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CLASS A OFFICE/MEDICAL SPACE

580 Cibolo Valley Dr | Cibolo, TX 78108

SPACES LEASING FAST!



FOR LEASE

DRONE FOOTAGE: <https://youtu.be/no8nWyEhBhQ>
360° PANORAMIC VIEW: <https://kuula.co/post/57rC3>



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LOCATION

This medical office building is in **the high-growth city of Cibolo**, 5 miles from Randolph AFB, 3.5 miles from I-35, 5.5 miles from Loop 1604, and 7 miles from I-10.

HIGHLIGHTS

- New, neighboring development: Brooks of Cibolo Senior Residential Community
- Three-story, Class A medical office building
- High-quality building infrastructure
- Exceptional exposure, demographics & traffic counts
- Surrounded by a variety of prominent retailers
- Parking Ratio 4.8/1000
- Perfect for medical professionals seeking synergistic co-tenancy

LAND SIZE

Total of **±2.362 AC**

ZONING

Property is zoned **C-3** by the city of Cibolo

LEASE RATE

\$26/RSF/YR + NNN (Est. \$9.63)

SPACE AVAILABLE

Floor	RSF
First Floor	±3,717 RSF
Third Floor	± 7,135 RSF

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AERIAL MAP



AREA RETAILERS

- Walmart Supercenter
- **H-E-B (Just Opened)**
- Wells Fargo
- Taco Bell
- Marco's Pizza
- Goodwill
- Petco
- Subway
- Little Caesar's
- CVS Pharmacy
- Valero
- AutoZone
- Sonic
- Panda Express
- Zaxby's

SENIOR LIVING FACILITIES

- The Brooks of Cibolo Senior Residential Community (156 units)
- El Sereno Senior Living (136 units)

AREA MEDICAL

- Physicians Premier ER
- South Texas Center for Pediatric Care
- Texas Institute of Gastroenterology Associates
- NE Methodist Hospital
- Brooks Area Medical Center (BAMC)
- Baptist Emergency Hospital – Schertz
- Fresenius Kidney Care

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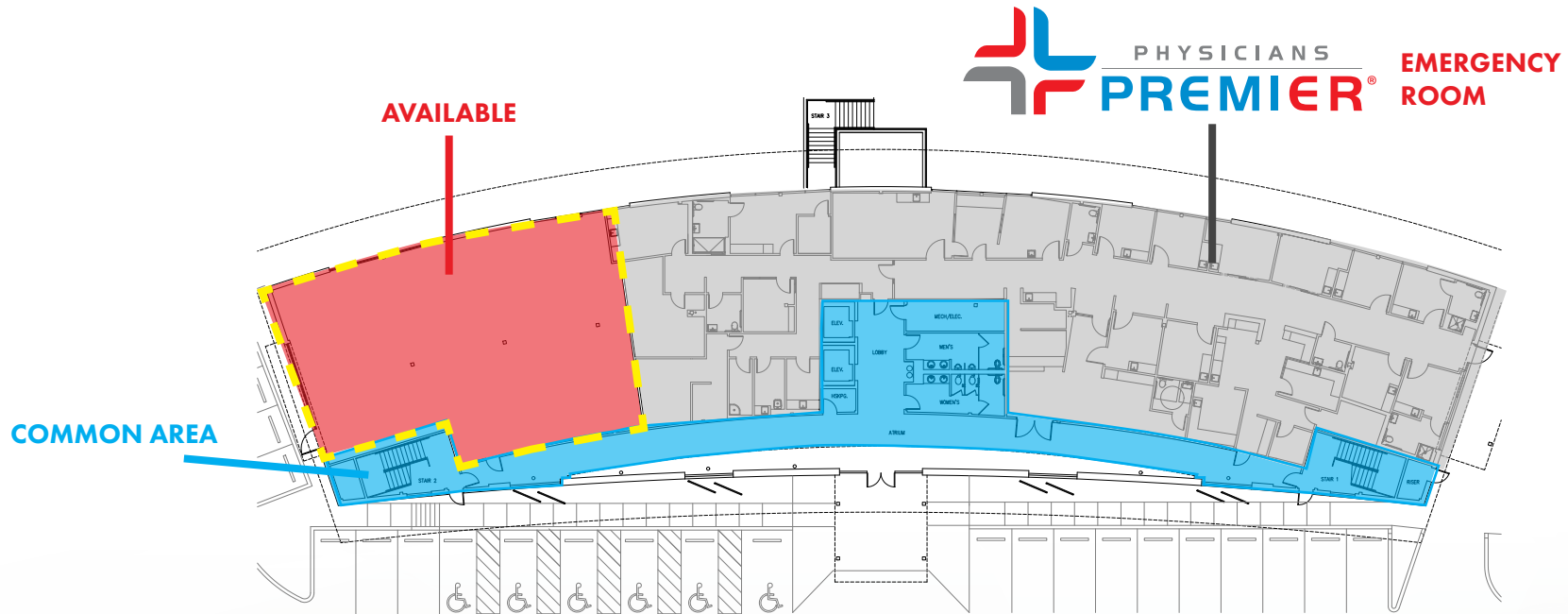
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FLOOR PLAN: FIRST FLOOR



