



**STRATEGIC COMMERCIAL DEVELOPMENT PROPERTY
NEC U.S. 281 AT FM 1863
BULVERDE, TEXAS**

LOCATION: The property is strategically located at the northeast corner of U. S. 281 and FM 1863, just north of San Antonio, Texas

ZONING: 100.67 Acres

FRONTAGE: Approximately 4,300 feet on U.S. 281 and approximately 2,200 feet on FM 1863

UTILITIES: **Electricity:** Available along entire frontage of Hwy 281 and FM 1863

Sewer: The owner has purchased capacity from the wastewater treatment plant operated by South Central Water Company which is located in the SEQ of 281/1863.

Water: Available along Northside of FM 1863

Gas: Not available

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

ZONING: The property is zoned Commercial C-2, City of Bulverde.

Prospective buyers should verify the zoning and permitted uses for this property with the appropriate governing authority.

FLOOD PLAIN: Federal Emergency Management Agency maps do appear to indicate a small amount of 100-year flood plain on the northern end of the property.

TOPOGRAPHY: Property is mostly gently sloping

EASEMENTS: Small channel easement on North end and Utility Easements



DEED

RESTRICTIONS: None of record.

TRAFFIC COUNT: Texas Department of Transportation 2023 maps indicate 53,777 vehicles per day on U.S. 281 north of the 281/1863 intersection, and 46,989 vehicles per day on 281 south of the intersection. The maps indicate 13,180 vehicles per day on FM 1863 at east side intersection with Hwy 281.

DEMOGRAPHICS:

2024 ESRI Estimates:	Population	Average Household Income
3-mile radius	15,823	\$179,524
5-mile radius	54,873	\$168,077
7-mile radius	107,877	\$167,436

*Source: U.S. Bureau of the Census, 2020 Census of Population and Housing.
ESRI forecasts for 2024.*

AREA

DEVELOPMENT: Immediate area development includes a variety of retail services and numerous residential developments as well as the City of Bulverde offices.

INVESTMENT: Contact Broker

COMMENTS:

- ☐ Strong traffic counts combined with excellent visibility and accessibility create exceptional commercial user opportunities.
- ☐ Residential development in the immediate area continues to develop.
- ☐ Site is located in a high growth and high income 281 corridor area.

