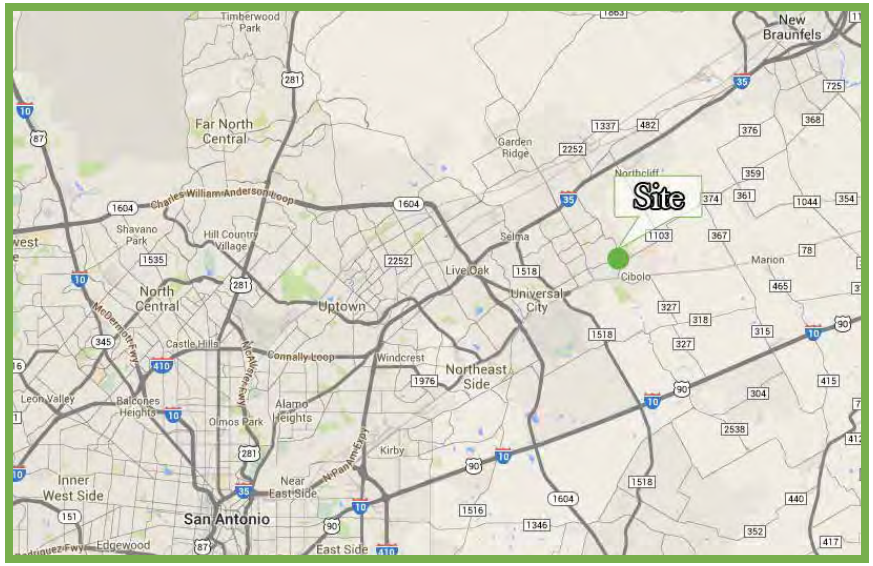
Buffalo Heights Retail Development

Cibolo Valley Dr & Borgfeld Rd, Cibolo, TX



The Buffalo Heights Retail Development is a 12-acre commercial development in the heart of Cibolo, which is recognized as one of the fastest growing areas in the San Antonio MSA.

Traffic Counts

- 6,777 VPD - Borgfeld Rd
- 9,981 VPD - Cibolo Valley Drive

Demographics	1 mile	3 mile	5 mile
Population	11,641	63,264	114,736
Avg HH Income	$93,183	$96,584	$89,019
Number of HH	4,067	22,169	40,770

Highlights:

- Buffalo Heights consists of two retail buildings totaling over 60,000 SF of multi-tenant commercial lease space along with 4 pad sites.
- Substantial frontage along Cibolo Valley Drive and Borgfeld Road.
- Situated within 1.5 miles of two 6A High Schools with a combined total of 5,000+ students and a planned charter school with a projected opening of Fall 2022 for 1000+ children ranging from 1st to 8th grade.
- Directly across from Walmart and in immediate proximity to a proposed HEB projected to open in June 2023.

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Buffalo Heights Retail Development

