

# BULVERDE FM 1863

FM 1863 & Hwy 281, Bulverde TX 78163



CONFIDENTIAL OFFERING MEMORANDUM

**CBRE**





# EXECUTIVE SUMMARY

The Property is situated just outside of San Antonio in the City of Bulverde, strategically positioned to capitalize on the region's burgeoning growth. This community has been experiencing a rapid increase in population, driven by its appeal to high-income households seeking a blend of a suburban lifestyle and urban convenience. The area's infrastructure has kept pace with its expansion, featuring significant highway improvements that provide dedicated on/off access for southbound commuters heading to work and northbound traffic returning home. These enhancements not only facilitate smooth travel but also ensure the Property's exceptional visibility from the highway.

Bulverde's impressive growth trajectory is supported by its strategic location and robust infrastructure investments. The city's commitment to improving its transportation network has made it a prime spot for new developments, offering easy access to major employment centers in San Antonio. Bulverde continues to attract high-income families looking for quality living spaces with convenient commute options. This dynamic combination of rapid population growth, affluent households, and superior infrastructure underscores this development site's prime location for investors seeking land opportunities in the area.

## PROPERTY HIGHLIGHTS

- + Property is Conveniently Located Directly off 281
- + Adjacent to One of the Best-Performing Security State Bank & Trust Branches
- + 12 Miles from the San Antonio International Airport
- + Newly Developed Neighborhoods Nearby
- + Convenient Access to Major Transportation Routes
- + Positioned in Close Proximity to Local Amenities and Services

## PROPERTY INFORMATION

- + 15.91 Acres Available For Sale
- + Buyer to Review Utilites



**ZONED C-1 & ETJ**



**±15.91 ACRES**



**693,149 SF**

7) THE CITY OF BULVERDE, TEXAS PLANNING DEPARTMENT ZONING APPLICATION AT [HTTP://WWW.CLBULVERDE.TX.US](http://WWW.CLBULVERDE.TX.US) SHOWS THE PROPERTY IS ZONED C-1. MINIMUM LOT AREA IS 1.0 ACRE, MINIMUM FRONTAGE 120' FRONT SETBACK 50', REAR SETBACK 25', SIDE SETBACK 15', MAXIMUM HEIGHT 3 STORIES OR 35' PER ORDINANCE NO. 12-09-02-09

\_\_\_\_\_X\_\_\_\_\_X\_\_\_\_\_ BARBED WIRE FENCE  
 \_\_\_\_\_//\_\_\_\_\_//\_\_\_\_\_ WOOD FENCE  
 \_\_\_\_\_ONE\_\_\_\_\_ONE\_\_\_\_\_ OVERHEAD ELECTRIC  
 \_\_\_\_\_UFO\_\_\_\_\_UFO\_\_\_\_\_UFO\_\_\_\_\_UFO\_\_\_\_\_UFO\_\_\_\_\_ UNDERGROUND FENCE (UFO)

FIELD NOTES

80

k) Assignment of Oil and Gas Lease recorded in Volume 222, Page 792, Deed Records, Comal County, Texas. (Pending Affidavit of Non-Production)

