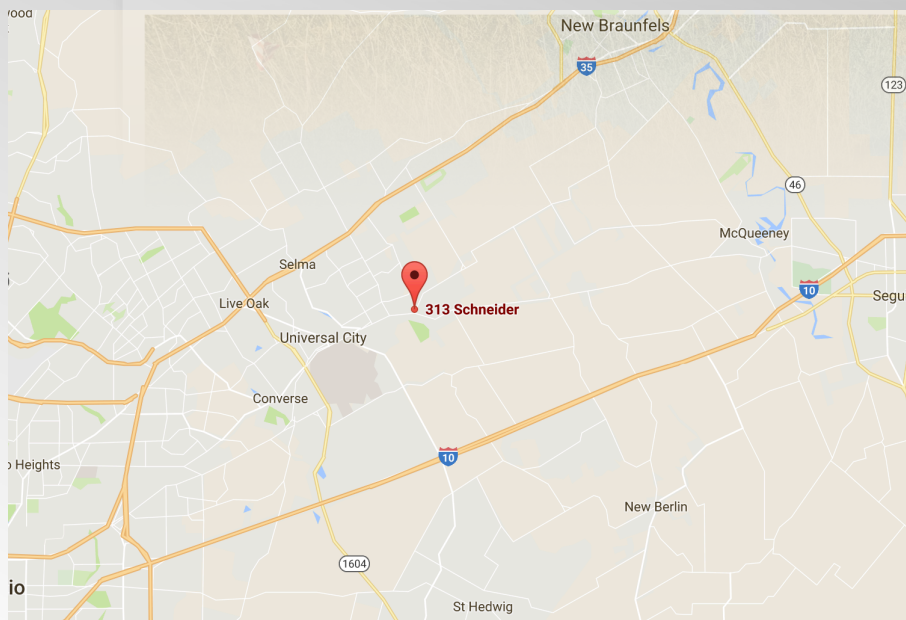


CIBOLO STATION SHOPPING CENTER

313 Schneider Rd. Cibolo, TX 78108



LEASING

CIBOLO STATION SHOPPING CENTER

This new class A development is located on FM 1103 and Schneider Road in Cibolo, Texas with excellent access to several well-established neighborhoods.

Cibolo Station Shopping Center is located on the high-traffic roadway passing through Cibolo that connects two of the nation's major transportation corridors of I-35 and I-10.

This development is an excellent location for retail, restaurant, business and medical office.

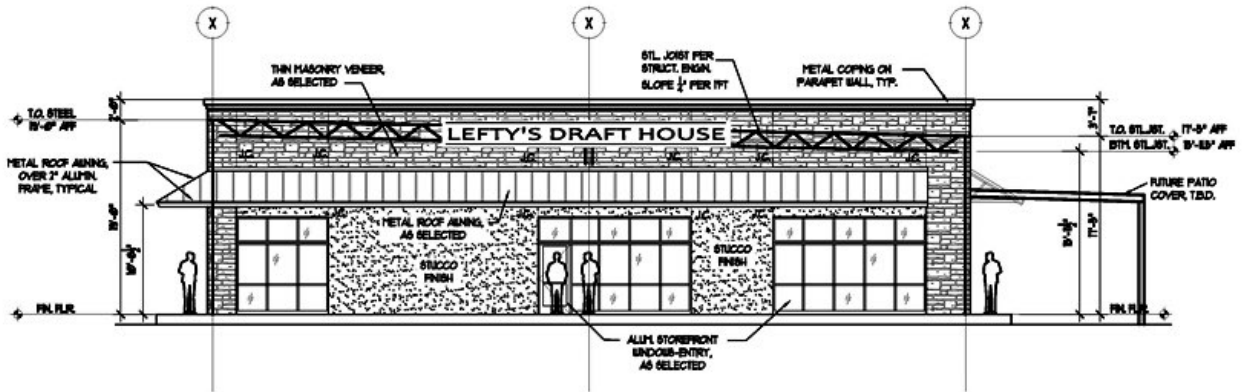
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CIBOLO STATION SHOPPING CENTER



