

US 281 & Rolling Creek - 4 Pads

Spring Branch, Texas 78070

For Sale



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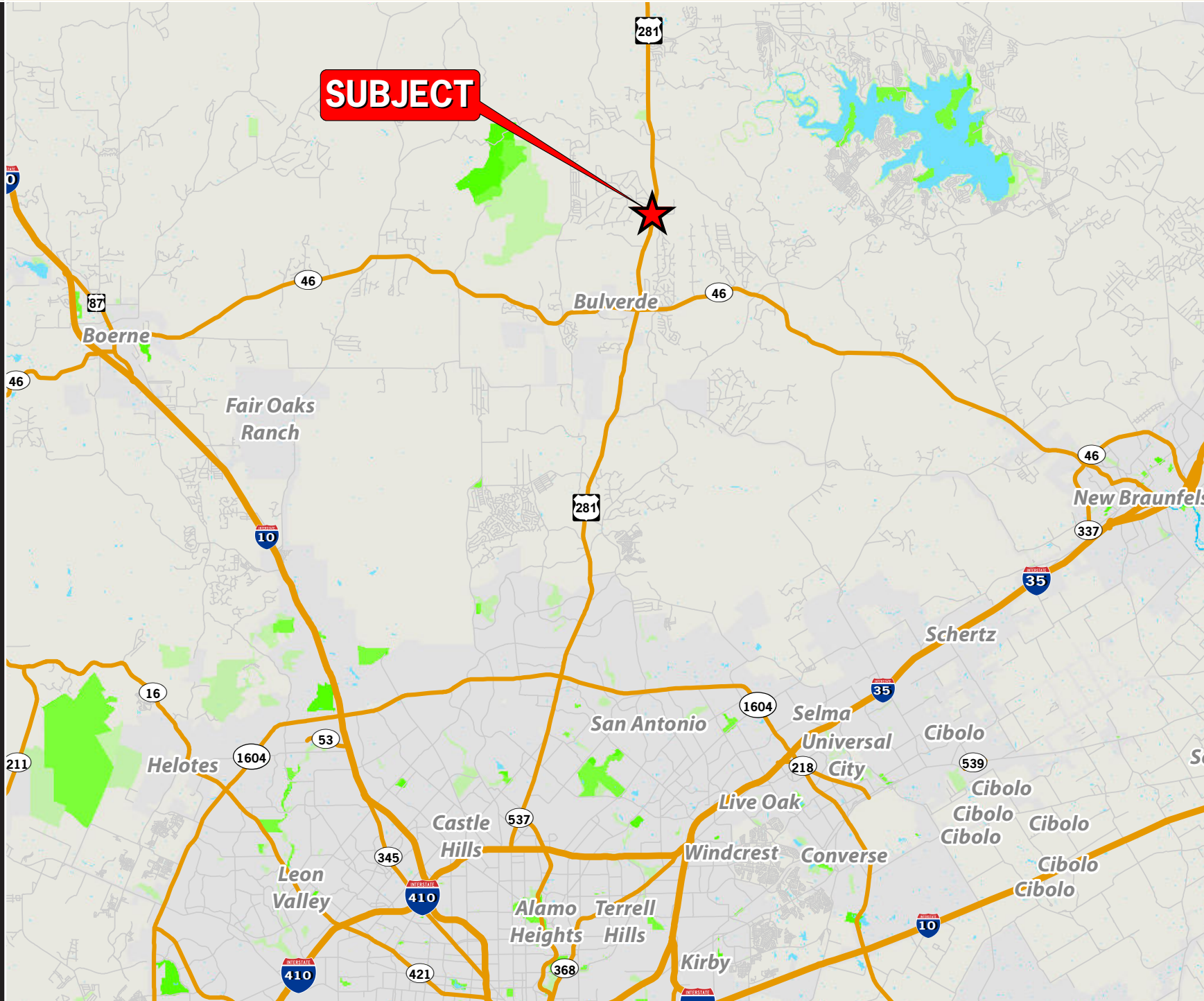
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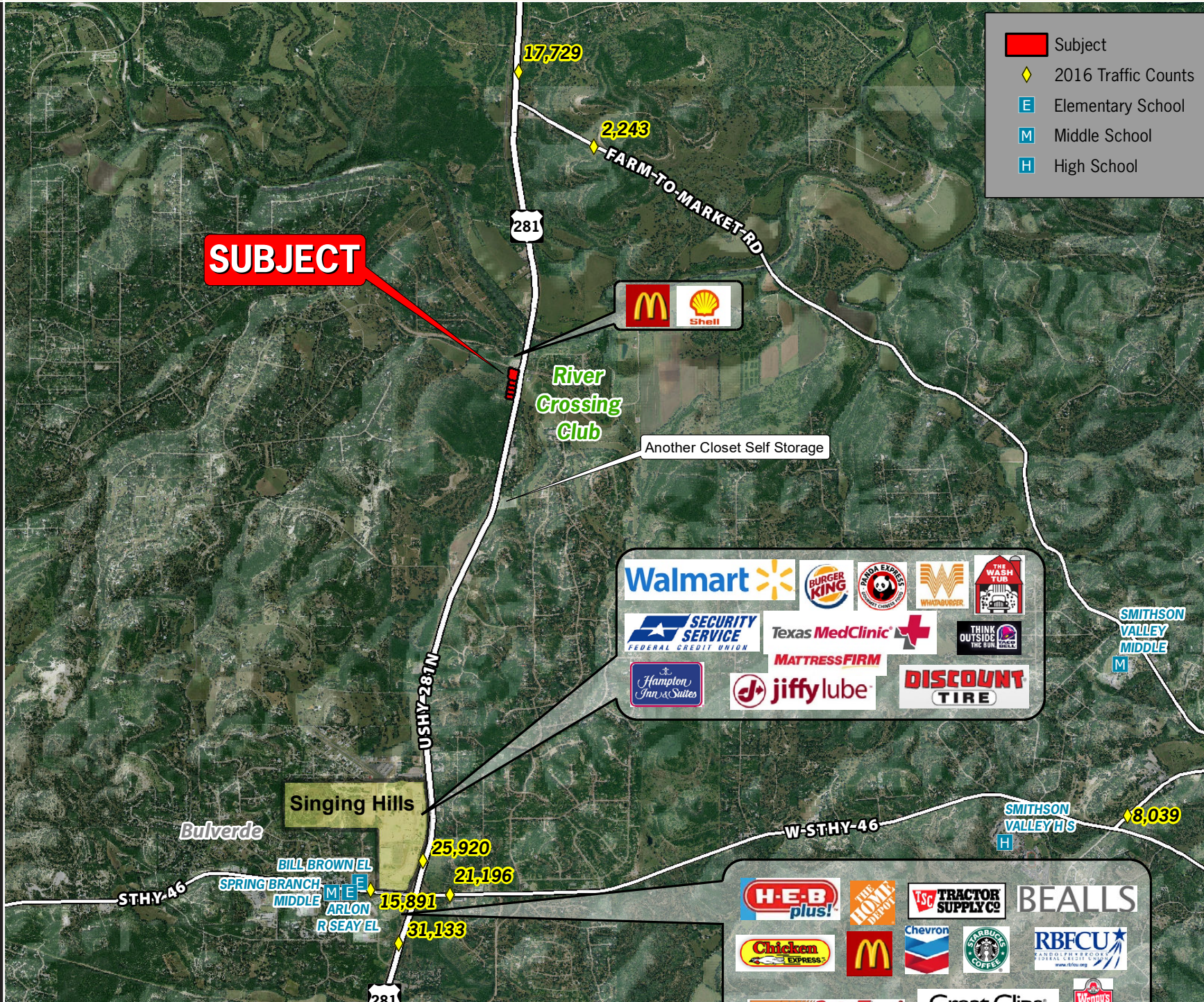