AVAILABLE SPACE

±1,600 - ±3,717 RSF

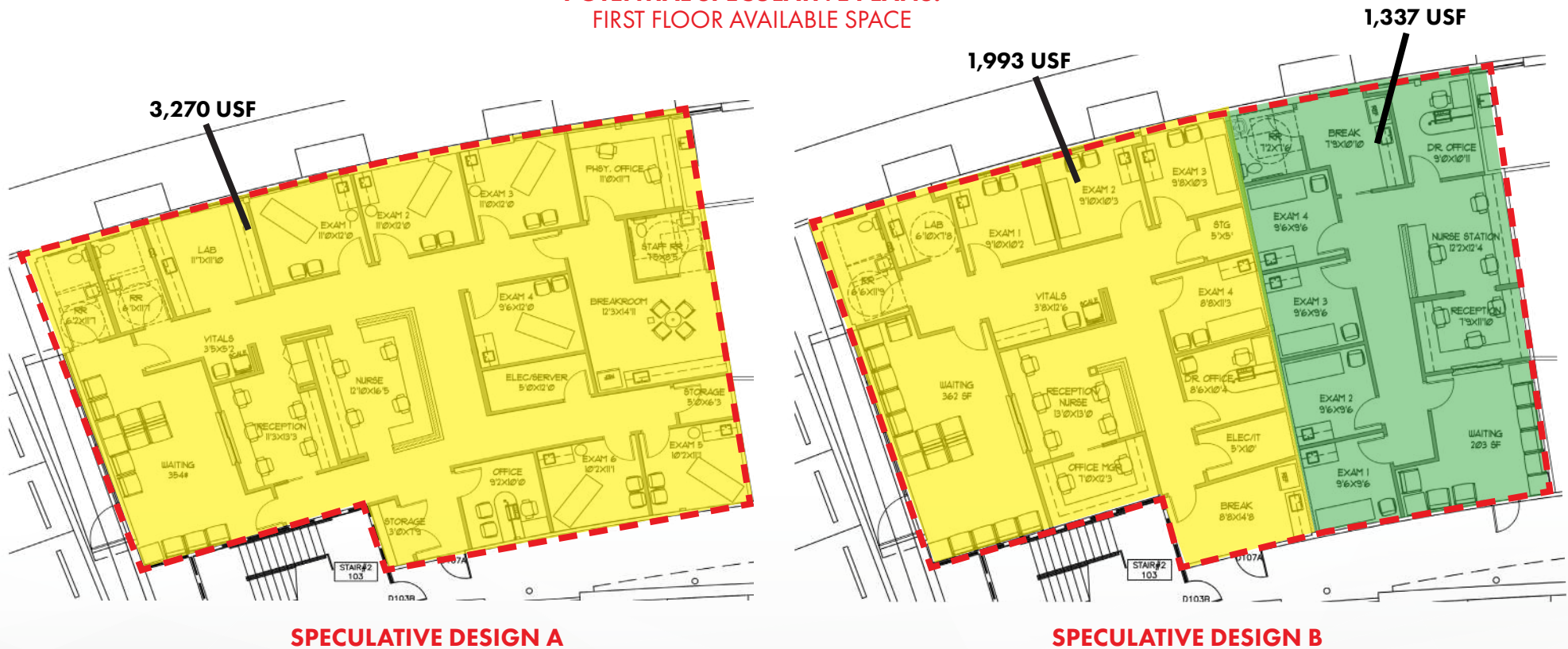
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POTENTIAL SPECULATIVE PLANS: FIRST FLOOR AVAILABLE SPACE



