



**STRATEGIC COMMERCIAL DEVELOPMENT PROPERTY
NEC U. S. 281 AT HIGHWAY 46
BULVERDE, TEXAS**

LOCATION: The property is strategically located at the northeast corner of U.S. 281 and State Highway 46, north of San Antonio, Texas.

SIZE: 27.043 Acres

FRONTAGE: Approximately 1,900 feet on U. S. 281 and State Highway 46

UTILITIES:

Electricity: Available from Pedernales Electric Cooperative

Sewer: Currently septic

Water: 16-inch water line available along the north side of Highway 46 frontage

Gas: Available along the north side of the Highway 46 right of way

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

ZONING: The property is zoned Commercial C-2 in the City of Bulverde. A small parcel on the easterly end is in the county.

Prospective lessees should verify the zoning and permitted uses with the appropriate governing authority.

FLOOD PLAIN: Federal Emergency Management Agency maps do not appear to indicate any 100-year flood plain on the property.

TOPOGRAPHY: Frontage along U. S. 281 and State Highway 46 will be graded for pad users. An elevated tier for the back pad is planned. See site plan. The property drains generally west and south to the U.S. 281 and Highway 46 frontage.

EASEMENTS: Various utility easements are on the property. Contact Broker.

DEED

RESTRICTIONS: None of record. Owner will develop covenants to promote quality development on the property.



TRAFFIC COUNT: Texas Department of Transportation 2020 maps indicate 36,414 vehicles per day on U. S. 281 north of the 281/46 intersection, and 41,209 vehicles per day on 281, south of the intersection. The maps indicate 23,001 vehicles per day on State Highway 46, west of the intersection, and 24,332 vehicles per day on State Highway 46, east of the intersection.

DEMOGRAPHICS:

2023 ESRI Estimates:	Population:	Average Household Income:
3-mile Radius	13,688	\$189,166
5-mile Radius	25,818	\$177,107
7-mile Radius	42,077	\$177,949

Source: U.S. Bureau of the Census, 2020 Census of Population and Housing. ESRI forecasts for 2023 and 2028.

AREA DEVELOPMENT:

Immediate area development includes a variety of retail services and numerous residential developments. H.E.B. and Home Depot are west of the intersection. The northwest corner of U.S. 281 / Hwy. 46 is the site of a Wal-Mart Super Center.

INVESTMENT: Contact Broker.

COMMENTS:

- Strong traffic counts combined with excellent visibility and accessibility create exceptional commercial user opportunities.
- TXDOT proposed plans include a median cut and signalized intersection at Highway 46 and Berry Oaks. Highway 46 is to be widened to 6 lanes beginning in 2020.
- Highway 46 is the major loop outside of FM 1604 connecting IH 10 to IH 35.
- Site is located in the high growth and high income 281 corridor area.

FOR INFORMATION CONTACT: ELDON ROALSON, CCIM OR MATT HOWARD

Phone: (210) 496-5800 • **Fax:** (210) 496-5809 • **Email:** eldon@roalson.com / mhoward@roalson.com

