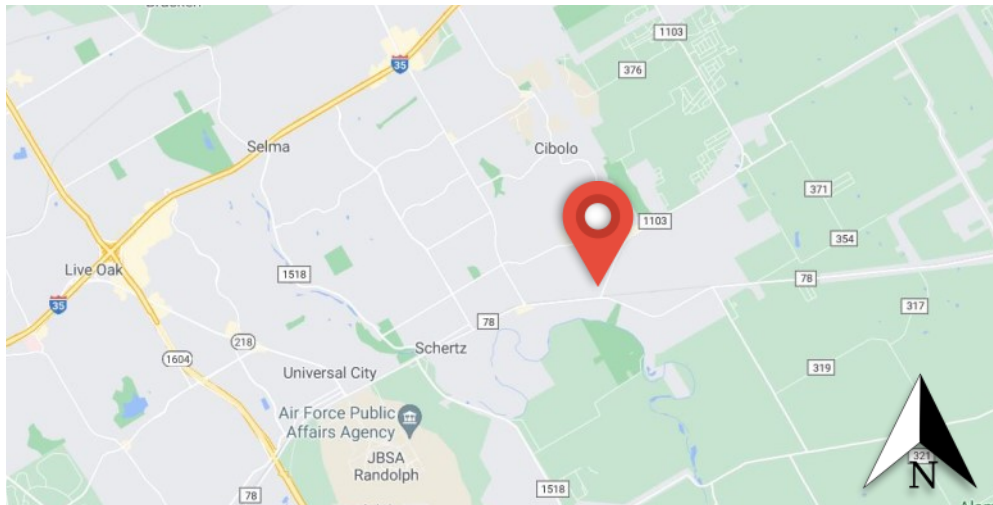
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025.

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