

# 5324 US HWY 281 N

5324 US HIGHWAY 281 N, SPRING BRANCH, TX 78070



## PROPERTY DESCRIPTION

For Sale / For Lease. Over the last ten years, the city of Bulverde has undergone remarkable expansion, unveiling substantial prospects for the development of retail and service enterprises. This property is located 1.5 miles North of the City of Bulverde, and only 18 miles from the North Central side of San Antonio. The 5 Acre tract has an estimated 400' of frontage to US Hwy 281 and is located within the Bulverde ETJ. The 1.5 mile commute to Bulverde intersection of US Hwy 281 & Hwy 46 has business potential as the economic growth for the area continues to be developed. VPD are estimated between 23,971 - 27,067.

## PROPERTY HIGHLIGHTS

- 5 Acres Commercial lot - FOR SALE / FOR LEASE
- Bulverde ETJ - minimum restrictions
- 400' +/- Frontage to US Hwy 281 N
- Sale Includes House/Office, 3/2, yr 1994, sf 1986, Well/Septic
- 1.5 Mile commute to HEB Plus, Walmart Supercenter, Home Depot

## OFFERING SUMMARY

|               |             |
|---------------|-------------|
| Sale Price:   | \$1,350,000 |
| Lease Rate:   | Negotiable  |
| Available SF: | 5 SF        |
| Lot Size:     | 5 Acres     |

| DEMOGRAPHICS      | 1 MILE    | 3 MILES   | 5 MILES   |
|-------------------|-----------|-----------|-----------|
| Total Households  | 463       | 2,664     | 5,374     |
| Total Population  | 1,356     | 7,830     | 15,029    |
| Average HH Income | \$155,995 | \$147,431 | \$130,842 |



