



Property Information

Approx. 32.424 Acres Available

This development is located just outside of San Antonio, in the City of Bulverde which is a growing community that boasts ongoing, rapid population growth, high income households, and significant infrastructure, including highway improvements that deliver dedicated on/off access for both Southbound (going to work) and Northbound (going home) traffic as well as exceptional visibility from the highway.

Property Details

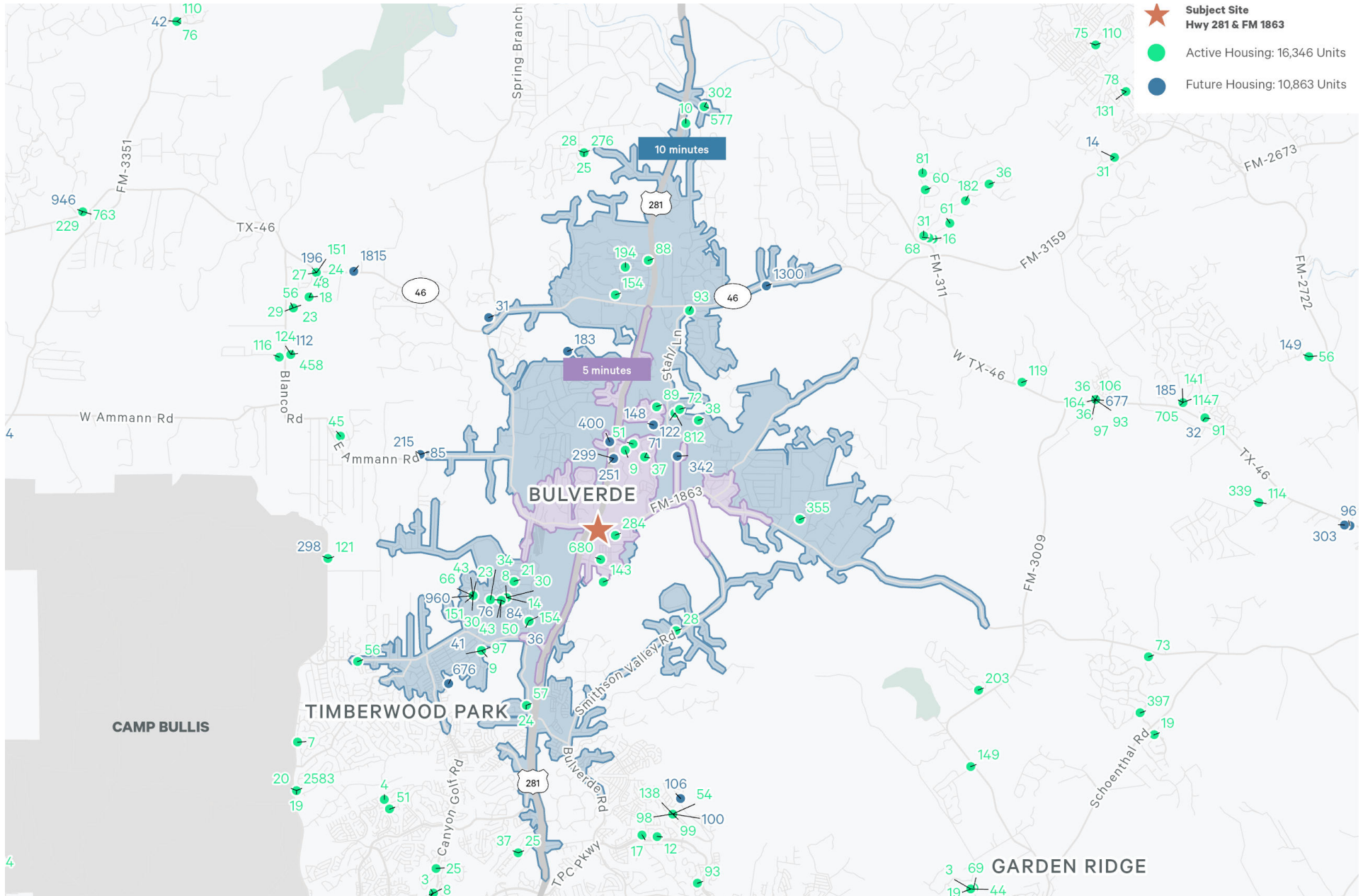
- Approx. 32.424 Acres Available
- Anchor Positions Available
 - 20,000 SF - 200,000 SF
- Small Shop Retail
 - 1,200 SF - 15,000 SF
- Please contact Broker for pricing.

