



**FOR SALE**

# 14.1 ACRES OF DEVELOPMENT LAND WITH DIRECT 281 ACCESS

6690 US HWY 281 NORTH, SPRING BRANCH, TX 78070



**SETH PRESCOTT**

210.478.8999

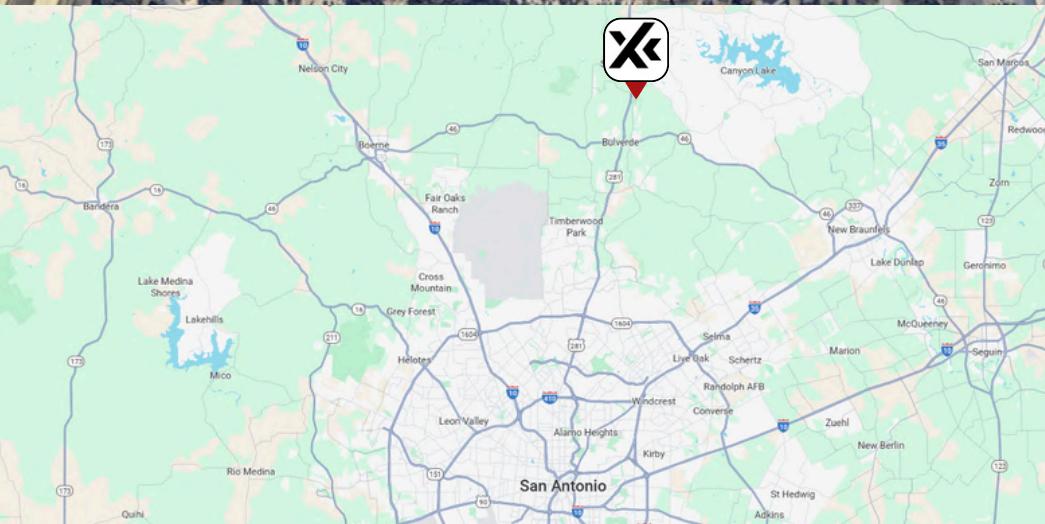
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# 14.1 ACRES FOR SALE | EXECUTIVE SUMMARY

6690 US HWY 281 NORTH, SPRING BRANCH, TX 78070



## PROPERTY OVERVIEW

14 acres for sale, the ONLY site in the Bulverde Spring Branch area with access to sewer and water. Limited restrictions and zoning regulations.

## PROPERTY HIGHLIGHTS

- Limited Restrictions and Zoning—Located in [City of Spring Branch](#)
- NO Tree Mitigation—Beautiful Trees, keep the ones you want...!
- Sewer LOI with approx. 250 EDUs of Sewer and Water
- PEC Power to Property - GVTC Fiber to Property
- Adjacent to River Crossing Golf Course and Country Club
- 398' frontage and 740' deep, 1,160' across the rear
- Amenities and services are in very close proximity at [Singing Hills](#)
- Easy Commute to San Antonio, +/-20 min, 24 mi to SAT & Austin +/- 45 min - 1 hr
- Beautiful Hill Country Views! - Easy Access to [Guadalupe River](#)
- Comal Co. 2nd fastest growing County in the USA!
- Shopping, Restaurants and Services less than 1 mile from property
- House, shop and well currently located on the Property

## PROPERTY DETAILS:

Sale Price:	Call Broker/Owner
Available Acres:	2.5 - 14.1
Available SF:	108,900 - 614,196
Price / SF:	<a href="#">Call Broker</a>
Zoning:	City of Spring Branch
Market:	San Antonio
Submarket:	Far North
Sewer:	Texas Water Company
Water:	Texas Water Company
Telephone & Fiber:	GVTC
Power:	PEC

