

# Pads & Shop Space Development Opportunity

Cibolo, TX



**WEBB SELLERS**  
210.504.2781 | webb.sellers@srsre.com  
TX License No. 589055

**DREW ALLEN**  
210.504.1242 | drew.allen@srsre.com  
TX License No. 656732



# Pads & Future Shop Space

Cibolo, TX

## Property Specifications

LAND SIZE OR FUTURE SHOP SPACE NEGOTIABLE

± 1.52 - 8.5 AC

ZONING

C3 Commercial, City of Cibolo

PRICE

## Contact Broker

### Traffic Counts

Old Wiederstein Rd	4,372VPD
Farm 1103 Rd	21,366 VPD
IH-35	146,935 VPD

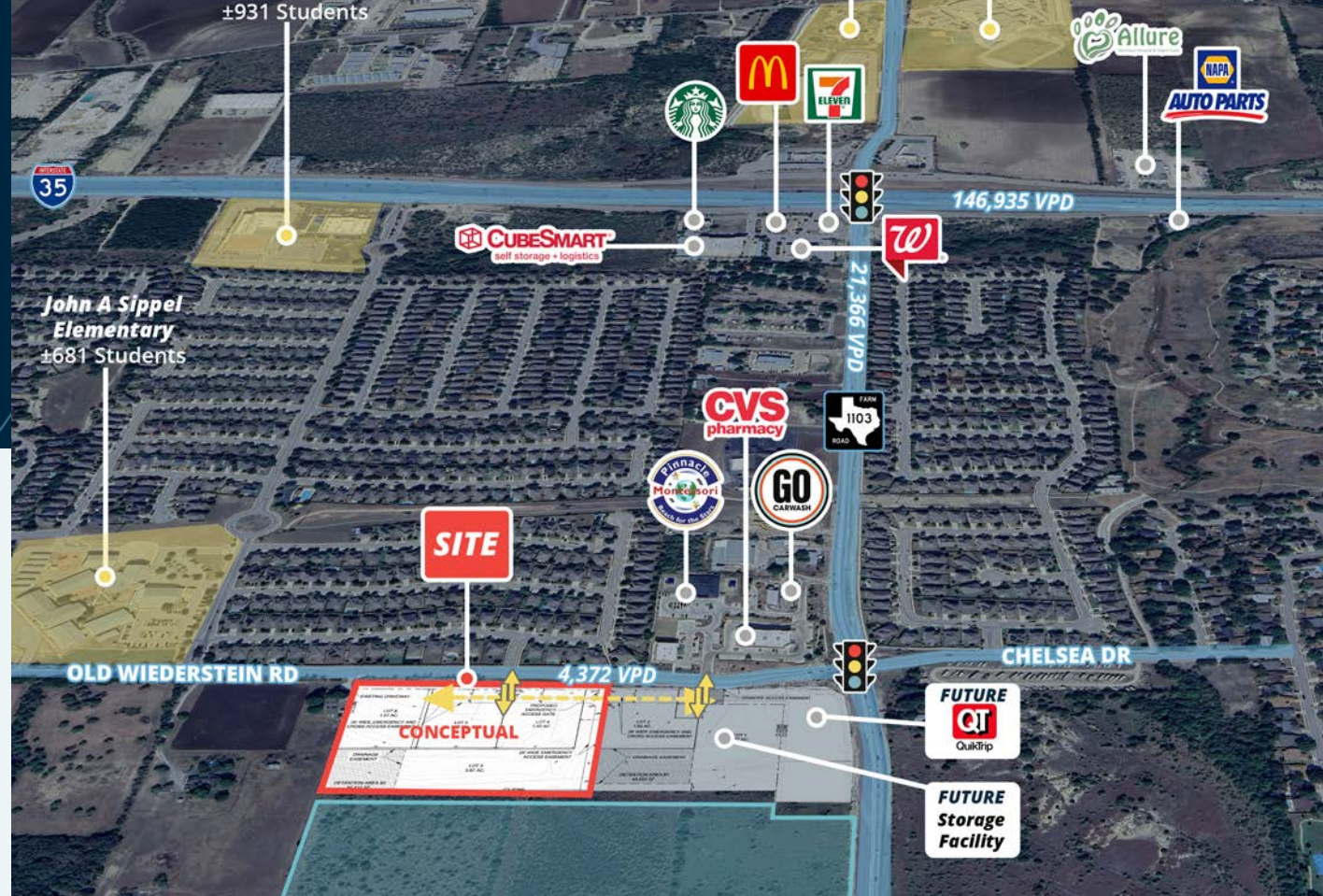
Year: 2024 | Source: TxDot

### WEBB SELLERS

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### DREW ALLEN

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## About the Property

- Land development opportunity along high-growth FM 1103 corridor in Cibolo, TX
- Adjacent to and cross-access with future QuikTrip fronting FM 1103
- Located minutes from Interstate 35, providing strong regional connectivity
- Positioned within one of the fastest-growing residential markets in the San Antonio MSA
- Strong daytime population driven by nearby schools, employers, and residential density
- Great opportunity for medical, flex, retail development

## Join These Nearby Retailers



Coming Soon

Coming Soon



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# Trade Aerial | 21001 Old Wiederstein Road Land

Cibolo, TX



Veterans Memorial High School  
±1,688 Students

Comal Creek Elementary  
±454 Students

School of Science and Technology  
±931 Students

John A Sippel Elementary  
±681 Students

Cibolo Valley Elementary  
±657 Students

Legacy Traditional School  
±736 Students

Barbara C Jordan Intermediate School  
±492 Students

Bryan P Steele High School  
±2,857 Students

Samuel Clemens High School  
±2,563 Students

**SITE**

### The Village at Forum Parkway

Logos for: SPEC'S, NORTHERN TOOL & EQUIPMENT, Factory Mattress, salons by jc, Mr. Crabby's, HOTWORX, Klot, Chuck E. Cheese, RETAMA PARK, ROOMS TO GO.

### The Forum

Logos for: HOBBY LOBBY, Total Wine & More, BEST BUY, TARGET, ULTA, Michaels, OLD NAVY, TJ-MAXX, Party City, DSW, LANE BRYANT, PETSMART, BARNES & NOBLE, KOHL'S, Conn's HomePlus, BED BATH & BEYOND, ROSS, BOOT BARN.

### Shops at Cibolo Bend

Logos for: HEB, Dutch Bros, CareNow Urgent Care, Firestone Complete Auto Care, Orangetheory Fitness, Wells Fargo.