Location Highlights

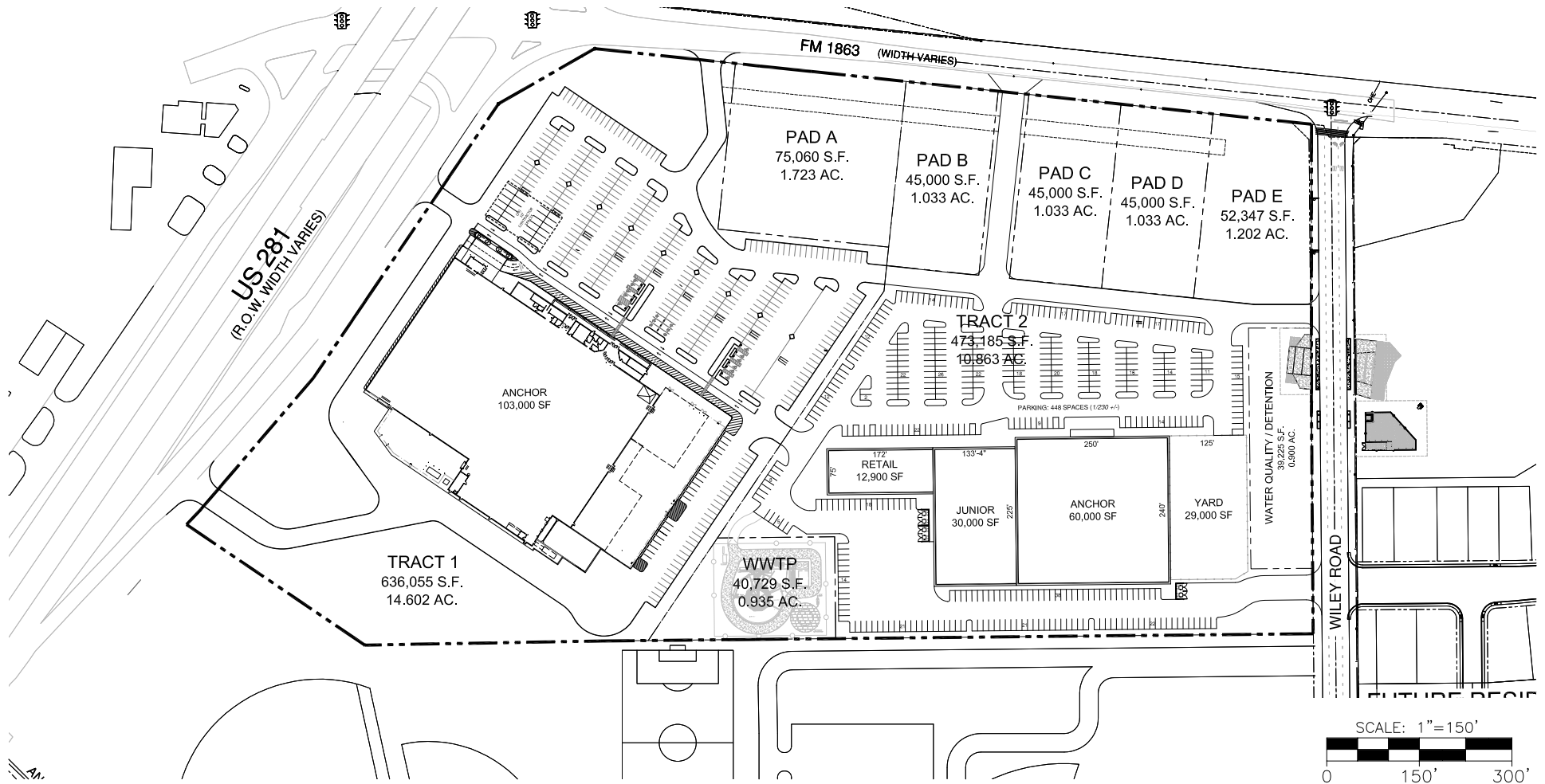
- Direct Access to US-281
- Located along lighted intersection of US-281 and FM 1863
- 17 Miles from San Antonio International Airport
- 24 Miles north of downtown San Antonio



RESIDENTIAL MAP



SITE PLAN



NORTH

1
SP-10

SITE PLAN

SCALE: 1" = 150'

i:\2020\20006
SP10 - 050423.dwg
5/5/2023

1863 DEVELOPMENT

SEC US-281 & HWY 1863
SAN ANTONIO, TEXAS

REPRODUCTION IN WHOLE OR IN PART
IS STRICTLY PROHIBITED

THIS CONCEPTUAL SITE PLAN IS FOR MARKETING PURPOSES ONLY AND HAS BEEN PREPARED FOR CLIENT BASED UPON PRELIMINARY AVAILABLE SITE INFORMATION AND IS NOT TO BE INTERPRETED AS A CONSTRUCTION DOCUMENT. ALL DIMENSIONS, GRADES, AND AREA CALCULATIONS INCLUDING PARKING REQUIREMENTS ARE SUBJECT TO VERIFICATION AND MODIFICATION BY A PROFESSIONAL CIVIL ENGINEER FOR COMPLIANCE WITH ALL NATIONAL, STATE, AND LOCAL REGULATIONS.
Copyright © 2023 All Rights Reserved