FOR INFORMATION CONTACT: ELDON ROALSON, CCIM OR MATT HOWARD

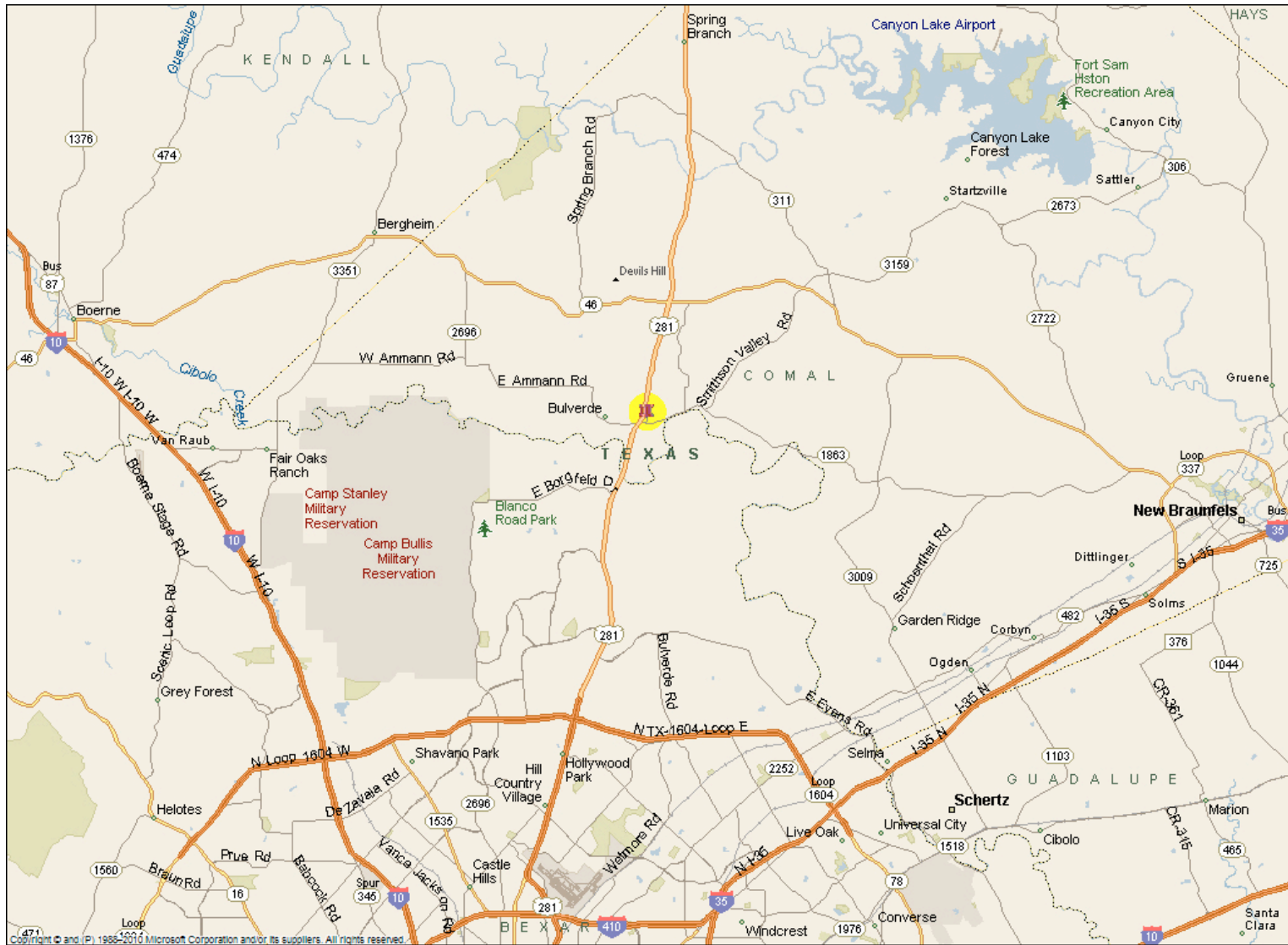
Phone: (210) 496-5800 • **Fax:** (210) 496-5809 • **Email:** eldon@roalson.com / mhoward@roalson.com