www.roalson.com



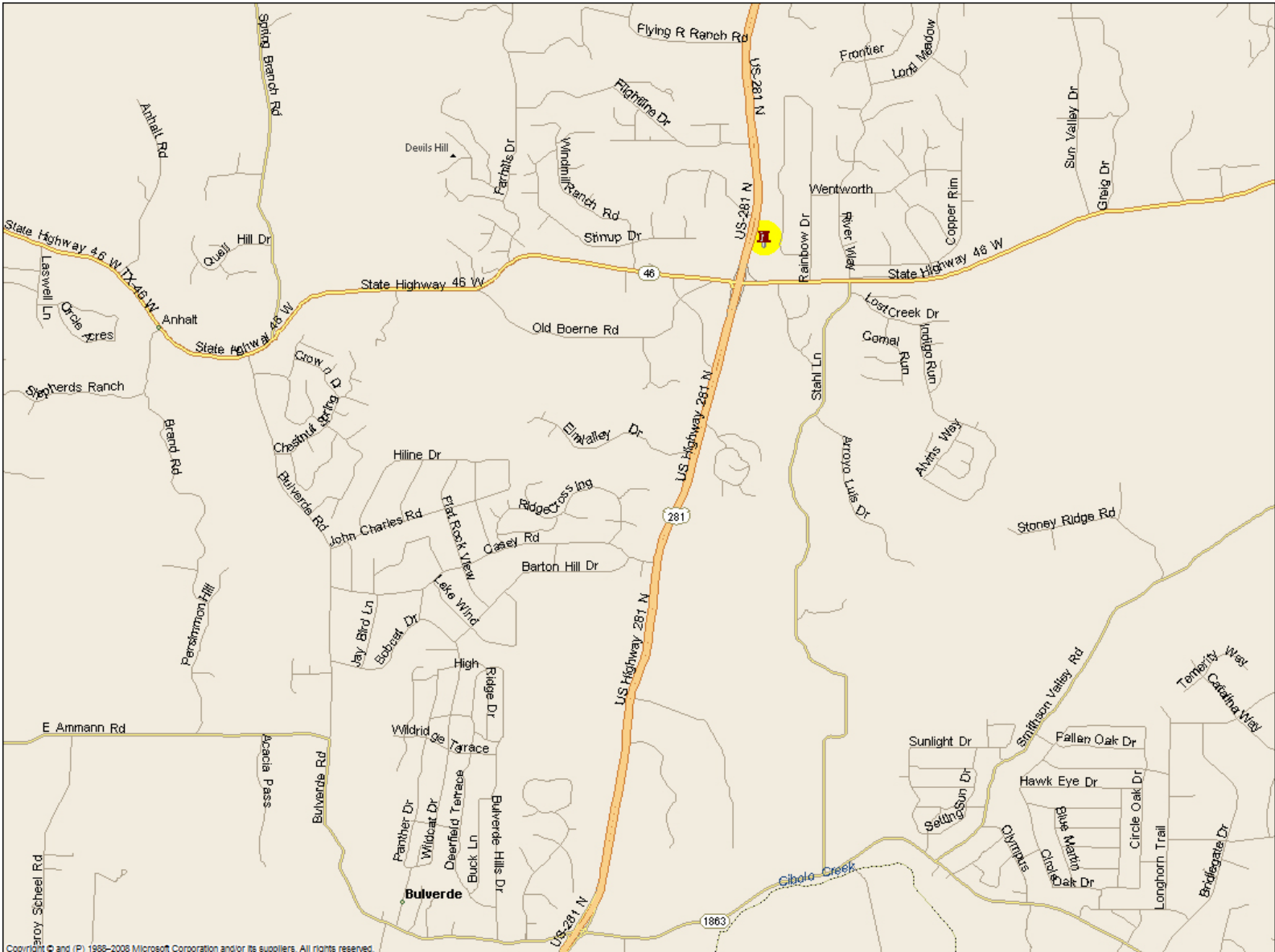
Location Map



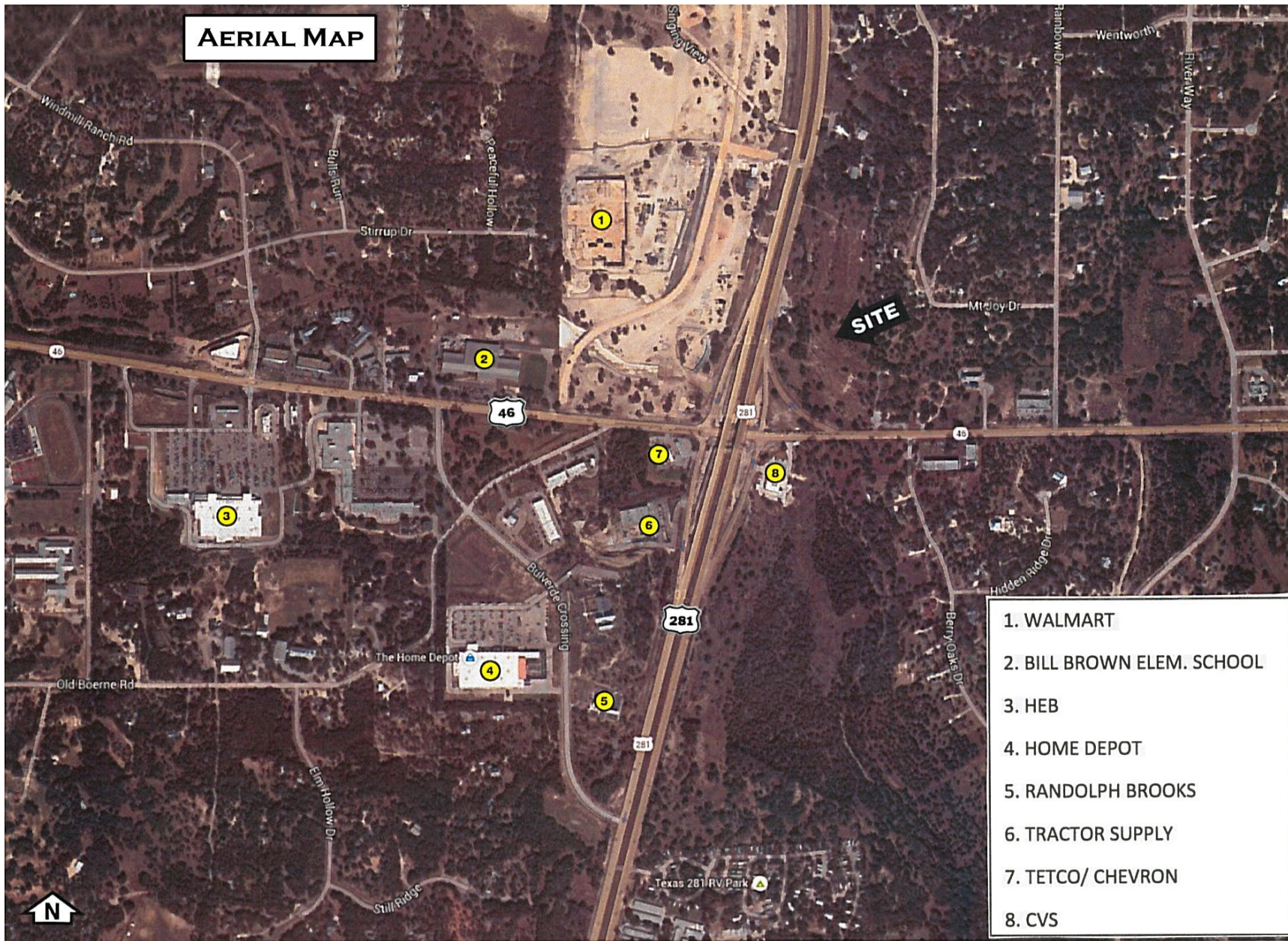
