

# FOR SALE

1141 GUADALUPE DR, CIBOLO, TX 78108



## 8,750 SF Free-Standing Warehouse

### ABOUT THE PROPERTY:

1141 Guadalupe Drive is a freestanding 8,750 SF industrial warehouse on 0.67 acres in Cibolo, Texas. The facility features varying clear heights of 14.5' to 18', dock-high and grade-level loading, three-phase power, a small office build-out, and a fenced yard for secure outside storage. Zoned LT Industrial, this is an ideal owner-user acquisition for contractors, light manufacturers, and trade businesses seeking a functional, move-in-ready facility with convenient access to IH-35 and the greater San Antonio metro.

### FEATURES:

- 8,750 SF warehouse on 0.67-acres
- 14.5'-18' clear height
- Dock well and grade-level loading
- 3-phase power (240V, 480 Amps)
- Zoned LT Industrial
- Quick access to IH-10 and IH-35

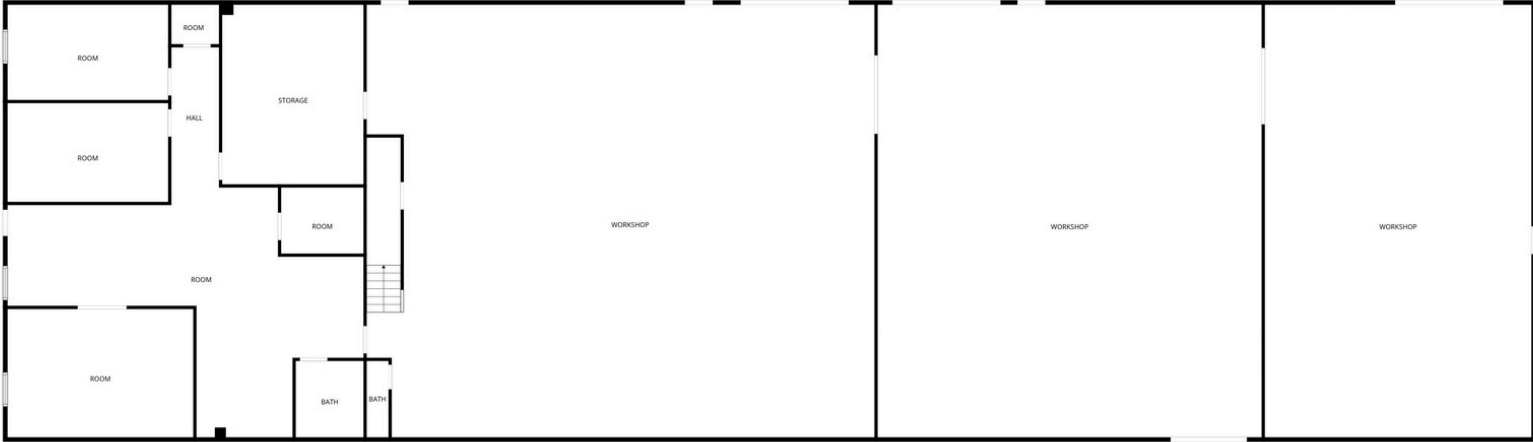
