



Green Valley Rd

Green Valley Rd

1103



±1.19 ACRE

1103

Norwood Ct

Park Heights

Mayf

HARD-CORNER DEVELOPMENT OPPORTUNITY

2391 FM 1103
CIBOLO, TX 78108

PROPERTY OVERVIEW

2391 FM 1103
CIBOLO, TX 78108



CIBOLO'S NEXT NEIGHBORHOOD RETAIL CORNER

2391 FM 1103 offers a rare hard-corner development opportunity at the signalized intersection of FM 1103 and Green Valley Road in Cibolo, Texas. Positioned along one of the area's most active growth corridors, the site provides strong visibility, convenient access, and approximately 320 feet of frontage along FM 1103.

Surrounded by expanding residential communities and increasing daily-needs demand, the property is well-suited for users seeking long-term exposure in the Schertz/Cibolo trade area. With on-site water and electric, sewer availability, and flexible commercial development potential, the site is ideal for neighborhood-serving retail, restaurant, medical, office, convenience, daycare, or service-based uses.

MARKET DEMAND DRIVERS

Cibolo continues to experience strong population growth, rising household income, and expanding consumer demand. The city's population is projected to grow from approximately 38,550 residents in 2025 to 43,847 by 2030, with median household income projected to exceed \$131,000 by 2030.

Retail and restaurant demand are especially compelling. Cibolo's 2025 retail, food service, and drinking-place demand is estimated at more than \$437 million, including approximately \$67.8 million in food service and drinking-place demand and more than \$65.9 million in restaurant demand. These fundamentals create a strong case for restaurant, QSR, coffee, convenience, medical, personal service, and neighborhood retail users.



PROPERTY HIGHLIGHTS

2391 FM 1103
CIBOLO, TX 78108



- ±1.19 Acres / ±51,662 SF
- ±320 SF of Frontage on FM 1103
- Signalized hard corner at FM 1103 & Green Valley Road
- Strong visibility from two established corridors
- Water and electric on-site
- Sewer available
- Commercial zoning
- Surrounded by growing residential development
- Positioned within the fast-growing Schertz/Cibolo trade area
- Ideal for retail, restaurant, medical, office, convenience, daycare, or service uses

BEST-FIT USERS

- Quick-service restaurant / drive-thru
- Coffee user
- Convenience store / fuel user
- Medical or dental office
- Daycare / early learning center
- Neighborhood retail
- Professional services
- Personal care / wellness
- Boutique office or mixed-use commercial

NEARBY TENANTS

2391 FM 1103
CIBOLO, TX 78108



Valero SUBWAY

Exxon 7-Eleven McDonald's Walgreens

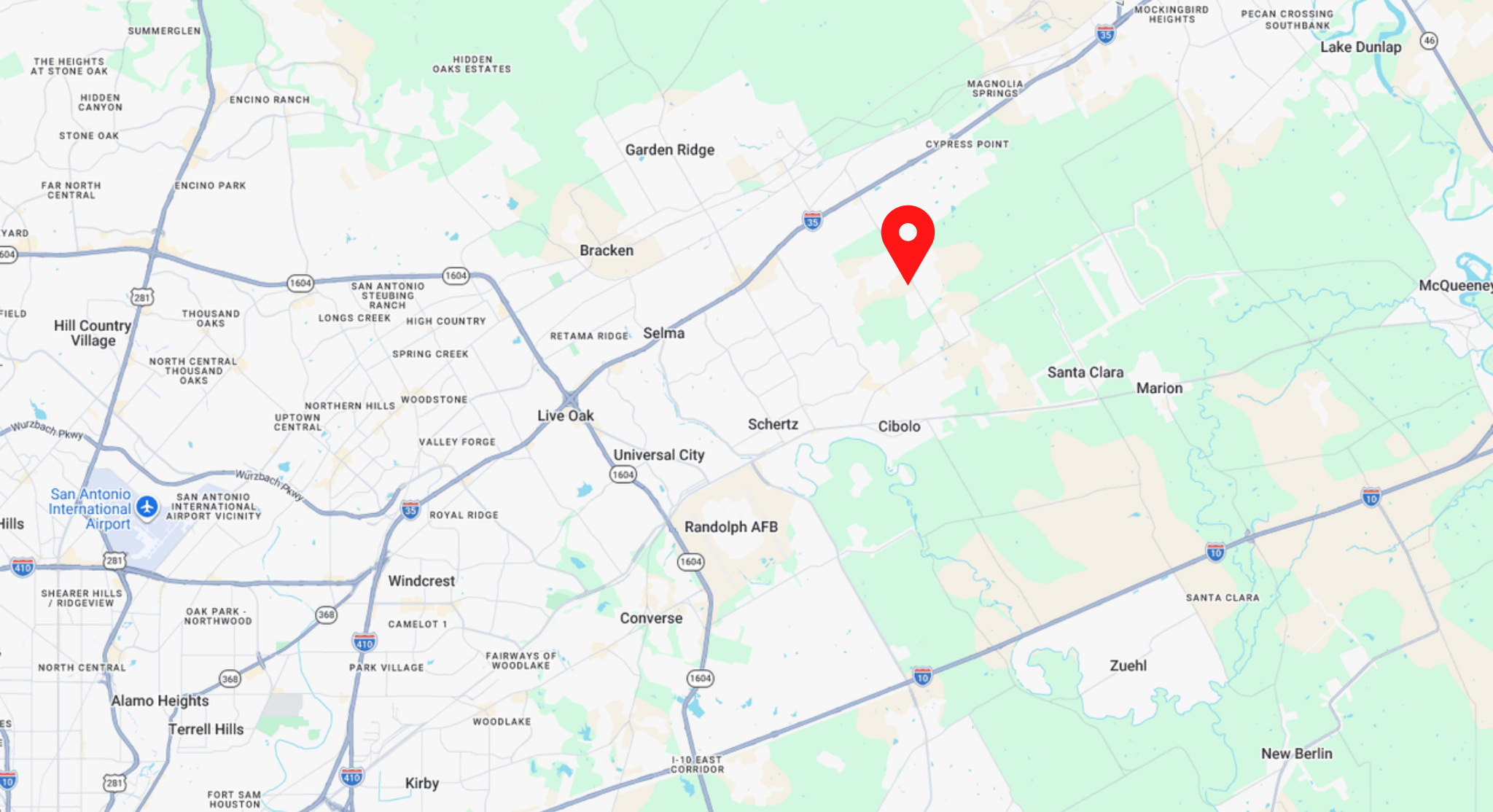
GO CVS pharmacy

Truist Bank NURDOCK'S QT QuikTrip
DUTCH BROS Starbucks CIRCLE K
DUNKIN' THEATRE

Valero GREASE MONKEY SONIC

Great Clips

SITE



KEITH A. COELHO
PRESIDENT | PRINCIPAL
(210) 883-1302 DIRECT
(210) 213-1440 MOBILE
kcoelho@henrysmiller.com

HENRY S. MILLER BROKERAGE, LLC
5151 Belt Line Road
Suite 900
Dallas, Texas 75254
www.henrysmiller.com

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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.

2-10-2025



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. 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.

Henry S. Miller Brokerage, LLC - San Antonio	0494971			
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone	
Thomas Rogells	501910	trogells@henrysmiller.com	210-883-1308	
Designated Broker of Firm	License No.	Email	Phone	
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone	
Keith A. Coelho	0456911	kcoelho@henrysmiller.com	210-883-1302	
Sales Agent/Associate's Name	License No.	Email	Phone	

Buyer/Tenant/Seller/Landlord Initials

Date