

Multiple Tracts For Sale



49.248
acres

38.362
acres



24191 Hwy 46

Bulverde, Texas 78070

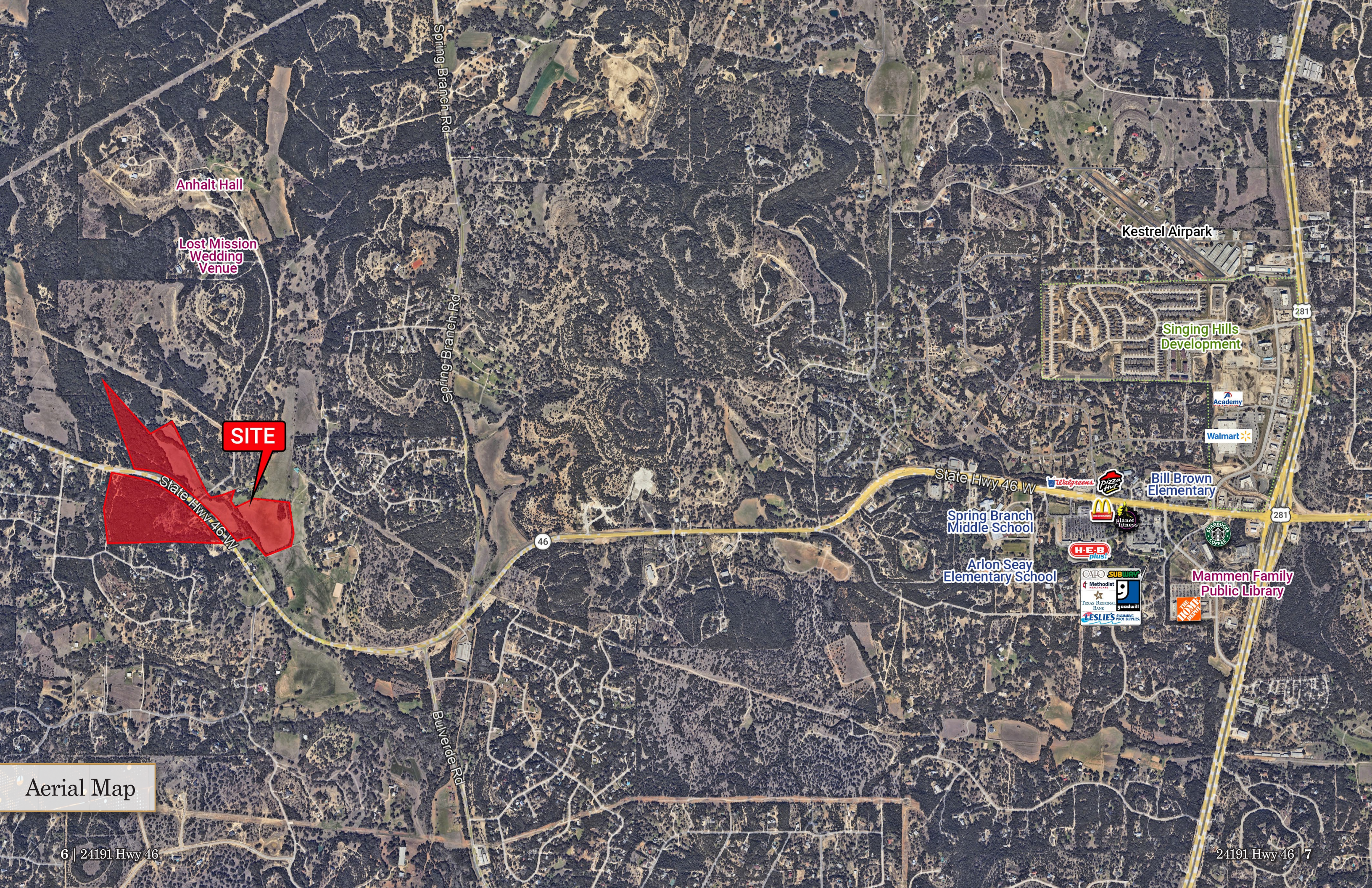
Offered by:
Kimberly S. Gatley
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Anhalt Hall

