



**COMMERCIAL PROPERTY
HIGHWAY 281 NORTH AT HIGHWAY 46
BULVERDE, TEXAS**

LOCATION: The property is located at the southeast quadrant of U.S. Highway 281 North at Highway 46 in Bulverde, Texas.

SIZE: 85.66 Acres Gross (Approximately 52.55 acres net)

FRONTAGE: U.S. Highway 281: Approximately 1,740 feet
Highway 46: Approximately 760 feet
Stahl Lane: Approximately 850 feet

UTILITIES: **Electricity:** Available along U.S. Highway 281 and Highway 46
Sewer: Requires septic
Water: 16" water line on the north side of Highway 46 / permitted water well
Gas: Available along the north side of Highway 46

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

ZONING: Commercial; C-2. Most of the property is in Bulverde and zoned. The southeast portion of the property is in the Bulverde ETJ.

Prospective buyers should verify the zoning for the property with the appropriate governing authority.

DEMOGRAPHICS:

2020 ESRI Estimates:	Population:	Average Household Income:
3-mile radius	10,453	\$150,212
5-mile radius	19,929	\$141,125
7-mile radius	31,573	\$138,559

Source: U.S. Bureau of the Census, 2010 Census of Population and Housing. ESRI forecasts for 2020 and 2025.



TRAFFIC COUNT: Texas Department of Transportation maps indicate 30,728 vehicles per day on U. S. 281 north of the 281/46 intersection, and 35,657 vehicles per day on 281, south of the intersection. The maps indicate 21,865 vehicles per day on State Highway 46, west of the intersection, and 24,480 vehicles per day on State Highway 46, east of the intersection.

FLOOD PLAIN: Federal Emergency Management Agency Maps indicate 100-year flood plain along the rear of the property. Contact Broker.

TOPOGRAPHY: Property drains generally to the southeast.

EASEMENTS: There are various utility easements. Contact Broker.

***DEED
RESTRICTIONS:*** None of record. Contact Broker.

***AREA
DEVELOPMENT:*** The property is surrounded by residential and commercial development.

POTENTIAL USE: The property's location at a strategic intersection makes it appealing for a variety of commercial uses, including retail, hospitality, office and health care.

INVESTMENT: Subdivides Considered. Contact Broker.

COMMENTS:

- The property has exceptional visibility and accessibility.
- Highway 281 at Highway 46 is one of the major intersections north of Loop 1604.
- Residential development in the area continues to drive the need for commercial uses.
- Property is positioned in a strong growth area between Boerne and New Braunfels.