City Location Map



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Aerial Map





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Property Summary

Address	7659, 7681, 7703, 7725 US Hwy 281 N Spring Branch, TX 78070
Location	US 281 & Rolling Creek Rd.
Property Details	4.012 Total Acres 4 pads 1.003 ac. each
Legal Description	Comal Texas Star 1, Lots 2-5
Zoning	Spring Branch City Limits Buyer to verify zoning and permitted uses with governing authorities
Road Frontage	Approximately 1,048 ft along US 281 & 325 ft along Rolling Creek Rd.
Utilities	Water (CLWSC) & Electric (PEC) Septic system required for sewer
Easements	Cross access easements will be incorporated on all lots

Opportunities / Benefits

- Ideal QSR location
- Potential retail development
- Situated at busy signalized intersection directly across from McDonald's, River Crossing Golf Club and subdivision
- Excellent visibility along US 281 (northbound/southbound)
- Platted
- Proximity to Canyon Lake, Guadalupe River, Guadalupe State Park, Landa Park, wineries and Singing Hills
- Nearby retailers at US 281 and Hwy 46 include Walmart, HEB Plus, Home Depot, Tractor Supply, CVS, Walgreens, Starbucks and a variety of quick-service restaurants

Traffic Counts

US 281 at FM 311; 21,846 vpd (2019)
Source: TxDOT Statewide Planning Map



Quote Sheet

Sale Price	Corner (Lot 1)	SOLD
	Lot 2 (1.003 ac)	\$14.00 PSF
	Lot 3 (1.003 ac)	\$12.50 PSF
	Lot 4 (1.003 ac)	\$11.50 PSF
	Lot 5 (1.003 ac)	\$10.50 PSF
Earnest Money	One percent (1%)	
Title Commitment	Delivered to Buyer within seven (7) days of contract Effective Date	
Survey	Current survey delivered to Buyer within fourteen (14) days of contract Effective Date	
Feasibility Period	Sixty (60) days from the contract Effective Date	
Closing	Thirty (30) days after the end of the Feasibility Period	
Disclosure	A copy of the attached Real Estate Agency Disclosure Form should be signed by the appropriate individual and returned to Seller's representative.	

Actual Sale Price under any proposed purchase contract is a function of the relationship of numerous characteristics including credit worthiness of buyer and other factors deemed important by the Seller.

This Quote Sheet does not constitute an offer. Neither this document nor any oral discussions between the parties is intended to be a legally binding agreement, but merely expresses terms and conditions upon which the Landlord may be willing to enter into an agreement. This Quote Sheet is subject to modification, prior sale or withdrawal without notice and neither party hereto shall be bound until definitive written agreements are executed by and delivered to all parties to the transaction. The information provided herein is deemed reliable, however, no warranties or representations as to the accuracy are intended, whether expressed or implied.

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Bulverde Overview

Trade Area	2010 Census	2020 Estimate	2025 Forecast
Population	59,094	85,263	103,802
Total Households	22,599	32,496	39,449
Median Age	45.6	48.1	48.8
Avg HH Income	-	\$125,296	\$136,535
Median HH Income	-	\$90,806	\$95,971

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri estimate and forecast for 2020 and 2025.

Major Employer	# Employees
Comal ISD	1,071*
GVTC Communications	250
Walmart	240
HEB Grocery	160
CollegePlus	144
Parrish & Co, Inc.	116
The Home Depot	101
Central Texas Lath & Plaster	100
Futurex	100
M & S Engineering	90
Genesis Custom Homes	74
Whataburger	74
River Crossing Club	51
Airtronic USA	50
David Weekly Homes	50
Bracken Christian School	50
H L Chapman Pipeline Construction	50
Hilbig Services	45
Stoddard Construction	30
Geosource	28

*Reflects employees in Bulverde / Spring Branch area only.

Districtwide there are 2,300 employees.

