



12.99 acres For Sale

46  
TEXAS

281

Walmart

Academy  
SPORTS+OUTDOORS



4624 US Highway 281 N  
Bulverde, Texas 78070

Offered by:  
Kimberly S. Gatley  
Andrew J. Lyles

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# Benefits

## Property Highlights

Address 4624 US Highway 281 N, Bulverde, TX

Location US Hwy 281 & SH 46

Property Details 12.99 Acres

Legal Description A-432 SUR-451 A NAVA, ACRES 7.0, RIDGEVIEW OAKS WEST, LOT 22-24

Zoning C-3

Utilities Electric, Well

Sale Price Contact Broker

## Description

Land available with Direct visibility and access from Hwy-281. Right across from the expanding Singing Hills Shopping center and 281 & 46 intersection.

## Comments

- High visibility on Hwy 281
- Direct access from Hwy 281
- Near Hwy 281 and SH 46 intersection
- Great opportunity in the heart growing Bulverde market

## Traffic Counts

US Hwy 281, just north of SH 46; 44,140 AADT (2024)

Source: TxDOT Traffic Count Database System



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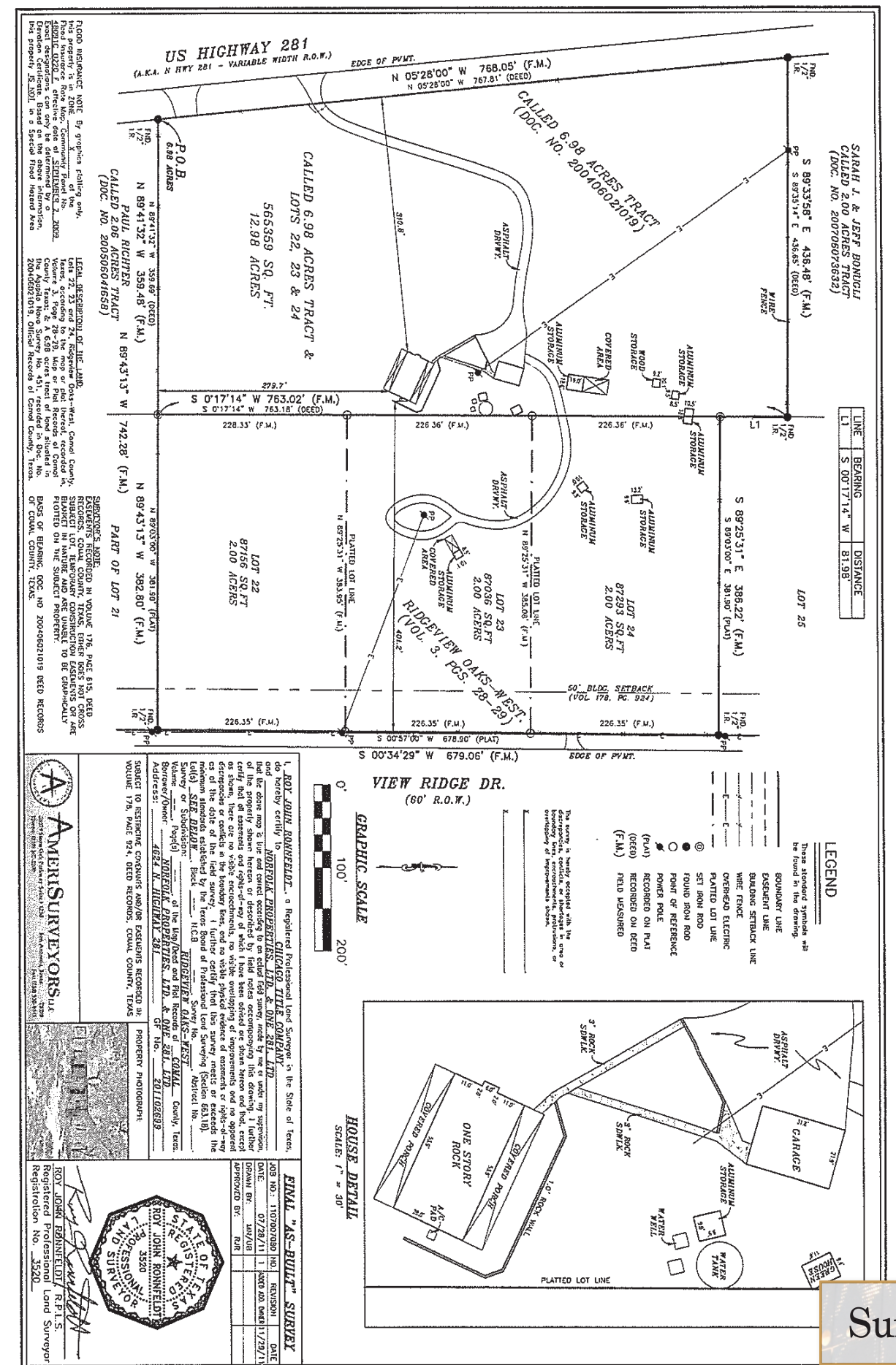
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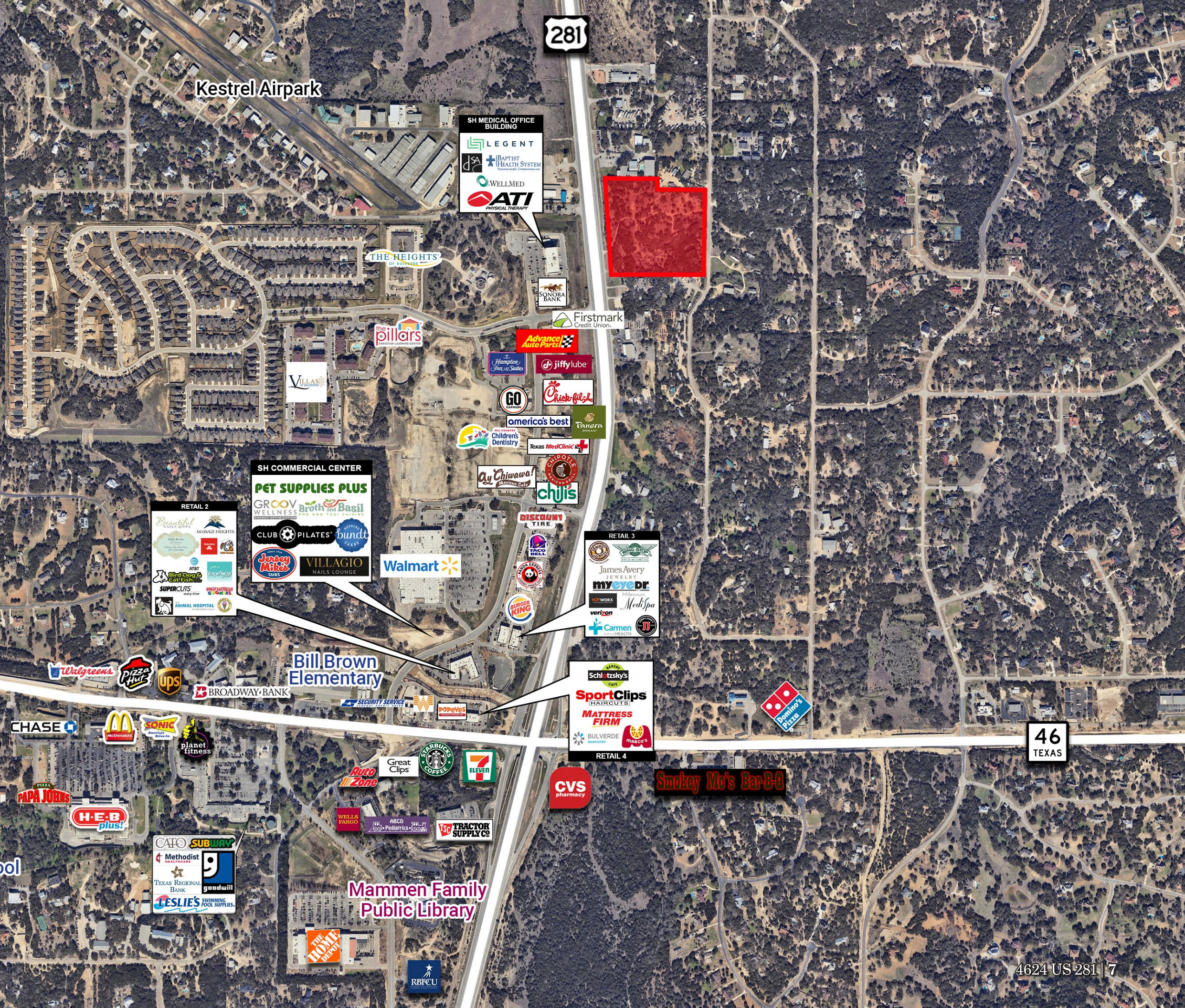
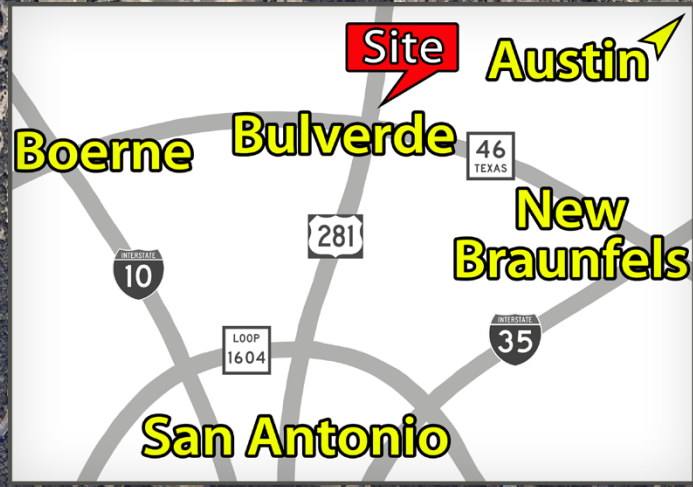
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REOC San Antonio believes this information to be accurate but makes no representations or warranties as to the accuracy of this information.