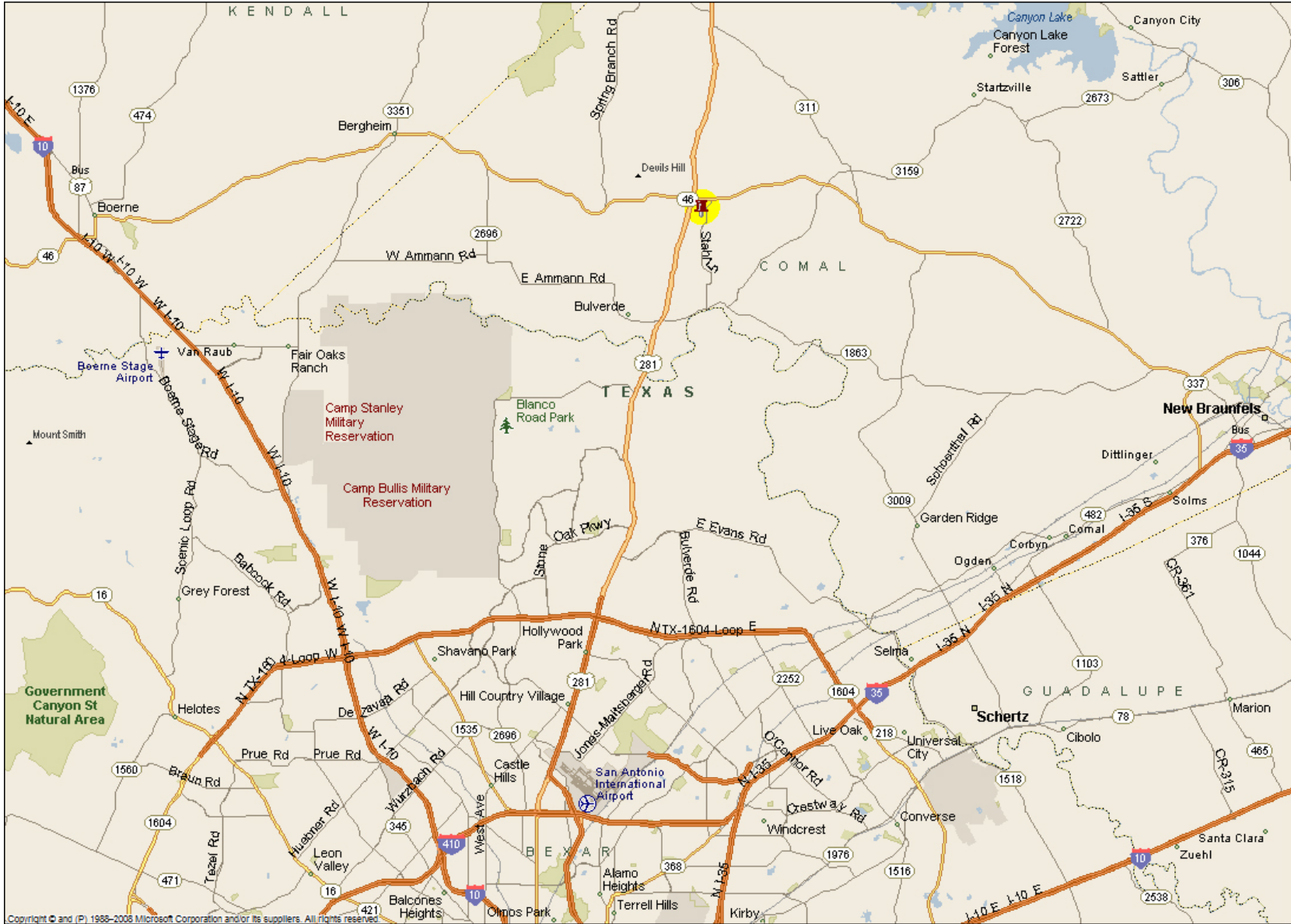
FOR INFORMATION CONTACT ELDON ROALSON, CCIM