- Situated 20 minutes due north of San Antonio, Bulverde is an affluent bedroom community located at the major commercial crossroads of US Hwy 281 & Hwy 46 at the edge of the Texas Hill Country
- Highway 46 is quickly becoming San Antonio's "outer loop" for commuter traffic connecting Seguin, New Braunfels, Bulverde, Bergheim, Boerne and Bandera
- Over the past decade, urban sprawl has pushed steadily northward from San Antonio along the US 281 corridor developing once rural ranch land into well-planned residential communities
- Total population for a five-mile radius around the city grew 102.2% throughout the decade of 1990-2000. During that same period, the total number of households increased by 99.4%
- Population is deceptively strong; even though figures are relatively low for the narrowly defined boundaries of the city limits, the trade area actually draws from a much broader market area
- Comal County is the second fastest-growing county in the nation, according to latest U.S. Census estimates
- Anchored by Walmart Supercenter (180,000 sf), the project is designed to include inline retail space, quick-service and sit-down restaurants, a hotel, a skilled nursing facility, an early learning center, an entertainment venue, a professional office building, 288 multi-family units and 310 single-family homes
- A \$2.1 billion trade gap estimated for the retail trade area indicates strong potential sales revenues
- The area enjoys a strong demographic profile and the retail trade area encompasses a population of more than 95,000
- Daytime population within a 10-mile radius of Singing Hills tops 55,000
- The highly desirable Comal Independent School District reports tremendous growth stretching into every part of the district
- Enrollment at Smithson Valley High School tops 2,650 students and Canyon Lake High School tops 2,600
- Following the residential growth of the area, new commercial development will soon bring new retailers and services along with quick-service and full-service restaurants to the under-served area
- Highway improvements underway to relieve congestion along US 281 between Loop 1604 & the Bexar/Comal county line; plans for widening Hwy 46 also underway
- Roughly 26,000 cars per day travel along US 281 just north of Hwy 46; nearly 16,000 pass Singing Hills on the Hwy 46 side
- City sales tax rebates have shown a steady upward trend over the past several years
- Property values are high and residents enjoy a median household income substantially greater than nearby cities
- New residential subdivisions like Johnson Ranch, Singing Hills, Park Village, 4S Ranch and others are slated to bring new homes to this highly desirable area spurring further economic development



Demographics: 5-Mile

Summary	Census 2010		2021		2026	
Population	11,024		14,191		16,654	
Households	3,913		5,074		5,959	
Families	3,266		4,198		4,906	
Average Household Size	2.82		2.80		2.79	
Owner Occupied Housing Units	3,564		4,686		5,548	
Renter Occupied Housing Units	349		388		411	
Median Age	43.3		46.9		47.9	
Trends: 2021-2026 Annual Rate	Area		State		National	
Population	3.25%		1.54%		0.71%	
Households	3.27%		1.53%		0.71%	
Families	3.17%		1.49%		0.64%	
Owner HHs	3.43%		1.79%		0.91%	
Median Household Income	1.18%		2.15%		2.41%	
Households by Income	Census 2010		2021		2026	
	Number	Percent	Number	Percent	Number	Percent
<\$15,000	234	4.6%	238	4.0%	238	4.0%
\$15,000 - \$24,999	109	2.1%	112	1.9%	112	1.9%
\$25,000 - \$34,999	277	5.5%	288	4.8%	288	4.8%
\$35,000 - \$49,999	209	4.1%	228	3.8%	228	3.8%
\$50,000 - \$74,999	603	11.9%	675	11.3%	675	11.3%
\$75,000 - \$99,999	750	14.8%	836	14.0%	836	14.0%
\$100,000 - \$149,999	993	19.6%	1,190	20.0%	1,190	20.0%
\$150,000 - \$199,999	1,067	21.0%	1,385	23.2%	1,385	23.2%
\$200,000+	833	16.4%	1,007	16.9%	1,007	16.9%
Median Household Income	\$113,479		\$120,313		\$120,313	
Average Household Income	\$141,792		\$151,210		\$151,210	
Per Capita Income	\$51,088		\$54,667		\$54,667	
Population by Age	Census 2010		2021		2026	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	571	5.2%	617	4.3%	725	4.4%
5 - 9	781	7.1%	775	5.5%	879	5.3%
10 - 14	935	8.5%	1,005	7.1%	1,040	6.2%
15 - 19	809	7.3%	961	6.8%	1,029	6.2%
20 - 24	418	3.8%	623	4.4%	642	3.9%
25 - 34	756	6.9%	1,266	8.9%	1,461	8.8%
35 - 44	1,547	14.0%	1,487	10.5%	1,957	11.8%
45 - 54	2,110	19.1%	2,061	14.5%	2,184	13.1%
55 - 64	1,755	15.9%	2,448	17.3%	2,703	16.2%
65 - 74	963	8.7%	1,936	13.6%	2,353	14.1%
75 - 84	304	2.8%	830	5.8%	1,377	8.3%
85+	76	0.7%	181	1.3%	305	1.8%
Race and Ethnicity	Census 2010		2021		2026	
	Number	Percent	Number	Percent	Number	Percent
White Alone	10,166	92.2%	12,226	86.2%	13,981	83.9%
Black Alone	133	1.2%	389	2.7%	518	3.1%
American Indian Alone	49	0.4%	88	0.6%	113	0.7%
Asian Alone	74	0.7%	194	1.4%	248	1.5%
Pacific Islander Alone	7	0.1%	21	0.1%	28	0.2%
Some Other Race Alone	364	3.3%	763	5.4%	1,114	6.7%
Two or More Races	231	2.1%	510	3.6%	652	3.9%
Hispanic Origin (Any Race)	2,066	18.7%	4,264	30.0%	5,752	34.5%