www.roalson.com



Roalson Interests, Inc.
Real Estate Services

Location Map

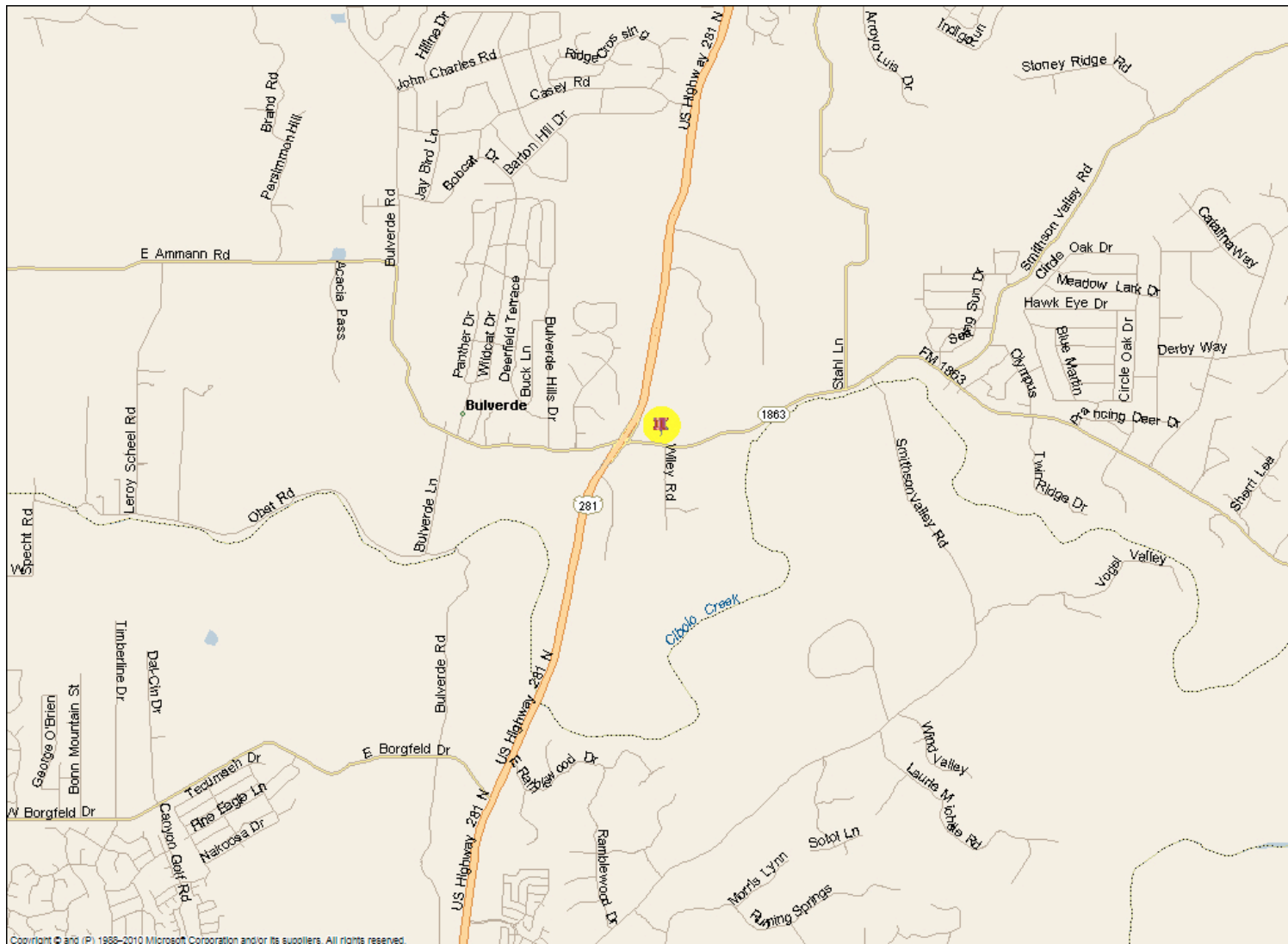


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Area