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

www.roalson.com



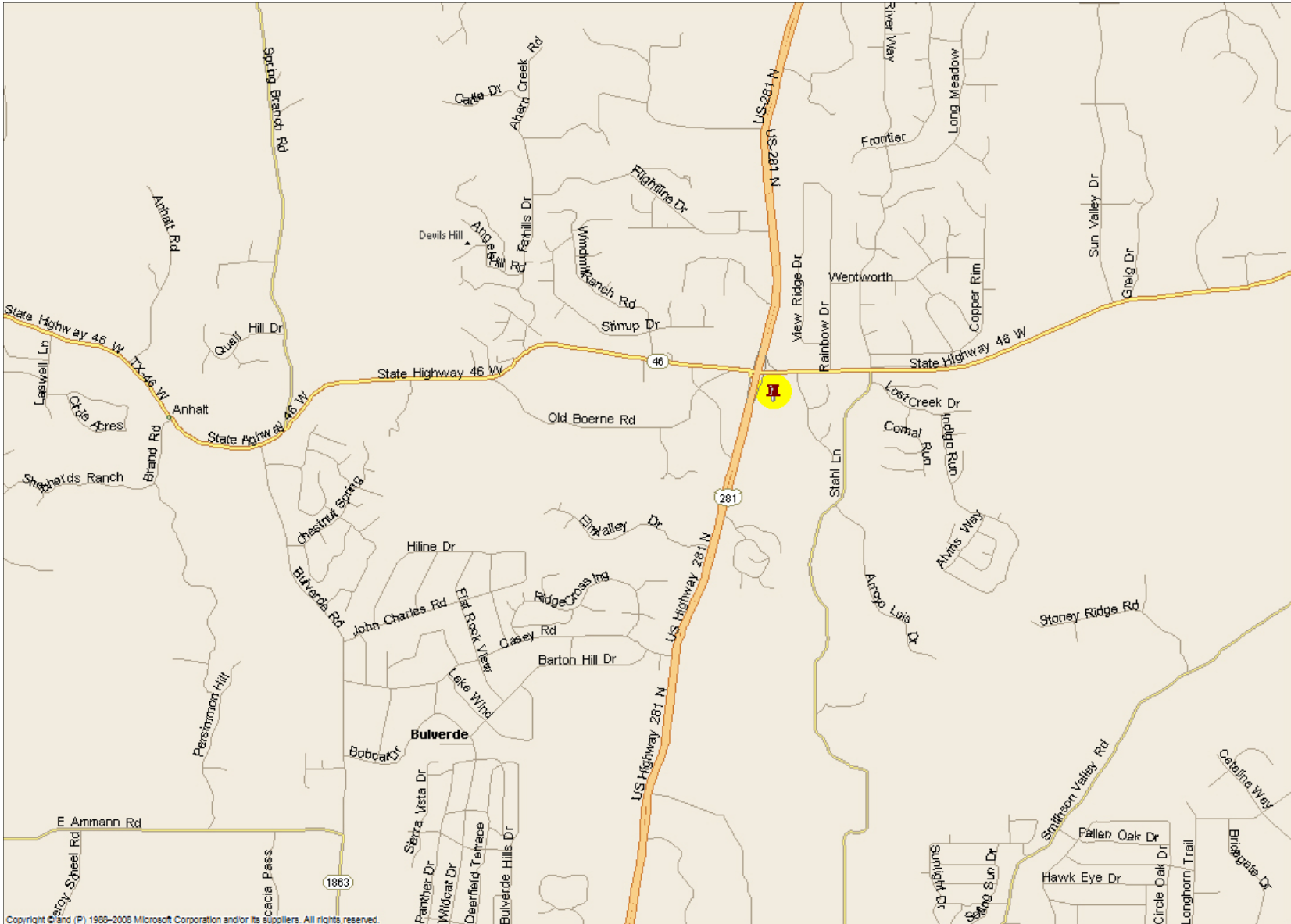
Location Map