Lost Mission
Wedding
Venue

SITE

State Hwy 46 W

Spring Branch Rd

Spring Branch Rd

Bunnetole Rd

46

State Hwy 46 W

Spring Branch
Middle School

Arlon Seay
Elementary School

Kestrel Airpark

Singing Hills
Development

Academy

Walmart

Bill Brown
Elementary

Walgreens

Pizza
Hut

McDonald's

Planet
Fitness

H-E-B
plus

CAFO SUBWAY

Methodist
Methodist
TEXAS REGIONAL
BANK
goodwill

LESLIE'S
ENVIRONMENTAL
LOCK SUPPLIES

STARBUCKS
COFFEE

Mammen Family
Public Library

281

281

Aerial Map

Demographics - 1 Mile

Summary	Census 2020	2025	2030
Total Population	195	191	263
Total Households	67	70	99
Family Households	56	57	81
Average Household Size	2.85	2.70	2.64
Owner Occupied Housing Units	60	66	95
Renter Occupied Housing Units	7	4	4
Median Age	47.1	45.4	45.3

Population by Age	Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent
0-4	8	4.1%	9	4.7%	12	4.6%
5-9	12	6.2%	10	5.2%	15	5.7%
10-14	14	7.2%	13	6.8%	16	6.1%
15-19	11	5.6%	12	6.3%	16	6.1%
20-24	8	4.1%	8	4.2%	12	4.6%
25-29	8	4.1%	8	4.2%	12	4.6%
30-34	9	4.6%	10	5.2%	13	4.9%
35-39	11	5.6%	11	5.8%	16	6.1%
40-44	11	5.6%	13	6.8%	18	6.8%
45-49	12	6.2%	12	6.3%	18	6.8%
50-54	13	6.7%	13	6.8%	16	6.1%
55-59	19	9.7%	13	6.8%	17	6.5%
60-64	16	8.2%	16	8.4%	17	6.5%
65-69	14	7.2%	13	6.8%	19	7.2%
70-74	11	5.6%	11	5.8%	16	6.1%
75-79	8	4.1%	9	4.7%	13	4.9%
80-84	4	2.0%	5	2.6%	9	3.4%
Age 85+	5	2.6%	4	2.1%	7	2.7%

Median Household Income	\$168,483	-	\$201,469	-
Average Household Income	\$197,029	-	\$212,593	-
Per Capita Income	\$71,466	-	\$78,790	-

Race and Ethnicity	Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent
White Alone	148	75.9%	140	73.3%	185	70.3%
Black Alone	3	1.5%	4	2.1%	5	1.9%
American Indian	1	0.5%	2	1.1%	2	0.8%
Asian Alone	2	1.0%	2	1.1%	3	1.1%
Pacific Islander	0	0.0%	0	0.0%	0	0.0%
Some Other Race	10	5.1%	11	5.8%	16	6.1%
Two or More Races	31	15.9%	33	17.3%	50	19.0%
Hispanic (Any Race)	48	24.6%	51	26.7%	81	30.8%

Demographics - 3 Mile

Summary	Census 2020	2025	2030
Total Population	4,731	6,483	8,144
Total Households	1,675	2,369	3,037
Family Households	1,377	1,917	2,445
Average Household Size	2.80	2.72	2.67
Owner Occupied Housing Units	1,480	2,181	2,820
Renter Occupied Housing Units	195	188	217
Median Age	46.8	46.5	46.4

Population by Age	Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent
0-4	199	4.2%	283	4.4%	368	4.5%
5-9	289	6.1%	342	5.3%	425	5.2%
10-14	315	6.7%	434	6.7%	484	5.9%
15-19	326	6.9%	398	6.1%	485	6.0%
20-24	220	4.7%	303	4.7%	347	4.3%
25-29	169	3.6%	302	4.7%	397	4.9%
30-34	197	4.2%	309	4.8%	447	5.5%
35-39	252	5.3%	346	5.3%	471	5.8%
40-44	287	6.1%	404	6.2%	503	6.2%
45-49	305	6.5%	411	6.3%	531	6.5%
50-54	358	7.6%	428	6.6%	516	6.3%
55-59	467	9.9%	467	7.2%	520	6.4%
60-64	406	8.6%	572	8.8%	552	6.8%
65-69	341	7.2%	484	7.5%	629	7.7%
70-74	247	5.2%	400	6.2%	533	6.5%
75-79	175	3.7%	291	4.5%	434	5.3%
80-84	87	1.8%	181	2.8%	286	3.5%
Age 85+	92	1.9%	130	2.0%	216	2.6%