# Site Aerial | 21001 Old Wiederstein Road Land

Cibolo, TX



**School of Science and Technology**  
±931 Students



**CHELSEA DR**

**John A Sippel Elementary**  
±681 Students



**FUTURE Storage Facility**

**OLD WIEDERSTEIN RD** 4,372 VPD

**SITE**

**CONCEPTUAL**

**ADJACENT ~38 ACRES OF C3 COMMERCIAL LAND AVAILABLE FOR POTENTIAL ASSEMBLAGE**

**24,461 VPD**

**Warbler Woods Bird Sanctuary**



# 21001 Old Wiederstein Road | Housing Overview

Cibolo, TX



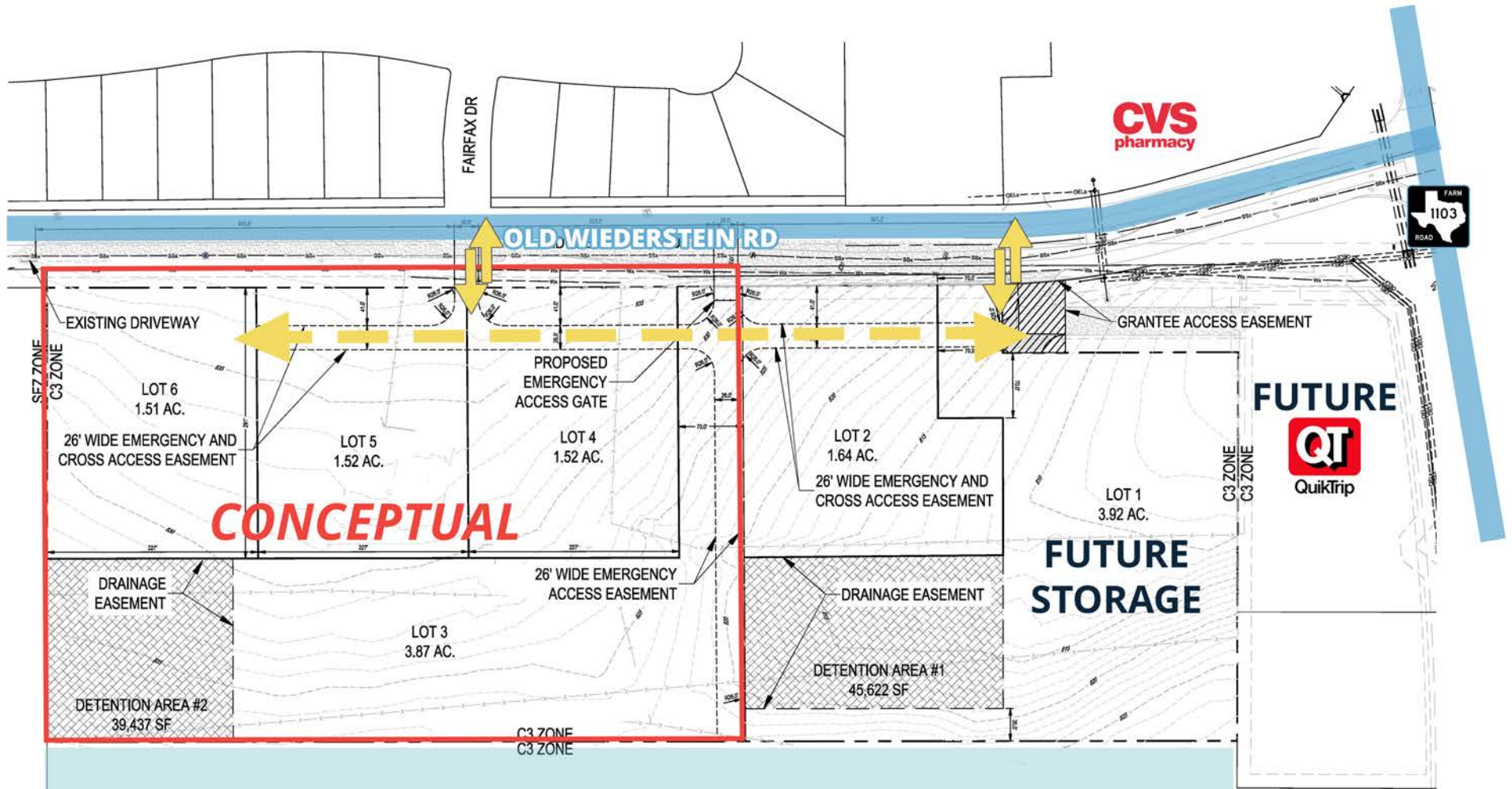
### HOUSING DEVELOPMENTS

\*Q4 2025 Zonda Data

Subdivision	Status	Occupied	U/C-Platted	Future	Total
Bella Rosa	Active	21	66	40	117
Buffalo Crossing	Active	706	193	327	1226
Carmel Ranch	Active	25	101	0	123
Cibolo Crossing	Active	41	156	0	197
Dove Song	Active	135	177	605	917
Foxbrook	Active	209	30	0	239
Grace Valley	Active	277	145	446	868
Grace Valley - Cibolo Farms	Active	103	227	55	385
Harvest Hills	Active	329	27	37	393
Homestead	Active	407	274	62	742
Kayden Springs	Active	0	128	657	785
