



# Bulverde Crossing Pad Sites

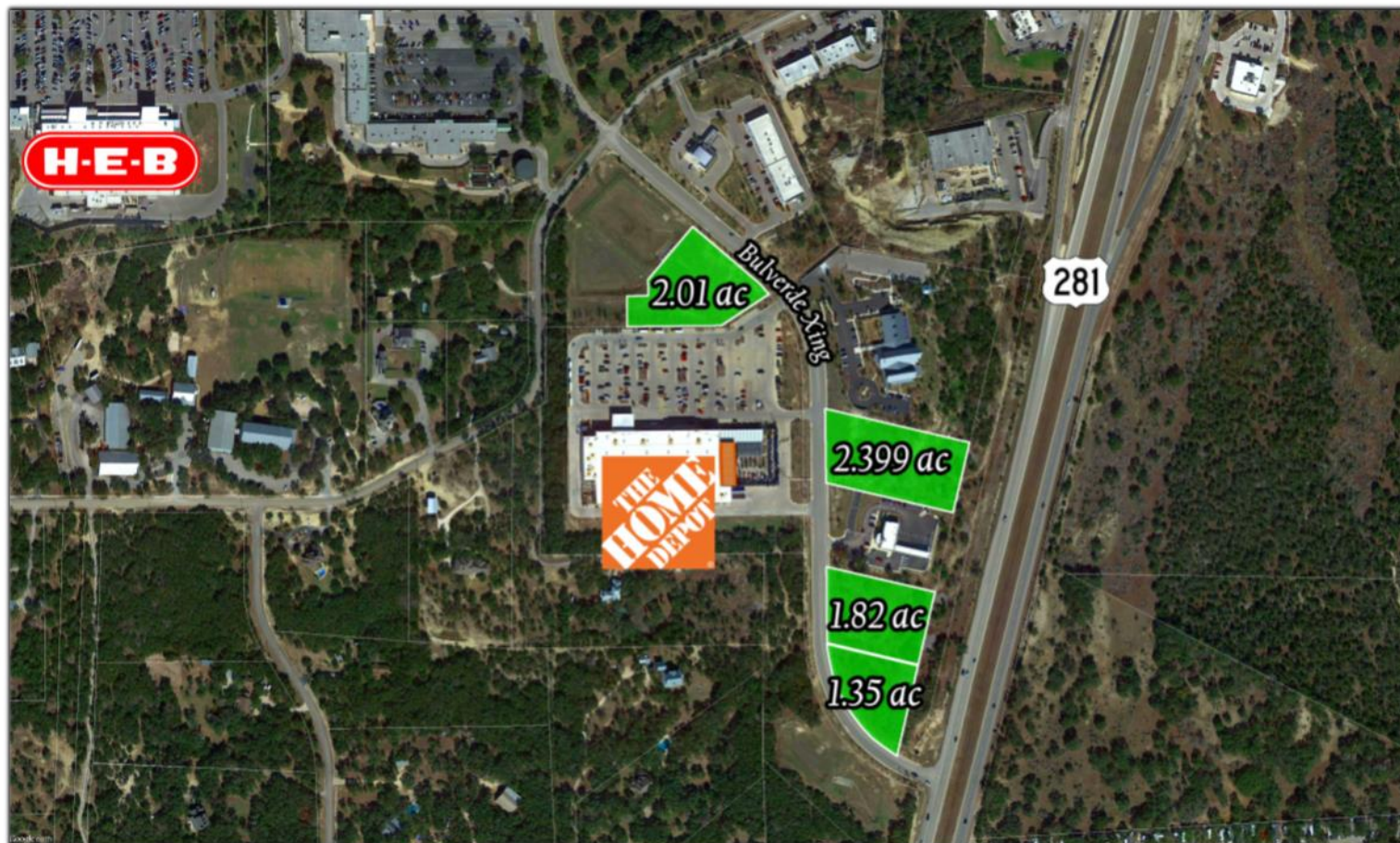
Hard Corner  
Tract Available

Hwy 281 Access  
& Visibility

Bulverde, TX

**FIRST AMERICAN  
COMMERCIAL  
PROPERTY GROUP**

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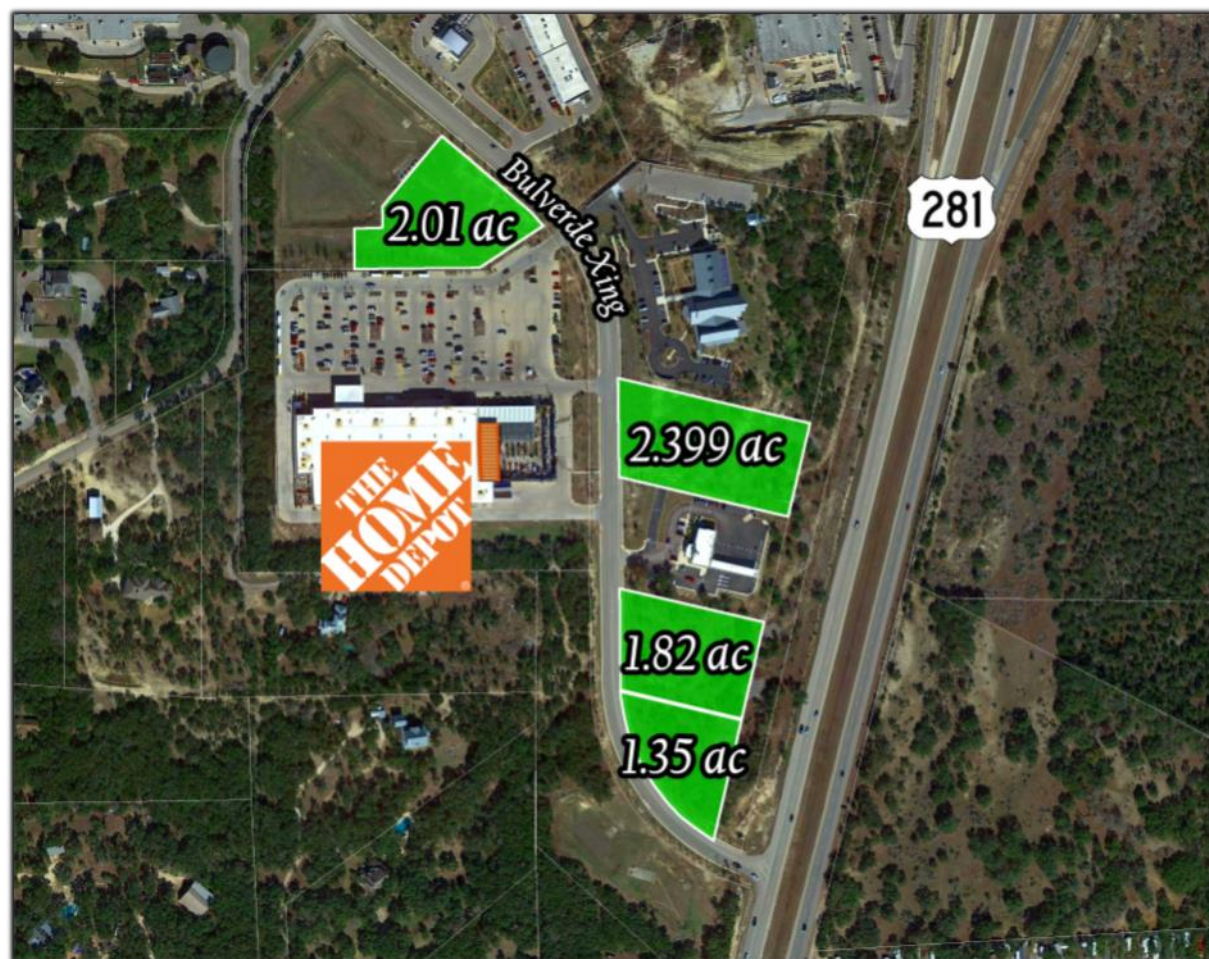
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# Bulverde Crossing Pad Sites



**Location:** The pad sites are located on Hwy 281 N & Bulverde Crossing, in Bulverde, TX and just minutes from San Antonio.

**Zoning:** C-3, City of Bulverde

**Utilities:** Water: Canyon Lake Water Supply  
Electric: CPS

Prospective buyer should use a professional to closely examine the availability and capacity of the utilities to the property to determine if they are suitable for the buyer's intended use.

**Traffic Count:** The 2015 TXDOT census shows approximately 28,000 VPD along Hwy 281 N at this location.

**Comments:** These pad sites are in close proximity to H.E.B. Plus, Home Depot, as well as the Singing Hills commercial development anchored by Walmart. These tracts present an excellent opportunity for retail users wanting great accessibility and visibility from Hwy 281 & Hwy 46.

