



For Sale

43± Acres of R1 Residential Land

1100 block of Persimmon Hill Bulverde, TX 78163

Tom Hackleman

Commercial Agent / Supervisor / Mentor
210.549.6728 x100
Tom@210CRE.com
TX #615018



43± Acres of R1 Residential Land

1100 Persimmon Hill
Bulverde, TX 78163



Property Description

Unlock the potential of the R1 Zoned Residential Land located at the end of Persimmon Hill, Bulverde, TX, 78163. This property offers the rare opportunity to develop 5-acre plus residential lots in the thriving Bulverde area. With its favorable zoning and ample space, investors can harness the appeal of spacious and tranquil living while being conveniently located near urban amenities. The property's prime location ensures easy access to the burgeoning development in the rapidly growing Bulverde area. Embrace the opportunity to shape the landscape and create an exceptional residential community that harmonizes natural beauty with modern living.

Property Highlights

- - Zoned R1 for Residential Land development
- - Opportunity for 5-acre plus residential lots
- - Prime location in the Bulverde area

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Offering Summary

Sale Price:	\$2,000,000
Lot Size:	43.26± Acres

Demographics	1 Mile	3 Miles	5 Miles
Total Households	403	3,277	10,959
Total Population	1,167	9,018	30,885
Average HH Income	\$188,333	\$176,407	\$181,588

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Location Description

This property is 43± undeveloped R1 Zoned acres located at the end of Persimmon Hill, and approximately 1 mile North of West Ammann Road in the heart of Bulverde. Explore the potential of the thriving Bulverde market. This rapidly growing area offers a prime location to develop up to eight 5-acre residential lots. Explore the scenic beauty of the Texas Hill Country, the charming boutiques and eateries in the Bulverde Village, and the recreational offerings at Guadalupe River State Park. With a strong sense of community and a growing population, the area provides a promising environment for commercial real estate ventures.

Bullets Headline

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- Zoned R1 for Residential Land development
- 5-acre plus residential lot Opportunity
- Prime location in the Bulverde area
- Ideal for creating a tranquil residential community
- Access to urban amenities while enjoying spacious living
- Favorable zoning for residential development