Legendary Trails	Active	279	98	0	377
Live Oak Hills	Active	266	41	28	335
Marion Oaks	Active	0	75	1684	1759
Marion Park	Active	42	0	112	154
Mesa Western	Active	114	45	0	159
Park Place	Active	143	220	372	735
Parkland Estates	Active	30	118	0	148
Ranchland Estates	Active	11	0	21	32
Rhine Valley	Active	389	55	0	444
Saddle Creek Ranch	Active	712	58	36	806
Saddlebrook Ranch	Active	80	217	335	632
Steele Creek	Active	500	162	213	874
The Parklands	Active	249	96	90	435
Venado Crossing	Active	191	106	210	507
Winding Creek Ranch	Active	102	909	0	1011
Ackerman Ridge	Future	0	0	60	60
Autumn Ridge	Future	0	0	753	753
Colina Ranch	Future	0	0	506	506
Creekview	Future	0	0	269	269
Goerke	Future	0	0	240	240
Heritage Oaks	Future	0	0	214	214
Homestead-Cibolo	Future	0	0	721	721
Lantana NB	Future	0	0	206	206
Neill	Future	0	0	335	335
Savannah Farms	Future	0	0	117	117
Schlather Ranch	Future	0	0	116	116
Stetson Ridge	Future	0	0	212	212
<b>TOTALS</b>		<b>5,361</b>	<b>3,724</b>	<b>9,079</b>	<b>18,149</b>