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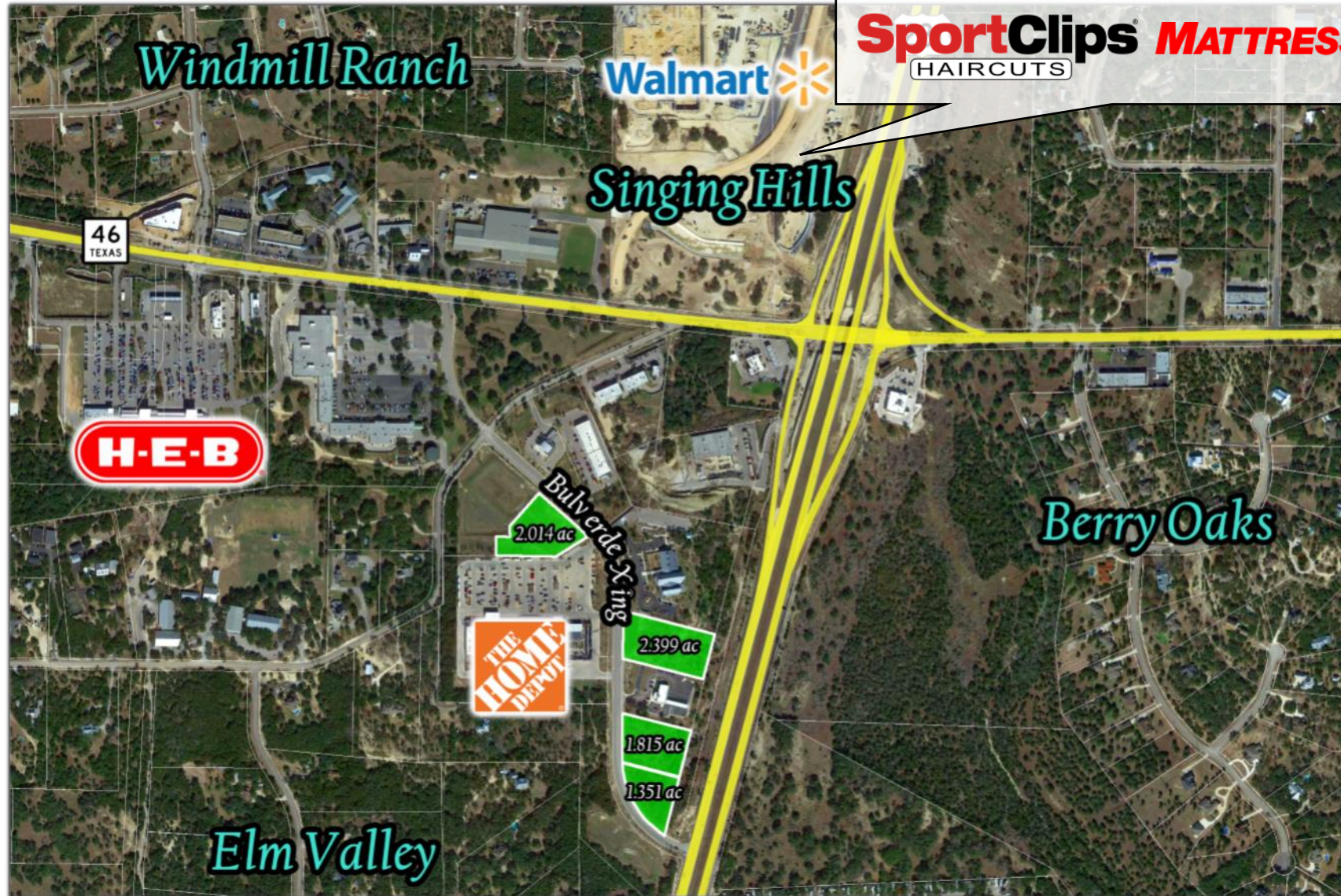
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<u>Lot</u>	<u>Size</u>	<u>Price</u>
Lot 1	2.01 ac	\$14/SF
Lot 2	2.399 ac	\$10/SF
Lot 3	1.82 ac	\$10/SF
Lot 4	1.35 ac	\$10/SF





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All information furnished regarding property offered is from sources deemed reliable but no warranty or representation is made to the accuracy or completeness thereof and same is subject to changes of price or terms, prior sales or disposition, or withdrawal without notice.







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# Plat



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# Demographics



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## Executive Summary

Bulverde Xing  
155 Bulverde Crossing Rd, Bulverde, Texas, 78163  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 29.79243  
Longitude: -98.42180

	1 mile	3 miles	5 miles
<b>Population</b>			
2000 Population	350	4,000	8,716
2010 Population	599	6,597	14,058
2015 Population	651	7,161	15,104
2020 Population	811	8,495	16,936
2000-2010 Annual Rate	5.52%	5.13%	4.90%
2010-2015 Annual Rate	1.60%	1.57%	1.38%
2015-2020 Annual Rate	4.49%	3.48%	2.32%
2015 Male Population	49.5%	49.9%	49.7%
2015 Female Population	50.5%	50.1%	50.3%
2015 Median Age	45.8	46.0	46.4

In the identified area, the current year population is 15,104. In 2010, the Census count in the area was 14,058. The rate of change since 2010 was 1.38% annually. The five-year projection for the population in the area is 16,936 representing a change of 2.32% annually from 2015 to 2020. Currently, the population is 49.7% male and 50.3% female.