Survey



Kestrel Airpark

281

46 TEXAS

Site Austin

Boerne Bulverde

New Braunfels

San Antonio

THE HEIGHTS OF UNIVERSITY

the pillars

SH COMMERCIAL CENTER

PET SUPPLIES PLUS

GROOVY WELLNESS

CLUB PILATES bundt

Jockey Mike's

VILLAGIO NAILS LOUNGE

Walmart

Bill Brown Elementary

Spring Branch Middle School

Arlon Seay Elementary School

Mammen Family Public Library

Aerial & Location Map

# Demographics - 1 Mile

Summary	Census 2020	2025	2030
Total Population	1,294	1,820	2,172
Total Households	516	773	950
Family Households	405	588	717
Average Household Size	2.43	2.30	2.24
Owner Occupied Housing Units	388	621	739
Renter Occupied Housing Units	128	152	211
Median Age	49.1	50.9	51.7

Population by Age	Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent
0-4	53	4.1%	69	3.8%	83	3.8%
5-9	62	4.8%	93	5.1%	98	4.5%
10-14	77	6.0%	97	5.3%	124	5.7%
15-19	105	8.1%	97	5.3%	106	4.9%
20-24	56	4.3%	98	5.4%	81	3.7%
25-29	37	2.9%	76	4.2%	112	5.2%
30-34	46	3.5%	69	3.8%	104	4.8%
35-39	49	3.8%	82	4.5%	100	4.6%
40-44	81	6.3%	84	4.6%	117	5.4%
45-49	98	7.6%	120	6.6%	112	5.2%
50-54	113	8.7%	139	7.6%	144	6.6%
55-59	115	8.9%	153	8.4%	162	7.5%
60-64	109	8.4%	156	8.6%	177	8.2%
65-69	94	7.3%	146	8.0%	174	8.0%
70-74	84	6.5%	118	6.5%	156	7.2%
75-79	53	4.1%	109	6.0%	133	6.1%
80-84	29	2.2%	62	3.4%	106	4.9%
Age 85+	33	2.5%	53	2.9%	83	3.8%

Median Household Income	\$93,566	-	\$103,521	-
Average Household Income	\$137,266	-	\$146,232	-
Per Capita Income	\$56,046	-	\$61,432	-

Race and Ethnicity	Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent
White Alone	1,003	77.5%	1,353	74.3%	1,559	71.8%
Black Alone	15	1.2%	24	1.3%	30	1.4%
American Indian	8	0.6%	11	0.6%	13	0.6%
Asian Alone	19	1.5%	36	2.0%	47	2.2%
Pacific Islander	1	0.1%	3	0.2%	3	0.1%
Some Other Race	61	4.7%	99	5.4%	132	6.1%
Two or More Races	187	14.4%	294	16.1%	388	17.9%
Hispanic (Any Race)	256	19.8%	406	22.3%	542	25.0%