### SCHOOLS

1	Laura Ingalls Wilder Inter.	±777 Students
2	Green Valley Elementary	±538 Students
3	John Sippel Elementary	±681 Students
4	School of Science & Tech	±931 Students
5	Bryan P Steele High School	±2,716 Students
6	Cibolo Valley Elementary	±657 Students
7	Legacy Traditional School	±736 Students
8	Barbara C Jordan Inter.	±492 Students
9	Samuel Clements High School	±2,563 Students
10	Elaine S Schlather Inter.	±682 Students
11	J Frank Dobie Junior High	±1,316 Students
12	Norma J Paschal Elementary	±625 Students
13	Schertz Elementary	±668 Students
14	Randolph Elementary	±645 Students
15	Rose Garden Elementary	±896 Students
16	OG Wiederstein Elementary	±546 Students
17	Maxine & Lutrell Watts Elementary	±513 Students
18	Ray D Corbett Junior High	±1,126 Students
19	Norma Krueger Primary	±356 Students
20	Marion Middle School	±379 Students

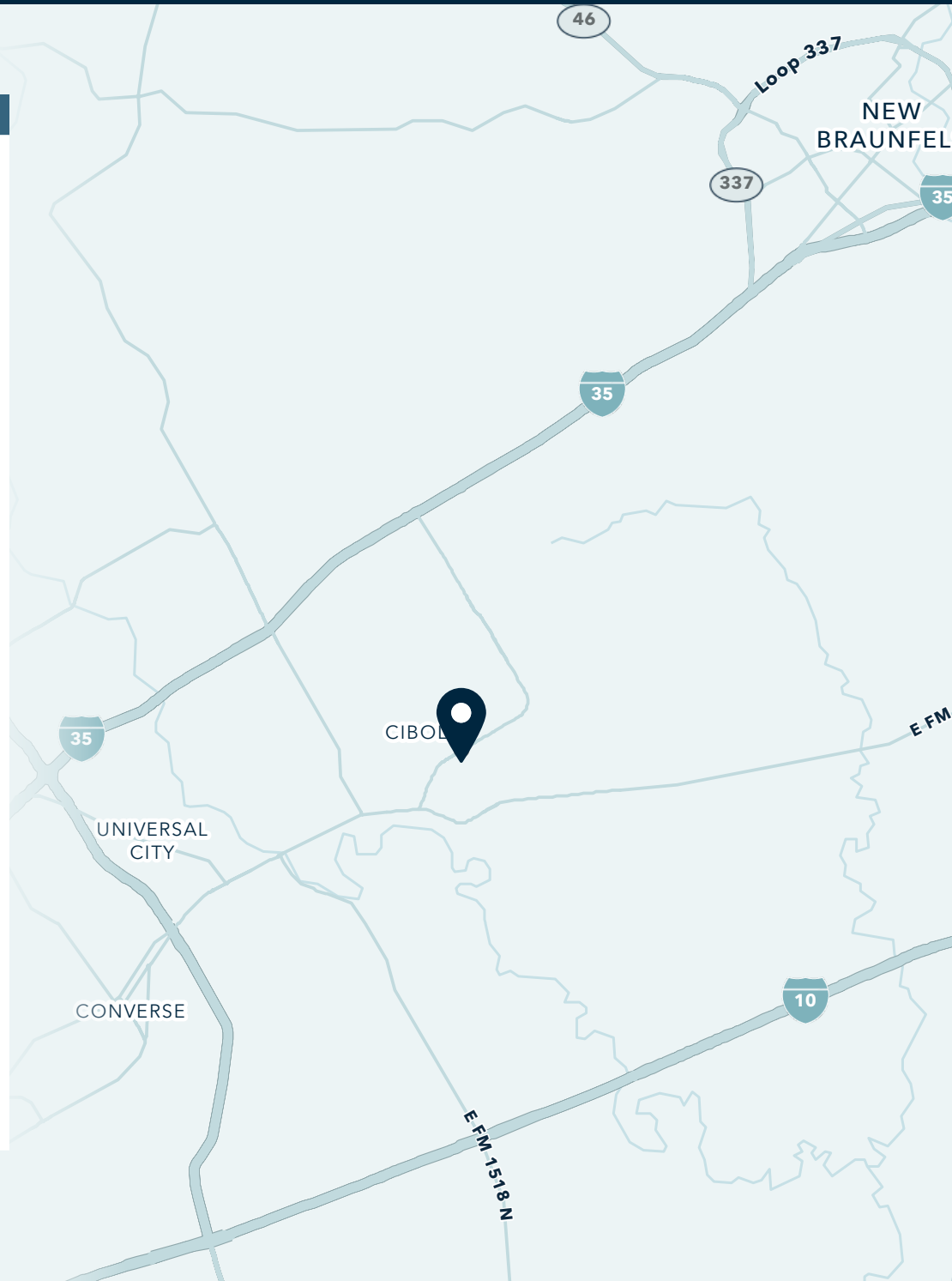


**\*ADDITIONAL LAND OPPORTUNITY**



## Area Snapshot

Population	3 MILES	5 MILES	10 MILES
