

Matthew Baylor
210.381.3398
mbaylor@dhrp.us



Logan T. Baylor, CCIM
210.326.1095
lbaylor@dhrp.us



7,000 SF ON .61 AC FLEX INDUSTRIAL W/ FUEL ISLAND!

413 FM 1103 | Cibolo, TX 78108



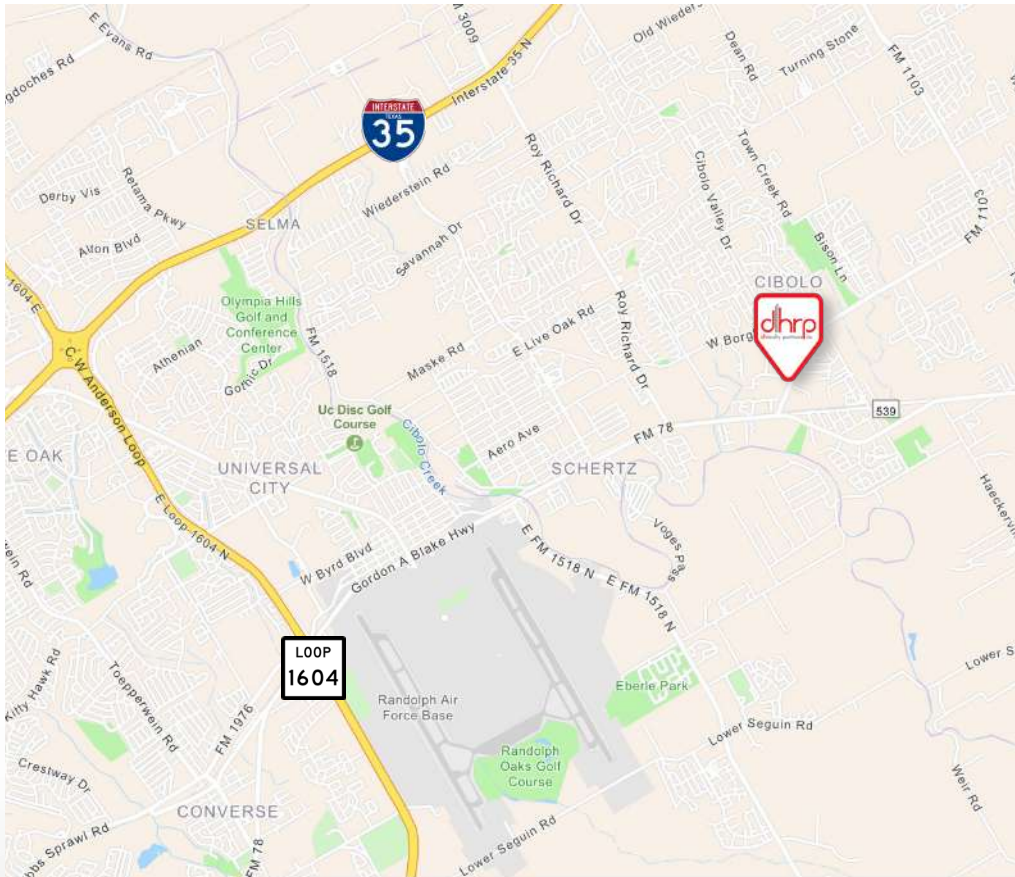
DRONE FOOTAGE: <https://youtu.be/SEcctHsAyBQ>

SALE/LEASE



7,000 SF ON .61 AC FLEX INDUSTRIAL W/ FUEL ISLAND!

413 FM 1103 | Cibolo, TX 78108



HIGHLIGHTS

- Fuel Island
- 14.5' Clear Height
- Four (4) Exterior 12'x14' Grade Level Doors
- One (1) Interior 12'x12' Grade Level Door
- Secure Small Parts Storage
- Perimeter Fence
- Second Curb Cut

DESCRIPTION

Located at the entrance of Schneider Business Park in Cibolo, this 7,000 SF flex industrial facility sits on 0.61 acres at the high-visibility corner of FM 1103 and Guadalupe Drive—just minutes from I-35 and Loop 1604. The property features an **on-site fuel island**, four exterior grade-level doors, one interior grade-level door, 14.5' clear height, secure small parts storage, perimeter fencing, and a second curb cut. With approximately 6,120 SF of warehouse space and 855 SF of office, this site is well-suited for service, equipment, or logistics operations that benefit from refueling capabilities and efficient access to major corridors.

