



**SITE**  
**4.08 acres**



# 27358 Bulverde Rd

San Antonio, TX 78260

Offered by:  
C. Michael Morse

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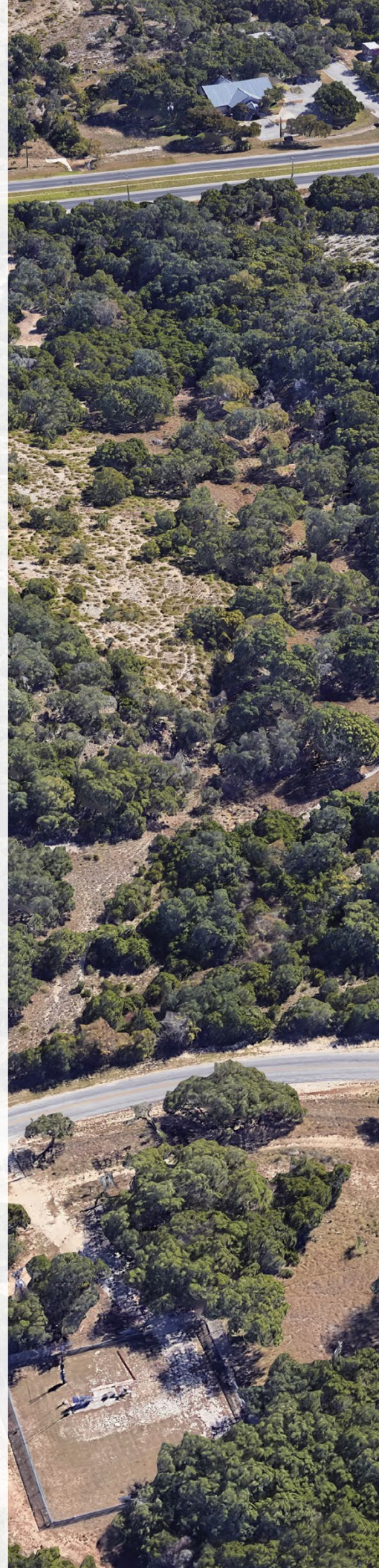
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# Benefits

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## Property Highlights

<b>Address</b>	27358 Bulverde Rd, San Antonio, TX 78260
<b>Location</b>	Just north of Paul Harvill Ln and Bulverde Rd
<b>Property Details</b>	4.08 Acres
<b>Legal Description</b>	CB 4862 P-9 (3.506 AC) ABS 637 & CB 4864 P-4 (0.574 AC) ABS 266
<b>Zoning</b>	OCL-NP-15
<b>Utilities</b>	Functioning water well and septic for house that can be converted to office. Electricity to the house

## Property Description

This property has 4.08 acres with an 1,809 SF house on the hilltop with amazing views of the beginning of the Hill Country. The property adjoins the newly acquired 28 acres purchased by the Alamo Colleges for a future tech school.

## Comments

- Excellent visibility
- Accessible to downtown and the airport
- Great location without the congestion
- Easy ingress/egress to adjacent thoroughfares
- Fenced yard
- Dramatic Hill Country and Cityscape views
- Ideal for a wide variety of commercial uses
- Surrounding businesses include Rebecca Creek Distillery, home of new Alamo Colleges Campus

REOC San Antonio believes this information to be accurate but makes no representations or warranties as to the accuracy of this information.



Bulverde Rd

Site Aerial





# Availability & Rates

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<b>Total Available</b>	4.06 Acres for sale with an 1,809 SF house and shed
<b>Sale Price</b>	\$1,500,000.00 (\$8.44 PSF)
<b>Financial Information</b>	Required prior to submission of sale document by Seller
<b>Disclosure</b>	A copy of the attached Real Estate Agency Disclosure Form should be signed by the appropriate individual and returned to Seller's representative

Actual Sale Price under any proposed purchase contract is a function of the relationship of numerous characteristics including credit worthiness of buyer and other factors deemed important by the Seller.