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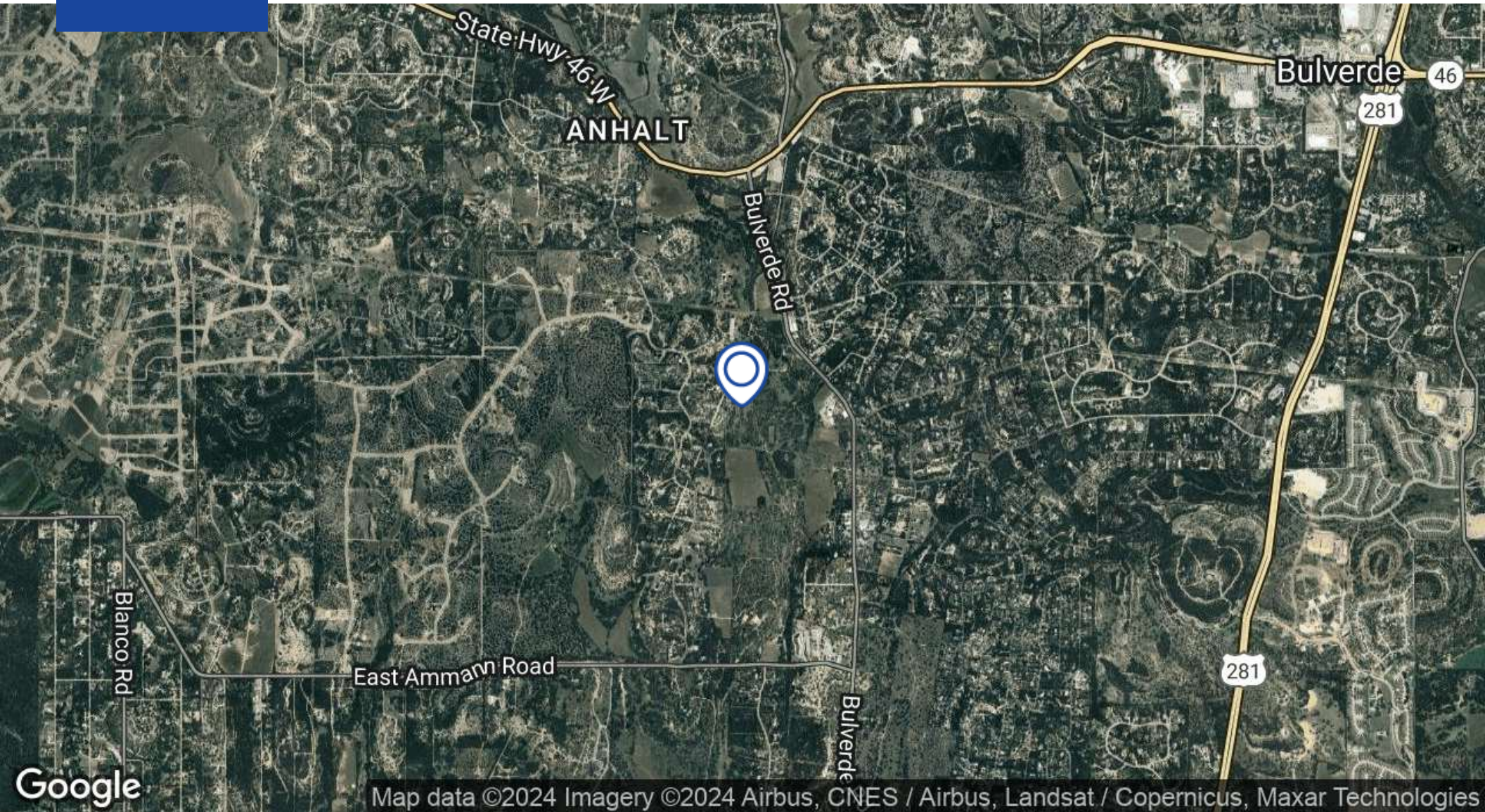
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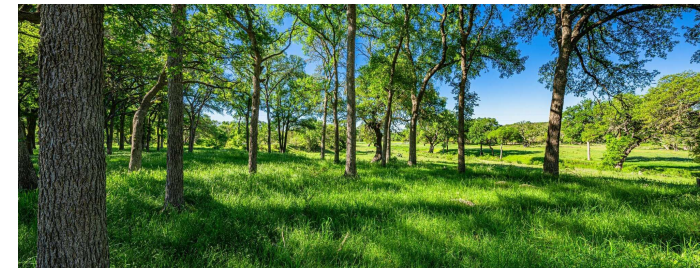
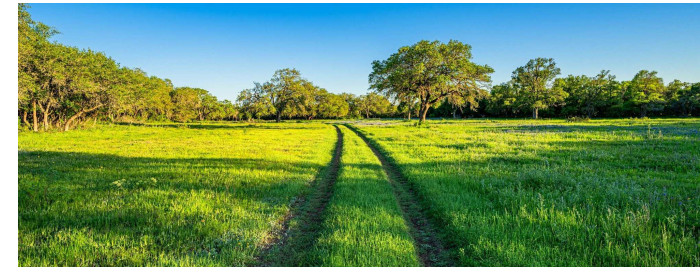
