



FM 1103 & Green Valley

 NWC Green Valley Rd, Cibolo, Texas 78108
RETAIL SITES AVAILABLE FOR LEASE



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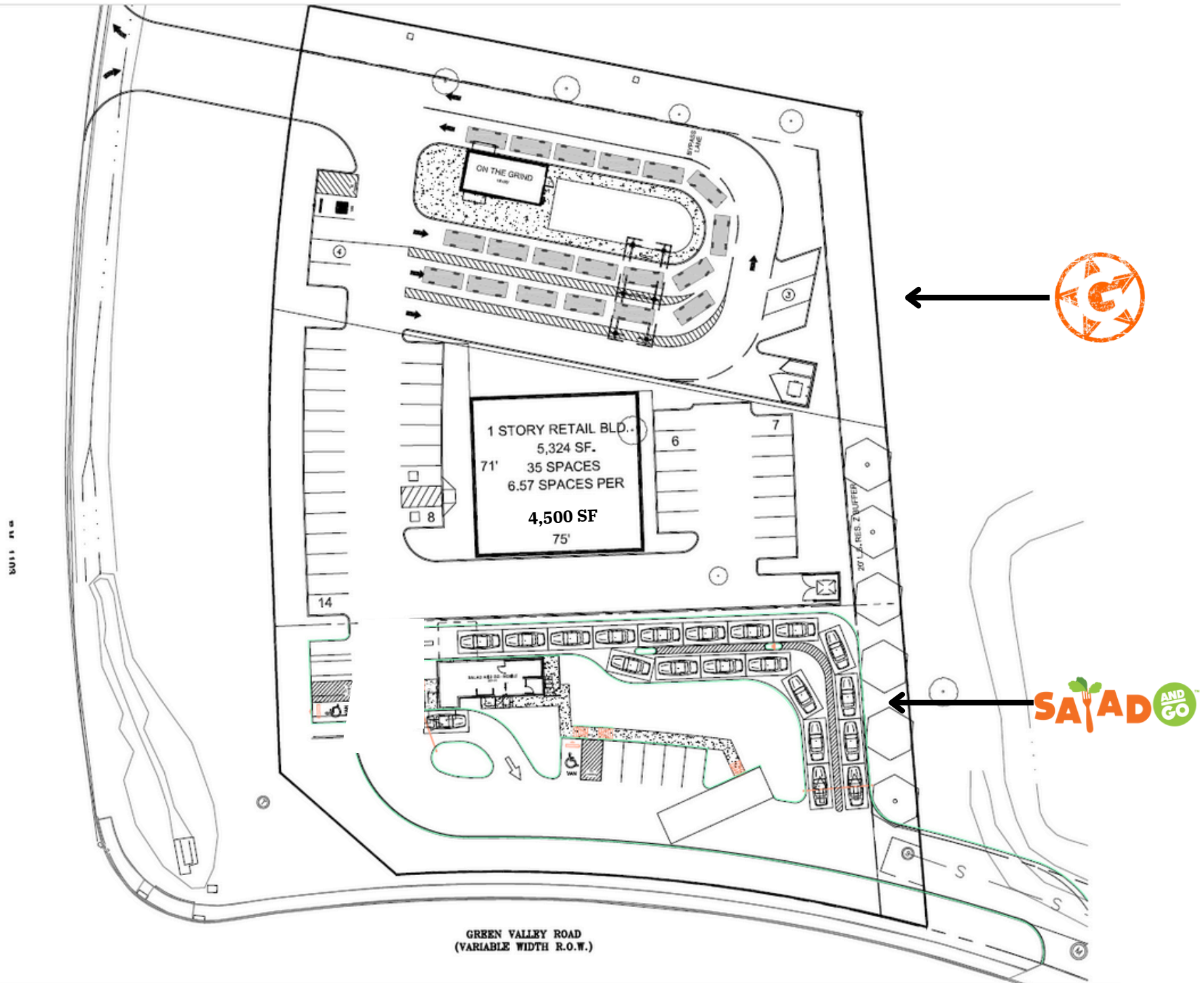
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NWC FM 1103 & GV



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

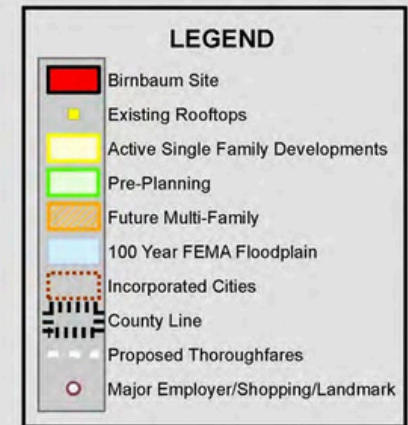
IH 35 N	102,234 VPD
FM 1103	15,722 VPD



GROWTH MAP



NORTH EAST SAN ANTONIO RESIDENTIAL GROWTH



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

Cibola Pointe						
	1mi		3mi		5mi	
	Total	%	Total	%	Total	%
2022 Est. Population by Single-Classification Race						
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
2022 Occupied Housing Units by Tenure						
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
2022 Households by Household Income						
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
2022 Est. Median HH Income by Single-Classification Race						
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





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.

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