3









BULVERDE CITY AIRPARK

**BULVERDE  
FM 1863**



SECURITY STATE  
BANK & TRUST

FM 1863

SADDLE RIDGE DR

281





# BULVERDE FM 1863

SADDLE RIDGE DR

FM 1863



SECURITY STATE  
BANK & TRUST

281





BULVERDE MIDDLE SCHOOL

281 MINI STORAGE

**BULVERDE  
FM 1863**

281



SECURITY STATE  
BANK & TRUST

FM 1863

SADDLE RIDGE DR





BULVERDE MIDDLE SCHOOL  
814 STUDENTS

NOAH'S ARK SELF STORAGE

SECURITY STATE  
BANK & TRUST



281

BULVERDE  
FM 1863

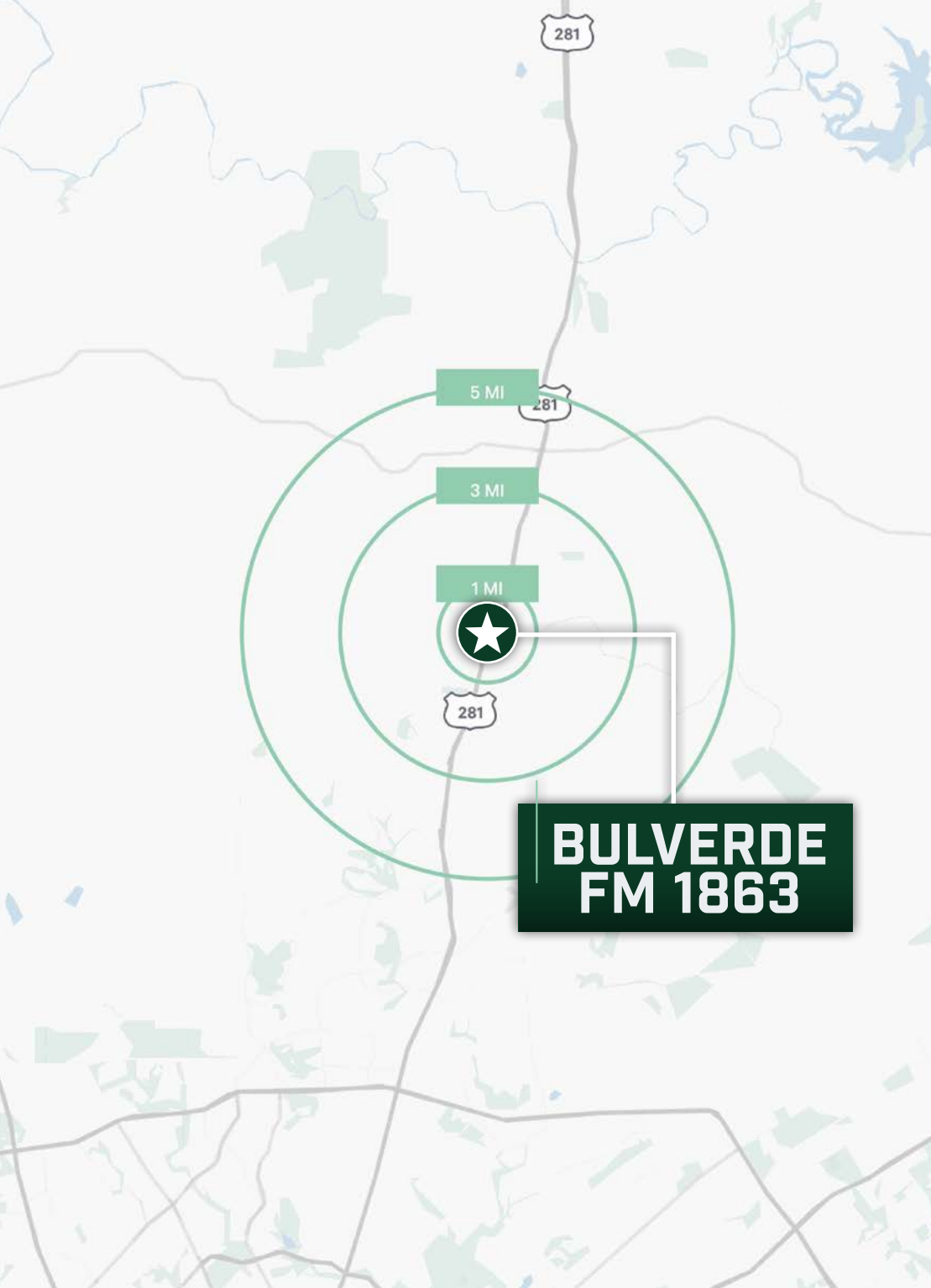
SADDLE RIDGE DR

FM 1863









## Demographics

DEMOGRAPHIC COMPREHENSIVE	1 MILE	3 MILES	5 MILES
Population			
2024 Population	1,291	15,633	53,703
2029 Population - Projection	1,354	17,200	59,311
2024 - 2029 Annual Population	0.96%	1.93%	2.01%
Generations			
Generation Alpha	7.8%	9.4%	9.6%
Generation Z	21.6%	22.7%	24.5%
Millennials	19.7%	20.3%	21.0%
Generation X	21.7%	22.0%	22.8%
Baby Boomers	24.2%	21.3%	18.5%
Greatest Generations	5.1%	4.3%	3.6%
Household Income			
Average Household Income	\$162,353	\$179,555	\$169,343
Median Household Income	\$142,061	\$152,844	\$133,503
Housing Units			
Owner-Occupied Housing	\$415,734	\$434,048	\$430,616
Renter-Occupied Housing	\$439,223	\$462,041	\$473,510



### THE CITY OF BULVERDE

Bulverde is a small city located in Comal Count in Texas, just north of San Antonio. Despite its small size, Bulverde has a thriving market with a diverse range of industries. The city's proximity to San Antonio provides easy access to a larger customer base and business opportunities.

In terms of the local economy, Bulverde is known for its strong presence in the healthcare and medical services sector. The city is home to several medical clinics, hospitals, and specialty care centers, attracting both residents and patients from neighboring areas.

Additionally, Bulverde has seen growth in the retail and hospitality sectors, with the opening of new shopping centers, restaurants, and hotels in recent years. Overall, Bulverde offers a favorable environment for businesses, with its growing population, proximity to San Antonio, and a range of industries contributing to its market stability.



Bulverde, TX Growth & Economy



Between 2021 and 2022, the population of Bulverde increased 4.84% and its median household income grew from \$100,419 to \$107,315, a 6.87% increase.



## Affiliated Business Disclosure

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## Confidentiality Agreement

Your receipt of this Memorandum constitutes your acknowledgment that (i) it is a confidential Memorandum solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property, (ii) you will hold it in the strictest confidence, (iii) you will not disclose it or its contents to any third party without the prior written authorization of the owner of the Property ("Owner") or CBRE, Inc. ("CBRE"), and (iv) you will not use any part of this Memorandum in any manner detrimental to the Owner or CBRE.

If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to CBRE.

## Disclaimer

This Memorandum contains select information pertaining to the Property and the Owner and does not purport to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented "as is" without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. This Memorandum describes certain documents, including leases and other materials, in summary form. These summaries may not be complete nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property's suitability for your needs. ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions at any time with or without notice to you. All offers, counteroffers, and negotiations shall be non-binding and neither CBRE, Inc. nor the Owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive purchase and sale agreement delivered by the Owner.

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# CBRE

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