Map

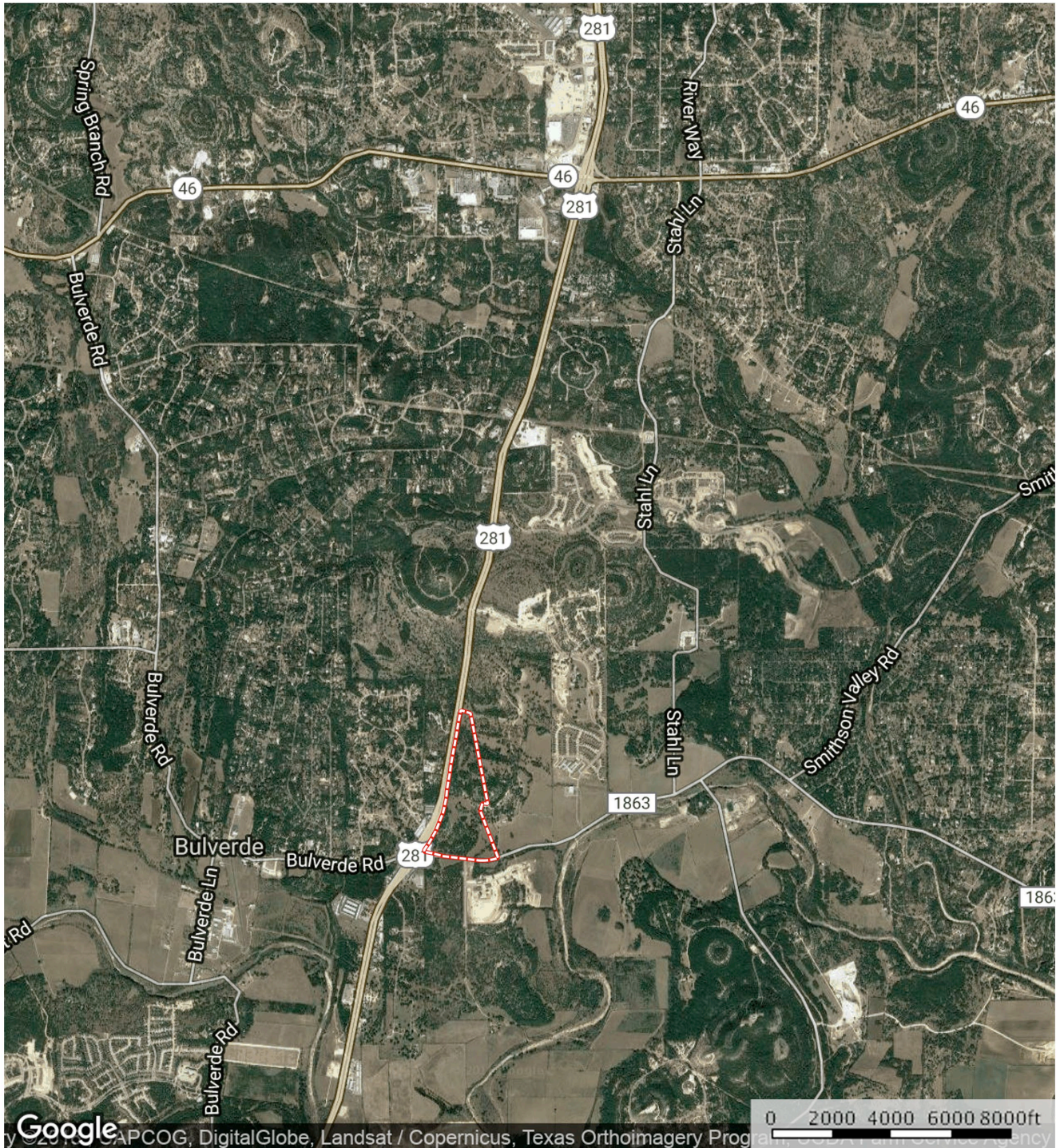


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Hwy 281 and 1863 NEC
Texas, AC +/-



