



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.





Cibolo Medical

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

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

**Surrounded by
retail, restaurants
& rooftops**

**4.8/1,000
parking ratio & shuttle
service available**

**Located in the
heart of Cibolo**

**Abundant
natural light**

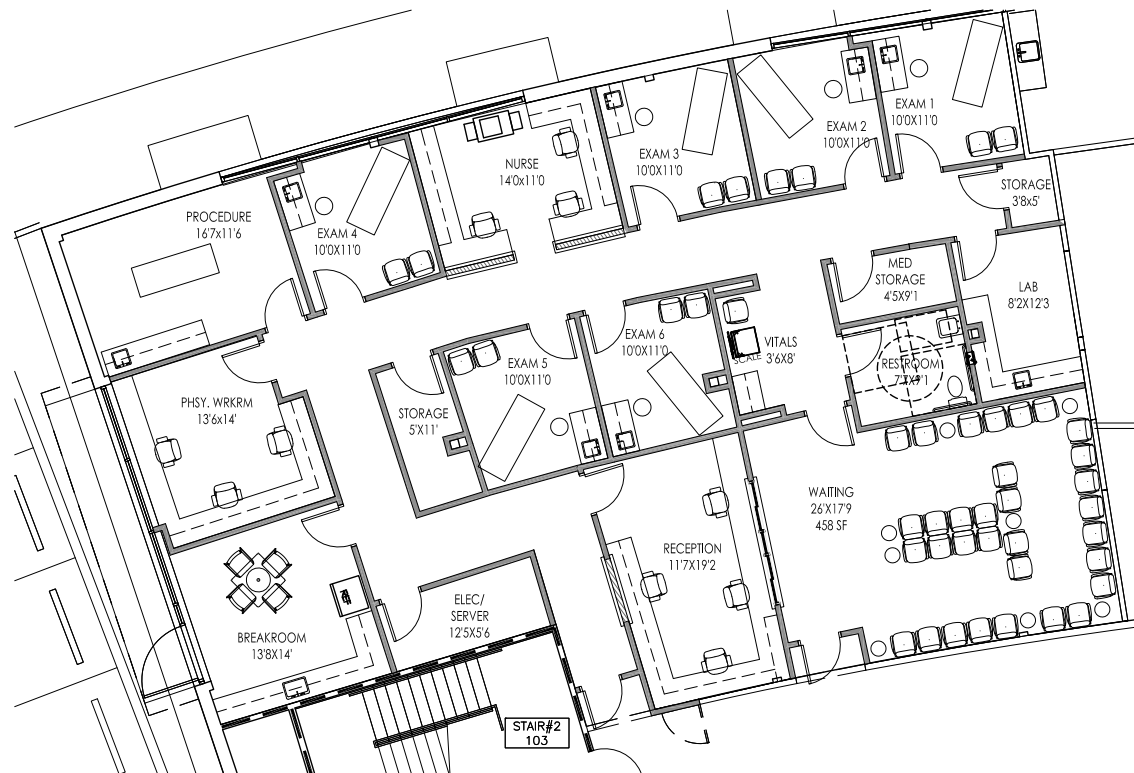


Tour the Building ▼



First Floor: **Spec Plan** *(space is in shell condition)*

3,717 SF ▼





5,307 SF ▼



- Large Reception/Check-In Area
- Separate Lg. Patient Waiting Area
- Manager's Office & Private Office
- Large Provider Office
- Multiple Storage Rooms
- 9 Exam Rooms (3 Clusters of 3)
- 3 Areas for Vitals
- Lab & Eye Testing Room
- Interior Restroom
- Break Room
- Nurse Station
- 2 Secondary Exits

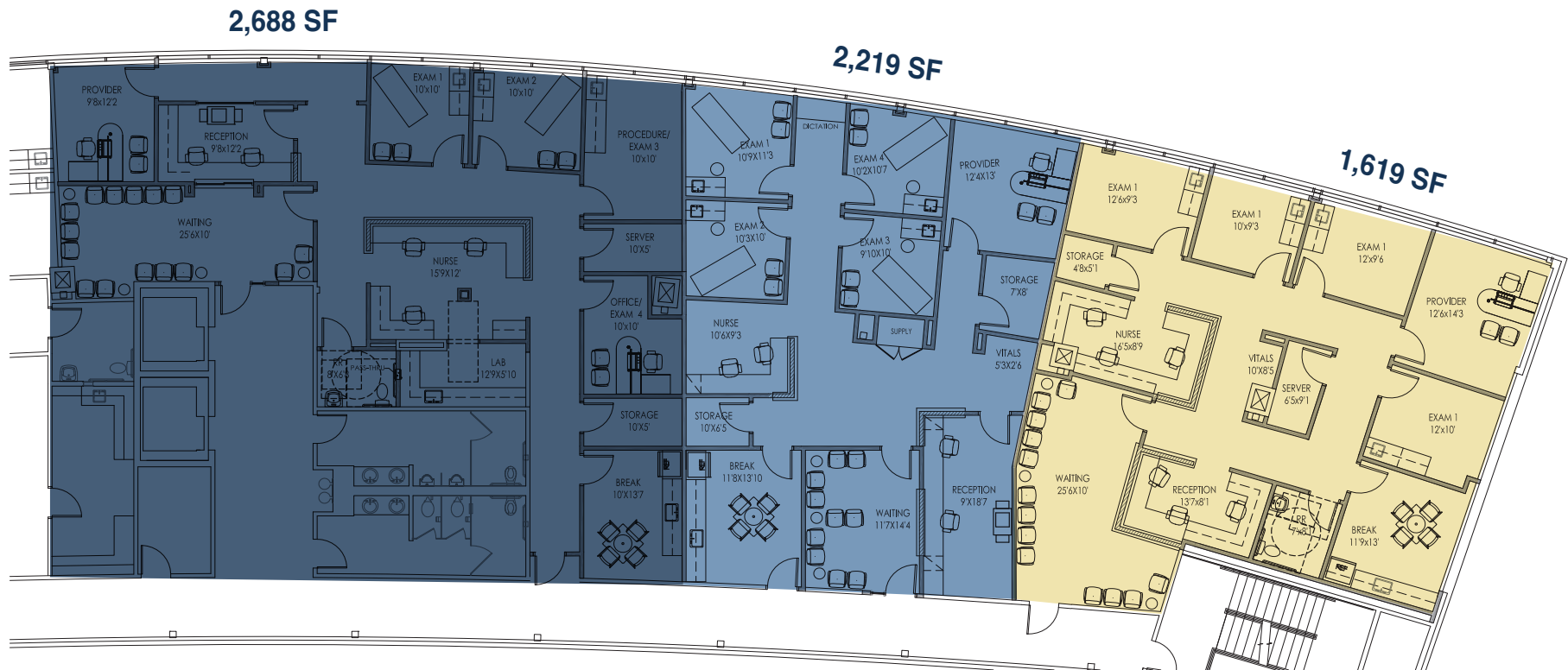
Third Floor: **Spec Plan** (*space is in shell condition*)