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026.

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Demographics: 10-Mile

Summary	Census 2010		2021		2026	
Population	36,828		56,643		72,175	
Households	13,948		21,470		27,347	
Families	10,908		16,701		21,218	
Average Household Size	2.64		2.64		2.64	
Owner Occupied Housing Units	12,371		19,530		25,305	
Renter Occupied Housing Units	1,577		1,941		2,042	
Median Age	45.4		48.4		48.8	
Trends: 2021-2026 Annual Rate	Area		State		National	
Population	4.97%		1.54%		0.71%	
Households	4.96%		1.53%		0.71%	
Families	4.90%		1.49%		0.64%	
Owner HHs	5.32%		1.79%		0.91%	
Median Household Income	1.06%		2.15%		2.41%	
Households by Income	2021		2026			
	Number	Percent	Number	Percent		
<\$15,000	1,306	6.1%	1,328	4.9%		
\$15,000 - \$24,999	748	3.5%	771	2.8%		
\$25,000 - \$34,999	1,225	5.7%	1,307	4.8%		
\$35,000 - \$49,999	1,581	7.4%	1,852	6.8%		
\$50,000 - \$74,999	2,580	12.0%	3,311	12.1%		
\$75,000 - \$99,999	3,053	14.2%	3,922	14.3%		
\$100,000 - \$149,999	4,302	20.0%	5,623	20.6%		
\$150,000 - \$199,999	3,025	14.1%	4,294	15.7%		
\$200,000+	3,650	17.0%	4,939	18.1%		
Median Household Income	\$101,834		\$107,327			
Average Household Income	\$132,319		\$143,686			
Per Capita Income	\$50,091		\$54,371			
Population by Age	Census 2010		2021		2026	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	1,764	4.8%	2,365	4.2%	3,059	4.2%
5 - 9	2,337	6.3%	2,943	5.2%	3,644	5.0%
10 - 14	2,748	7.5%	3,643	6.4%	4,367	6.1%
15 - 19	2,537	6.9%	3,472	6.1%	4,220	5.8%
20 - 24	1,383	3.8%	2,327	4.1%	2,677	3.7%
25 - 34	2,639	7.2%	5,171	9.1%	6,364	8.8%
35 - 44	4,733	12.9%	5,951	10.5%	8,397	11.6%
45 - 54	6,964	18.9%	7,843	13.8%	9,238	12.8%
55 - 64	6,280	17.1%	10,108	17.8%	11,618	16.1%
65 - 74	3,654	9.9%	8,300	14.7%	11,065	15.3%
75 - 84	1,413	3.8%	3,602	6.4%	6,058	8.4%
85+	377	1.0%	919	1.6%	1,470	2.0%
Race and Ethnicity	Census 2010		2021		2026	
	Number	Percent	Number	Percent	Number	Percent
White Alone	33,808	91.8%	48,783	86.1%	60,719	84.1%
Black Alone	385	1.0%	1,225	2.2%	1,744	2.4%
American Indian Alone	197	0.5%	422	0.7%	584	0.8%
Asian Alone	260	0.7%	815	1.4%	1,171	1.6%
Pacific Islander Alone	20	0.1%	59	0.1%	85	0.1%
Some Other Race Alone	1,322	3.6%	3,176	5.6%	4,848	6.7%
Two or More Races	837	2.3%	2,163	3.8%	3,022	4.2%
Hispanic Origin (Any Race)	6,366	17.3%	15,185	26.8%	22,028	30.5%

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026.