Median Household Income	\$141,359	-	\$163,949	-
Average Household Income	\$182,269	-	\$199,025	-
Per Capita Income	\$66,451	-	\$74,192	-

Race and Ethnicity	Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent
White Alone	3,469	73.3%	4,621	71.3%	5,611	68.9%
Black Alone	51	1.1%	96	1.5%	132	1.6%
American Indian	51	1.1%	68	1.1%	87	1.1%
Asian Alone	38	0.8%	69	1.1%	95	1.2%
Pacific Islander	2	0.0%	4	0.1%	4	0.1%
Some Other Race	290	6.1%	414	6.4%	569	7.0%
Two or More Races	829	17.5%	1,211	18.7%	1,646	20.2%
Hispanic (Any Race)	1,300	27.5%	1,911	29.5%	2,626	32.2%

Demographics - 5 Mile



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.



Summary	Census 2020	2025	2030
Total Population	16,091	20,317	24,605
Total Households	5,756	7,464	9,225
Family Households	4,731	6,006	7,382
Average Household Size	2.78	2.71	2.66
Owner Occupied Housing Units	5,183	6,908	8,490
Renter Occupied Housing Units	573	556	735
Median Age	45.9	46.4	46.5

Population by Age	Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent
0-4	726	4.5%	898	4.4%	1,111	4.5%
5-9	1,020	6.3%	1,113	5.5%	1,301	5.3%
10-14	1,129	7.0%	1,374	6.8%	1,509	6.1%
15-19	1,118	7.0%	1,276	6.3%	1,479	6.0%
20-24	720	4.5%	963	4.7%	1,059	4.3%
25-29	533	3.3%	917	4.5%	1,201	4.9%
30-34	691	4.3%	887	4.4%	1,320	5.4%
35-39	893	5.5%	1,084	5.3%	1,320	5.4%
40-44	1,025	6.4%	1,285	6.3%	1,514	6.2%
45-49	1,116	6.9%	1,333	6.6%	1,625	6.6%
50-54	1,201	7.5%	1,424	7.0%	1,603	6.5%
55-59	1,463	9.1%	1,468	7.2%	1,652	6.7%
60-64	1,266	7.9%	1,684	8.3%	1,668	6.8%
65-69	1,149	7.1%	1,444	7.1%	1,819	7.4%
70-74	889	5.5%	1,258	6.2%	1,550	6.3%
75-79	589	3.7%	955	4.7%	1,319	5.4%
80-84	298	1.9%	567	2.8%	908	3.7%
Age 85+	265	1.6%	385	1.9%	644	2.6%

Median Household Income	\$141,213	-	\$159,867	-
Average Household Income	\$180,535	-	\$196,076	-
Per Capita Income	\$66,912	-	\$74,169	-

Race and Ethnicity	Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent
White Alone	12,012	74.7%	14,569	71.7%	17,010	69.1%
Black Alone	254	1.6%	410	2.0%	533	2.2%
American Indian	147	0.9%	189	0.9%	233	0.9%
Asian Alone	165	1.0%	265	1.3%	350	1.4%
Pacific Islander	10	0.1%	19	0.1%	24	0.1%
Some Other Race	789	4.9%	1,081	5.3%	1,450	5.9%
Two or More Races	2,713	16.9%	3,784	18.6%	5,005	20.3%
Hispanic (Any Race)	3,998	24.9%	5,588	27.5%	7,481	30.4%

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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

REOC General Partner, LLC	493853	alyles@reocsanantonio.com	(210) 524-4000
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Designated Broker of Firm	License No.	Email	Phone
Andrew J. Lyles	720555	alyles@reocsanantonio.com	(210) 524-1306
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Kimberly Sue Gatley	652669	kgatley@reocsanantonio.com	(210) 524-1320
Sales Agent/Associate's Name	License No.	Email	Phone