2025 Estimated Population	57,505	98,258	369,658
2030 Projected Population	63,206	106,892	402,782
Proj. Annual Growth 2025 to 2030	1.91%	1.70%	1.73%
<b>Daytime Population</b>			
2025 Daytime Population	42,771	90,153	316,959
Workers	11,894	39,232	131,130
Residents	30,877	50,921	185,829
<b>Income</b>			
2025 Est. Average Household Income	\$128,746	\$125,650	\$109,664
2025 Est. Median Household Income	\$111,486	\$106,125	\$90,266
<b>Households &amp; Growth</b>			
2025 Estimated Households	19,541	34,558	133,146
2030 Estimated Households	21,694	37,990	147,545
Proj. Annual Growth 2025 to 2030	2.11%	1.91%	2.07%
<b>Race &amp; Ethnicity</b>			
2025 Est. White	53%	53%	48%
2025 Est. Black or African American	14%	13%	14%
2025 Est. Asian or Pacific Islander	4%	4%	4%
2025 Est. American Indian or Native Alaskan	1%	1%	1%
2025 Est. Other Races	29%	29%	34%
2025 Est. Hispanic (Any Race)	34%	35%	43%



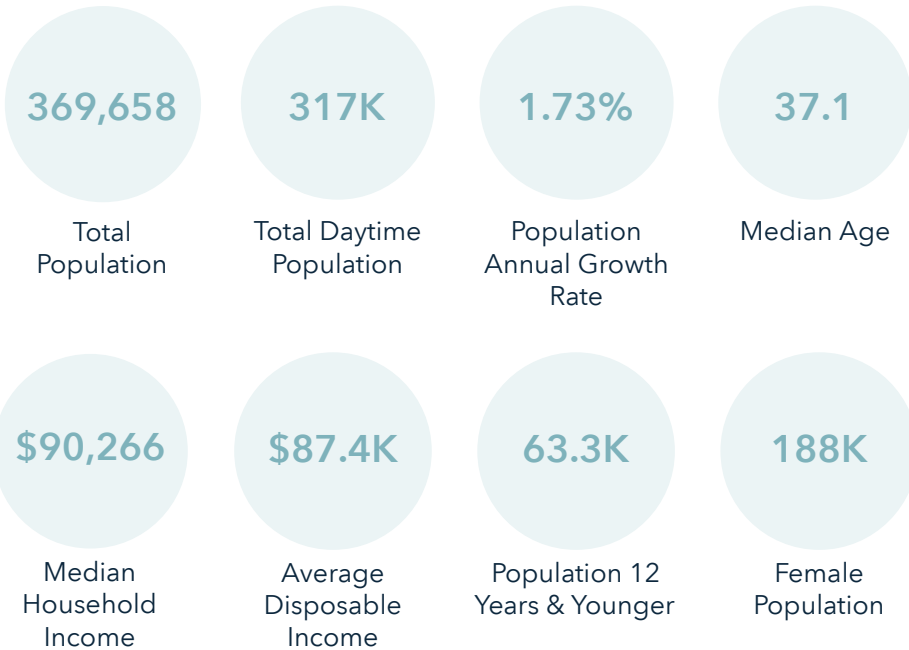
**Want more?** Contact us for a complete demographic,