# Demographics - 3 Mile

Summary	Census 2020	2025	2030
Total Population	9,597	10,977	12,800
Total Households	3,600	4,276	5,101
Family Households	2,955	3,434	4,071
Average Household Size	2.65	2.55	2.50
Owner Occupied Housing Units	3,179	3,863	4,534
Renter Occupied Housing Units	421	413	567
Median Age	47.0	48.1	48.3

Population by Age	Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent
0-4	420	4.4%	454	4.1%	539	4.2%
5-9	566	5.9%	580	5.3%	641	5.0%
10-14	660	6.9%	701	6.4%	764	6.0%
15-19	718	7.5%	672	6.1%	738	5.8%
20-24	439	4.6%	550	5.0%	533	4.2%
25-29	279	2.9%	504	4.6%	637	5.0%
30-34	374	3.9%	414	3.8%	690	5.4%
35-39	495	5.2%	526	4.8%	604	4.7%
40-44	583	6.1%	653	6.0%	723	5.7%
45-49	672	7.0%	693	6.3%	810	6.3%
50-54	790	8.2%	779	7.1%	814	6.4%
55-59	882	9.2%	877	8.0%	880	6.9%
60-64	768	8.0%	941	8.6%	957	7.5%
65-69	708	7.4%	813	7.4%	993	7.8%
70-74	576	6.0%	717	6.5%	847	6.6%
75-79	345	3.6%	578	5.3%	738	5.8%
80-84	172	1.8%	315	2.9%	538	4.2%
Age 85+	151	1.6%	210	1.9%	354	2.8%

Median Household Income	\$134,848	-	\$153,668	-
Average Household Income	\$178,456	-	\$192,387	-
Per Capita Income	\$67,454	-	\$74,372	-

Race and Ethnicity	Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent
White Alone	7,320	76.3%	8,047	73.3%	9,060	70.8%
Black Alone	136	1.4%	195	1.8%	243	1.9%
American Indian	98	1.0%	114	1.0%	135	1.1%
Asian Alone	98	1.0%	146	1.3%	186	1.4%
Pacific Islander	5	0.1%	9	0.1%	12	0.1%
Some Other Race	429	4.5%	541	4.9%	699	5.5%
Two or More Races	1,511	15.7%	1,924	17.5%	2,463	19.2%
Hispanic (Any Race)	2,194	22.9%	2,790	25.4%	3,606	28.2%

# 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	19,861	25,063	29,536
Total Households	7,140	9,287	11,169
Family Households	5,859	7,453	8,909
Average Household Size	2.77	2.69	2.64
Owner Occupied Housing Units	6,487	8,657	10,280
Renter Occupied Housing Units	653	630	889
Median Age	45.7	46.1	46.4

Population by Age	Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent
0-4	910	4.6%	1,126	4.5%	1,341	4.5%
5-9	1,253	6.3%	1,393	5.6%	1,575	5.3%
10-14	1,408	7.1%	1,690	6.7%	1,829	6.2%
15-19	1,401	7.0%	1,592	6.3%	1,775	6.0%
20-24	894	4.5%	1,206	4.8%	1,279	4.3%
25-29	656	3.3%	1,131	4.5%	1,447	4.9%
30-34	859	4.3%	1,088	4.3%	1,575	5.3%
35-39	1,126	5.7%	1,343	5.4%	1,566	5.3%
40-44	1,229	6.2%	1,617	6.5%	1,816	6.2%
45-49	1,359	6.8%	1,609	6.4%	1,982	6.7%
50-54	1,480	7.5%	1,744	7.0%	1,886	6.4%
55-59	1,765	8.9%	1,812	7.2%	1,972	6.7%
60-64	1,566	7.9%	2,028	8.1%	2,001	6.8%
65-69	1,432	7.2%	1,786	7.1%	2,156	7.3%
70-74	1,139	5.7%	1,563	6.2%	1,874	6.3%
75-79	706	3.5%	1,205	4.8%	1,594	5.4%
80-84	372	1.9%	676	2.7%	1,118	3.8%
Age 85+	307	1.6%	456	1.8%	749	2.5%

Median Household Income	\$138,238	-	\$154,657	-
Average Household Income	\$176,250	-	\$190,861	-
Per Capita Income	\$65,093	-	\$71,940	-

