



**STRATEGIC COMMERCIAL DEVELOPMENT PROPERTY  
NEC U.S. 281 AT FM 1863  
BULVERDE, TEXAS**

**LOCATION:** The property is strategically located at the northeast corner of U. S. 281 and FM 1863, just north of San Antonio, Texas

**ZONING:** 100.67 Acres

**FRONTAGE:** Approximately 4,300 feet on U.S. 281 and approximately 2,200 feet on FM 1863

**UTILITIES:** *Electricity:* Available along entire frontage of Hwy 281 and FM 1863

*Sewer:* The owner has purchased capacity from the wastewater treatment plant operated by South Central Water Company which is located in the SEQ of 281/1863.

*Water:* Available along Southside of FM 1863

*Gas:* Not available

*Prospective buyers should retain an independent engineer to verify the location, accessibility and capacity of all utilities.*

**ZONING:** The property is zoned Commercial C-2, City of Bulverde.

*Prospective buyers should verify the zoning and permitted uses for this property with the appropriate governing authority.*

**FLOOD PLAIN:** Federal Emergency Management Agency maps do appear to indicate a small amount of 100-year flood plain on the northern end of the property.

**TOPOGRAPHY:** Property is mostly gently sloping

**EASEMENTS:** Small channel easement on North end and Utility Easements



**DEED**

**RESTRICTIONS:** None of record.

**TRAFFIC COUNT:** Texas Department of Transportation 2021 maps indicate 44,060 vehicles per day on U.S. 281 north of the 281/1863 intersection, and 344,431 vehicles per day on 281 south of the intersection. The maps indicate 10,450 vehicles per day on FM 1863 at east side intersection with Hwy 281.

**DEMOGRAPHICS:**

2022 ESRI Estimates:	Population	Average Household Income
3-mile radius	12,572	\$169,449
5-mile radius	49,521	\$154,382
7-mile radius	105,057	\$152,269

*Source: U.S. Bureau of the Census, 2020 Census of Population and Housing. ESRI forecast for 2022.*

**AREA**

**DEVELOPMENT:** Immediate area development includes a variety of retail services and numerous residential developments as well as the City of Bulverde offices.

**INVESTMENT:** Contact Broker

**COMMENTS:**

- Strong traffic counts combined with excellent visibility and accessibility create exceptional commercial user opportunities.
- Residential development in the immediate area continues to develop.
- Site is located in a high growth and high income 281 corridor area.

**FOR INFORMATION CONTACT: ELDON ROALSON, CCIM OR MATT HOWARD**

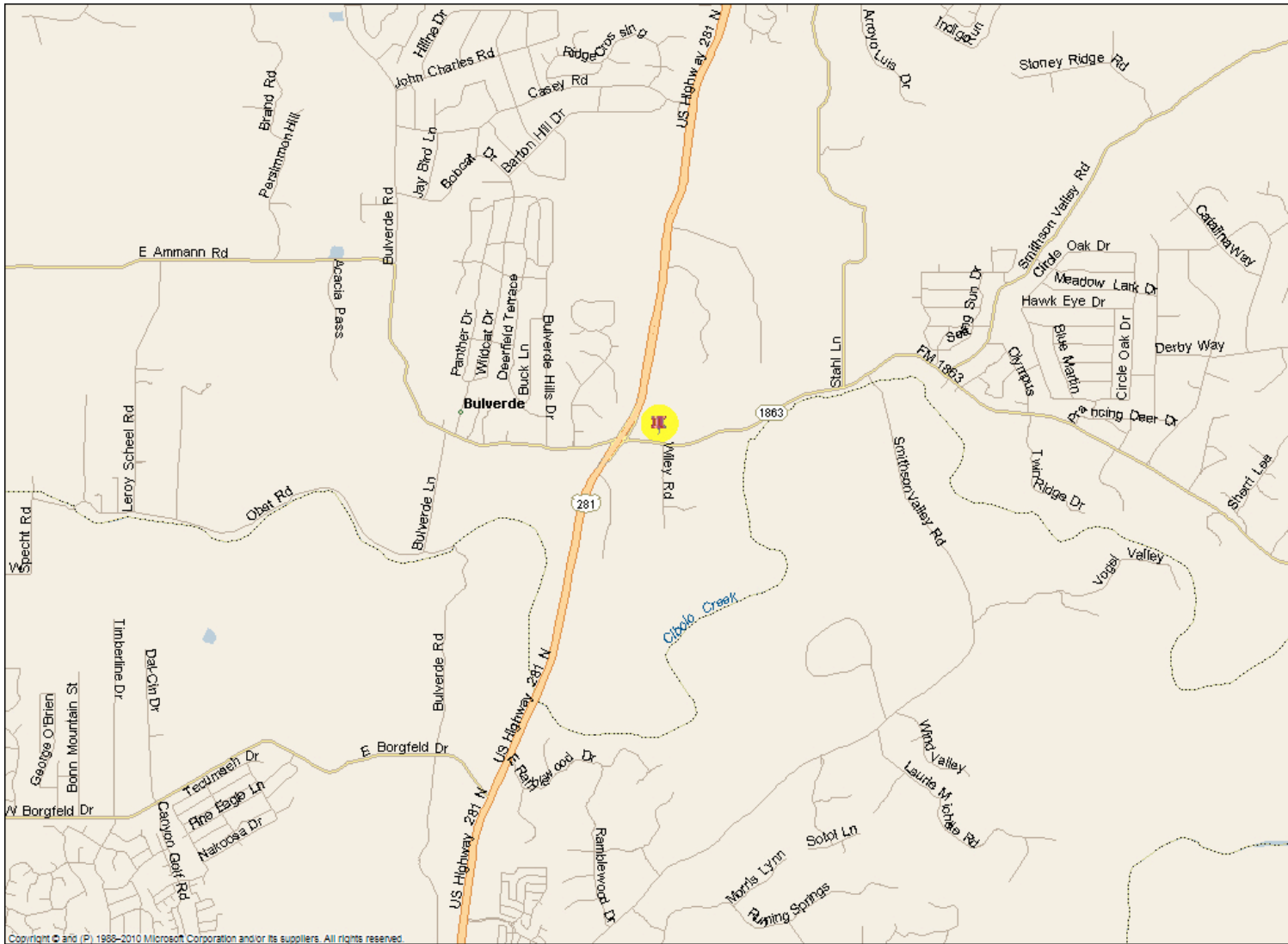
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## Area Map

