



Cibolo Medical

580 Cibolo Valley, Cibolo TX 78108

# CIBOLO'S ONLY DEDICATED MEDICAL OFFICE BUILDING

3,717 - 6,526 SF Available  
For Lease

Shell & Second Gen Available





## Community-Centric Care // Modern Environment

Cibolo Medical Office is the only dedicated medical office building located in the growing Cibolo micro-market. Tenants will enjoy the modern architecture and welcoming environment bringing community and wellness together.

Tenants appreciate the attentive ownership that understands their medical needs.

Locally owned and managed.





**Three-story,  
Class A medical  
office building**

**3,717 - 6,526 SF  
available**

**Surrounded by  
retail, restaurants  
& rooftops**

**Shuttle service  
available**

**Located in the  
heart of Cibolo**

**Abundant  
natural light**



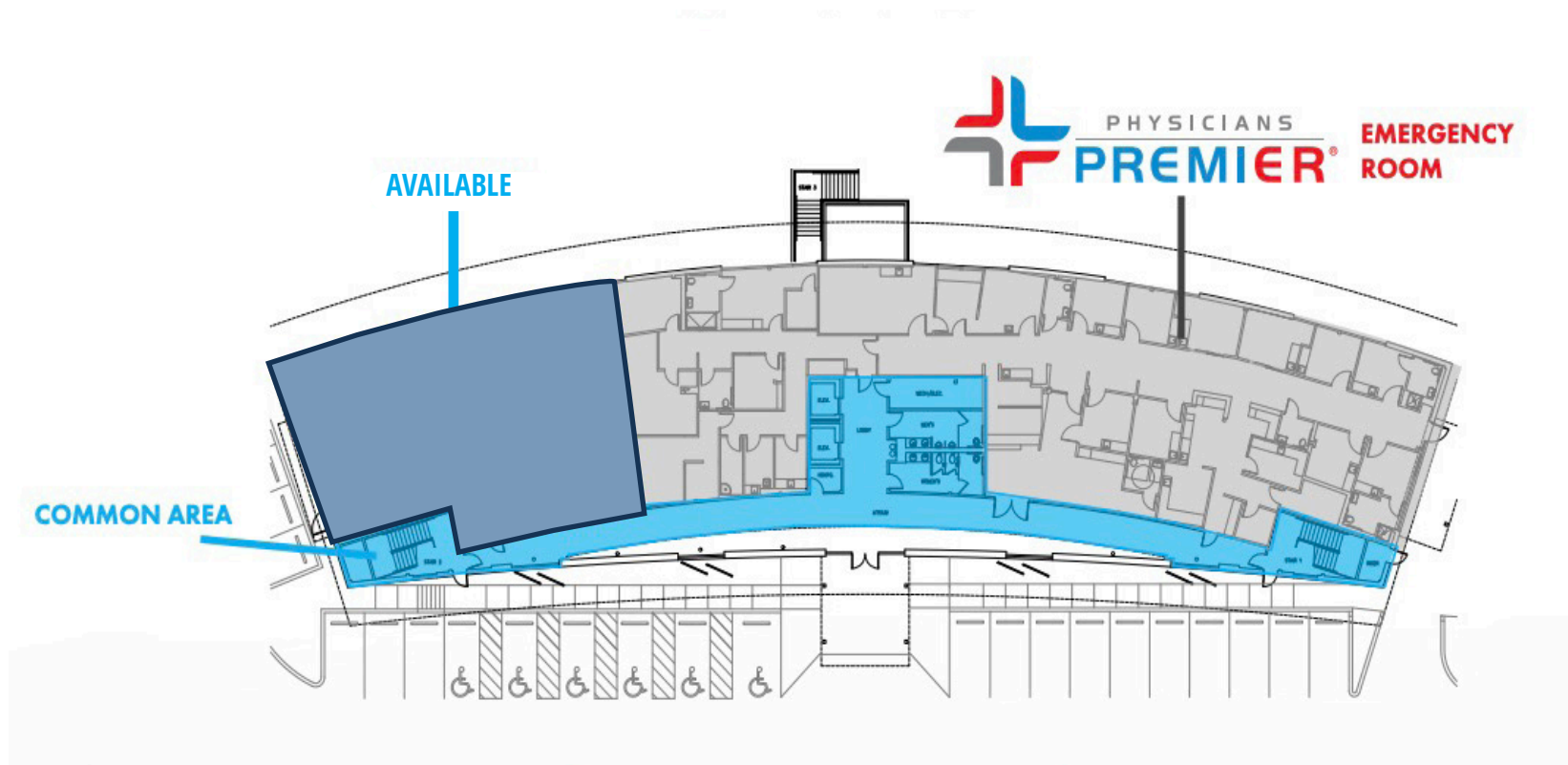
Tour the Building ▼





First Floor: **Shell Space**

**3,717 SF** ▼

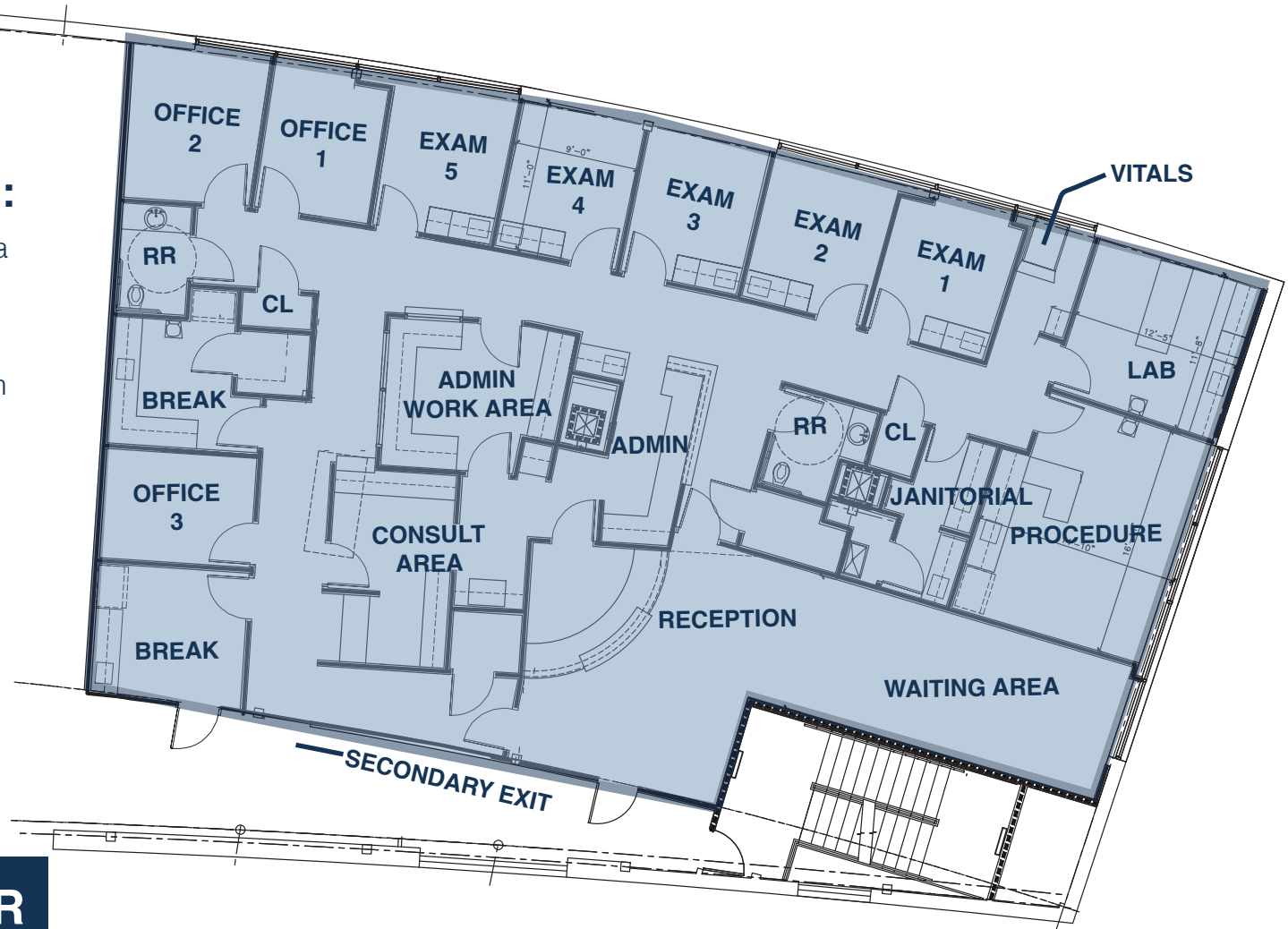


Second Floor: **Suite 249 - 2nd Generation Space**

**4,074 SF** ▼

### SUITE HIGHLIGHTS:

- Large Reception/Waiting Area
- 3 Doctor's Offices
- 5 Exams Rooms with Sinks
- 1 Lab
- 1 Procedure/Treatment Room
- Consult Area
- 2 Break Areas
- Large Work Room
- 2 Restrooms
- Storage/Closets Throughout
- Janitorial Closet
- Secondary Exit