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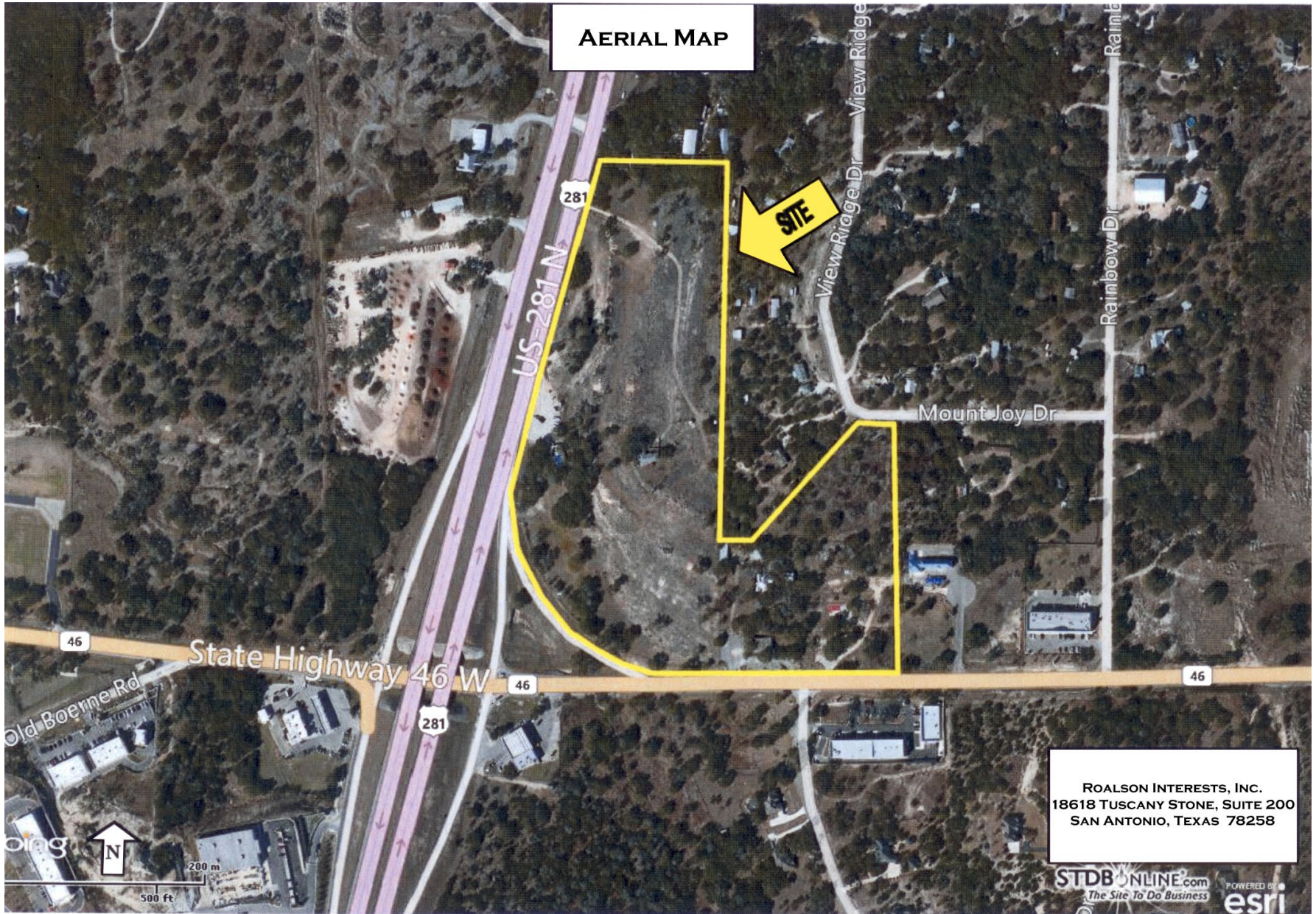
Area Map