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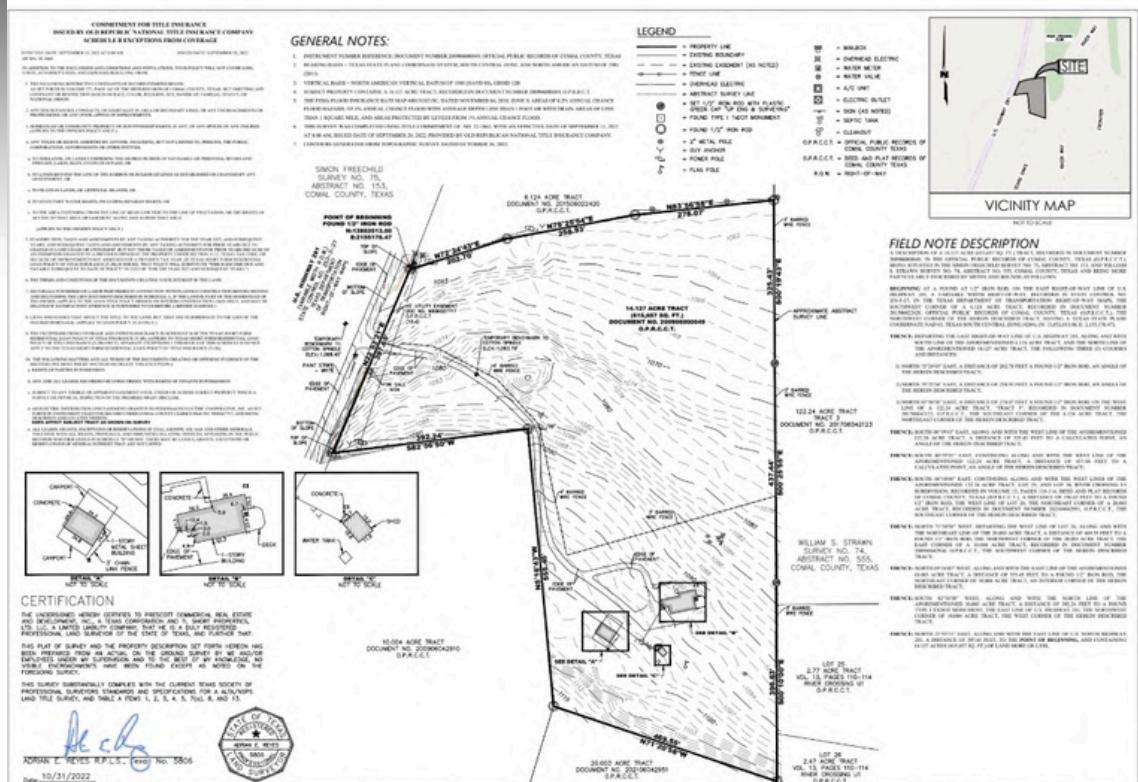
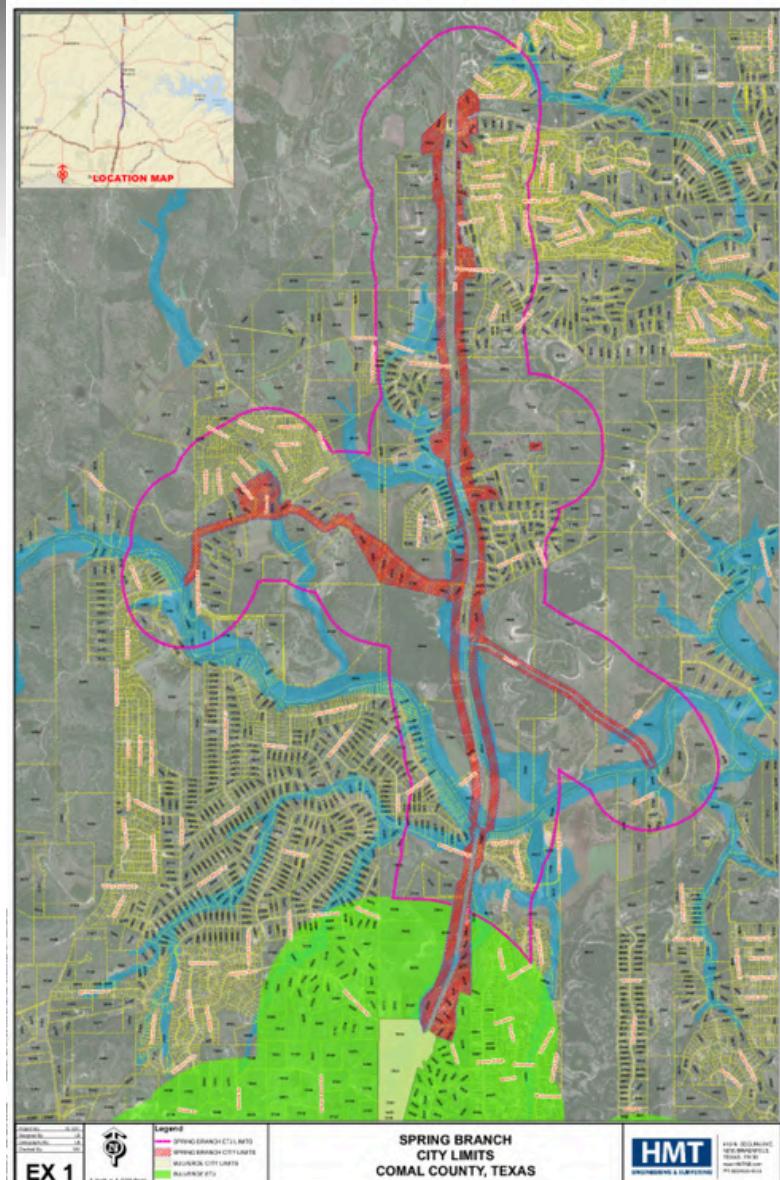
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# 14.1 ACRES FOR SALE