This Quote Sheet does not constitute an offer. Neither this document nor any oral discussions between the parties is intended to be a legally binding agreement, but merely expresses terms and conditions upon which the Landlord may be willing to enter into an agreement. This Quote Sheet is subject to modification, prior sale or withdrawal without notice and neither party hereto shall be bound until definitive written agreements are executed by and delivered to all parties to the transaction. The information provided herein is deemed reliable, however, no warranties or representations as to the accuracy are intended, whether expressed or implied.

## Sale Contact

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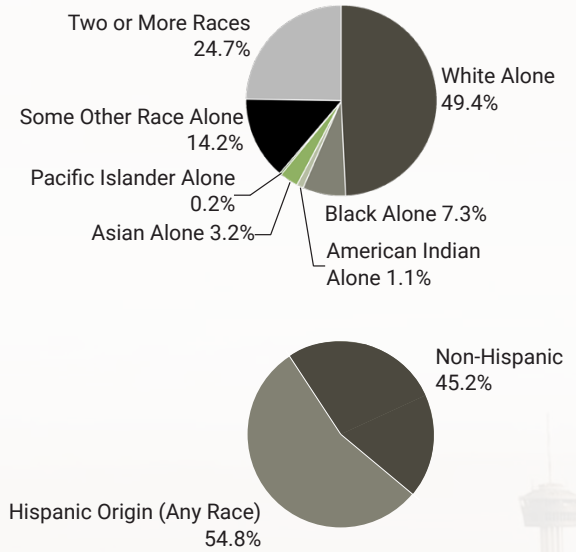
# San Antonio Market Overview

## Largest U.S. Cities

- 1 New York
- 2 Los Angeles
- 3 Chicago
- 4 Houston
- 5 Phoenix
- 6 Philadelphia
- 7 San Antonio
- 8 San Diego
- 9 Dallas
- 10 San Jose

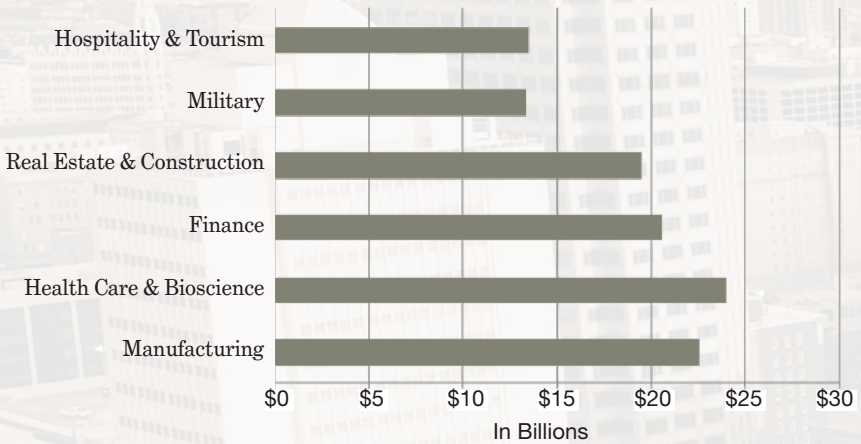


## Ethnicity 2023 Forecast



Located in South Central Texas within Bexar County, San Antonio occupies approximately 504 square miles. Situated about 140 miles north of the Gulf of Mexico where the Gulf Coastal Plain and Texas Hill Country meet.

## Major Industries



## Fortune 500 Companies

SAT	Rankings	US
1	Valero Energy	24
2	USAA	101
3	iHeartMedia	466
4	NuStar Energy	998

## San Antonio-New Braunfels Metro Area

Year	Population	Median Age	Total Households	Avg. Household Income	Median Household Income	Per Capita Income
2010 Census	2,142,508	34.1	763,022	—	—	—
2020 Census	2,558,143	36.0	925,609	—	—	—
2023 Estimate	2,698,487	36.5	984,040	\$98,647	\$68,549	\$36,100
2028 Projection	2,872,957	37.3	1,059,737	\$111,302	\$77,763	\$41,175