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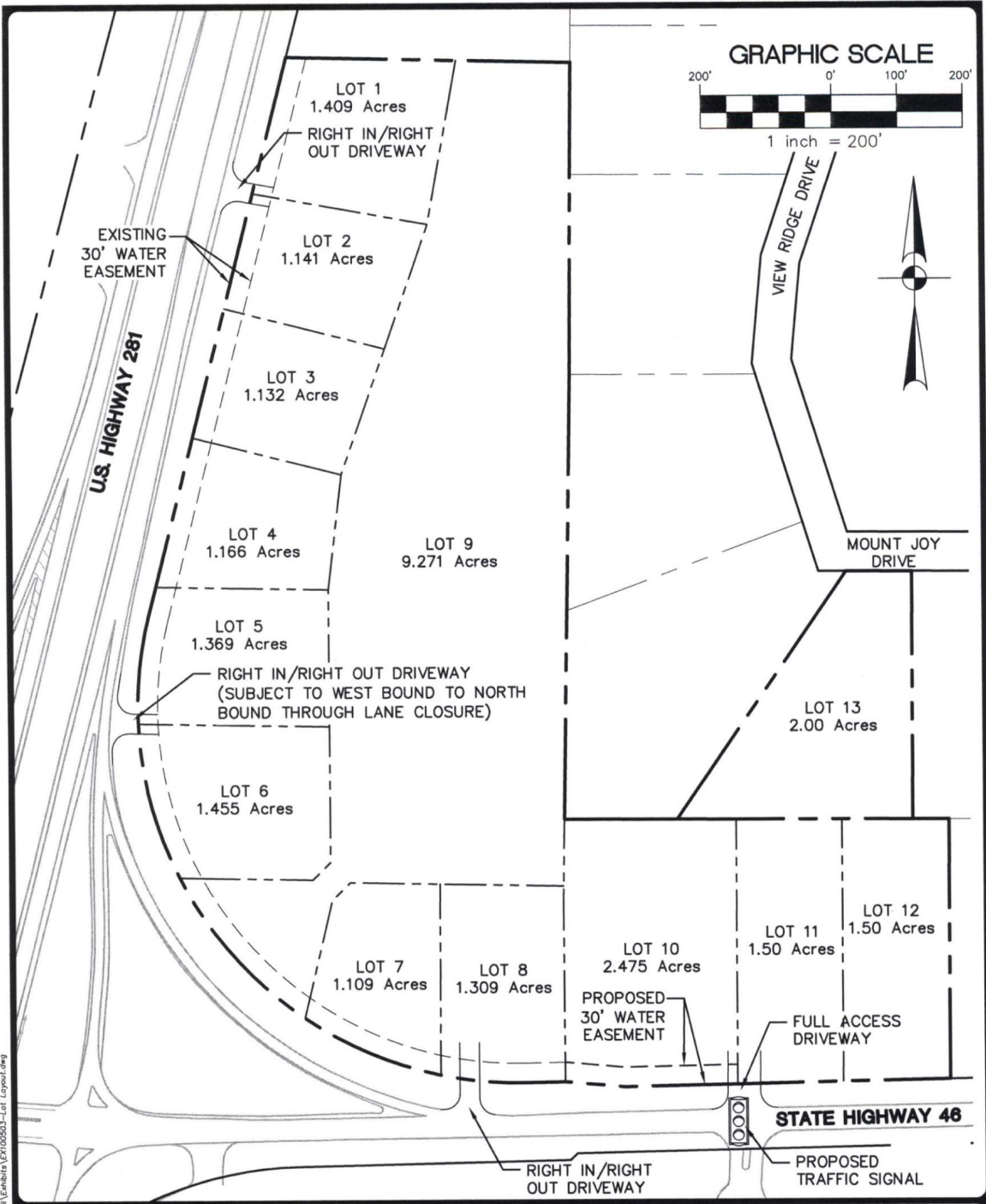
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PRELIMINARY SITE PLAN – SURVEY PENDING