Cibolo Valley Dr & Borgfeld Rd Intersection

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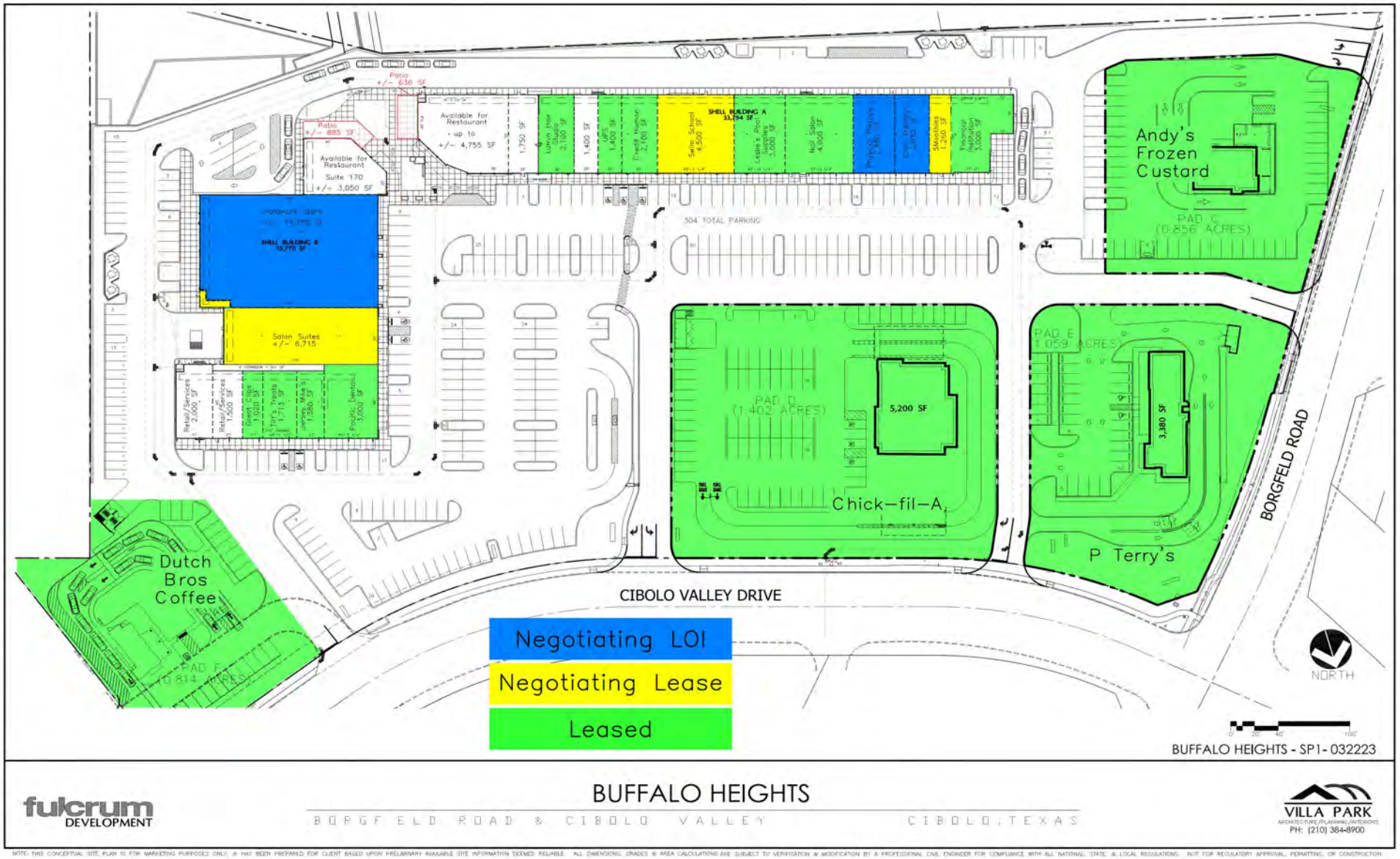
Buffalo Heights Retail Development

Conceptual Site Development Plan



NOTE: THIS CONCEPTUAL SITE PLAN IS FOR MARKETING PURPOSES ONLY. IT HAS BEEN PREPARED FOR CLIENT BASED UPON PRELIMINARY AVAILABLE SITE INFORMATION DEEMED RELIABLE. ALL DIMENSIONS, GRADES & AREA CALCULATIONS ARE SUBJECT TO VERIFICATION & MODIFICATION BY A PROFESSIONAL CIVIL ENGINEER FOR COMPLIANCE WITH ALL NATIONAL, STATE, & LOCAL REGULATIONS. NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION.