BUILDING SIZE

Warehouse: 6,120 SF

Office: 855 SF

Total: **7,000 SF**

(Per Guadalupe CAD)

LAND SIZE

0.61 AC

ZONING

Light Industrial (LI)

LEASE TERMS

TBD

SALE/LEASE RATE

Contact Brokers

The information herein was obtained from sources deemed reliable; however, DH Realty Partners, Inc. makes no guarantees, warranties, or representations as to the completeness of accuracy thereof. The presentation of this property is submitted subject to errors, omissions, changes of price, prior to sale or lease, or withdrawal without notice. All floor plans, property lines, areas, and dimensions are approximate and for illustration purposes only. DHRP | DH Realty Partners, Inc. ©2025. A Texas Corporation.



DRONE FOOTAGE: <https://youtu.be/SEcctHsAyBQ>

SALE/LEASE

Matthew Baylor
210.381.3398
mbaylor@dhrp.us

Logan T. Baylor, CCIM
210.326.1095
lbaylor@dhrp.us

7,000 SF ON .61 AC FLEX INDUSTRIAL W/ FUEL ISLAND!

413 FM 1103 | Cibolo, TX 78108

EXTERIOR PHOTOS



The information herein was obtained from sources deemed reliable; however, DH Realty Partners, Inc. makes no guarantees, warranties, or representations as to the completeness of accuracy thereof. The presentation of this property is submitted subject to errors, omissions, changes of price, prior to sale or lease, or withdrawal without notice. All Floor plans, property lines, areas, and dimensions are approximate and for illustration purposes only. DHRP | DH Realty Partners, Inc. ©2025. A Texas Corporation.

DHRP.us

210.222.2424

801 N. Saint Mary's

San Antonio, TX

78205



7,000 SF ON .61 AC FLEX INDUSTRIAL W/ FUEL ISLAND!

413 FM 1103 | Cibolo, TX 78108

AERIAL PHOTOS



The information herein was obtained from sources deemed reliable; however, DH Realty Partners, Inc. makes no guarantees, warranties, or representations as to the completeness of accuracy thereof. The presentation of this property is submitted subject to errors, omissions, changes of price, prior to sale or lease, or withdrawal without notice. All Floor plans, property lines, areas, and dimensions are approximate and for illustration purposes only. DHRP | DH Realty Partners, Inc. ©2025. A Texas Corporation.



7,000 SF ON .61 AC FLEX INDUSTRIAL W/ FUEL ISLAND!