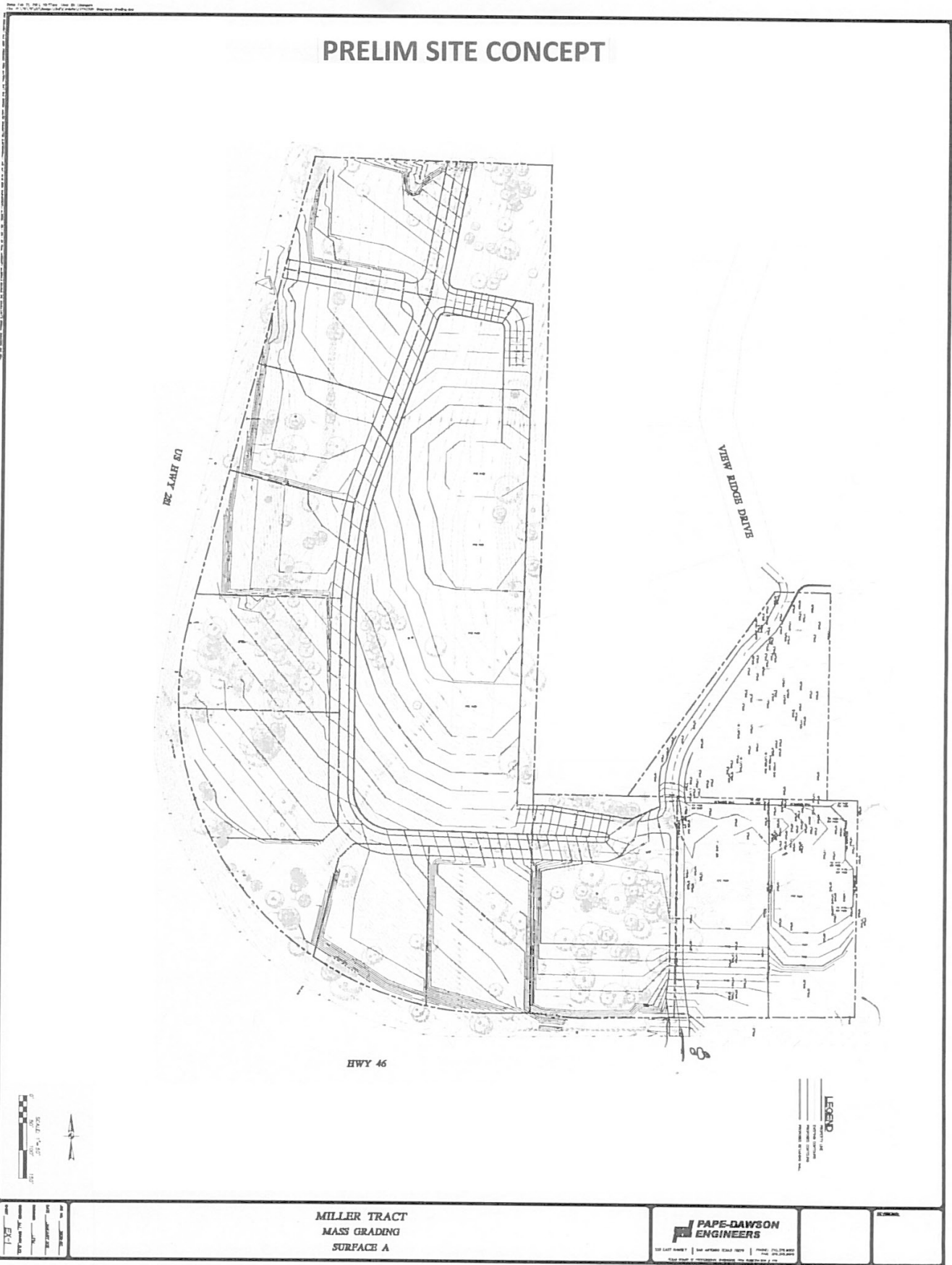
Date: May 04, 2010, 10:55am User ID: K20mgust File: P:\15\19\100\Design\Com\Bulverde\100000000-01.dwg

