

Hwy 46 & Old Blanco Road

±12.06 Acres

Hwy 46 & Old Blanco Rd
Bulverde, TX 78163
Comal County

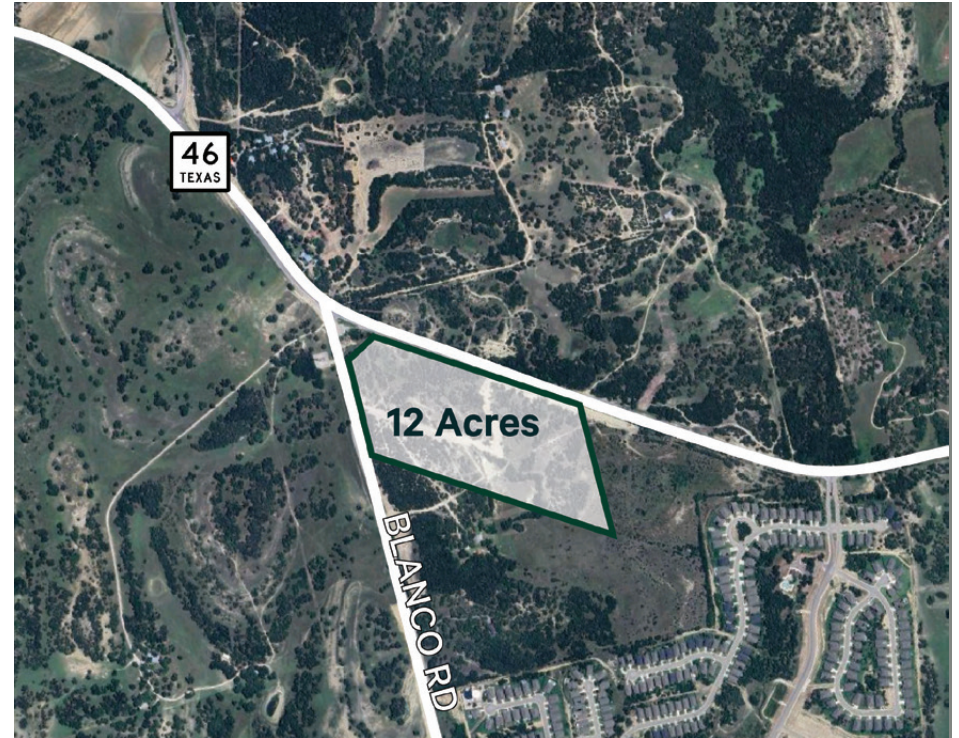


Property Overview

This prime development corner at Hwy 46 and Blanco Road, featuring a new red light at the intersection, is highly desirable. It is situated between Boerne and Hwy 281, near several successful developments. These include the highly successful high-end home development of Cordillera Ranch, the Ventana residential development which spans 107 acres, and the Belle Oaks development which offers 1 acre lots.