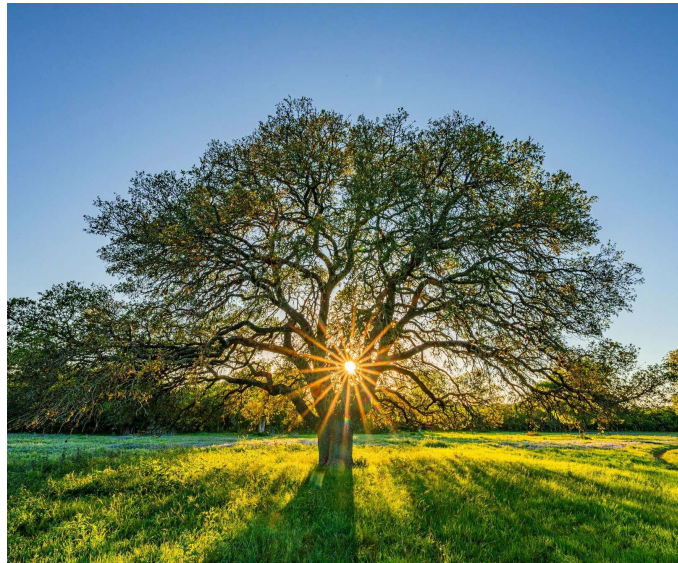
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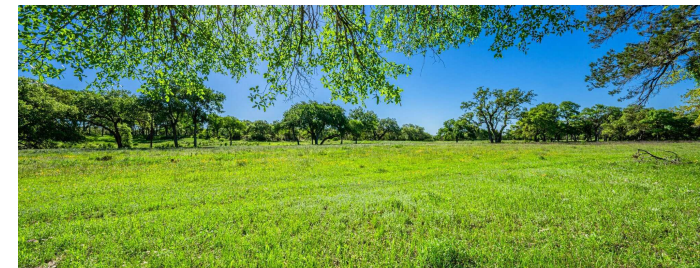
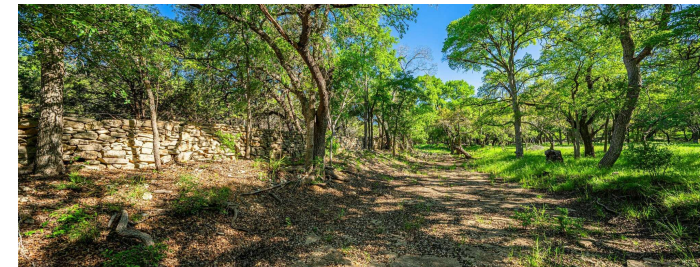
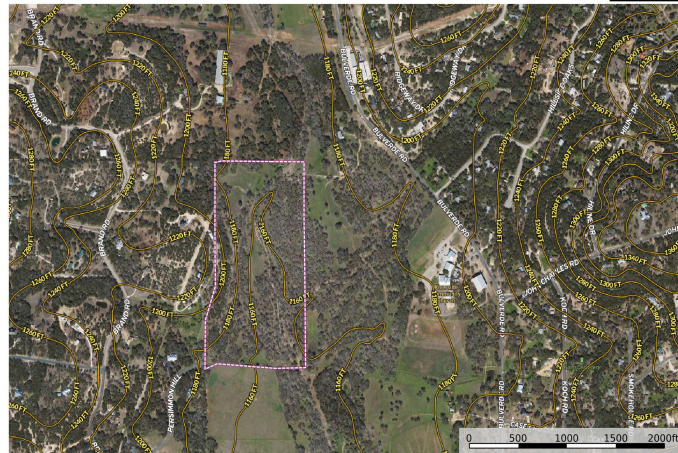