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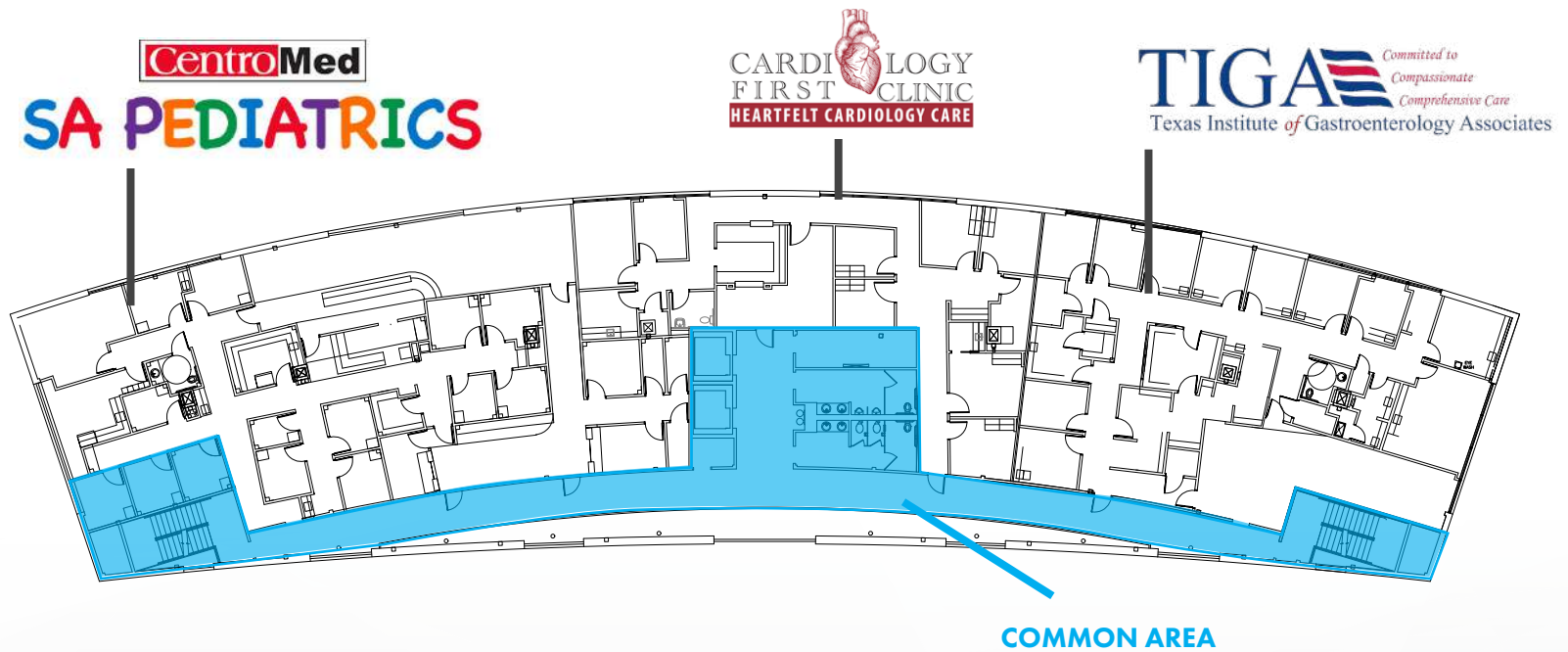
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FLOOR PLAN: SECOND FLOOR (FULLY LEASED)