# CITY LIMITS MAP & SURVEY

6690 US HWY 281 NORTH, SPRING BRANCH, TX 78070



## PROPERTY DESCRIPTION

14.1 acres for sale, ONLY site in the Bulverde Spring Branch area with access to sewer and water. Limited Zoning and Restrictions.

## LOCATION DESCRIPTION

Located on HWY 281 North just north of Hwy 46 and south of the Guadalupe River. There is approx 398' of 281 frontage.

## UTILITY DESCRIPTION

Perdanas Electric Cooperative Power to site, Texas Water company - Water and Sewer. Water line adjacent to Site.

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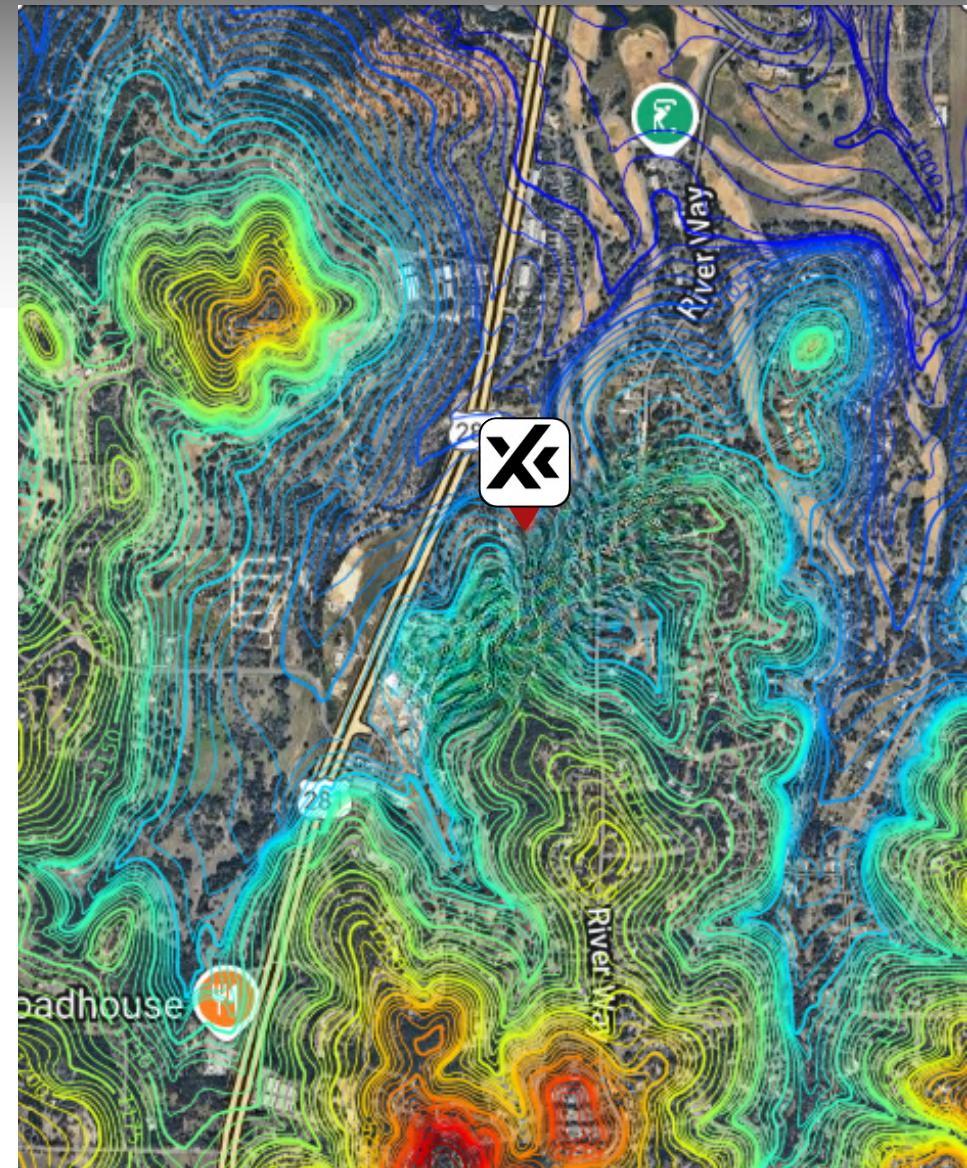
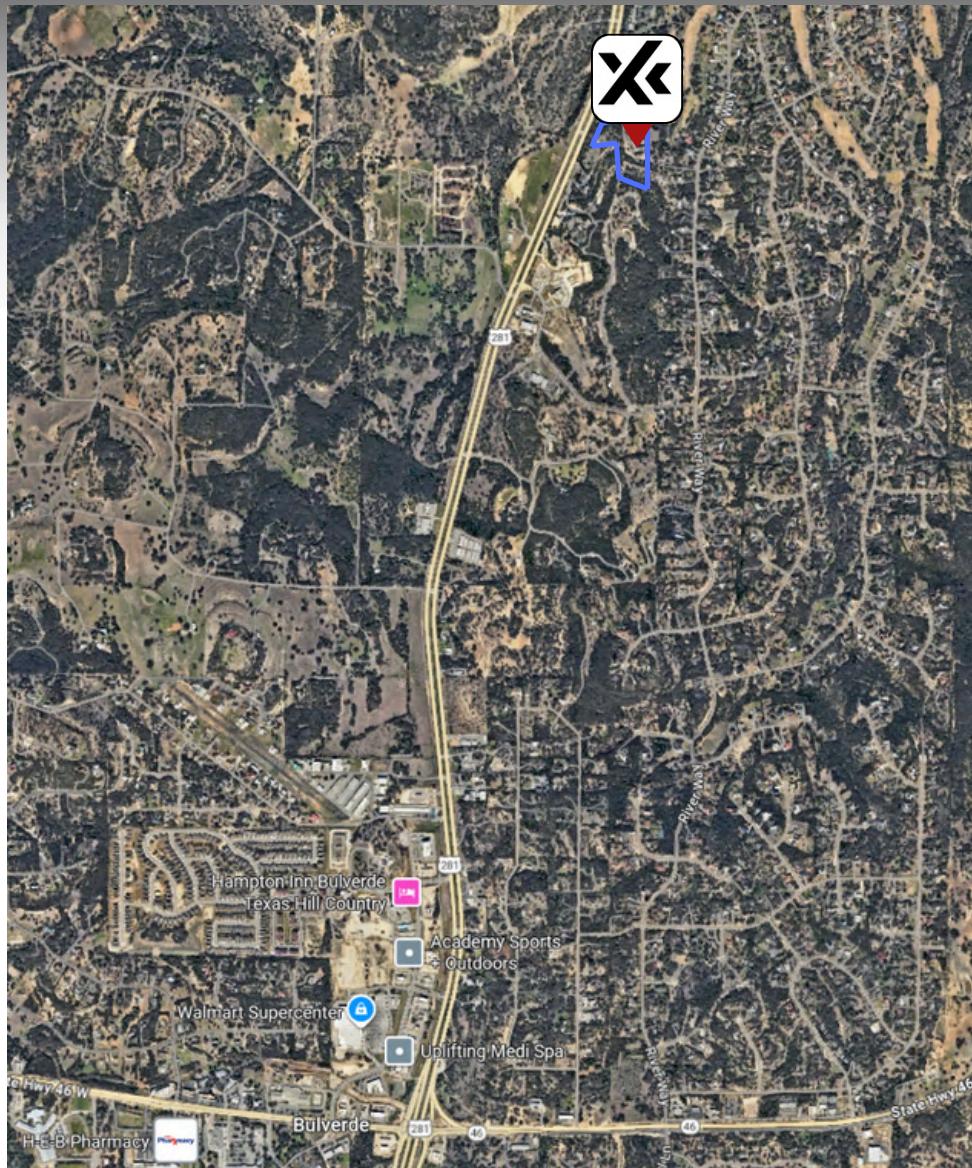
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# 14.1 ACRES FOR SALE | TOPO MAPS