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Bulverde, TX 78163



43± Acres R1 Acres
Comal County, Texas, 43.26 AC +/-



Vantage Realty Group
P: 210-549-6728 www.210CRE.com 20540 Hwy 46 W, STE 115-104, Spring Branch, TX 78070

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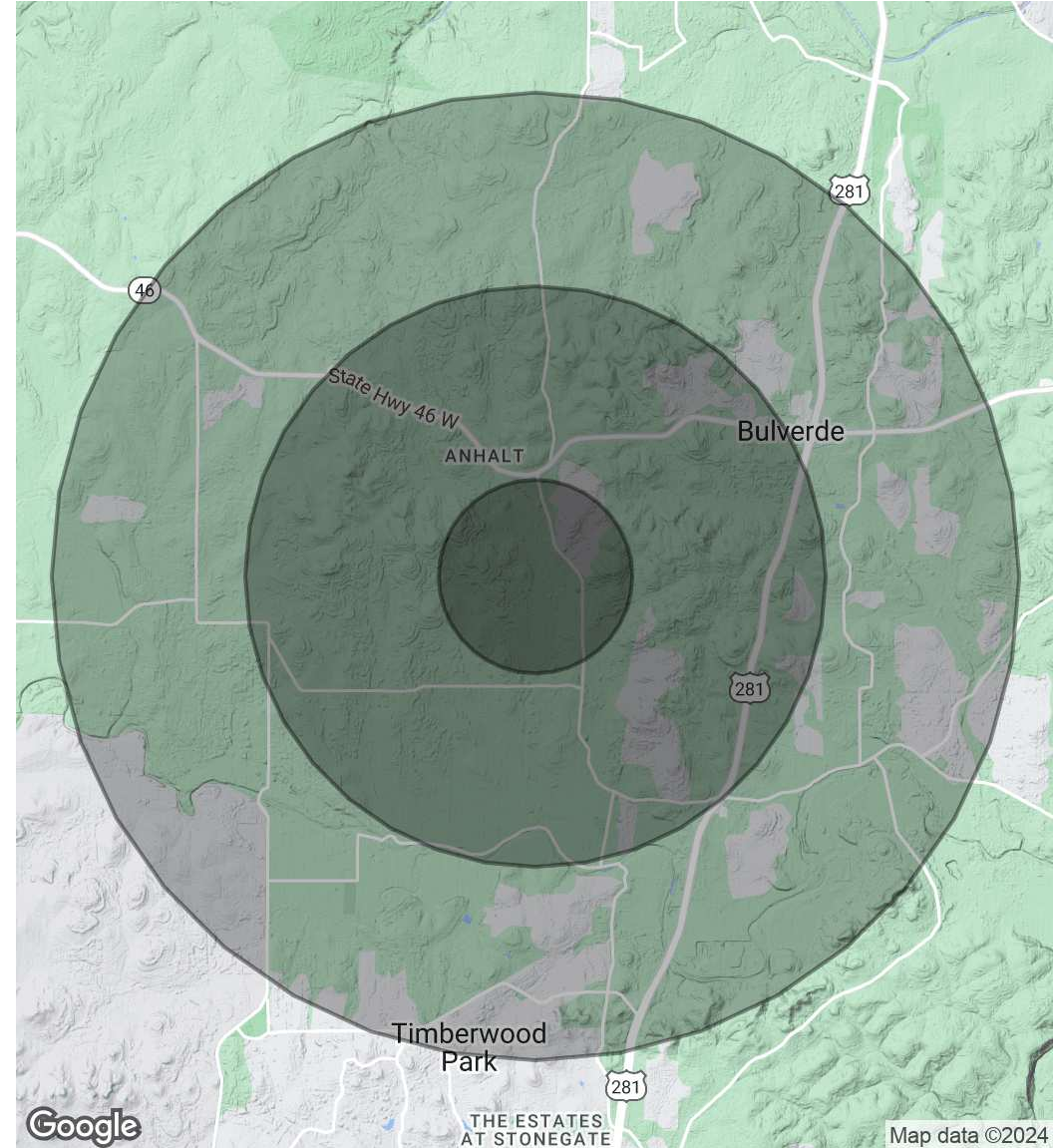
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	1 Mile	3 Miles	5 Miles
Total Population	1,167	9,018	30,885
Average Age	43	43	42
Average Age (Male)	43	43	41
Average Age (Female)	44	44	42
Households & Income			
Total Households	403	3,277	10,959
# of Persons per HH	2.9	2.8	2.8
Average HH Income	\$188,333	\$176,407	\$181,588
Average House Value	\$559,905	\$534,271	\$530,549

Demographics data derived from AlphaMap



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Information About Brokerage Services.

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.

Broker Firm Name:	eXp Commercial, LLC	9010212	TX.Broker@eXpCommercial.com	855-450-0324
Designated Broker of Firm:	Clifford Bogart	313043	TX.Broker@eXpCommercial.com	855-450-0324
Licensed Supervisor of Sales Agent:	Clifford Bogart	313043	TX.Broker@eXpCommercial.com	855-450-0324
Sales Agent:	Tom Hackleman	615018	Tom@210CRE.com	210-549-6728 x 100

Buyer / Tenant / Seller / Landlord Initials

Date

Tom Hackleman

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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