



Robin Grove
Broker-Realtor

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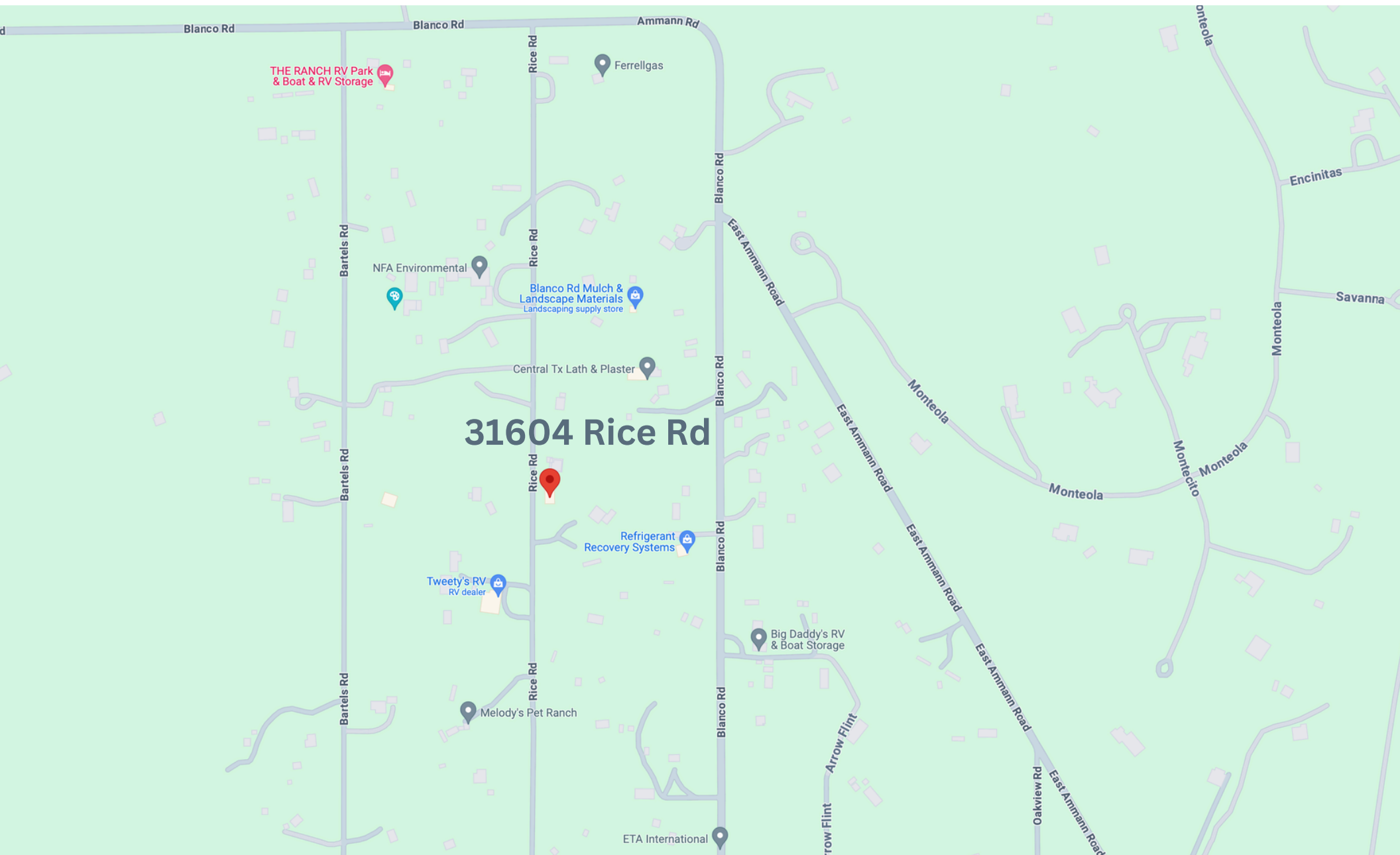
30951 Blanco Rd, Bulverde TX 78163

www.PioneerRealtyPartners.com

31604 Rice Rd

Bulverde, TX 78163

**Offered at
\$1,100,000**



All information furnished regarding property offered for sale is from sources deemed reliable but no warranty or representation is made to the accuracy or completeness thereof and same is subject to changes or withdrawal without notice.
Contact information : Pioneer Realty Partners, LLC | 830.488.2699



PROPERTY SUMMARY

Property Type: Office, Retail, Industrial, Storage, Residential

Zoning: None / Comal County & Bulverde EJT

Year Built: 2020 & 1966

Total SF: 4,244

Utilities: 3 Electrical Meters, 2 water wells, 3 septic tanks

Clear Ceiling Height: varies up to 14'

HIGHLIGHTS

- Prime Location in Comal County, situated in a highly sought-after Bulverde
- Property Size: Over 4.5 acres to accommodate various needs. Room to expand on the property.
- Parking: On-site parking lot to accommodate employees and visitors. Additional parking areas around the property.
- Fully fenced and gated

Property Overview







AREA OVERVIEW

Bulverde, TX presents an excellent opportunity for businesses seeking a location with robust growth potential. Located in the scenic rolling hills and expansive countryside of southern Texas, this charming small town offers a tranquil alternative to the bustling pace of larger cities.