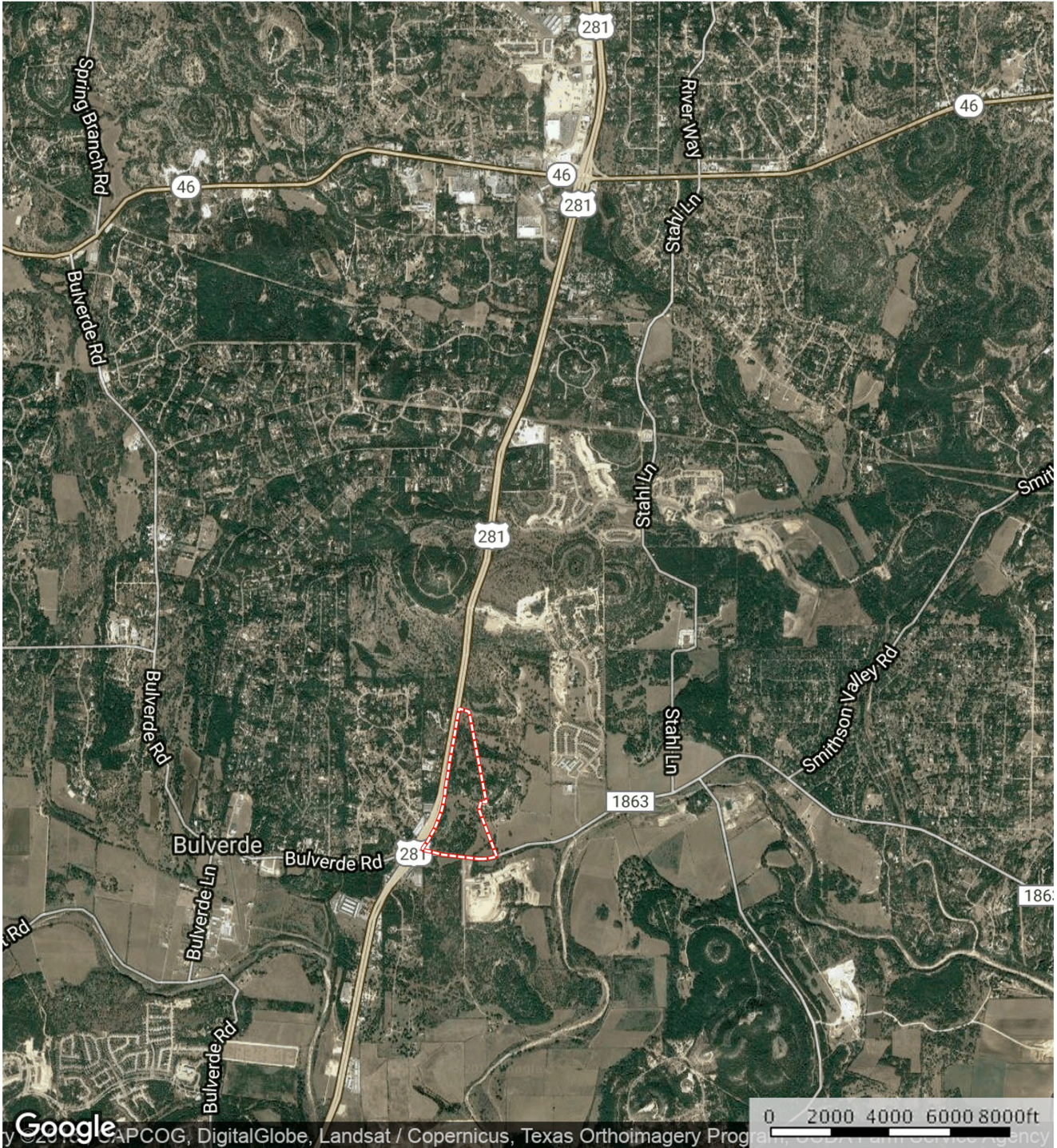


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Hwy 281 and 1863 NEC  
Texas, AC +/-