413 FM 1103 | Cibolo, TX 78108

AERIAL PHOTOS



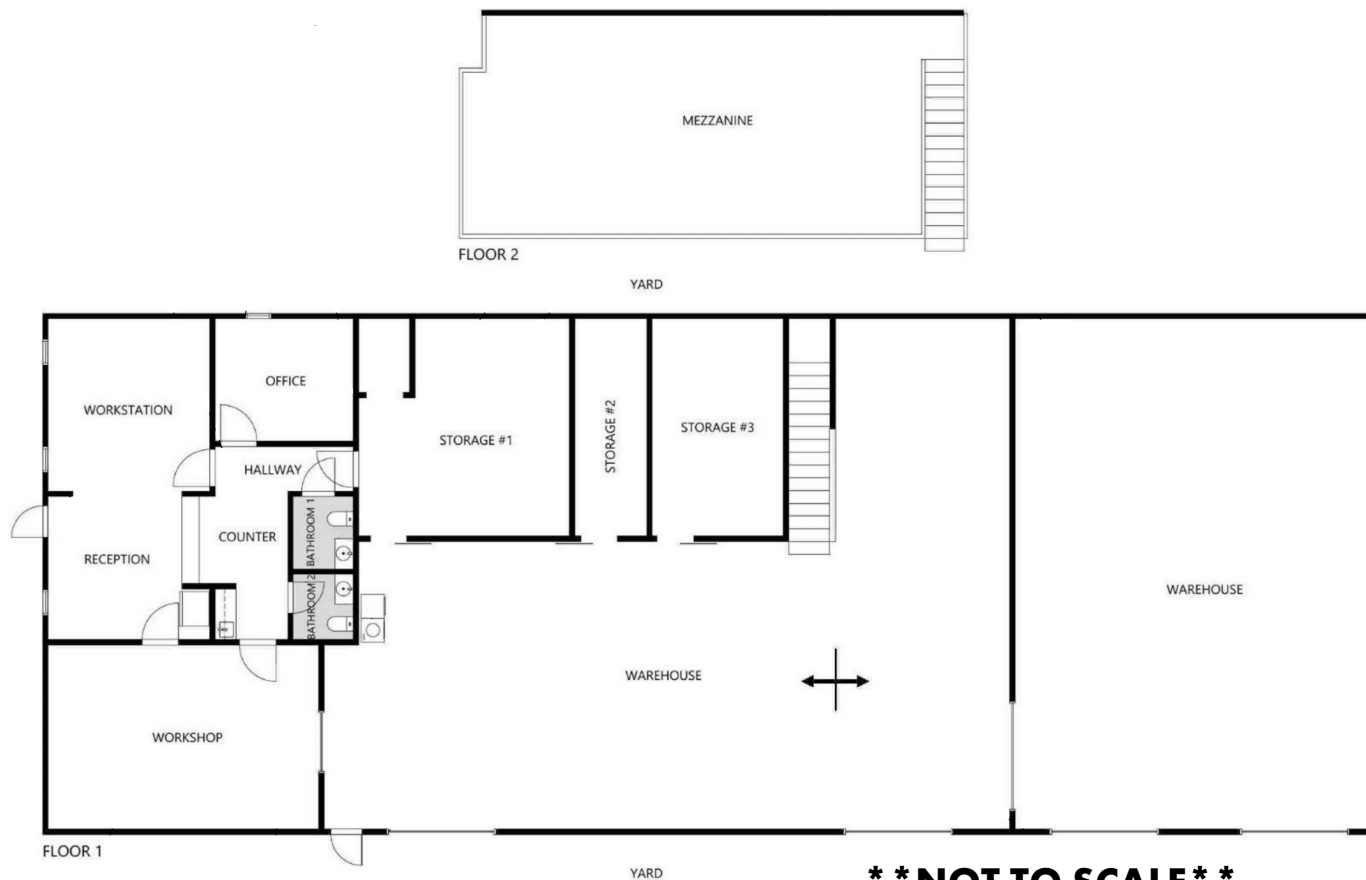
The information herein was obtained from sources deemed reliable; however, DH Realty Partners, Inc. makes no guarantees, warranties, or representations as to the completeness of accuracy thereof. The presentation of this property is submitted subject to errors, omissions, changes of price, prior to sale or lease, or withdrawal without notice. All Floor plans, property lines, areas, and dimensions are approximate and for illustration purposes only. DHRP | DH Realty Partners, Inc. ©2025. A Texas Corporation.



7,000 SF ON .61 AC FLEX INDUSTRIAL W/ FUEL ISLAND!

413 FM 1103 | Cibolo, TX 78108

FLOOR PLAN



The information herein was obtained from sources deemed reliable; however, DH Realty Partners, Inc. makes no guarantees, warranties, or representations as to the completeness of accuracy thereof. The presentation of this property is submitted subject to errors, omissions, changes of price, prior to sale or lease, or withdrawal without notice. All Floor plans, property lines, areas, and dimensions are approximate and for illustration purposes only. DHRP | DH Realty Partners, Inc. ©2025. A Texas Corporation.



