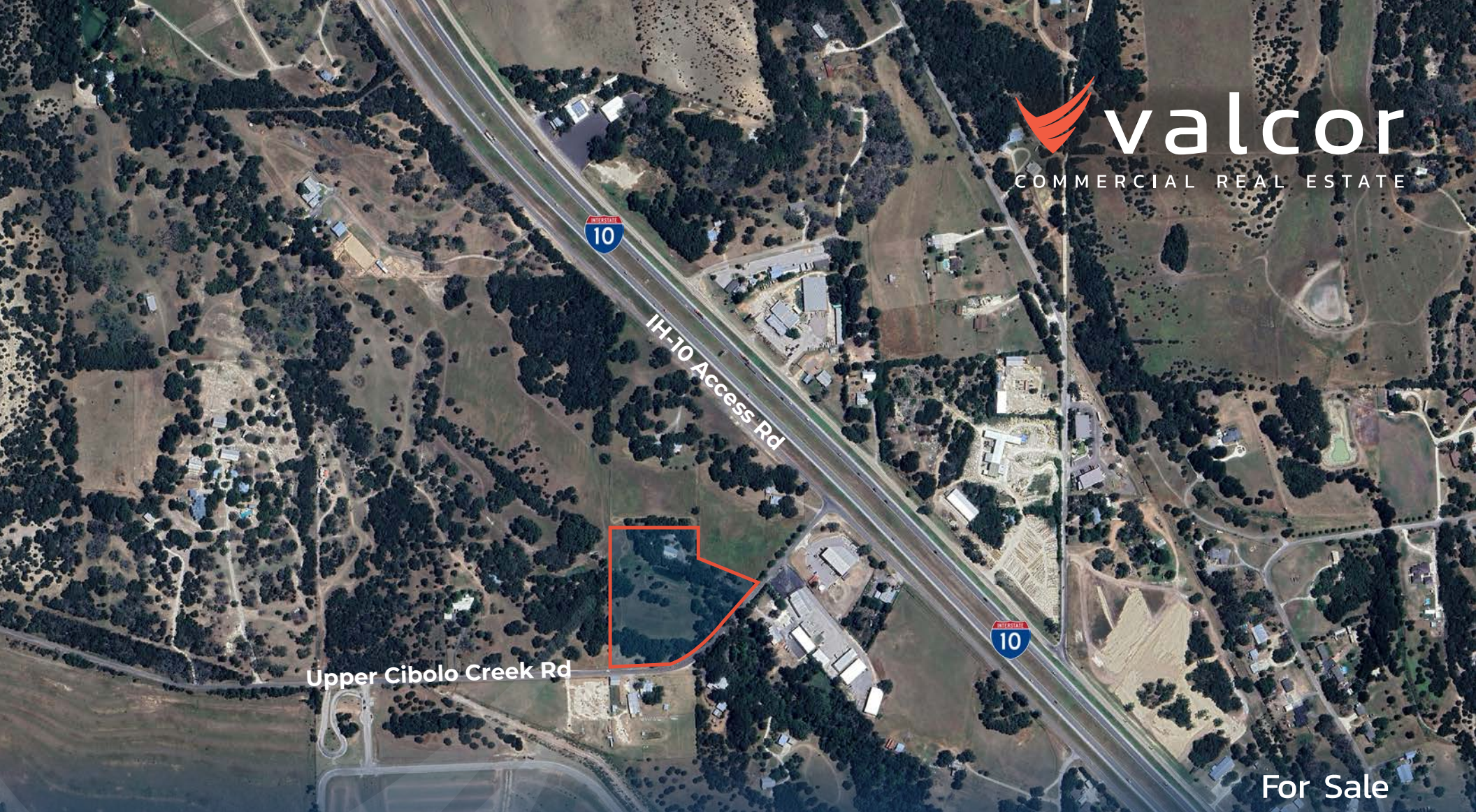
valcor
COMMERCIAL REAL ESTATE



For Sale

UPPER CIBOLO CREEK LAND