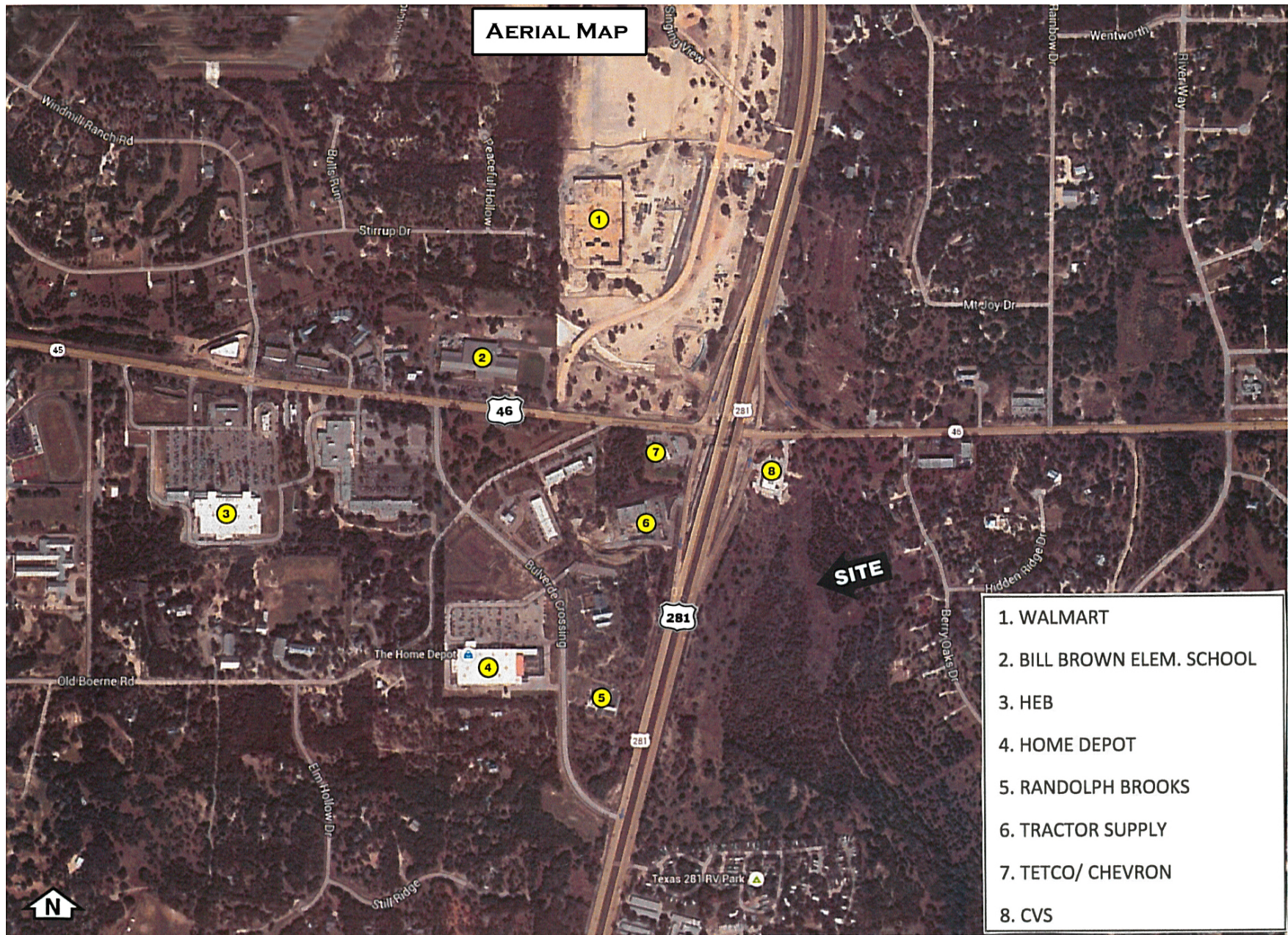
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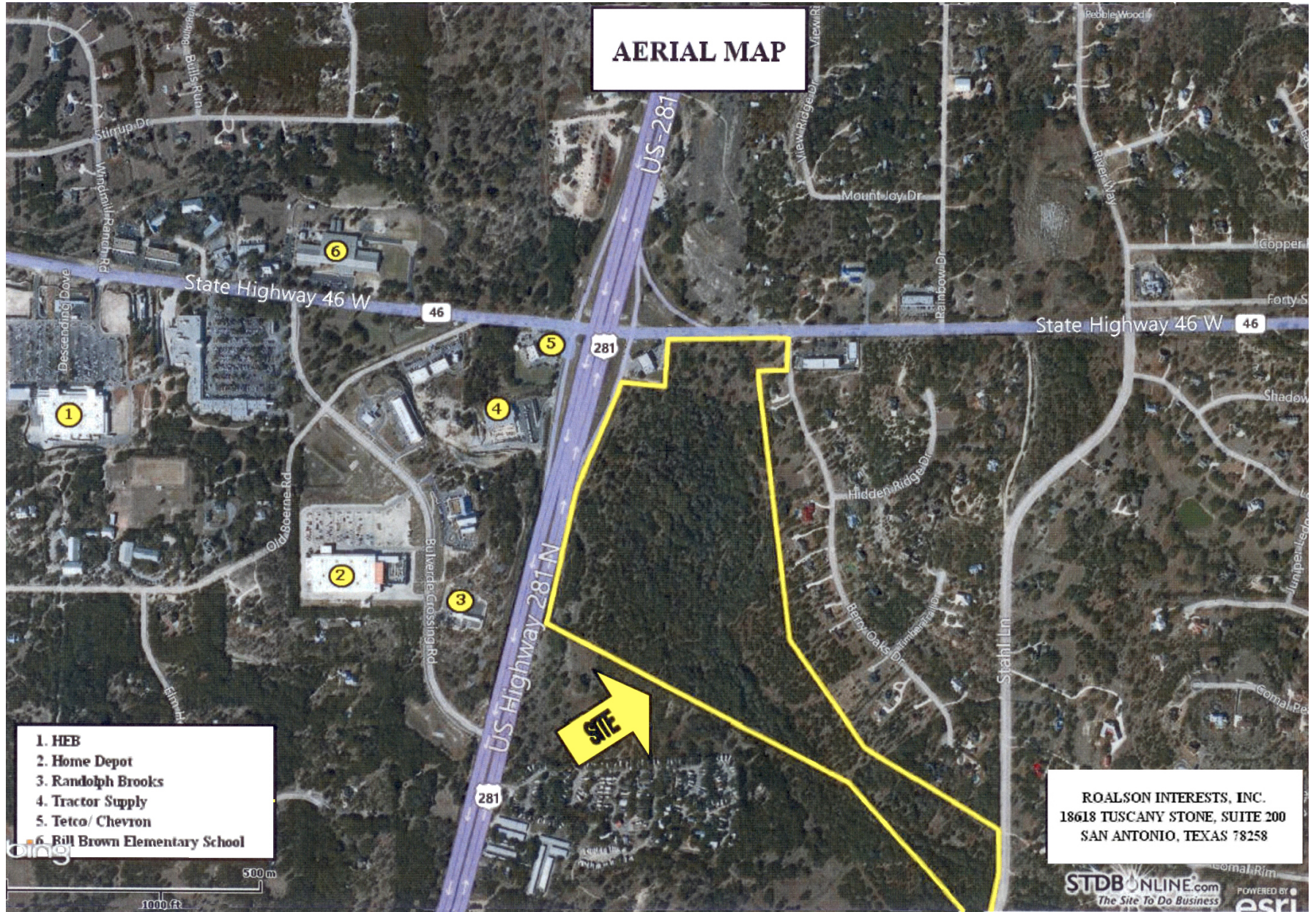
Area Map