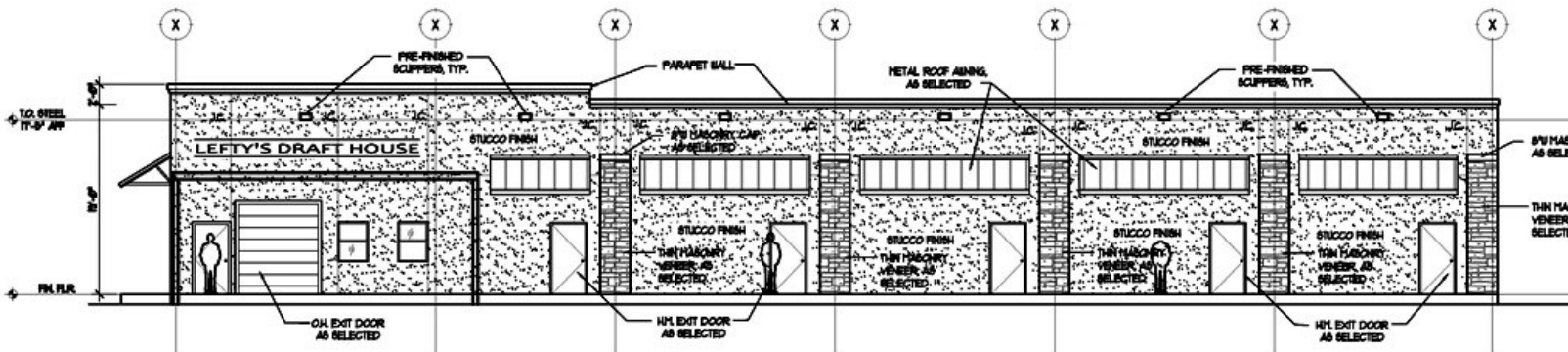
PROPOSED FRONT ENTRY EXTERIOR ELEVATION

SCALE: 1/8" = 1'-0" 01



PROPOSED SIDE ENTRY EXTERIOR ELEVATION

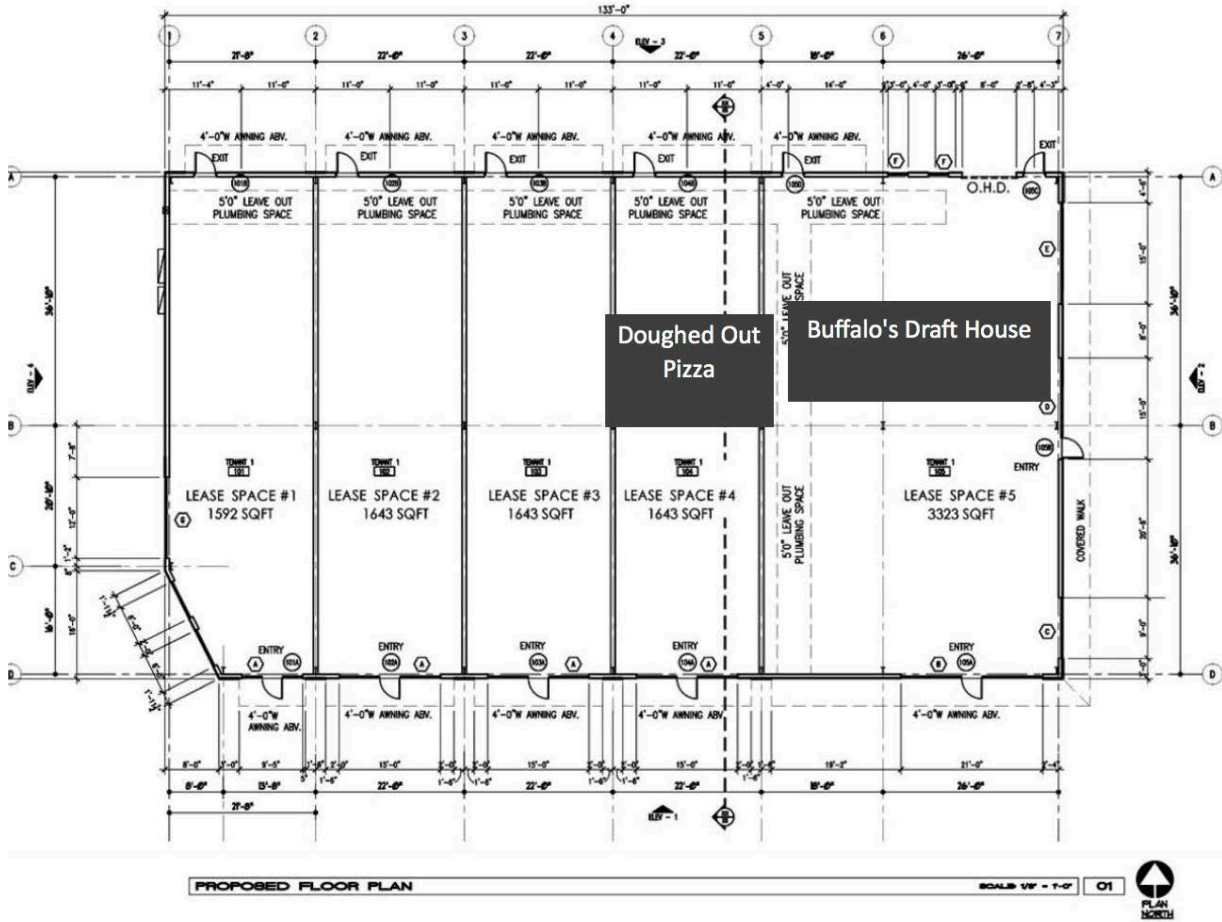
SCALE: 1/8" = 1'-0" 02



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CIBOLO STATION SHOPPING CENTER