6.57 AC OF COMMERCIAL LAND ALONG IH-10 IN BOERNE, TX

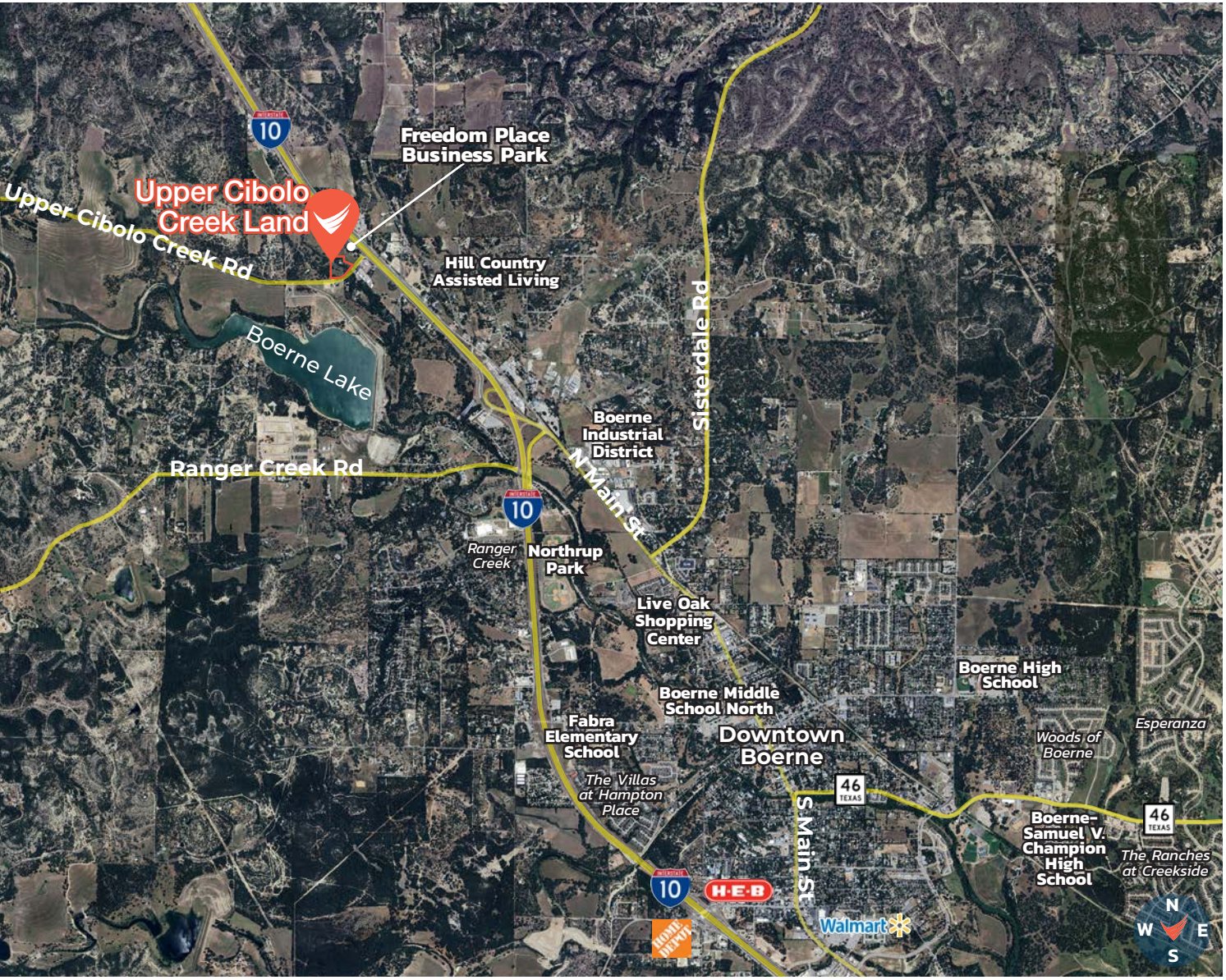
6 Upper Cibolo Creek Rd, Boerne, TX 78006-7977