## Ring of 5 Miles

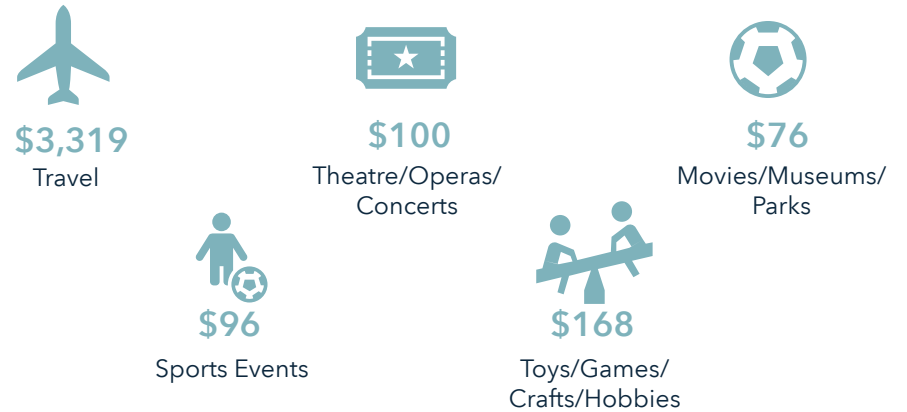
### Key Facts



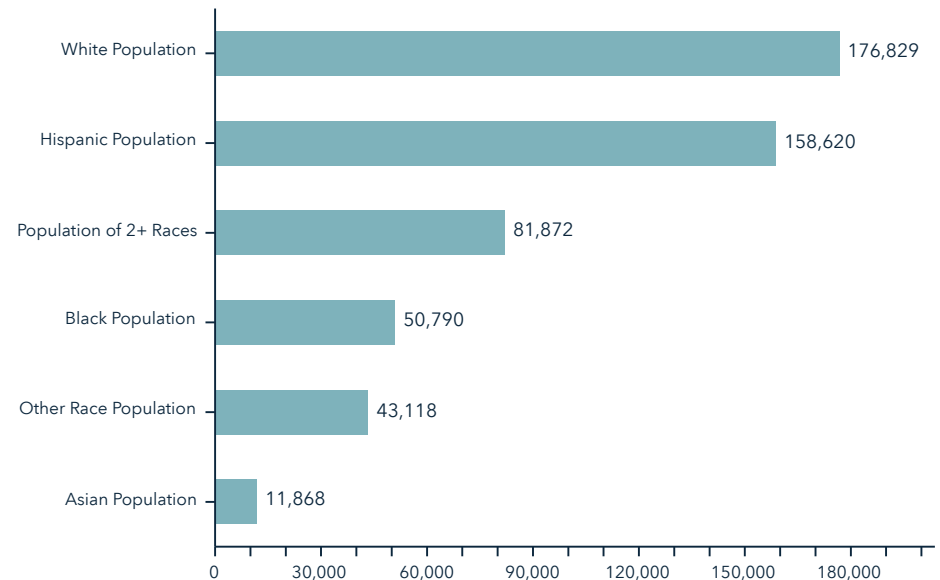
### Annual Household Spending



### Annual Lifestyle Spending



### Race





# Information About Brokerage Services

Texas Real Estate Commission (2-10-2025)



**Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.**

**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 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. An owner’s agent fees are not set by law and are fully negotiable.

**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. A buyer/tenant’s agent fees are not set by law and are fully negotiable.

**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:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - 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.

SRS Real Estate Partners	9005621	louie.tijerina@srsre.com	512.236.4600
<i>Licensed Broker/Broker Firm Name or Primary Assumed Business Name</i>	<i>License No.</i>	<i>Email</i>	<i>Phone</i>
Louie Tijerina	655302	louie.tijerina@srsre.com	956.455.7807
<i>Designated Broker of Firm</i>	<i>License No.</i>	<i>Email</i>	<i>Phone</i>

Webb Sellers	589055	webb.sellers@srsre.com	210.504.2781
<i>Licensed Supervisor of Sales Agent/Associate</i>	<i>License No.</i>	<i>Email</i>	<i>Phone</i>
Drew Allen	656732	drew.allen@srsre.com	210.504.1242
<i>Sales Agent/Associate's Name</i>	<i>License No.</i>	<i>Email</i>	<i>Phone</i>

<i>Buyer Initials</i>	<i>Tenant Initials</i>	<i>Seller Initials</i>	<i>Landlord Initials</i>	<i>Date</i>
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**SRS REAL ESTATE PARTNERS**

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2101 McCullough Ave  
San Antonio, TX 78212  
210.504.1242

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