# Demographics - 1 mile

Summary	Census 2010	Census 2020	2023	2028
Population	2,114	3,164	3,346	3,367
Households	686	1,030	1,108	1,132
Families	581	853	913	929
Average Household Size	3.08	3.07	3.02	2.97
Owner Occupied Housing Units	594	937	976	1,005
Renter Occupied Housing Units	92	93	132	127
Median Age	34.4	37.9	36.0	36.7

Trends: 2023-2028 Annual Rate	Area	State	National
Population	0.13%	0.97%	0.30%
Households	0.43%	1.15%	0.49%
Families	0.35%	1.16%	0.44%
Owner HHs	0.59%	1.38%	0.66%
Median Household Income	1.63%	2.56%	2.57%

Households by Income	2023		2028	
	Number	Percent	Number	Percent
<\$15,000	42	3.8%	43	3.8%
\$15,000 - \$24,999	23	2.1%	20	1.8%
\$25,000 - \$34,999	20	1.8%	19	1.7%
\$35,000 - \$49,999	113	10.2%	95	8.4%
\$50,000 - \$74,999	167	15.1%	147	13.0%
\$75,000 - \$99,999	176	15.9%	166	14.7%
\$100,000 - \$149,999	253	22.8%	262	23.1%
\$150,000 - \$199,999	133	12.0%	159	14.0%
\$200,000+	182	16.4%	221	19.5%

Median Household Income	\$101,668	\$110,232
Average Household Income	\$135,364	\$152,227
Per Capita Income	\$44,549	\$50,796

Population by Age	Census 2010		Census 2020		2023		2028	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	198	9.4%	210	6.6%	271	8.1%	273	8.1%
5 - 9	207	9.8%	274	8.7%	311	9.3%	297	8.8%
10 - 14	162	7.7%	285	9.0%	267	8.0%	264	7.8%
15 - 19	169	8.0%	214	6.8%	234	7.0%	244	7.2%
20 - 24	74	3.5%	138	4.4%	107	3.2%	106	3.1%
25 - 34	266	12.6%	330	10.4%	423	12.6%	391	11.6%
35 - 44	373	17.6%	485	15.3%	568	17.0%	580	17.2%
45 - 54	288	13.6%	434	13.7%	381	11.4%	398	11.8%
55 - 64	214	10.1%	320	10.1%	389	11.6%	359	10.7%
65 - 74	108	5.1%	320	10.1%	264	7.9%	286	8.5%
75 - 84	43	2.0%	120	3.8%	108	3.2%	140	4.2%
85+	11	0.5%	37	1.2%	22	0.7%	30	0.9%

Race and Ethnicity	Census 2010		Census 2020		2023		2028	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	1,757	83.1%	1,977	62.5%	2,007	60.0%	1,911	56.8%
Black Alone	96	4.5%	134	4.2%	145	4.3%	161	4.8%
American Indian Alone	6	0.3%	18	0.6%	20	0.6%	22	0.7%
Asian Alone	57	2.7%	102	3.2%	113	3.4%	127	3.8%
Pacific Islander Alone	1	0.0%	4	0.1%	4	0.1%	4	0.1%
Some Other Race Alone	128	6.1%	242	7.6%	284	8.5%	315	9.4%
Two or More Races	69	3.3%	687	21.7%	773	23.1%	827	24.6%
Hispanic Origin (Any Race)	641	30.3%	1,135	35.9%	1,292	38.6%	1,368	40.6%