[Source:](#) Esri forecasts for 2025 and 2030. U.S. Census Bureau 2020 decennial Census data

Buyer/Tenant/Seller/Landlord Initials

Date



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- 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
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 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

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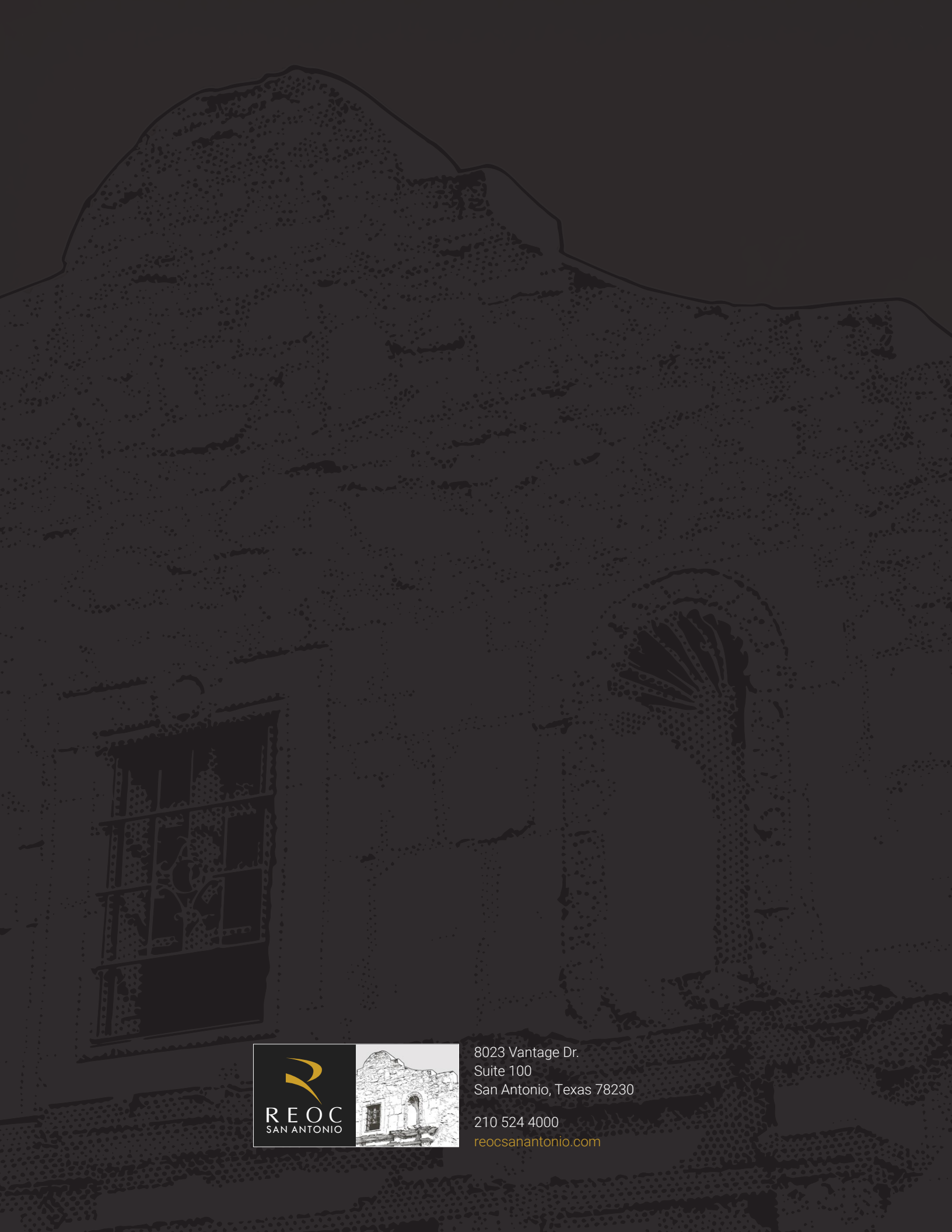
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Buyer/Tenant/Seller/Landlord Initials

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