Area Demographics

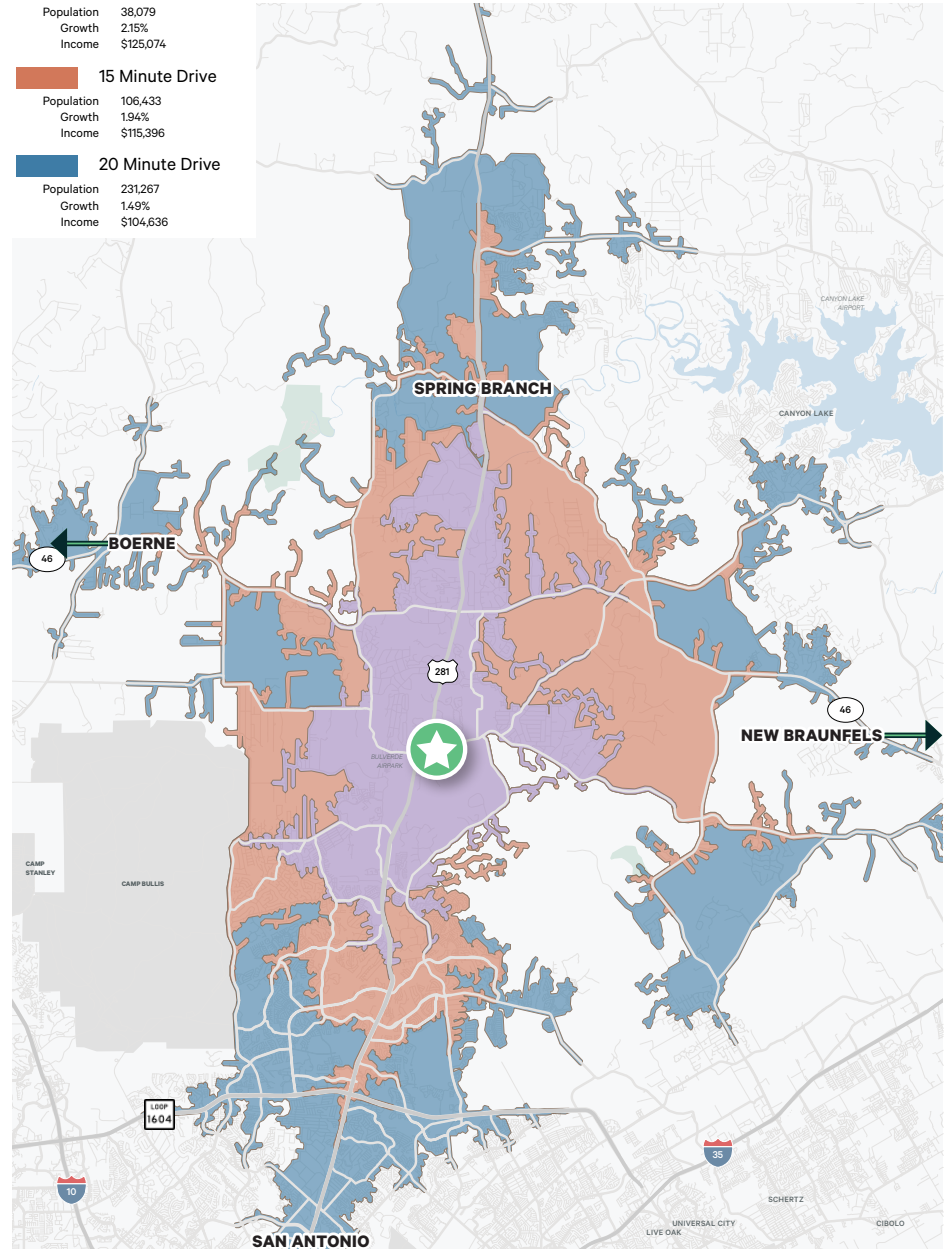
Demographics	3 Mile	5 Miles	7 Miles
2023 Population - Current Year Estimate	14,239	55,758	111,777
2023 Daytime Population	10,658	39,107	83,297
2023 Total Households	5,063	18,766	38,419
2023 Average Household Income	\$175,304	\$161,675	\$160,823
2023 Median Age	45.3	39.8	38.7

Traffic Counts	Vehicles Per Day
FM 1863	13,416 vpd
Hwy 281	44,648 vpd

Distance From Property

DESTINATION	DISTANCE
Spring Branch, TX	13 Min (10 Mi)
New Braunfels, TX	38 Min (21 Mi)
Boerne, TX	37 Min (23 Mi)
San Antonio, TX	31 Min (24 Mi)

© 2024 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.



Thomas Tyng
 Senior Vice President
 +1 210 841 3222
 thomastyng@cbre.com

John Moake
 Managing Director
 +1 210 373 3850
 john.moake@cbre.com



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.

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.

Licensed Broker/Broker Firm Name or Primary Assumed Business Name

License No.

Email

Phone

Designated Broker of Firm

License No.

Email

Phone

Licensed Supervisor of Sales Agent/Associate

License No.

Email

Phone

Sales Agent/Associate's Name

License No.

Email

Phone

Buyer/Tenant/Seller/Landlord Initials

Date