PRICE: $1,250,000

JARED DAVIS / 830.431.2636 / jared@valcorcre.com

UPPER CIBOLO CREEK LAND

Property Overview



SALES PRICE
$1,250,000

LOT SIZE
6.57 Acres

LOCATION
6 Upper Cibolo Creek Rd,
Boerne, TX 78006

FRONTAGE
805’ on Upper Cibolo Creek Rd

ZONING
OCL

VEHICLES PER DAY
25,674 VPR

PROPERTY HIGHLIGHTS

- Located before the entrance to Boerne Lake
- Can opt out of Boerne ETJ
- IH-10 Frontage Road and Upper Cibolo Creek access
- 5 minutes away from downtown Boerne
- 20 minutes away from San Antonio

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UPPER CIBOLO CREEK LAND

Site Map

Land | 6.57 Acres

Floodplain Acres:	2.38 AC
Usable Acres:	4.19 AC
	Total: 6.57 AC

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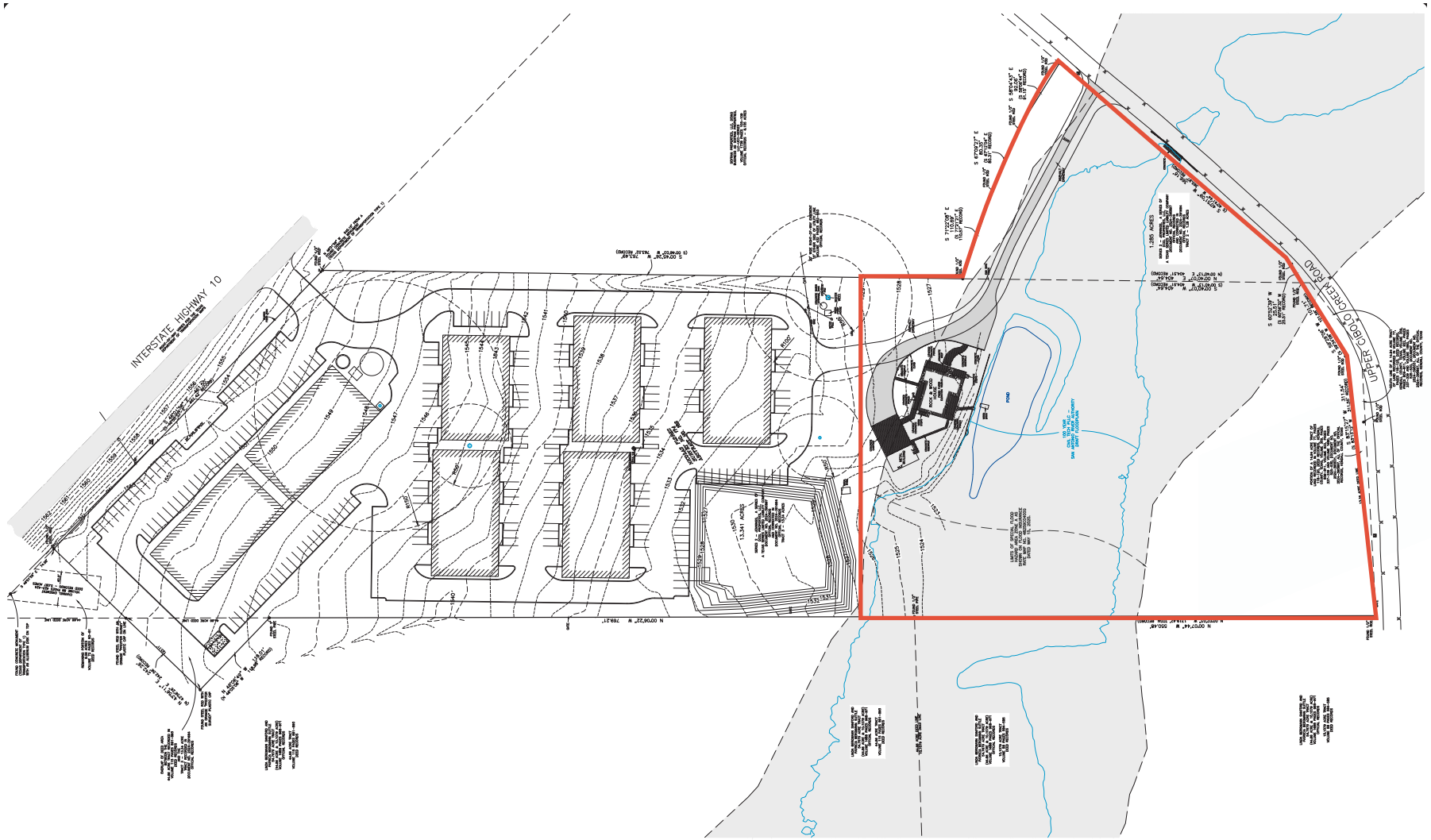
UPPER CIBOLO CREEK LAND