Boundary

Matt Howard
mhoward@roalson.com



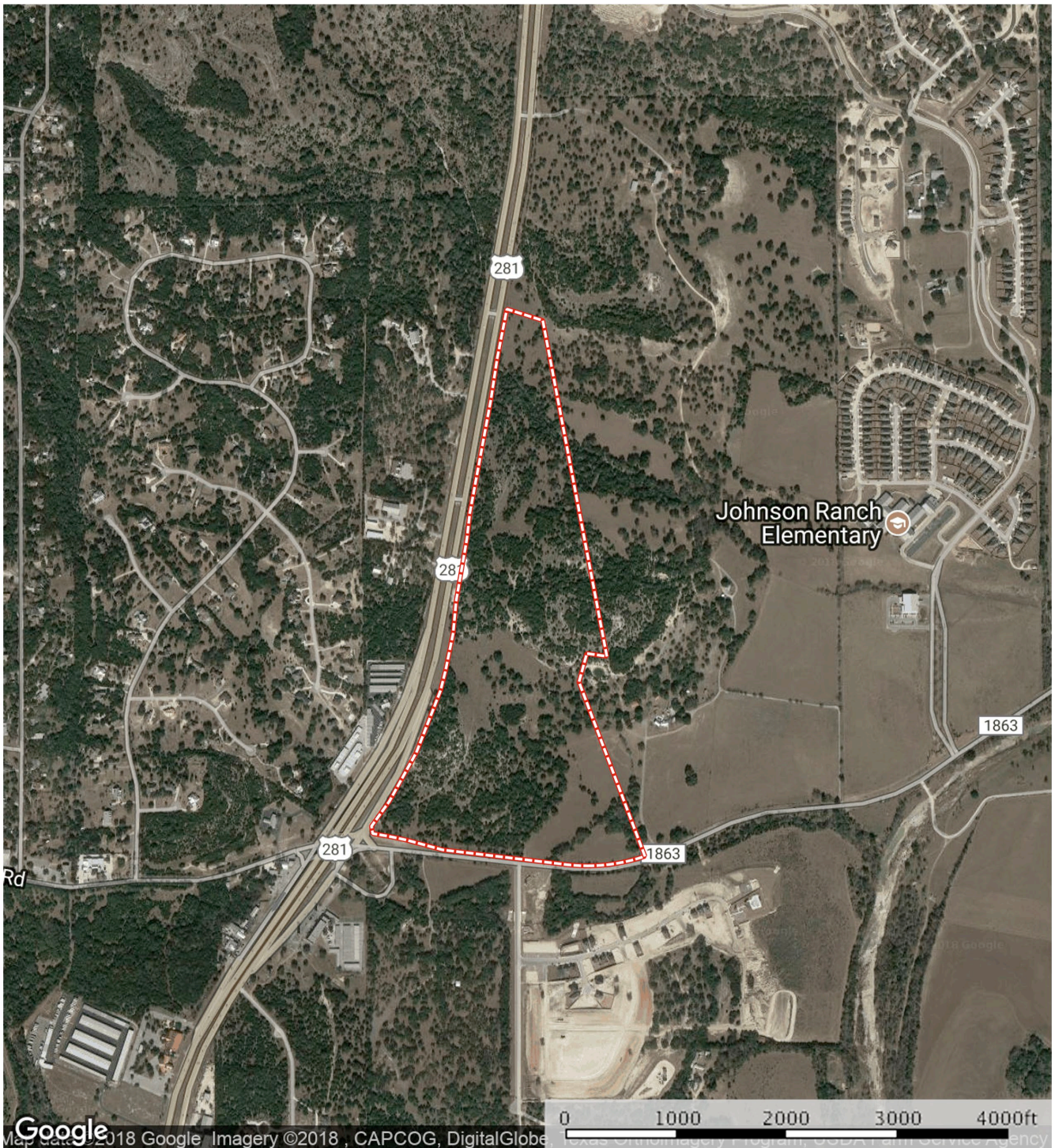
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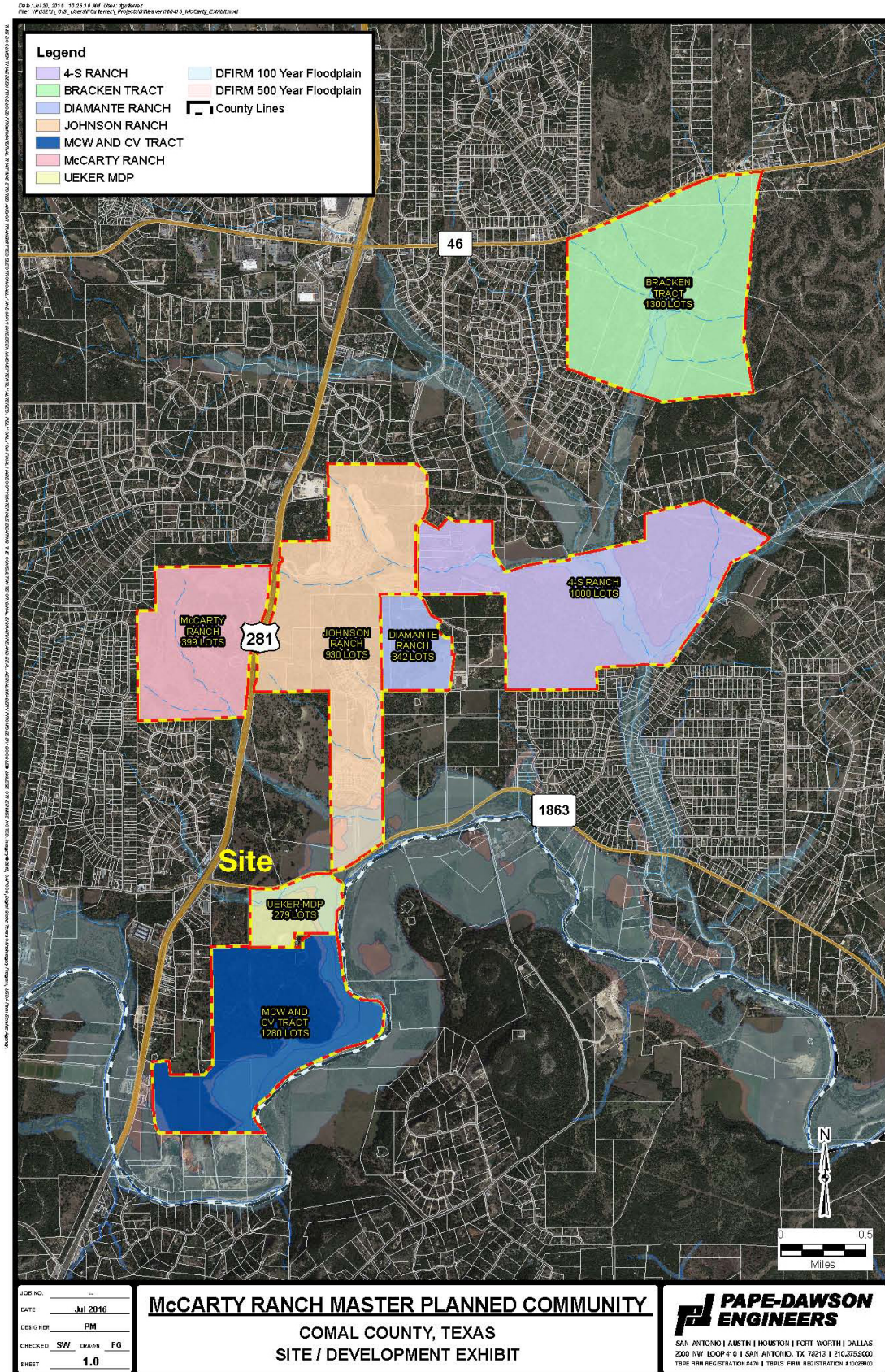