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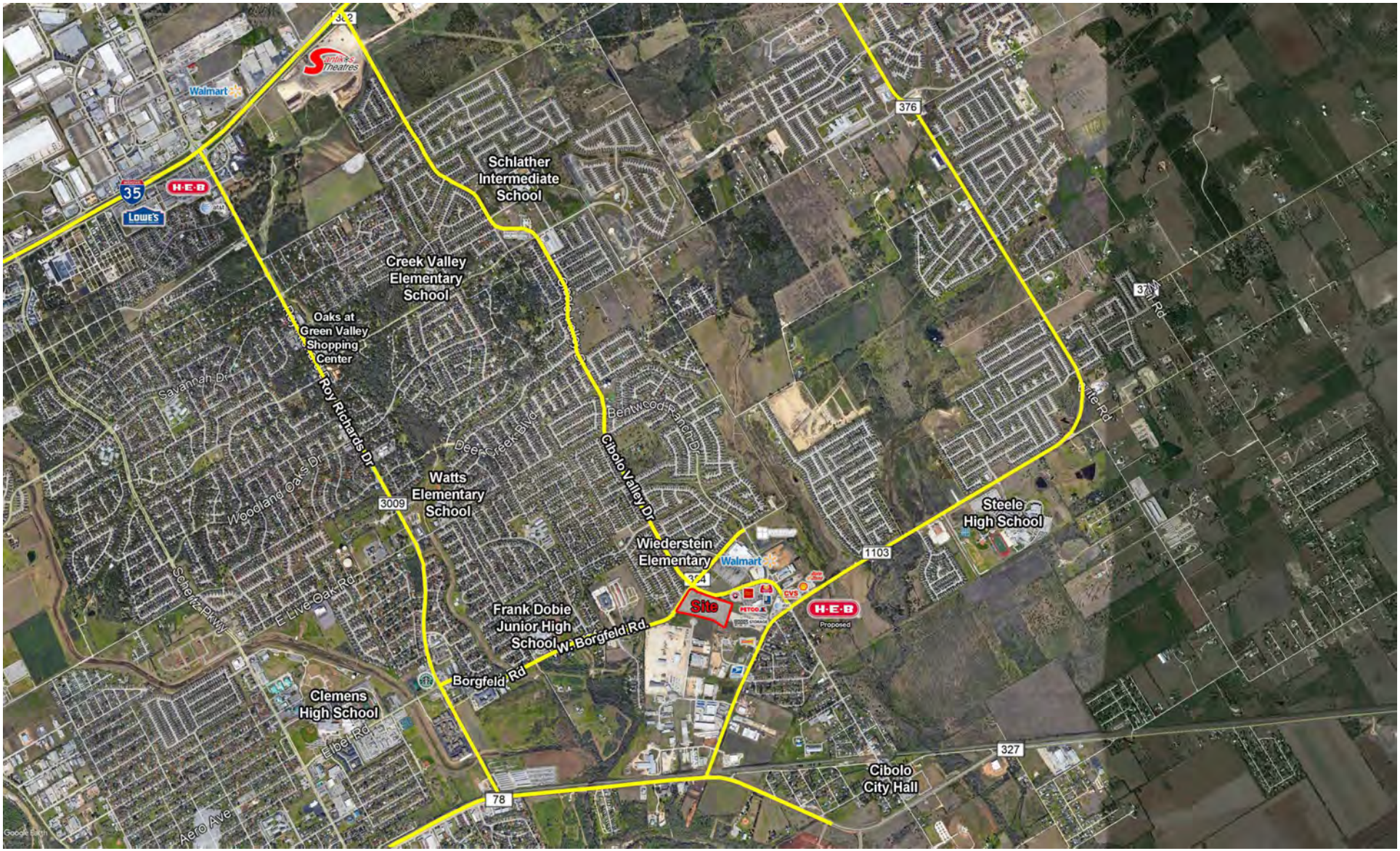
Trade Area Aerial