Race and Ethnicity	Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent
White Alone	14,991	75.5%	18,060	72.1%	20,516	69.5%
Black Alone	287	1.4%	504	2.0%	639	2.2%
American Indian	181	0.9%	231	0.9%	277	0.9%
Asian Alone	186	0.9%	308	1.2%	397	1.3%
Pacific Islander	13	0.1%	24	0.1%	30	0.1%
Some Other Race	958	4.8%	1,299	5.2%	1,695	5.7%
Two or More Races	3,246	16.3%	4,637	18.5%	5,981	20.3%
Hispanic (Any Race)	4,757	23.9%	6,747	26.9%	8,798	29.8%

**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.

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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;
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  - 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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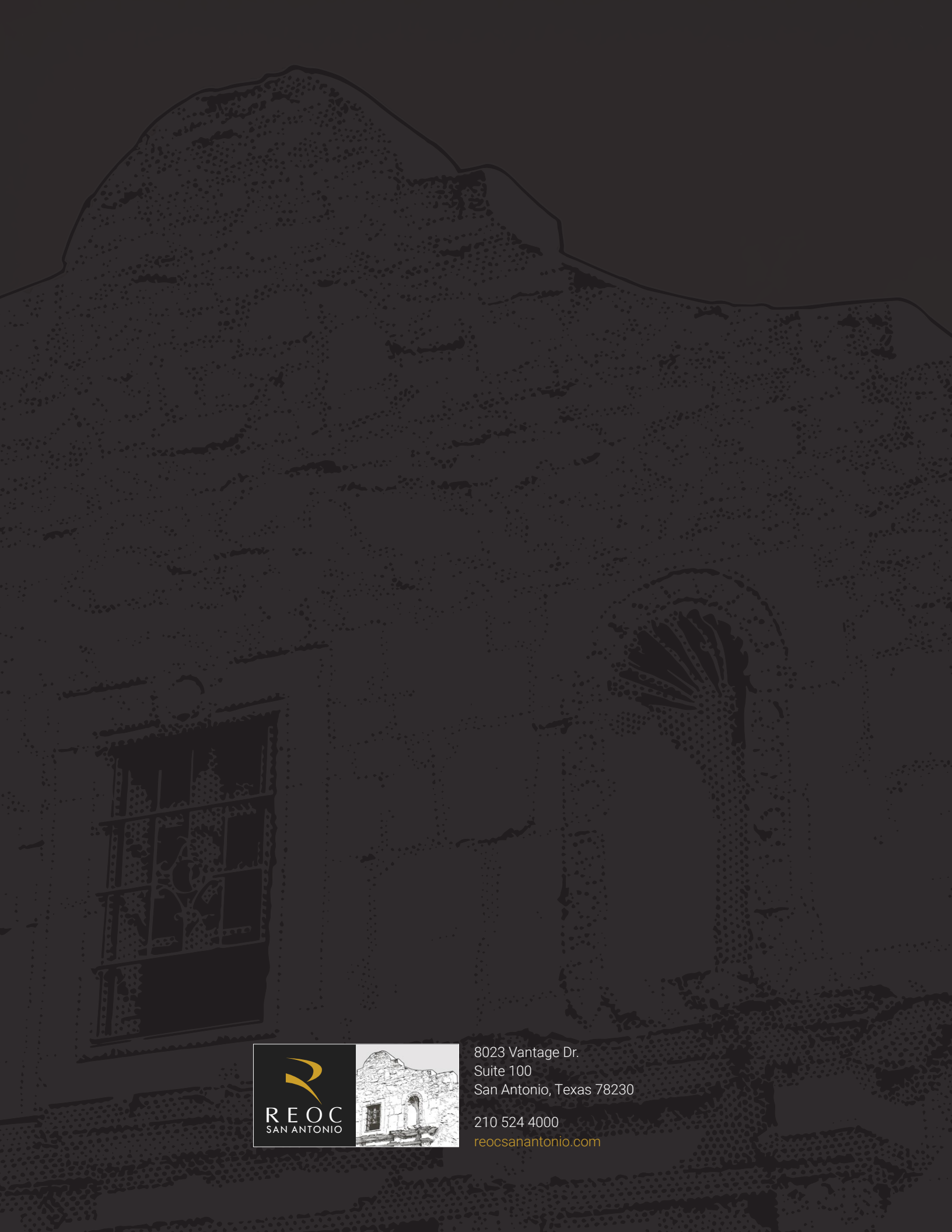
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