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DEMOGRAPHIC OVERVIEW

July 31, 2024

U.S. 281 NORTH AT FM 1863 BULVERDE, TX

	3.0 Miles:	5.0 Miles:	7.0 Miles:
Population			
2020 Census	9,758	44,987	92,607
2024 Estimate	15,823	54,873	107,877
5 Year Projection	17,387	60,751	116,963
Households			
2020 Census	3,404	15,049	31,315
2024 Estimate	5,578	18,583	36,968
5 Year Projection	6,206	20,832	40,728
2024 Population by Race			
White	68.8%	62.8%	59.9%
Black	3.1%	4.5%	5.1%
Asian or Pacific Islander	1.7%	3.8%	5.8%
American Indian	0.8%	0.7%	0.7%
2024 Population by Ethnicity			
Hispanic Origin	29.9%	33.7%	34.2%
2024 Total Housing Units			
Owner-Occupied	5,369	16,576	30,405
Renter-Occupied	209	2,007	6,563
Average Household Size	2.84	2.95	2.91
2024 Household Income			
Income \$ 0 - \$15,000	2.1%	2.1%	3.0%
Income \$ 15,000 - \$24,999	1.0%	1.2%	1.4%
Income \$ 25,000 - \$34,999	1.2%	2.9%	3.1%
Income \$ 35,000 - \$49,999	2.8%	5.2%	5.6%
Income \$ 50,000 - \$74,999	8.9%	10.7%	11.1%
Income \$ 75,000 - \$99,999	12.9%	13.8%	13.6%
Income \$ 100,000 - \$149,999	19.3%	19.6%	18.0%
Income \$ 150,000 - \$199,999	23.4%	18.1%	17.1%
Income \$200,000 +	28.4%	26.4%	27.0%
Average Household Income	\$179,172	\$168,077	\$167,436
Median Household Income	\$152,524	\$131,869	\$129,435
Per Capita Income	\$62,804	\$57,201	\$57,560

Source: U.S. Bureau of the Census, 2020 Census of Population and Housing. ESRI forecasts for 2024 and 2029.

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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. BUILDING 2, SUITE 206 2338 NORTH LOOP 1604 W. SAN ANTONIO, TEXAS 78248



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.

2-10-2025



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.

Roalson Interests, Inc.	0338503		(210)496-5800
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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