**Data Note:** Income is expressed in current dollars.

**Source:** Esri forecasts for 2023 and 2028. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

# Demographics - 3 mile

Summary	Census 2010	Census 2020	2023	2028				
Population	24,242	39,073	43,171	47,238				
Households	8,159	12,781	14,232	15,760				
Families	6,643	10,530	11,426	12,660				
Average Household Size	2.97	3.06	3.03	3.00				
Owner Occupied Housing Units	6,600	10,599	11,937	13,536				
Renter Occupied Housing Units	1,559	2,182	2,295	2,225				
Median Age	34.7	37.6	37.1	37.6				
Trends: 2023-2028 Annual Rate	Area	State	National					
Population	1.82%	0.97%	0.30%					
Households	2.06%	1.15%	0.49%					
Families	2.07%	1.16%	0.44%					
Owner HHs	2.55%	1.38%	0.66%					
Median Household Income	1.53%	2.56%	2.57%					
Households by Income	2023		2028					
	Number	Percent	Number	Percent				
<\$15,000	333	2.3%	386	2.4%				
\$15,000 - \$24,999	180	1.3%	204	1.3%				
\$25,000 - \$34,999	597	4.2%	548	3.5%				
\$35,000 - \$49,999	1,105	7.8%	977	6.2%				
\$50,000 - \$74,999	1,705	12.0%	1,754	11.1%				
\$75,000 - \$99,999	1,907	13.4%	2,075	13.2%				
\$100,000 - \$149,999	3,024	21.2%	3,185	20.2%				
\$150,000 - \$199,999	2,111	14.8%	2,578	16.4%				
\$200,000+	3,271	23.0%	4,054	25.7%				
Median Household Income	\$116,350		\$125,502					
Average Household Income	\$156,742		\$172,432					
Per Capita Income	\$51,897		\$57,822					
Population by Age	Census 2010		Census 2020		2023		2028	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	2,070	8.5%	2,314	5.9%	3,001	7.0%	3,286	7.0%
5 - 9	2,306	9.5%	3,363	8.6%	3,427	7.9%	3,553	7.5%
10 - 14	2,089	8.6%	3,657	9.4%	3,596	8.3%	3,690	7.8%
15 - 19	1,589	6.6%	3,064	7.8%	3,069	7.1%	3,194	6.8%
20 - 24	919	3.8%	1,920	4.9%	2,054	4.8%	2,141	4.5%
25 - 34	3,265	13.5%	3,688	9.4%	4,970	11.5%	5,812	12.3%
35 - 44	4,448	18.3%	6,230	15.9%	6,922	16.0%	7,362	15.6%
45 - 54	3,563	14.7%	6,029	15.4%	6,061	14.0%	6,332	13.4%
55 - 64	2,434	10.0%	4,268	10.9%	4,972	11.5%	5,257	11.1%
65 - 74	1,086	4.5%	3,099	7.9%	3,486	8.1%	4,073	8.6%
75 - 84	368	1.5%	1,163	3.0%	1,332	3.1%	2,088	4.4%
85+	105	0.4%	277	0.7%	281	0.7%	451	1.0%
Race and Ethnicity	Census 2010		Census 2020		2023		2028	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	19,764	81.5%	22,985	58.8%	24,711	57.2%	25,742	54.5%
Black Alone	1,173	4.8%	2,282	5.8%	2,571	6.0%	3,077	6.5%
American Indian Alone	104	0.4%	241	0.6%	280	0.6%	325	0.7%
Asian Alone	995	4.1%	2,249	5.8%	2,603	6.0%	3,048	6.5%
Pacific Islander Alone	35	0.1%	87	0.2%	92	0.2%	104	0.2%
Some Other Race Alone	1,290	5.3%	2,472	6.3%	2,849	6.6%	3,340	7.1%
Two or More Races	882	3.6%	8,757	22.4%	10,065	23.3%	11,603	24.6%
Hispanic Origin (Any Race)	7,194	29.7%	13,610	34.8%	15,646	36.2%	17,689	37.4%