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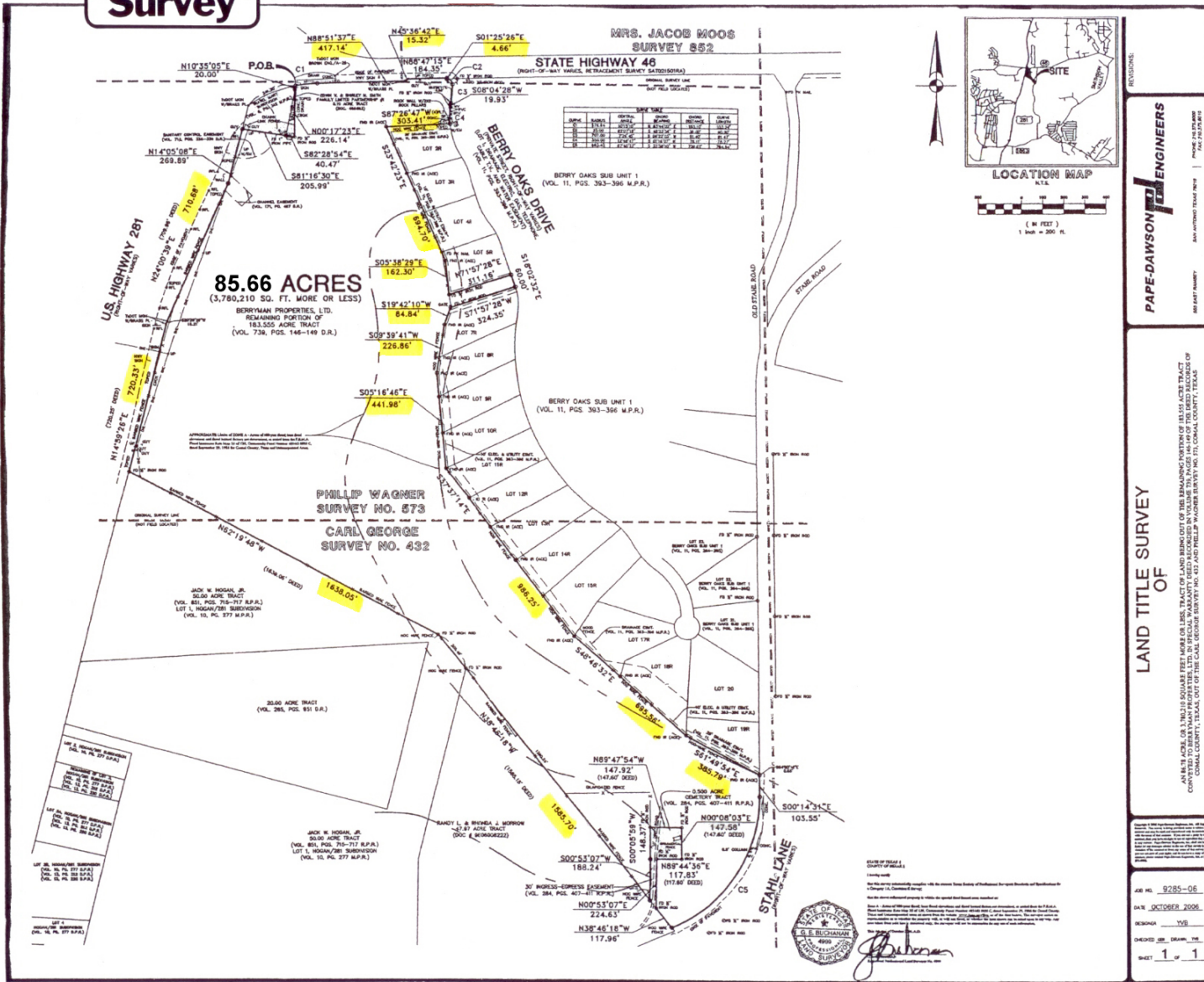