Boundary

Matt Howard  
mhoward@roalson.com

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## DEMOGRAPHIC OVERVIEW

August 29, 2022

### U.S. 281 NORTH AT FM 1863 BULVERDE, TX

	3.0 Miles:	5.0 Miles:	7.0 Miles:
<b>Population</b>			
2020 Census	9,846	44,315	95,498
2022 Estimate	12,572	49,521	105,057
5 Year Projection	15,904	56,854	116,189
<b>Households</b>			
2020 Census	3,428	14,805	32,395
2022 Estimate	4,407	16,611	35,703
5 Year Projection	5,600	19,185	39,767
<b>2022 Population by Race</b>			
White	70.3%	63.1%	60.2%
Black	2.9%	4.5%	5.2%
Asian or Pacific Islander	1.6%	3.8%	5.8%
American Indian	0.8%	0.7%	0.7%
<b>2022 Population by Ethnicity</b>			
Hispanic Origin	28.5%	33.0%	33.4%
<b>2022 Total Housing Units</b>			
Owner-Occupied	4,268	14,786	29,771
Renter-Occupied	139	1,825	5,932
Average Household Size	2.85	2.98	2.94
<b>2022 Household Income</b>			
Income \$ 0 - \$15,000	2.4%	2.5%	2.9%
Income \$ 15,000 - \$24,999	1.3%	1.7%	1.9%
Income \$ 25,000 - \$34,999	2.2%	3.7%	4.0%
Income \$ 35,000 - \$49,999	3.2%	4.5%	5.0%
Income \$ 50,000 - \$74,999	6.9%	11.2%	12.6%
Income \$ 75,000 - \$99,999	11.7%	13.9%	13.1%
Income \$ 100,000 - \$149,999	25.0%	23.7%	23.0%
Income \$ 150,000 - \$199,999	25.8%	19.4%	18.0%
Income \$200,000 +	21.5%	19.4%	19.5%
Average Household Income	\$169,449	\$154,382	\$152,269
Median Household Income	\$142,344	\$120,820	\$117,455
Per Capita Income	\$58,884	\$51,990	\$51,773

Source: U.S. Bureau of the Census, 2020 Census of Population and Housing. ESRI forecasts for 2022 and 2027.

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## **PROPERTY DISCLOSURE STATEMENT**

As to the subject property, Roalson Interests, Inc. ("Broker") makes no warranties, representations or guarantees regarding the structural integrity, soundness or suitability, for any purpose, of any improvements which may be located on the property. Furthermore, Broker makes no warranties, representations or guarantees regarding any prior uses of the property or the nature and condition of the property, including, without limitation, (1) the water, soil and geology and the existence of any environmental hazards or conditions thereon (including, but not limited to, the presence of underground storage tanks, asbestos, radon, contaminated soil or hazardous substances), or the property's compliance with any applicable laws rules or regulations regarding such substances; and (2) the compliance of the property or its operation (past, present or future) with any building codes, laws, ordinances or regulations of any government or other body.

Broker does not have the technical expertise to either determine whether any improvements are in compliance with ADA requirements or to advise a principal on the requirements of the ADA. You are advised to contact an attorney, contractor, architect, engineer or other qualified professional of your own choosing to determine to what degree, if at all, ADA impacts the subject property.

Regarding the above items, any potential PURCHASER will rely solely on its own investigation of the property. Any information provided or to be provided, with respect to the property by Broker was obtained from sources deemed reliable but is in no way warranted or guaranteed by Broker. Broker has not made any independent investigation or verification of such information, and does not make any representations as to the accuracy or completeness of such information.

**BROKER: ROALSON INTERESTS, INC.  
18618 TUSCANY STONE, SUITE 200  
SAN ANTONIO, TEXAS 78258**





## Information About Brokerage Services

*Texas law requires all real estate licensees 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 coincidental 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.

<b>Roalson Interests, Inc.</b>	<b>0338503</b>		<b>(210)496-5800</b>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker of Firm	License No.	Email	Phone
<b>Eldon Roalson</b>	<b>214067</b>	<b>eldon@roalson.com</b>	<b>(210)445-5858</b>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<b>Matthew Howard</b>	<b>603462</b>	<b>mhoward@roalson.com</b>	<b>(210)865-4411</b>
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](http://www.trec.texas.gov)

IABS 1-0 Date