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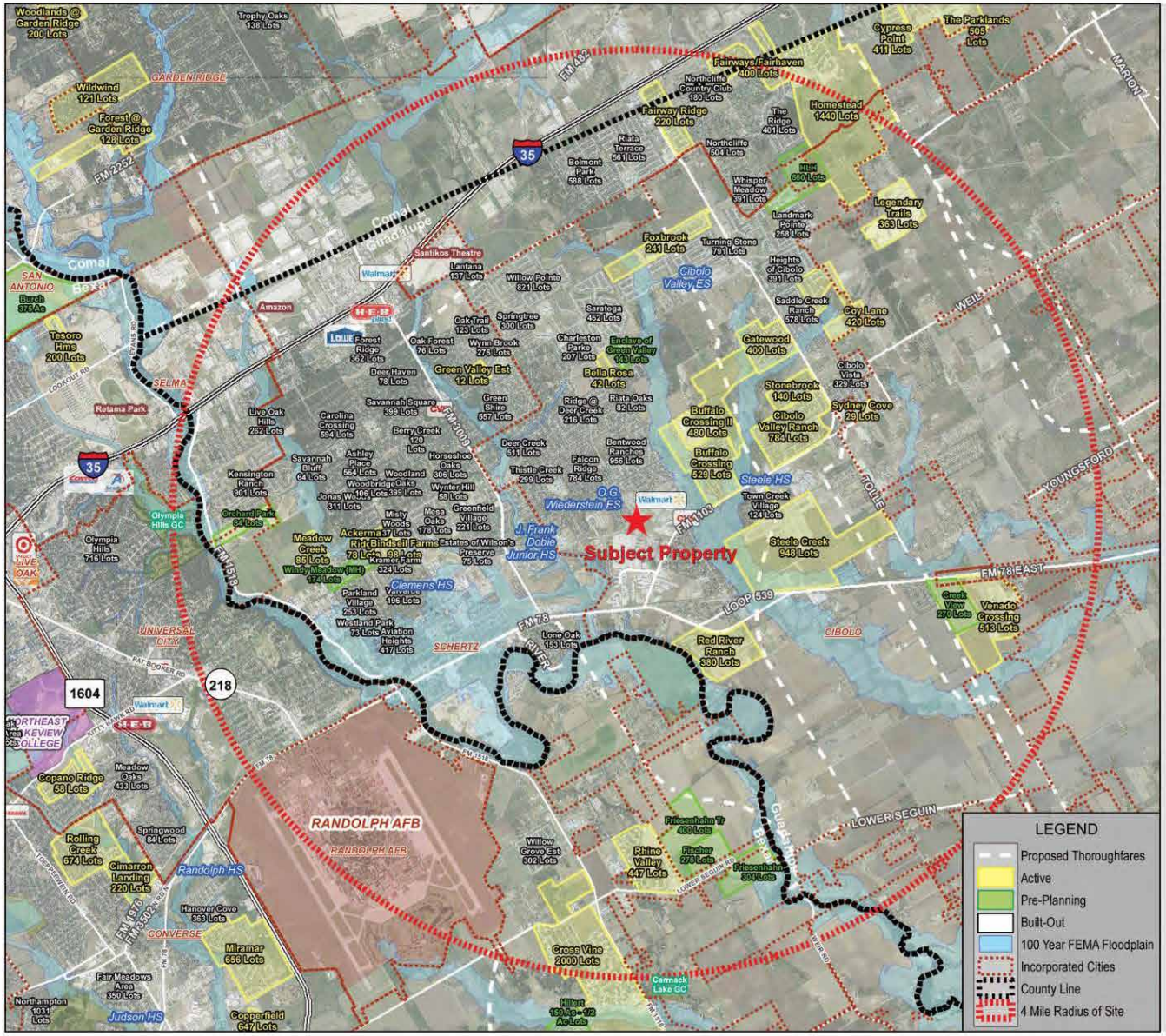
Trade Area Housing Study



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CIBOLO TRADE AREA HOUSING STUDY

Cibolo Valley Dr at Borgfeld Rd/CR 384
Four-Mile Radius
Cibolo, Texas

HOUSEHOLD SUMMAY FOUR MILE RADIUS

- Existing Subdivisions	
Rooftops:	16,747
Vacant Lots:	763
- Active Subdivisions	
Rooftops:	3,395
Vacant & Planned Lots:	6,654
- Subdivisions in Pre-Planning	
Future Lots:	2,311
Total:	**29,870**

Sources: Bexar Appraisal District, City of San Antonio Development Services Department; Guadalupe County Appraisal District; and Wendell Davis & Associates, Jun-Aug, 2021

Map prepared by Wendell Davis & Associates
09.2021 210.415.8214

N 0 1 2 Miles
SCALE 1 " = 4,500 '

2020 Aerial Photography provided by the National Agriculture Imagery Program

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Buffalo Heights Retail Development

Shopping Center Rendering

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