DRONE FOOTAGE: <https://youtu.be/SEcctHsAyBQ>

SALE/LEASE

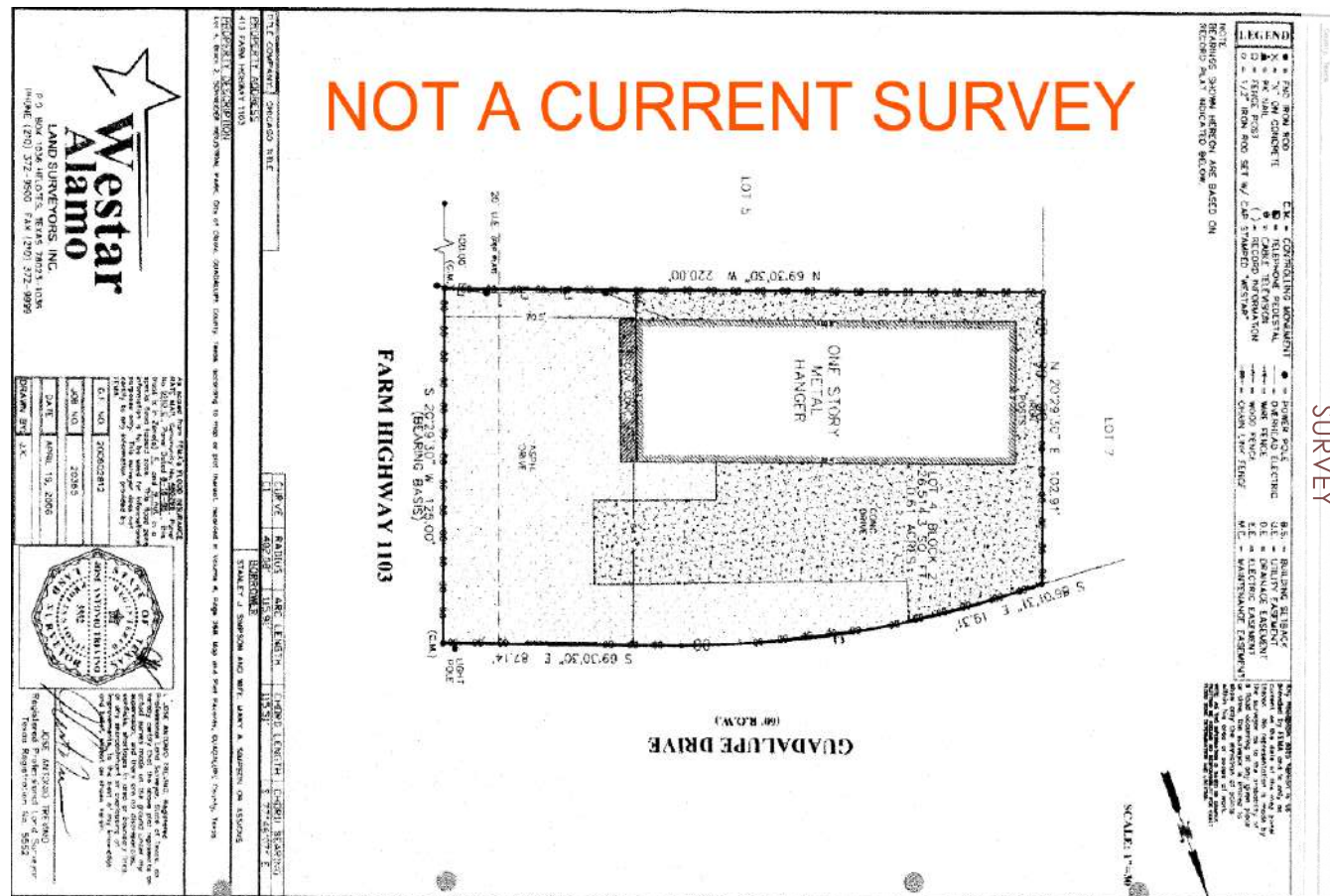
Matthew Baylor
210.381.3398
mbaylor@dhrrp.us

Logan T. Baylor, CCIM
210.326.1095
lbaylor@dhrp.us

7,000 SF ON .61 AC FLEX INDUSTRIAL W/ FUEL ISLAND!

413 FM 1103 | Cibolo, TX 78108

SURVEY



The information herein was obtained from sources deemed reliable; however, **DH Realty Partners, Inc. makes no guarantees, warranties, or representations as to the completeness of accuracy thereof. The presentation of this property is submitted subject to errors, omissions, changes of price, prior to sale or lease, or withdrawal without notice.** All Floor plans, property lines, areas, and dimensions are approximate and for illustration purposes only. DHRP | DH Realty Partners, Inc. ©2025. A Texas Corporation.



7,000 SF ON .61 AC FLEX INDUSTRIAL W/ FUEL ISLAND!