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FLOOR PLAN: THIRD FLOOR



AVAILABLE SPACE

±7,135 RSF

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Sample Finishes Available

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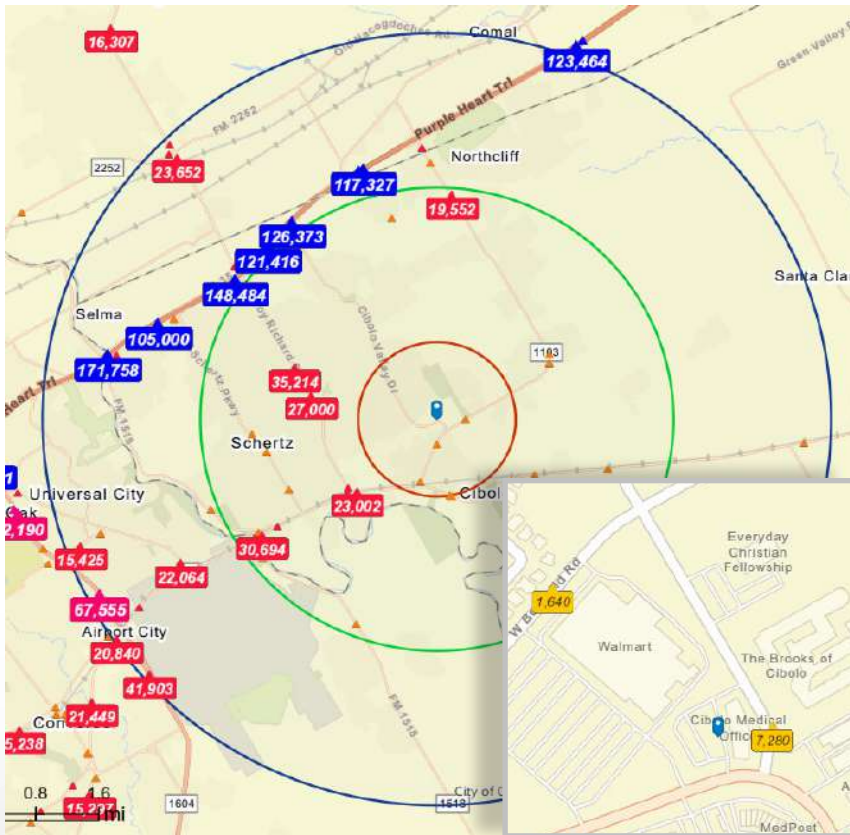


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LOCATION INFORMATION

TRAFFIC COUNTS



DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	7,513	61,158	98,018
Median Age	34.6	36.5	36.3
Avg Household Size	3.0	3.0	2.9
Median Household Income	\$111,352	\$106,535	\$102,976
Avg Household Income	\$137,710	\$134,818	\$130,284

Source: ESRI, 2023



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CITY OF CIBOLO - HEALTHCARE PROFILE

Health Care & Insurance

This infographic provides a set of key demographic and health care indicators. Data sources include: American Community Survey (ACS) 5-year Data, Esri Consumer Spending, and Esri Market Potential data.

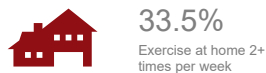
Learn more about this data:



Population



Exercise (Percent of Adults)

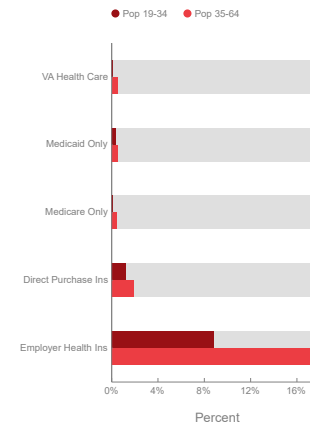


Health Care Expenditure



Health Care (Consumer Spending)	Annual Expenditure
Medicare Payments	\$732.5
Dental Services	\$474.9
Lab Tests/X-rays	\$84.3
Convalescent/Nursing Home Care	\$29.4