Since 2000, Bulverde's population has grown by nearly 33 percent, reflecting its increasing appeal as a desirable place to live and work. This growth is mirrored in the housing market, where new developments and residential projects are flourishing to accommodate the rising demand for modern, spacious homes.

The town's welcoming community is complemented by a strong local economy that includes a range of small businesses, fostering a vibrant commercial environment. Bulverde is also well-equipped with excellent schools and diverse recreational options, making it an appealing destination for families and professionals alike.

Strategically situated about 80 miles southwest of Austin and 190 miles south of Houston, Bulverde offers easy access to major metropolitan areas while maintaining its peaceful, picturesque setting. This blend of growth, opportunity, and quality of life makes Bulverde an attractive location for businesses looking to establish a presence in a dynamic and expanding community.



AREA OVERVIEW



Neighboring Businesses

Miss Scarlett's Farmers Market

Tweety's RV & U-haul Rental

Tejas Rodeo & Steak House

DRIVE TIMES

San Antonio International Airport - 20 miles

Downtown San Antonio - 28 miles

Major Shopping - 12 miles

DEMOGRAPHICS

POPULATION 2024 7,375

Avg HH INCOME \$126,735

EMPLOYED POPULATION 97%

Near By Housing Developments

within 3 miles

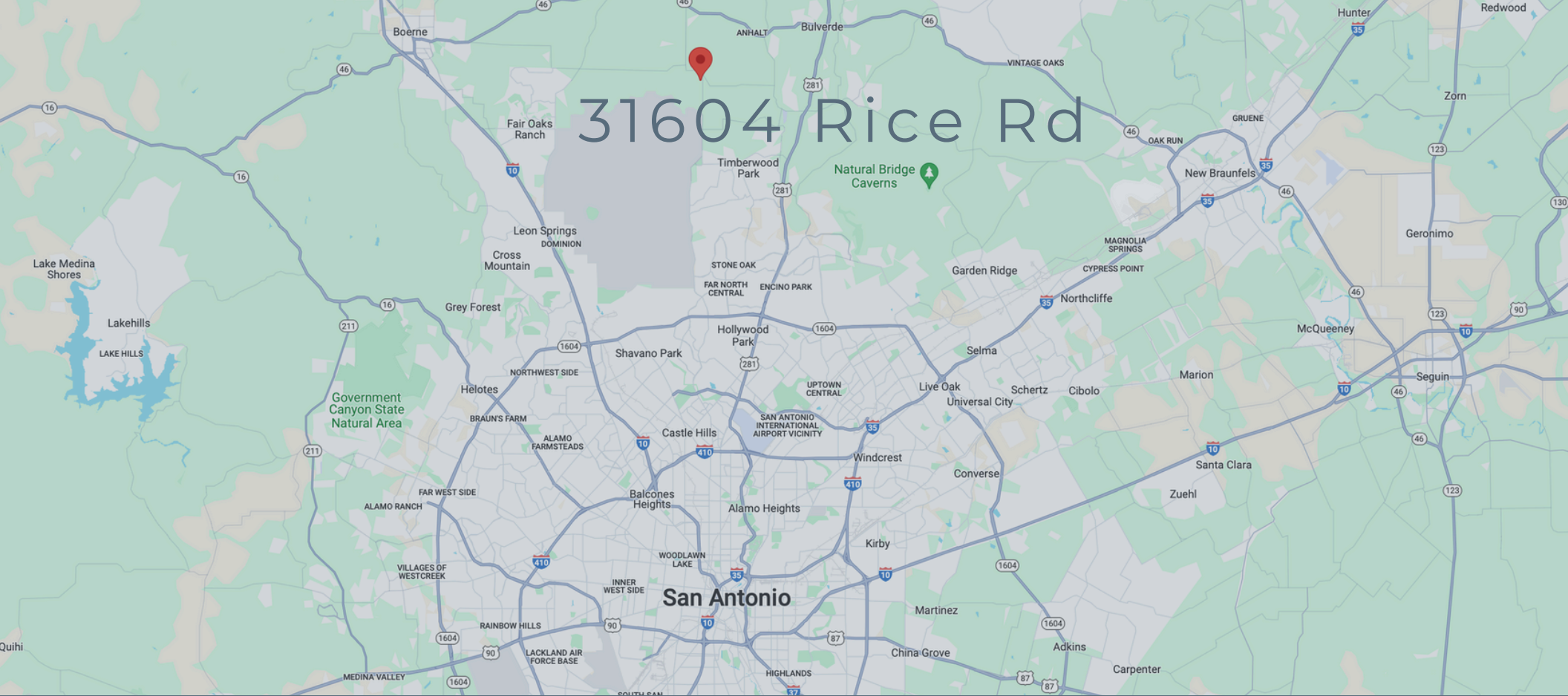
Ventana

Belle Oaks

Glenwood

Centennial Ridge

Meritage Homes



CONTACT

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Information About Brokerage Services

Texas law requires all real estate licensees 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.

<u>PIONEER REALTY PARTNERS, LLC</u>	<u>9011057</u>	<u>info@pioneerrealtypartners.com</u>	<u>(830)488-2699</u>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>Denise Bourassa</u>	<u>652792</u>	<u>denise@pioneerrealtypartners.com</u>	<u>(830)488-2699</u>
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<u>Robin Grove 716869</u>	<u>716869</u>	<u>robin@pioneerrealtypartners.com</u>	<u>(830) 488-2699</u>
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov
IABS 1-0 Date