413 FM 1103 | Cibolo, TX 78108

NEARBY POINTS OF INTEREST



The information herein was obtained from sources deemed reliable; however, DH Realty Partners, Inc. makes no guarantees, warranties, or representations as to the completeness of accuracy thereof. The presentation of this property is submitted subject to errors, omissions, changes of price, prior to sale or lease, or withdrawal without notice. All Floor plans, property lines, areas, and dimensions are approximate and for illustration purposes only. DHRP | DH Realty Partners, Inc. ©2025. A Texas Corporation.



DRONE FOOTAGE: <https://youtu.be/SEcctHsAyBQ>

SALE/LEASE

Matthew Baylor
210.381.3398
mbaylor@dhrp.us

Logan T. Baylor, CCIM
210.326.1095
lbaylor@dhrp.us

7,000 SF ON .61 AC FLEX INDUSTRIAL W/ FUEL ISLAND!

413 FM 1103 | Cibolo, TX 78108

PROPERTY OUTLINE



The information herein was obtained from sources deemed reliable; however, DH Realty Partners, Inc. makes no guarantees, warranties, or representations as to the completeness of accuracy thereof. The presentation of this property is submitted subject to errors, omissions, changes of price, prior to sale or lease, or withdrawal without notice. All Floor plans, property lines, areas, and dimensions are approximate and for illustration purposes only. DHRP | DH Realty Partners, Inc. ©2025. A Texas Corporation.



DRONE FOOTAGE: <https://youtu.be/SEcctHsAyBQ>

SALE/LEASE

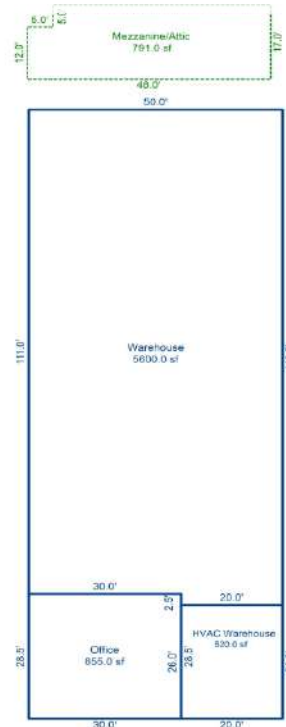
Matthew Baylor
210.381.3398
mbaylor@dhrp.us

Logan T. Baylor, CCIM
210.326.1095
lbaylor@dhrp.us

7,000 SF ON .61 AC FLEX INDUSTRIAL W/ FUEL ISLAND!

413 FM 1103 | Cibolo, TX 78108

BUILDING SKETCH



Sketch by Apex Sketch

AREA CALCULATIONS SUMMARY						AREA CALCULATIONS BREAKDOWN				
Code	Description	Facto	Net Size	Perimete	Net Total	Name	Base x	Height x	Width =	Area
GBA2	Office	1.0	855.0	117.0	855.0	Warehouse		111.0 x	50.0 =	5550.0
GBA5	HVAC Wareh	1.0	520.0	92.0	520.0			20.0 x	2.5 =	50.0
GBA6	Warehouse	1.0	5600.0	327.0	5600.0	Office		30.0 x	28.5 =	855.0
OTH	Mezzanine/A	1.0	791.0	130.0	791.0	HVAC Wareh		26.0 x	20.0 =	520.0
Net BUILDIN				(rounded	6,975	4 total items			(rounded	

The information herein was obtained from sources deemed reliable; however, DH Realty Partners, Inc. makes no guarantees, warranties, or representations as to the completeness of accuracy thereof. The presentation of this property is submitted subject to errors, omissions, changes of price, prior to sale or lease, or withdrawal without notice. All Floor plans, property lines, areas, and dimensions are approximate and for illustration purposes only. DHRP | DH Realty Partners, Inc. ©2025. A Texas Corporation.



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. **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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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
Daniel Briggs	311372	danielbriggs@dhrp.us	(210)222-2424
Designated Broker of Firm	License No.	Email	Phone
Michael D. Hoover	391636	hoover@dhrp.us	(210)222-2424
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Logan Baylor, CCIM	771911	lbaylor@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

Information available at www.trec.texas.gov



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. **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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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
Daniel Briggs	311372	danielbriggs@dhrp.us	(210)222-2424
Designated Broker of Firm	License No.	Email	Phone
Michael D. Hoover	391636	hoover@dhrp.us	(210)222-2424
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Matthew Baylor	510347	mbaylor@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

Information available at www.trec.texas.gov