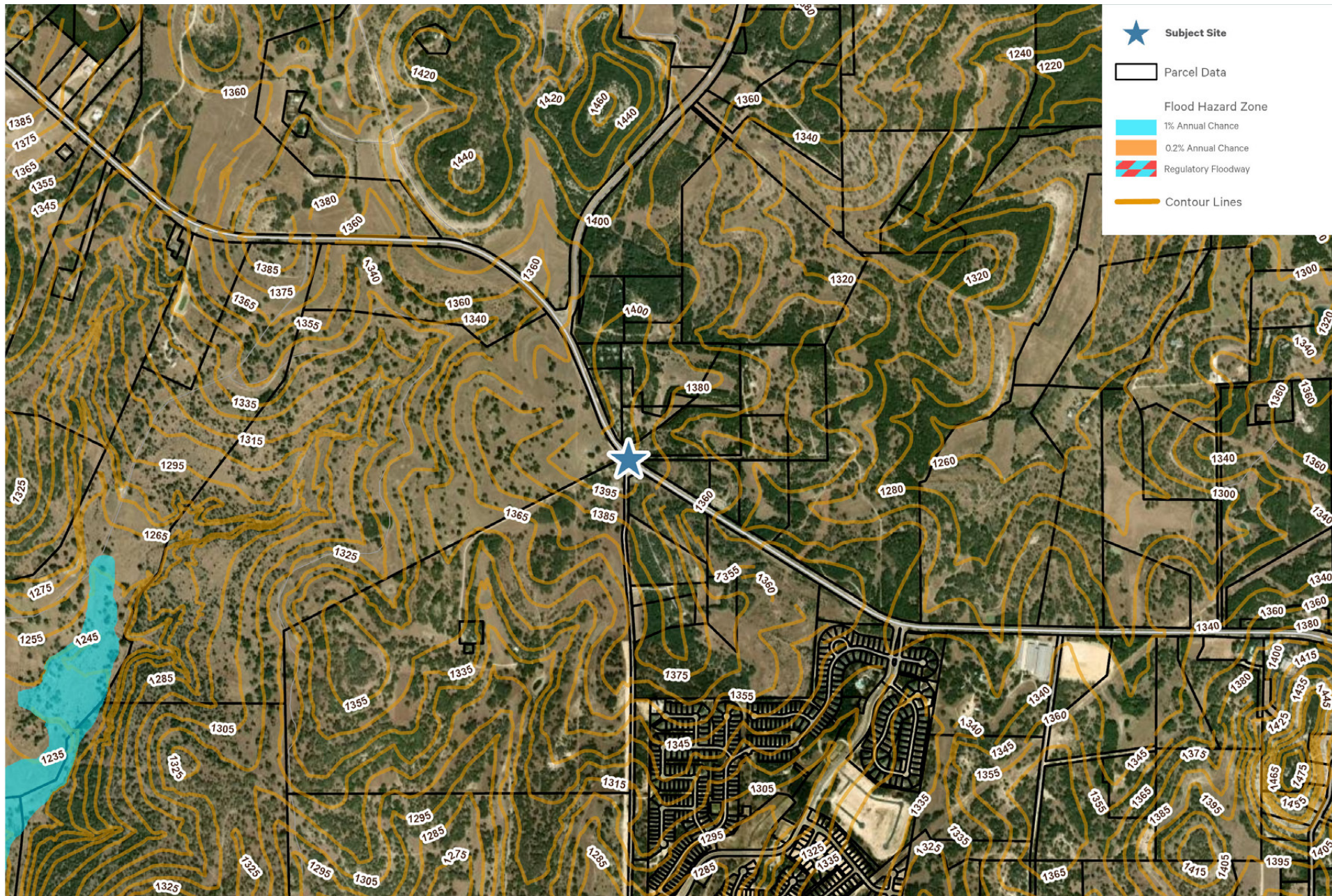
Overview:

- **Jurisdiction:** Comal County
- **Sewer:** Well
- **School Zoning:** Comal ISD
 - + Elementary: Rahe Bulverde
 - + Middle: Spring Branch
 - + High School: Smithson Valley
- **Ventana Development:** 156 Homes
- **Belle Oaks Ranch:** 76 Homes