PHASE I



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DEVELOPMENT SITE PLAN



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CIBOLO STATION SHOPPING CENTER



PHASE I

| SUITE | SF | TENANT |
|-------|------------|----------------------|
| #4 | 3,323 SqFt | Buffalo's Drafthouse |
| #3 | 1,650 SqFt | Doughed Out Pizza |
| #2 | 2,100 SqFt | AVAILABLE |
| #1 | 2,800 SqFt | AVAILABLE |

Available Space: 6,652 SF
Contiguous: 6,652 SF
Min Divisible: 1,500 SF
Pricing: \$27 - 28/SF
F/O Allowance: NNN\$25/SF
Estimated NNN: \$7.00/SF
Center Size: 9,975 SF

PHASE II

Available Space: 6,330 SF
Contiguous: 6,330 SF
Min Divisible: TBD
Pricing: \$18-21/SF
F/O Allowance: NNN \$25
Center Size: 7,980 SF

PYLON SIGNAGE AVAILABLE

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CIBOLO STATION SHOPPING CENTER

DEMOGRAPHICS

| POPULATION | 1 Mile | 3 Mile | 5 Mile |
|------------------------|--------|--------|--------|
| 2016 Total Population: | 5,688 | 40,646 | 78,749 |
| 2021 Population: | 6,653 | 47,067 | 90,031 |
| Pop Growth 2016-2021: | 16.97% | 15.80% | 14.33% |
| Average Age: | 33.4 | 35.1 | 36.3 |

HOUSEHOLDS

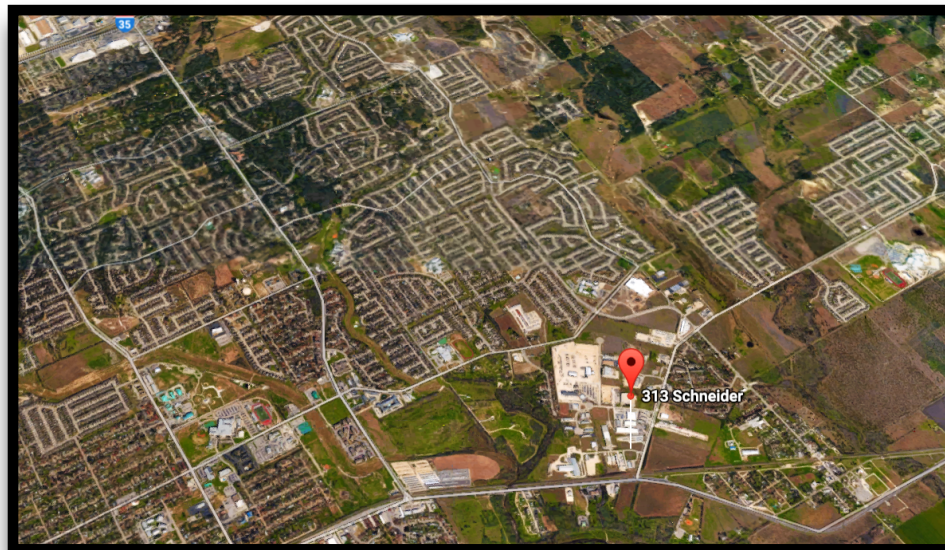
| | | | |
|------------------------|----------|----------|----------|
| 2016 Total Households: | 1,903 | 13,744 | 27,414 |
| HH Growth 2016-2021: | 17.24% | 16.16% | 14.46% |
| Median Household Inc: | \$90,604 | \$91,661 | \$82,998 |
| Avg Household Size: | 3 | 2.9 | 2.9 |

HOUSING

| | | | |
|--------------------|-----------|-----------|-----------|
| Median Home Value: | \$214,676 | \$200,185 | \$190,766 |
|--------------------|-----------|-----------|-----------|

TRAFFIC COUNT

| | |
|---------------------|------------------|
| FM 1103 @ Schneider | 11,455 VPD TXDOT |
|---------------------|------------------|



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