JOB NO. 7579-00
DATE 3-16-2010
DESIGNER LFM
CHECKED MJ, DRAWN KS
SHEET EX-1

BULVERDE MILLER TRACT
PRELIMINARY LOT LAYOUT
BULVERDE, TEXAS

PAPE-DAWSON ENGINEERS
555 EAST RAMSEY | SAN ANTONIO, TEXAS 78216 | PHONE: 210.375.9000
FAX: 210.375.9010
TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 470

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DEMOGRAPHIC OVERVIEW

July 24, 2023

US 281 NORTH AT HIGHWAY 46

	3.0 Miles:	5.0 Miles:	7.0 Miles:
Population			
2020 Census	10,590	20,444	33,160
2023 Estimate	13,688	25,818	42,077
5 Year Projection	15,464	29,032	50,404
Households			
2020 Census	3,872	7,327	11,751
2023 Estimate	5,050	9,298	14,981
5 Year Projection	5,752	10,547	18,083
2023 Population by Race			
White	73.6%	74.7%	73.0%
Black	1.9%	1.7%	2.5%
Asian or Pacific Islander	1.1%	1.1%	1.5%
American Indian	1.0%	0.9%	0.8%
2023 Population by Ethnicity			
Hispanic Origin	25.4%	24.6%	25.6%
2023 Total Housing Units			
Owner-Occupied	4,873	8,973	14,278
Renter-Occupied	177	325	703
Average Household Size	2.70	2.77	2.80
2023 Household Income			
Income \$ 0 - \$15,000	1.9%	2.0%	2.2%
Income \$ 15,000 - \$24,999	1.0%	1.4%	1.5%
Income \$ 25,000 - \$34,999	2.7%	3.0%	3.4%
Income \$ 35,000 - \$49,999	3.1%	3.1%	4.0%
Income \$ 50,000 - \$74,999	9.5%	10.7%	11.1%
Income \$ 75,000 - \$99,999	12.6%	13.9%	13.2%
Income \$ 100,000 - \$149,999	20.1%	20.8%	20.6%
Income \$ 150,000 - \$199,999	22.1%	20.1%	16.8%
Income \$200,000 +	27.0%	24.8%	27.3%
Average Household Income	\$189,166	\$177,107	\$177,949
Median Household Income	\$146,642	\$133,900	\$131,336
Per Capita Income	\$68,116	\$63,802	\$63,217

Source: U.S. Bureau of the Census, 2020 Census of Population and Housing. ESRI forecasts for 2023 and 2028.

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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.

Roalson Interests, Inc.	0338503		(210)496-5800
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Matthew Howard	603462	mhoward@roalson.com	(210)865-4411
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

IABS 1-0 Date