### Median Age

The median age in this area is 45.8, compared to U.S. median age of 37.9.

### Race and Ethnicity

	1 mile	3 miles	5 miles
2015 White Alone	89.4%	88.9%	90.3%
2015 Black Alone	1.4%	1.6%	1.5%
2015 American Indian/Alaska Native Alone	0.5%	0.5%	0.5%
2015 Asian Alone	1.1%	0.9%	0.9%
2015 Pacific Islander Alone	0.2%	0.1%	0.1%
2015 Other Race	5.1%	5.5%	4.4%
2015 Two or More Races	2.5%	2.4%	2.5%
2015 Hispanic Origin (Any Race)	24.4%	25.0%	22.2%

Persons of Hispanic origin represent 22.2% of the population in the identified area compared to 17.6% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 46.7 in the identified area, compared to 63.0 for the U.S. as a whole.

### Households

	1 mile	3 miles	5 miles
2000 Households	125	1,375	3,015
2010 Households	223	2,343	5,020
2015 Total Households	243	2,555	5,425
2020 Total Households	310	3,044	6,105
2000-2010 Annual Rate	5.96%	5.47%	5.23%
2010-2015 Annual Rate	1.65%	1.66%	1.49%
2015-2020 Annual Rate	4.99%	3.56%	2.39%
2015 Average Household Size	2.68	2.80	2.78

The household count in this area has changed from 5,020 in 2010 to 5,425 in the current year, a change of 1.49% annually. The five-year projection of households is 6,105, a change of 2.39% annually from the current year total. Average household size is currently 2.78, compared to 2.80 in the year 2010. The number of families in the current year is 4,545 in the specified area.



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<b>Median Household Income</b>			
2015 Median Household Income	\$103,183	\$100,608	\$102,953
2020 Median Household Income	\$121,350	\$114,190	\$117,178
2015-2020 Annual Rate	3.30%	2.56%	2.62%
<b>Average Household Income</b>			
2015 Average Household Income	\$128,745	\$126,301	\$127,778
2020 Average Household Income	\$149,919	\$146,315	\$147,087
2015-2020 Annual Rate	3.09%	2.99%	2.85%
<b>Per Capita Income</b>			
2015 Per Capita Income	\$45,738	\$44,965	\$45,771
2020 Per Capita Income	\$53,778	\$52,314	\$52,870
2015-2020 Annual Rate	3.29%	3.07%	2.93%

### Households by Income

Current median household income is \$102,953 in the area, compared to \$53,217 for all U.S. households. Median household income is projected to be \$117,178 in five years, compared to \$60,683 for all U.S. households.

Current average household income is \$127,778 in this area, compared to \$74,699 for all U.S. households. Average household income is projected to be \$147,087 in five years, compared to \$84,910 for all U.S. households.

Current per capita income is \$45,771 in the area, compared to the U.S. per capita income of \$28,597. The per capita income is projected to be \$52,870 in five years, compared to \$32,501 for all U.S. households.

### Housing

	1 mile	3 miles	5 miles
2000 Total Housing Units	131	1,473	3,176
2000 Owner Occupied Housing Units	115	1,263	2,774
2000 Renter Occupied Housing Units	10	112	241
2000 Vacant Housing Units	6	98	161
2010 Total Housing Units	233	2,460	5,263
2010 Owner Occupied Housing Units	207	2,156	4,633
2010 Renter Occupied Housing Units	16	187	387
2010 Vacant Housing Units	10	117	243
2015 Total Housing Units	252	2,672	5,659
2015 Owner Occupied Housing Units	224	2,329	4,961
2015 Renter Occupied Housing Units	19	226	463
2015 Vacant Housing Units	9	117	234
2020 Total Housing Units	326	3,200	6,388
2020 Owner Occupied Housing Units	284	2,762	5,560
2020 Renter Occupied Housing Units	26	282	546
2020 Vacant Housing Units	16	156	283

Currently, 87.7% of the 5,659 housing units in the area are owner occupied; 8.2% are renter occupied; and 4.1% are vacant. Currently, in the U.S., 55.7% of the housing units in the area are owner occupied; 32.8% are renter occupied; and 11.6% are vacant. In 2010, there were 5,263 housing units in the area - 88.0% owner occupied, 7.4% renter occupied, and 4.6% vacant. The annual rate of change in housing units since 2010 is 3.28%. Median home value in the area is \$361,673, compared to a median home value of \$200,006 for the U.S. In five years, median value is projected to change by 2.64% annually to \$411,960.



## 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.

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Sales Agent/Associate's Name	License No.	Email	Phone

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

\_\_\_\_\_  
Date