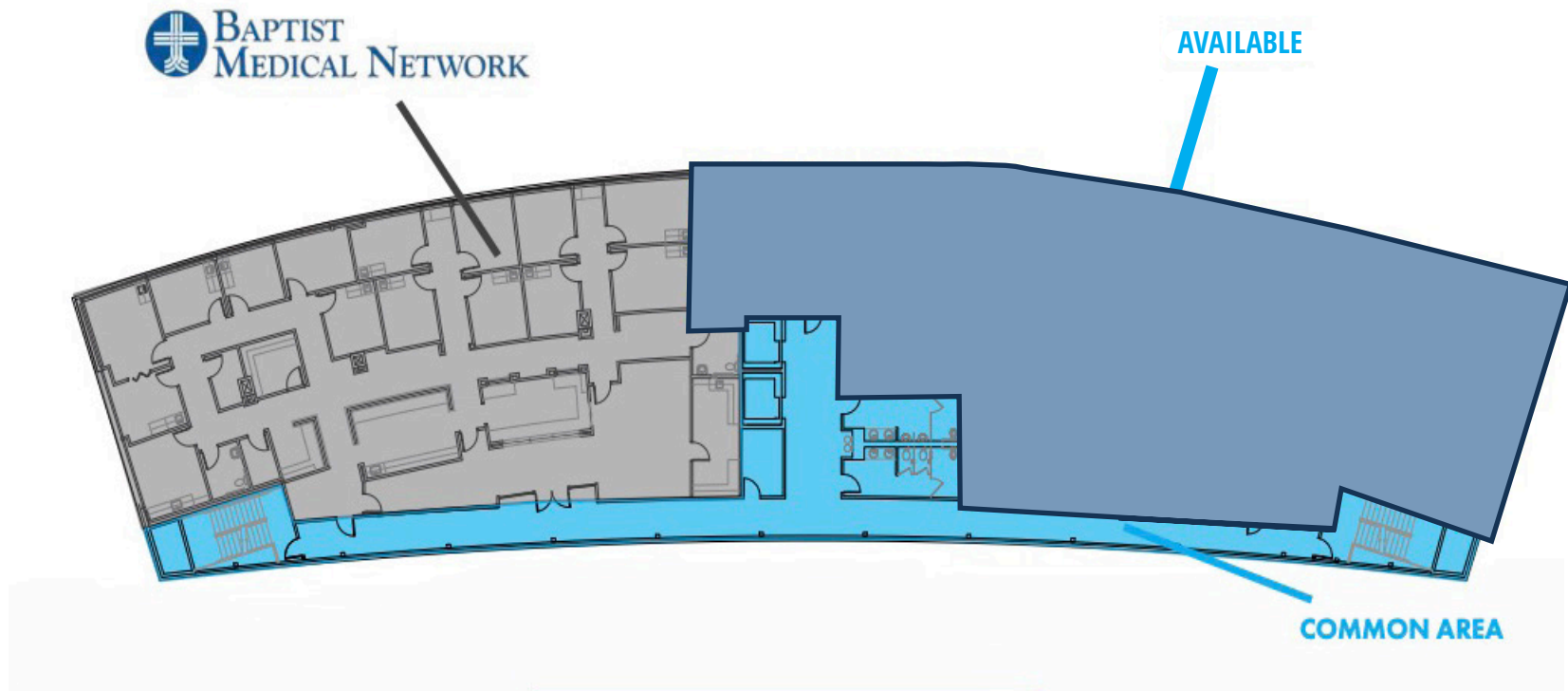


 **VIDEO TOUR**



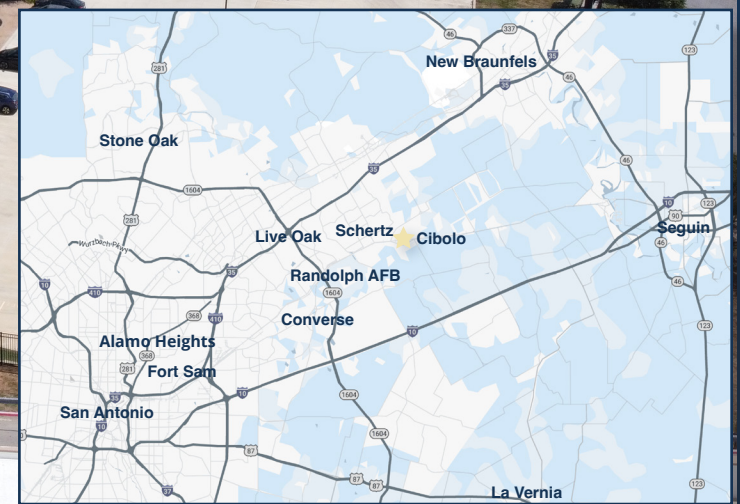
Third Floor: **Shell Space**

**6,526 SF** ▼



Ideally Located

 Drone video





## Demographics

	1 MILE	3 MILE	5 MILE
<b>Annual Population Growth 2024-2029</b>	<b>+2.8%</b>	<b>+2.8%</b>	<b>+2.6%</b>
<b>Current Population</b>	<b>8,092</b>	<b>60,711</b>	<b>96,680</b>
<b>Annual Household Growth 2024-2029</b>	<b>+2.8%</b>	<b>+2.9%</b>	<b>+2.6%</b>
<b>Current Households</b>	<b>2,659</b>	<b>20,509</b>	<b>33,522</b>
<b>Average Household Income</b>	<b>\$121,187</b>	<b>\$115,126</b>	<b>\$110,802</b>

## A Growing Community

San Antonio-based real estate investment company Embrey to build 318 build-to-rent townhomes in Schertz off 1-35 North and Cibolo Valley Drive. Source- Jarrett Whitener for Community Impact.