Demographics: 15-Mile

Summary	Census 2010		2021		2026	
Population	114,109		169,360		199,296	
Households	41,023		61,366		72,434	
Families	32,487		48,033		56,518	
Average Household Size	2.78		2.76		2.75	
Owner Occupied Housing Units	34,350		51,748		61,908	
Renter Occupied Housing Units	6,673		9,619		10,526	
Median Age	39.5		41.6		41.9	
Trends: 2021-2026 Annual Rate	Area		State		National	
Population	3.31%		1.54%		0.71%	
Households	3.37%		1.53%		0.71%	
Families	3.31%		1.49%		0.64%	
Owner HHs	3.65%		1.79%		0.91%	
Median Household Income	1.15%		2.15%		2.41%	
Households by Income			2021		2026	
			Number	Percent	Number	Percent
<\$15,000			2,812	4.6%	2,770	3.8%
\$15,000 - \$24,999			1,804	2.9%	1,759	2.4%
\$25,000 - \$34,999			3,031	4.9%	3,004	4.1%
\$35,000 - \$49,999			4,518	7.4%	4,794	6.6%
\$50,000 - \$74,999			8,899	14.5%	10,037	13.9%
\$75,000 - \$99,999			8,540	13.9%	10,011	13.8%
\$100,000 - \$149,999			12,980	21.2%	15,452	21.3%
\$150,000 - \$199,999			8,847	14.4%	11,711	16.2%
\$200,000+			9,935	16.2%	12,896	17.8%
Median Household Income			\$102,703		\$108,751	
Average Household Income			\$131,230		\$143,991	
Per Capita Income			\$47,657		\$52,453	
Population by Age	Census 2010		2021		2026	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	7,265	6.4%	9,526	5.6%	11,281	5.7%
5 - 9	8,885	7.8%	11,180	6.6%	12,781	6.4%
10 - 14	9,486	8.3%	12,582	7.4%	13,748	6.9%
15 - 19	7,760	6.8%	11,046	6.5%	12,288	6.2%
20 - 24	4,295	3.8%	7,758	4.6%	7,857	3.9%
25 - 34	11,562	10.1%	17,804	10.5%	22,187	11.1%
35 - 44	18,045	15.8%	22,816	13.5%	27,882	14.0%
45 - 54	19,236	16.9%	24,059	14.2%	26,211	13.2%
55 - 64	15,364	13.5%	24,531	14.5%	26,784	13.4%
65 - 74	8,204	7.2%	18,499	10.9%	23,191	11.6%
75 - 84	3,163	2.8%	7,642	4.5%	12,196	6.1%
85+	844	0.7%	1,918	1.1%	2,890	1.5%
Race and Ethnicity	Census 2010		2021		2026	
	Number	Percent	Number	Percent	Number	Percent
White Alone	98,597	86.4%	138,305	81.7%	159,830	80.2%
Black Alone	3,473	3.0%	6,856	4.0%	8,400	4.2%
American Indian Alone	555	0.5%	1,021	0.6%	1,294	0.6%
Asian Alone	3,599	3.2%	6,890	4.1%	8,774	4.4%
Pacific Islander Alone	125	0.1%	297	0.2%	384	0.2%
Some Other Race Alone	4,495	3.9%	9,169	5.4%	11,922	6.0%
Two or More Races	3,266	2.9%	6,821	4.0%	8,694	4.4%
Hispanic Origin (Any Race)	26,358	23.1%	51,250	30.3%	65,353	32.8%

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026.

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Information About Brokerage Services

11-2-2015

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.

<u>REOC General Partner, LLC</u>	<u>493853</u>	<u>bharris@reocsanantonio.com</u>	<u>(210) 524-4000</u>
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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone

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

Buyer/Tenant/Seller/Landlord Initials	Date
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TAR 2501

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