2023 Demographic Overview

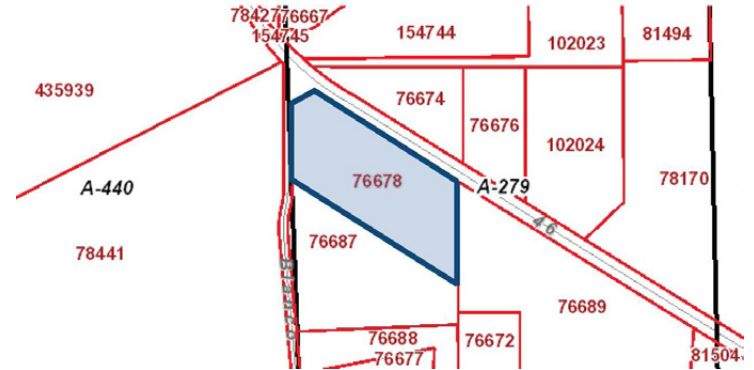
| Category | 5 Miles | 10 Miles | 15 Miles |
|--|-----------|-----------|-----------|
| Businesses | 215 | 1,622 | 9,519 |
| Employees | 1,394 | 12,745 | 97,298 |
| Population (Current Year Estimate) | 9,053 | 86,005 | 315,080 |
| 2028 Population (Five Year Projection) | 11,102 | 99,097 | 350,135 |
| Households (Current Year Estimate) | 3,293 | 30,116 | 115,361 |
| 2028 Households (Five Year Projection) | 4,105 | 35,154 | 130,104 |
| Average Household Income | \$183,589 | \$174,542 | \$151,449 |
| Median Household Income | \$126,347 | \$125,227 | \$108,566 |



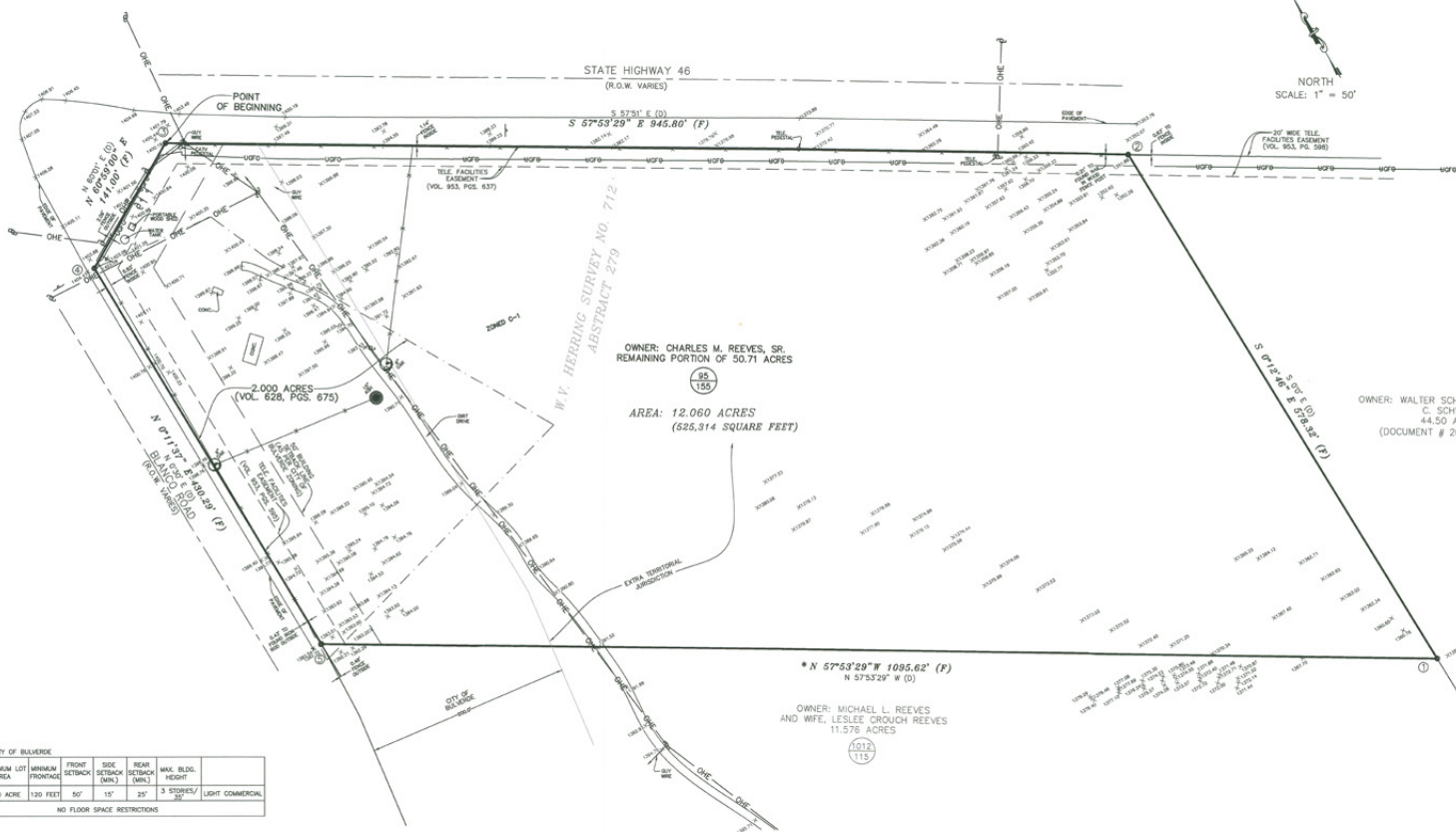
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Property Survey