**38,261**

Population Estimate



**\$108,655**

Median Household Income



**\$90,421**

Average Disposable Income



**3.15**

Average household Size



**52.8%**

Population with Secondary Education



**11,535**

Number of Households



**36.5**

Median Age



**271/YR**

New Residential Permits

January 2025 Source - Cibolo EDF

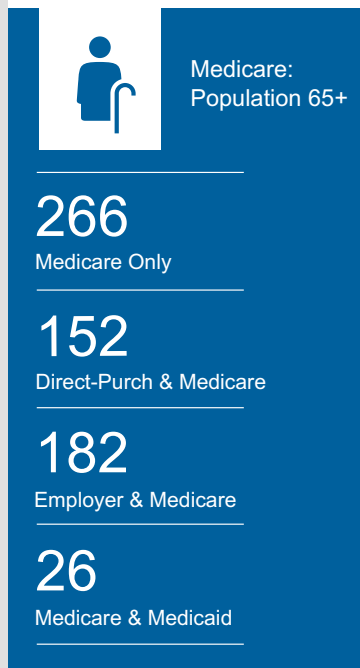
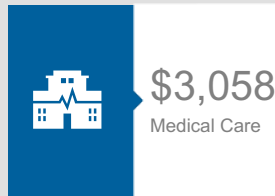
## Health Care & Insurance

580 Cibolo Valley Dr, Cibolo, Texas, 78108  
Ring of 1 mile

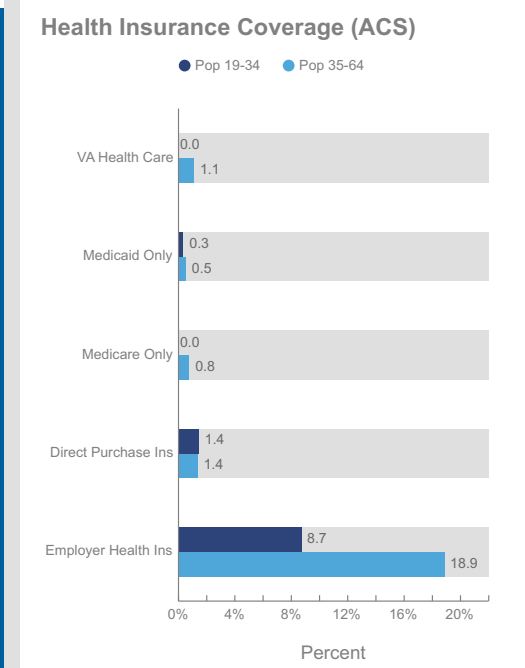
This infographic provides a set of key demographic and health care indicators. [Learn more about this data](#)



### Health Care Expenditure



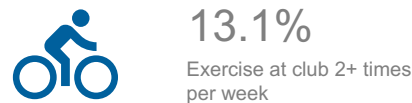
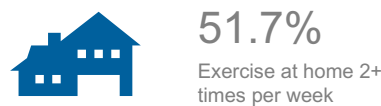
Health Care (Consumer Spending)	Annual Expenditure
Blue Cross/Blue Shield	\$1,658.3
Medicare Payments	\$1,117.8
Physician Services	\$413.2
Dental Services	\$544.3
Eyecare Services	\$108.7
Lab Tests/X-rays	\$102.4
Hospital Room & Hospital Service	\$348.4
Convalescent/Nursing Home Care	\$33.6



### Population



### Exercise (Percent of Adults)



Source: This infographic contains data provided by ACS (2018-2022), Esri-U.S. BLS (2024), Esri-MRI-Simmons (2024).

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Contact for More Information

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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.

### 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.

Transwestern Property Company SW GP LLC	<b>466196</b>		<b>210-341-1344</b>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>Steve Ash</b>	<b>392519</b>	<b>steve.ash@transwestern.com</b>	<b>713-270-7700</b>
Designated Broker of Firm	License No.	Email	Phone
<b>Leah Gallagher</b>	<b>526657</b>	<b>leah.gallagher@transwestern.com</b>	<b>210-341-1344</b>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<b>Licia Salinas</b>	<b>579653</b>	<b>licia.salinas@transwestern.com</b>	<b>210-341-1344</b>
Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date



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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Yesenia Marili Smith	819516	<a href="mailto:yesenia.smith@transwestern.com">yesenia.smith@transwestern.com</a>	210-341-1344
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