Health Insurance Coverage (ACS)



PROXIMITY TO SENIOR FACILITIES

- The Brooks of Cibolo Senior Residential Community (Adjacent)
- El Sereno Senior Living (1 mile)

PERCENTAGE OF INSURED POPULATION

- Of the 31,066 people residing in the city of Cibolo, 92.7% are covered by healthcare insurance

TOP MEDICAL EXPENDITURES

- Dental
- Prescriptions
- Physician services
- Hospital services

WATCH CIBOLO HEALTHCARE PROFILE VIDEO:

<https://youtu.be/G5hs424bm2M>

esri | This infographic contains data provided by American Community Survey (ACS), Esri and Bureau of Labor Statistics, Esri and QIR MPO. The vintage of the data is 2015-2019, 2021. © 2021 Esri

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HAZARDOUS MATERIAL DISCLOSURE

Every purchaser, seller, landlord and/or tenant of any interest in real property ("Property") is notified that prior or current uses of the Property or adjacent properties may have resulted in hazardous or undesirable materials being located on the Property. These materials may not be visible or easily detected. Current or future laws may require removal or clean-up of areas containing these materials. In order to determine if hazardous or undesirable materials are present on the Property, expert inspections are necessary and removal or clean-up of these materials will require the services of experts. Real Estate Agents are not qualified experts.

If you are a seller or landlord, it is your responsibility to ensure that the transaction documents include disclosures and/or disclaimers that are appropriate for the transaction and the Property.

If you are a purchaser or tenant, it is your responsibility to ensure that the transaction documents include provisions to permit consultation with attorneys, environmental consultants and others to make prudent investigations, and further that such inspections are conducted.

ADA DISCLOSURE

In order to ensure that all business establishments are accessible to persons with a variety of disabilities, the Americans with Disabilities Act was enacted under federal law and there are also state and local laws that may require alterations to a Property in order to allow access. Texas has enacted the Architectural Barriers Removal Act to also accommodate persons with disabilities. Real Estate Agents are not qualified to advise you if the Property complies with these laws or what changes may be necessary. You should consult with attorneys, engineers and other experts to determine if the Property is in compliance with these laws.

FLOOD PLAIN INFORMATION DISCLOSURE

It is the sole responsibility of every purchaser, seller, landlord and/or tenant of any interest in Property to independently review the appropriate flood plain designation maps proposed and adopted by federal, state, and local resources including, but not limited to, the Federal Emergency Management Association ("FEMA") and the San Antonio River Authority ("SARA"), in order to determine the potential flood risk of their Property. Real Estate Agents are not qualified to assess and cannot warrant, guarantee, or make any representations about the flood risk of a particular piece of Property. All decisions made or actions taken or not taken by a purchaser, seller, landlord and/or tenant with respect to the flood risk of a particular piece of Property shall be the sole responsibility of such party.

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Information About Brokerage Services

Texas law requires all real estate licensees 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 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:
 - 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.

DH Realty Partners, Inc.	147342	www.dhrp.us	(210)222-2424
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
John Cannon, CCIM	618616	cannon@dhrp.us	(210)222-2424
Designated Broker of Firm	License No.	Email	Phone
John Cannon, CCIM	618616	cannon@dhrp.us	(210)222-2424
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Natasha Sattler	635122	nsattler@dhrp.us	(210)222-2424
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date _____

Regulated by the Texas Real Estate Commission
TXR-2501

DH Realty Partners, Inc, 801 N Saint Marys St San Antonio, TX 78205
John Cannon CCIM

Information available at www.trec.texas.gov
IABS 1-0 Date

Phone: (210)222-2424 Fax: (210)271-0183
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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Matthew Baylor	518763	mbaylor@dhrp.us	(210)222-2424
Sales Agent/Associate's Name	License No.	Email	Phone

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