**Data Note:** Income is expressed in current dollars.

**Source:** Esri forecasts for 2023 and 2028. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

# Demographics - 5 mile

Summary	Census 2010	Census 2020	2023	2028				
Population	62,409	92,706	102,339	112,013				
Households	20,816	30,838	34,376	38,159				
Families	16,881	24,691	27,105	30,003				
Average Household Size	3.00	3.00	2.97	2.93				
Owner Occupied Housing Units	16,533	23,674	26,450	29,635				
Renter Occupied Housing Units	4,276	7,164	7,926	8,525				
Median Age	35.2	37.8	37.2	37.2				
Trends: 2023-2028 Annual Rate	Area	State	National					
Population	1.82%	0.97%	0.30%					
Households	2.11%	1.15%	0.49%					
Families	2.05%	1.16%	0.44%					
Owner HHs	2.30%	1.38%	0.66%					
Median Household Income	1.72%	2.56%	2.57%					
Households by Income	2023		2028					
	Number	Percent	Number	Percent				
<\$15,000	1,052	3.1%	1,115	2.9%				
\$15,000 - \$24,999	566	1.6%	535	1.4%				
\$25,000 - \$34,999	1,471	4.3%	1,339	3.5%				
\$35,000 - \$49,999	2,407	7.0%	2,129	5.6%				
\$50,000 - \$74,999	4,631	13.5%	4,668	12.2%				
\$75,000 - \$99,999	4,213	12.3%	4,532	11.9%				
\$100,000 - \$149,999	7,364	21.4%	8,005	21.0%				
\$150,000 - \$199,999	4,964	14.4%	6,277	16.4%				
\$200,000+	7,708	22.4%	9,559	25.1%				
Median Household Income	\$114,533		\$124,708					
Average Household Income	\$154,440		\$170,771					
Per Capita Income	\$52,567		\$59,125					
Population by Age	Census 2010		Census 2020		2023		2028	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	4,802	7.7%	5,051	5.4%	6,730	6.6%	7,560	6.7%
5 - 9	5,793	9.3%	7,199	7.8%	7,748	7.6%	8,180	7.3%
10 - 14	5,867	9.4%	8,490	9.2%	8,393	8.2%	8,434	7.5%
15 - 19	4,419	7.1%	7,766	8.4%	7,321	7.2%	7,353	6.6%
20 - 24	2,440	3.9%	5,111	5.5%	5,265	5.1%	5,134	4.6%
25 - 34	7,632	12.2%	9,021	9.7%	12,339	12.1%	15,325	13.7%
35 - 44	11,583	18.6%	14,105	15.2%	16,138	15.8%	17,594	15.7%
45 - 54	9,701	15.5%	14,888	16.1%	14,771	14.4%	15,077	13.5%
55 - 64	6,181	9.9%	10,495	11.3%	11,969	11.7%	12,520	11.2%
65 - 74	2,733	4.4%	6,997	7.5%	7,920	7.7%	9,213	8.2%
75 - 84	986	1.6%	2,811	3.0%	2,985	2.9%	4,540	4.1%
85+	272	0.4%	774	0.8%	761	0.7%	1,084	1.0%
Race and Ethnicity	Census 2010		Census 2020		2023		2028	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	51,125	81.9%	53,295	57.5%	56,908	55.6%	59,088	52.8%
Black Alone	2,844	4.6%	5,327	5.7%	6,134	6.0%	7,331	6.5%
American Indian Alone	267	0.4%	583	0.6%	675	0.7%	791	0.7%
Asian Alone	3,319	5.3%	6,690	7.2%	7,851	7.7%	9,304	8.3%
Pacific Islander Alone	87	0.1%	199	0.2%	217	0.2%	245	0.2%
Some Other Race Alone	2,719	4.4%	5,834	6.3%	6,767	6.6%	8,001	7.1%
Two or More Races	2,049	3.3%	20,776	22.4%	23,787	23.2%	27,254	24.3%
Hispanic Origin (Any Race)	18,182	29.1%	32,105	34.6%	36,885	36.0%	41,699	37.2%

**Data Note:** Income is expressed in current dollars.

**Source:** Esri forecasts for 2023 and 2028. U.S. Census Bureau 2020 decennial Census in 2020 geographies.



# Information About Brokerage Services

Texas law requires all 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. **An owner's agent fees are not set by law and are fully negotiable.**

**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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

**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.

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Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date







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