6,526 SF ▼



Third Floor: **Spec Plan - Demised** (*space is in shell condition*)

1,619 SF - 6,526 SF ▼



Ideally Located

 Drone Video



Demographics

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

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

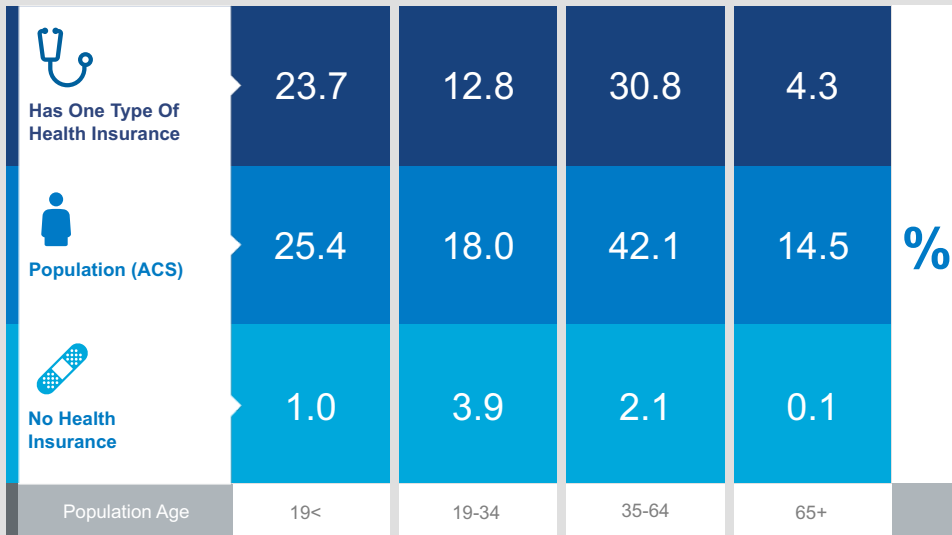
January 2025 Source - Cibolo EDF



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](#)



Population



6,772

Civilian Noninstitutionalized
Population (ACS)

Exercise (Percent of Adults)



51.7%

Exercise at home 2+
times per week



13.1%

Exercise at club 2+ times
per week



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

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Health Care Expenditure



\$5,630

Annual Health Insurance
Expenditures



\$3,058

Medical Care



Medicare:
Population 65+

266

Medicare Only

152

Direct-Purch & Medicare

182

Employer & Medicare

26

Medicare & Medicaid

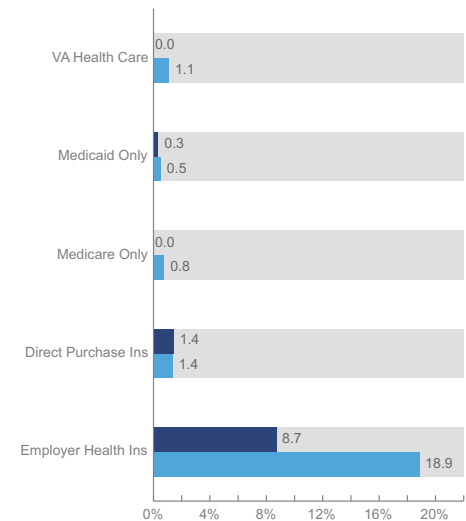
Health Care (Consumer Spending)

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

Health Insurance Coverage (ACS)

● Pop 19-34 ● Pop 35-64



Percent



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	466196		210-341-1344
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Steve Ash	392519	steve.ash@transwestern.com	713-270-7700
Designated Broker of Firm	License No.	Email	Phone
Leah Gallagher	526657	leah.gallagher@transwestern.com	210-341-1344
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Licia Salinas	579653	licia.salinas@transwestern.com	210-341-1344
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	yesenia.smith@transwestern.com	210-341-1344
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