# EXTERIOR PHOTOS

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# FLOOR PLAN

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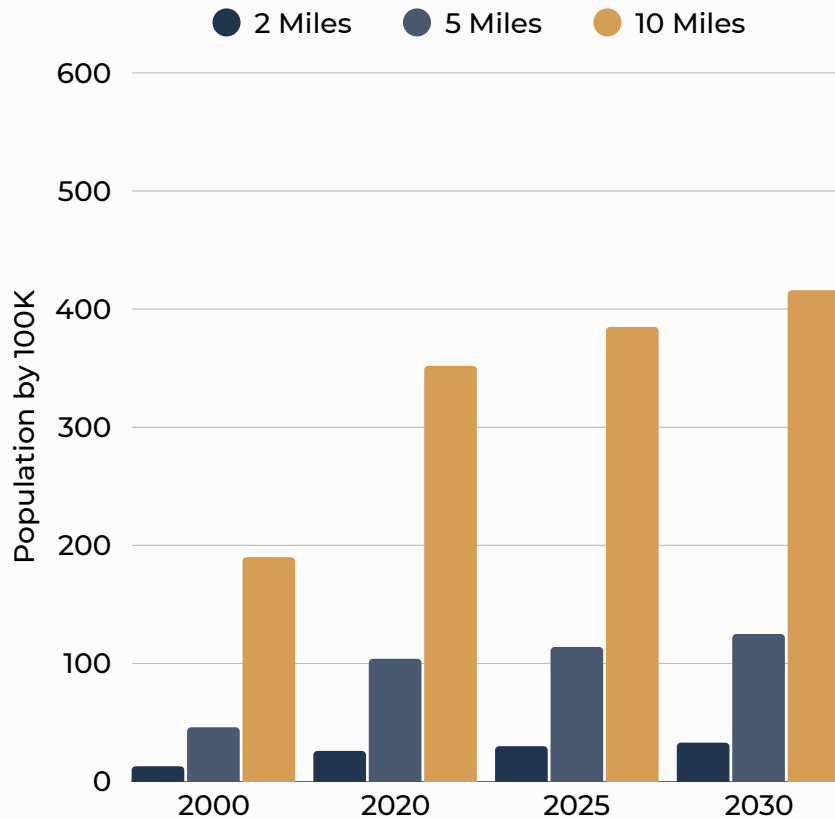


# DEMOGRAPHICS

1141 GUADALUPE DR  
CIBOLO, TX 78108

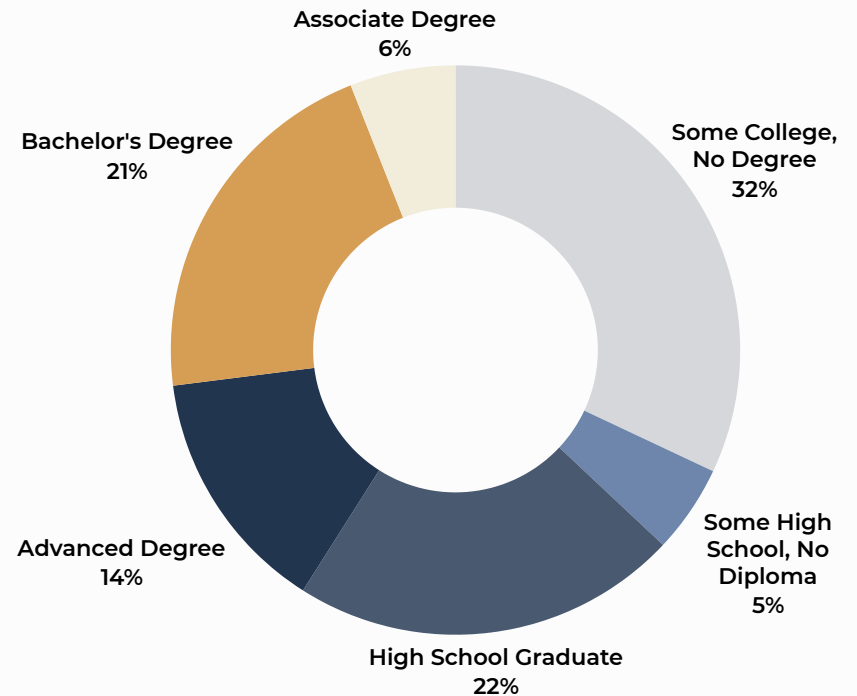
## HOUSEHOLD INCOME

	2 miles	5 miles	10 miles
Avg Household Income	\$123,958	\$122,230	\$106,246
Median Household Income	\$102,766	\$102,172	\$87,381
< \$25,000	1,200	2,974	12,158
\$25,000 - 50,000	1,103	5,000	20,505
\$50,000 - 75,000	1,464	6,075	24,852
\$75,000 - 100,000	1,499	5,549	20,665
\$100,000 - 125,000	1,351	5,334	18,194
\$125,000 - 150,000	1,023	3,867	12,218
\$150,000 - 200,000	1,647	6,231	14,751
\$200,000+	1,544	5,093	12,156



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## EDUCATIONAL ATTAINMENT



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# AREA DETAILS & OVERVIEW





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