ROALSON INTERESTS, INC.
18618 TUSCANY STONE, SUITE 200
SAN ANTONIO, TEXAS 78258

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Survey



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DEMOGRAPHIC OVERVIEW

September 26, 2020

US 281 NORTH AT HIGHWAY 46

	3.0 Miles:	5.0 Miles:	7.0 Miles:
Population			
2010 Census	6,553	14,514	21,369
2020 Estimate	10,453	19,929	31,573
5 Year Projection	13,247	24,232	38,925
Households			
2010 Census	2,316	5,174	7,581
2020 Estimate	3,697	7,173	11,138
5 Year Projection	4,688	8,743	13,703
2020 Population by Race			
White	85.1%	86.5%	85.6%
Black	2.2%	2.0%	2.6%
Asian or Pacific Islander	1.7%	1.5%	2.0%
American Indian	0.7%	0.6%	0.6%
2020 Population by Ethnicity			
Hispanic Origin	32.5%	30.2%	29.3%
2020 Total Housing Units			
Owner-Occupied	3,466	6,683	10,369
Renter-Occupied	231	490	769
Average Household Size	2.83	2.78	2.83
2020 Household Income			
Income \$ 0 - \$15,000	4.6%	5.3%	5.2%
Income \$ 15,000 - \$24,999	2.9%	2.9%	3.4%
Income \$ 25,000 - \$34,999	2.9%	4.1%	4.2%
Income \$ 35,000 - \$49,999	7.4%	7.2%	7.6%
Income \$ 50,000 - \$74,999	10.8%	11.3%	10.8%
Income \$ 75,000 - \$99,999	15.5%	15.3%	16.0%
Income \$ 100,000 - \$149,999	21.7%	22.7%	22.4%
Income \$ 150,000 - \$199,999	13.7%	12.7%	11.5%
Income \$200,000 +	20.4%	18.7%	18.9%
Average Household Income	\$150,212	\$141,125	\$138,559
Median Household Income	\$109,548	\$106,010	\$104,011
Per Capita Income	\$53,500	\$50,612	\$48,738

Source: U.S. Bureau of the Census, 2010 Census of Population and Housing. ESRI forecasts for 2020 and 2025.

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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.

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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
Designated Broker of Firm	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