ASSOCIATES

Each office independently owned and operated

1862 W. Bitters Rd, Ste 300  
San Antonio, TX 78248

**DANIEL S. GARCIA, ACP, CRS, CIPS**

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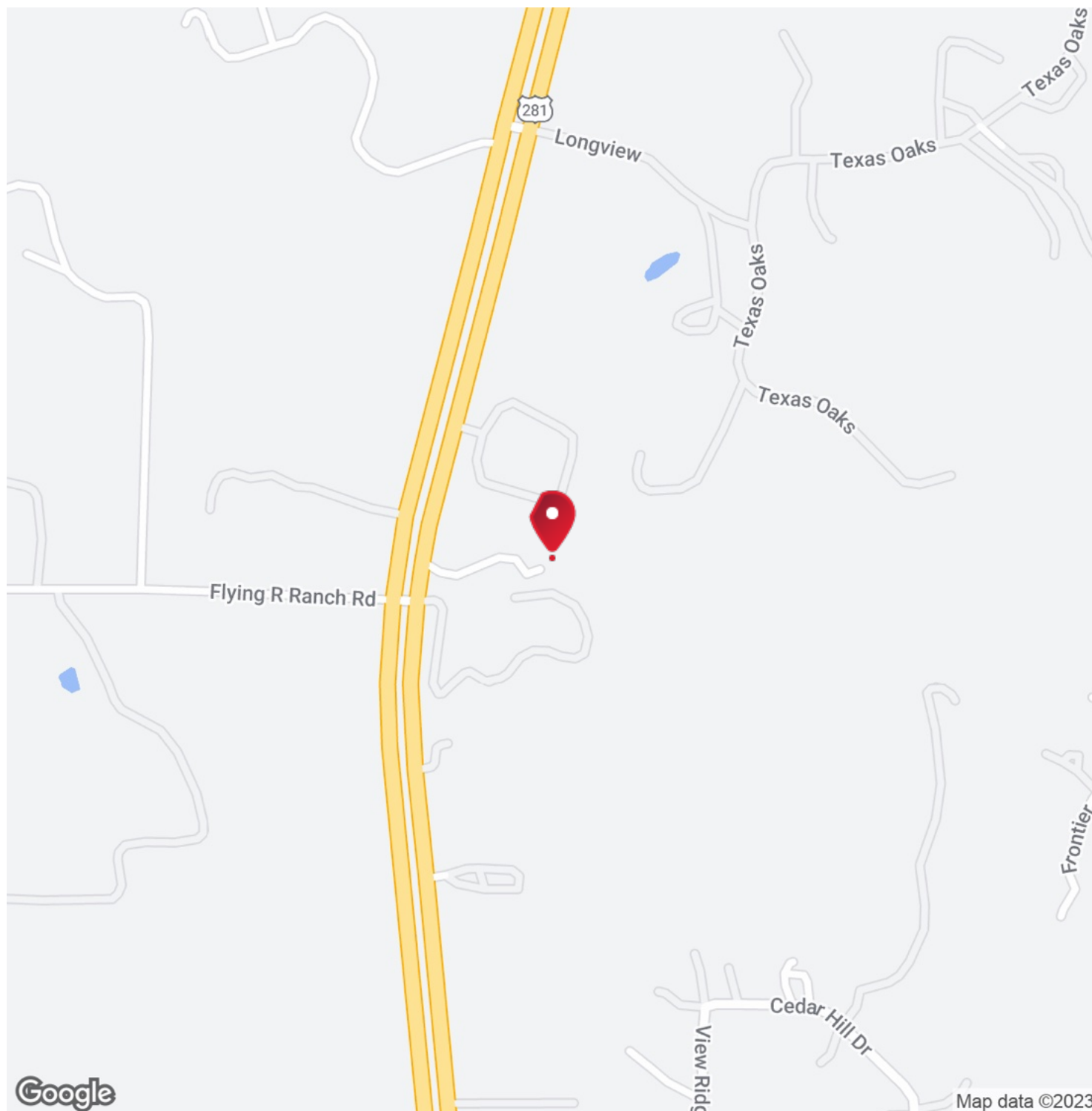
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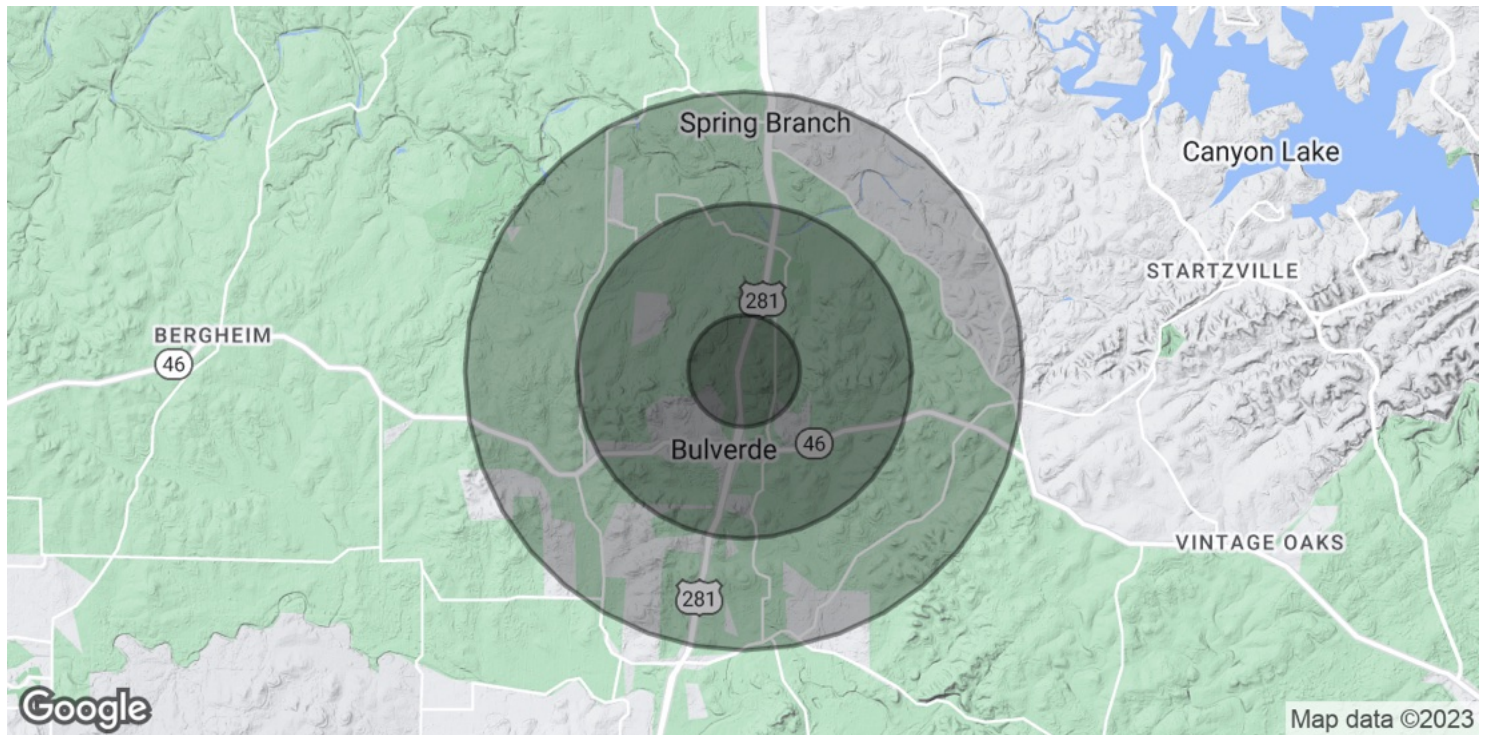
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| <b>POPULATION</b>    | <b>1 MILE</b> | <b>3 MILES</b> | <b>5 MILES</b> |
|----------------------|---------------|----------------|----------------|
| Total Population     | 1,356         | 7,830          | 15,029         |
| Average Age          | 44.5          | 46.9           | 47.9           |
| Average Age (Male)   | 46.3          | 46.4           | 47.2           |
| Average Age (Female) | 41.6          | 46.3           | 47.9           |

| <b>HOUSEHOLDS &amp; INCOME</b> | <b>1 MILE</b> | <b>3 MILES</b> | <b>5 MILES</b> |
|--------------------------------|---------------|----------------|----------------|
| Total Households               | 463           | 2,664          | 5,374          |
| # of Persons per HH            | 2.9           | 2.9            | 2.8            |
| Average HH Income              | \$155,995     | \$147,431      | \$130,842      |
| Average House Value            | \$510,929     | \$423,785      | \$391,070      |

\* Demographic data derived from 2020 ACS - US Census



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