THIS PROPERTY IS LOCATED IN ZONE C-1 ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM AS DEFINED BY FEDERAL EMERGENCY MANAGEMENT AGENCY, COMAL COUNTY, TEXAS. FLOOD BOUNDARY MAP NUMBER 88483-0012-C AS DATED SEPTEMBER 28, 1996.



- LEGEND:
- ① = FOUND 1/2" IRON BAR WITH/OUT A CAP
 - ② = 1/2" IRON BAR WITH AN ORANGE CAP MARKED "SINGULAR & ASSOC" FOUND SET IN THE GROUND
 - ③ = BROKEN CONCRETE MONUMENT
 - ④ = 1/4" IRON BAR WITH A RED CAP MARKED "SINGULAR & ASSOC" FOUND SET IN THE GROUND
 - ⑤ = FOUND COTTON SINGLES
 - 1512 = COMAL COUNTY PLAT RECORDS
 - 115 = COMAL COUNTY DEED, REAL PROPERTY OR OFFICIAL PUBLIC RECORDS
 - (F) = FIELD BEARING
 - (D) = DEED BEARING
 - X = BARBED WIRE FENCE
 - CP = POWER POLE
 - OHE = OVERHEAD ELECTRIC
 - UOFO = UNDERGROUND FIBER OPTIC CABLE
 - R.O.W. = RIGHT-OF-WAY
 - CONC. = CONCRETE
 - TELE. = TELEPHONE
 - ELEC. = ELECTRIC
 - CATV = CABLE TELEVISION
 - A/C = AIR CONDITIONER
 - MIR. = MIRROR
 - MAX. = MAXIMUM
 - BLDG. = BUILDING
 - SPOT = SPOT
 - X = SPOT ELEVATIONS
- * REFERENCE BEARING FROM DEED OF RECORD OF VOL. 1012, PG. 115 OF THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS. ALL OTHER BEARINGS ARE RELATIVE TO THIS BEARING.



OWNER: CHARLES M. REEVES, SR.
 REMAINING PORTION OF 50.71 ACRES

AREA: 12.060 ACRES
 (625,314 SQUARE FEET)

OWNER: MICHAEL L. REEVES
 AND WIFE, LESLIE CROUCH REEVES
 11.576 ACRES

OWNER: WALTER SCHWARZ AND SUSAN
 C. SCHWARZ
 44.50 ACRES
 (DOCUMENT # 200006029059)

SOURCE: CITY OF BULVERDE

| ZONING DISTRICT | MINIMUM AREA | MINIMUM FRONTAGE | FRONT SETBACK | SIDE SETBACK (FEET) | REAR SETBACK (FEET) | MAX. BLDG. HEIGHT | |
|-----------------|--------------|------------------|---------------|---------------------|---------------------|-------------------|------------------|
| C-1 | 1.0 ACRE | 120 FEET | 50' | 15' | 25' | 3 STORIES/30' | LIGHT COMMERCIAL |

NO FLOOR SPACE RESTRICTIONS



Contact Us

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CBRE

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