



# Bulverde Crossing

## Pad Sites

Hard Corner Tract

Available

Hwy 281 Access

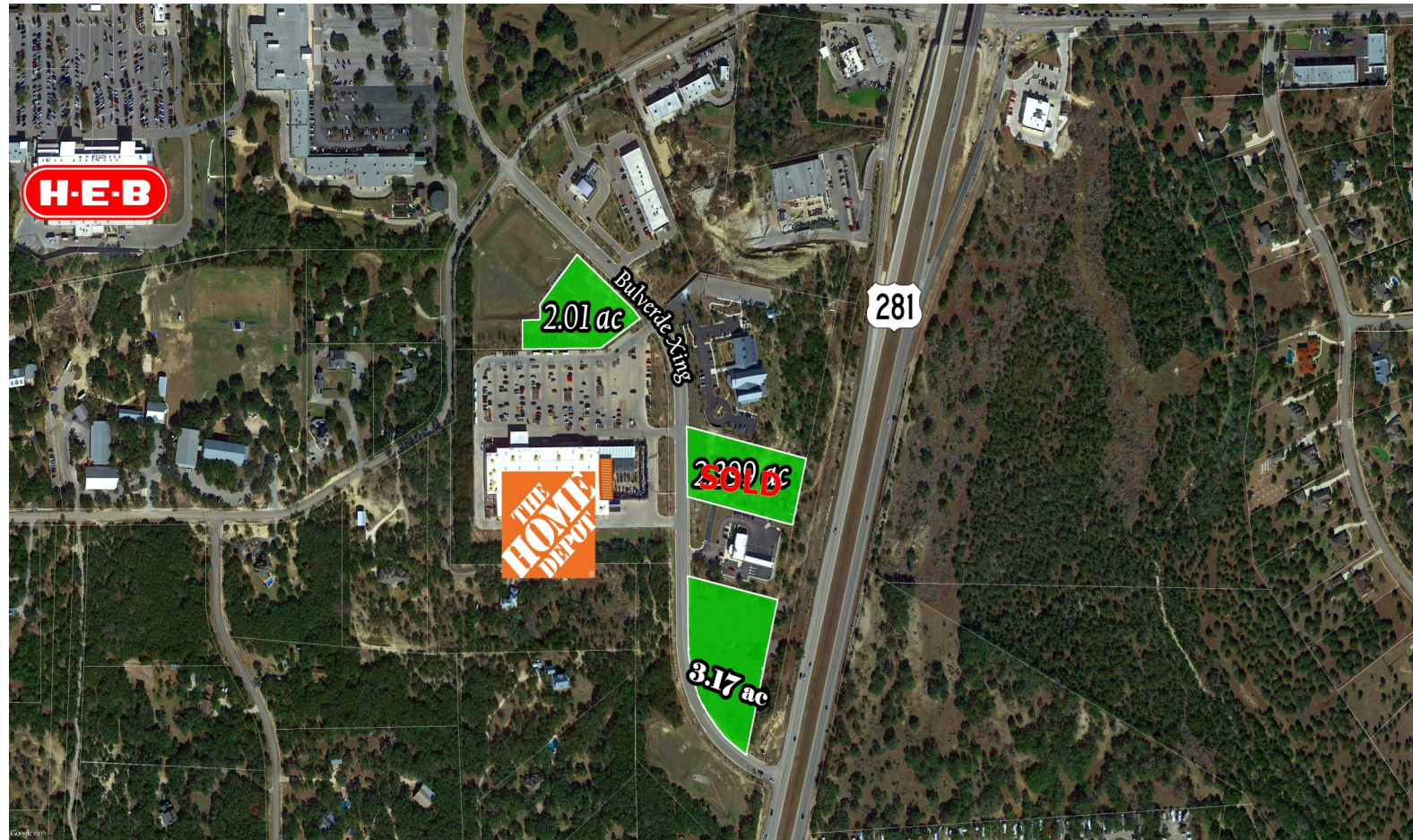
& Visibility

**FIRST AMERICAN  
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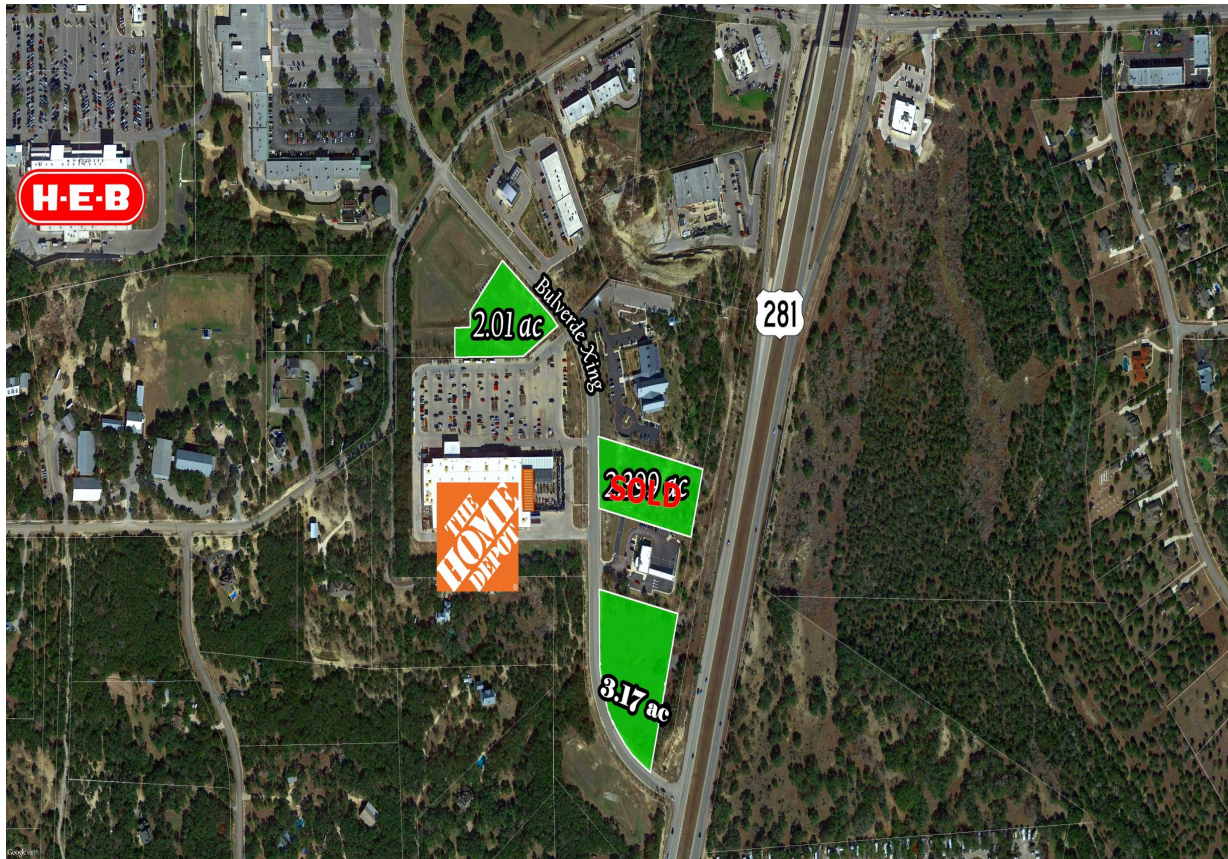


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# Bulverde Xing Pad Sites



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

**Sizes:** Pad 1: 2.01 acres  
Pad 2: **SOLD**  
Pad 3: 3.17 acres

**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

**Price:** Please contact broker for pricing

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# Demographics

**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%, 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.

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INFORMATION ON BROKERAGE SERVICES**

**INFORMATION ABOUT AGENCY RELATIONSHIPS**

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

**IF THE BROKER REPRESENTS THE OWNER:** The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written listing agreement or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

**IF THE BROKER REPRESENTS THE BUYER:** The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interest of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

**IF THE OWNER ACTS AS AN INTERMEDIARY:** A broker may act as an intermediary between the parties if the broker complies with the Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under the Act and associated with the broker to communicate with and carry out instructions of the other party.

**If you choose to have a broker represent you,** you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Broker asks that you acknowledge receipt of this information on agency relationships for broker's records.

\_\_\_\_\_  
Owner or Landlord

\_\_\_\_\_  
Date

\_\_\_\_\_  
Buyer or Tenant

\_\_\_\_\_  
Date

Texas Real Estate Brokers and Salesmen are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at PO Box 12188, Austin, TX 78711-2188 or (512) 465-3960.