Land Survey | 6.57 AC



SUBMITTED BY: James McCarr 12/12/2025
JAMES MCGARR, P.E. DATE

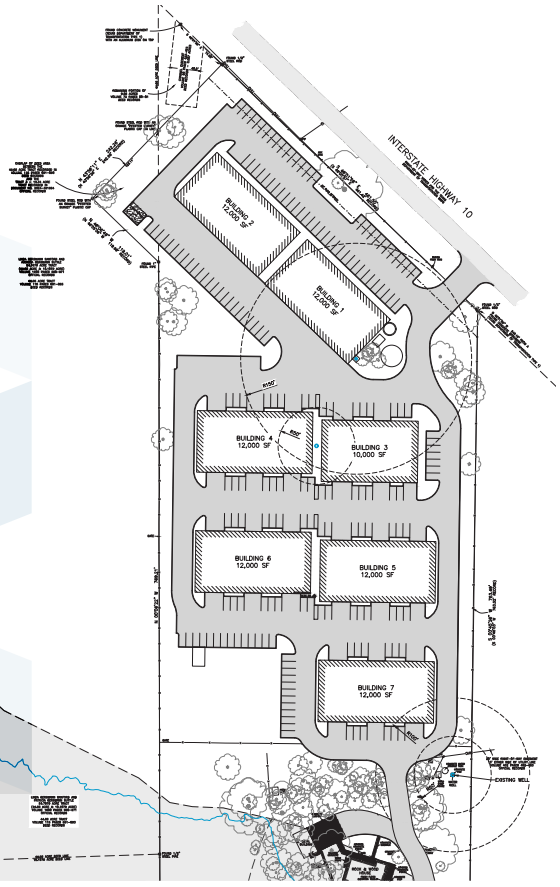
CIVIL TECH, PLLC.
ENGINEERS, CONSULTANTS, LAND PLANNERS
(210) 365-5029 Firm No. 13711
P.O. BOX 2203 BOERNE, TX. 78006

JARED DAVIS / 830.431.2636 / jared@valcorcre.com

UPPER CIBOLO CREEK LAND

What's Next in the Area?

Upper Cibolo Creek is on the cusp of significant growth. Just north of the property, the upcoming Freedom Place Business Park will feature five buildings with flexible mixed-use options, bringing new businesses, employment, and activity to the area. This planned development signals strong momentum and positions the surrounding corridor for continued expansion. Investors and users have a unique opportunity to establish a presence early and grow alongside this emerging market.



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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.

EQUAL HOUSING OPPORTUNITY

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.

Valcor Properties, LLC	602931		210.824.4242
Licensed Broker / Broker Firm Name or Primary Assumed Business Name	*License No.*	*Email*	*Phone*
Jonathan Collins	552564	jonathan@valcorcre.com	210.824.4242
Designated Broker of Firm	*License No.*	*Email*	*Phone*
Licensed Supervisor of Sales Agent / Associate	*License No.*	*Email*	*Phone*
Sales Agent/Associate's Name	*License No.*	*Email*	*Phone*
Jared Davis	687518	jared@valcorcre.com	210.824.4242
Sales Agent/Associate's Name	*License No.*	*Email*	*Phone*

_____ _____

Buyer / Tenant / Seller / Landlord Initials *Date*

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