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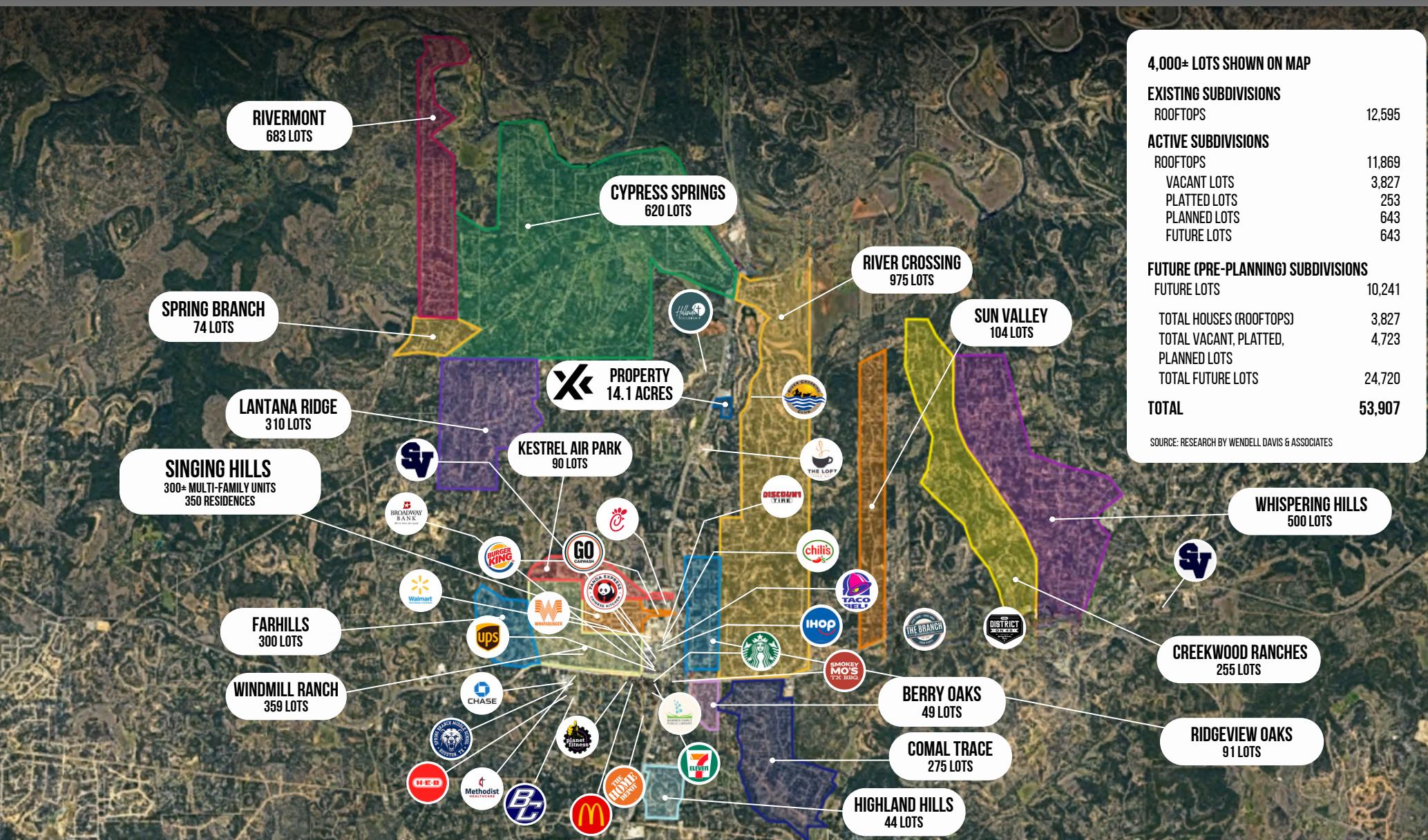
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# 14.1 ACRES FOR SALE | RETAILER & SUBDIVISION MAP

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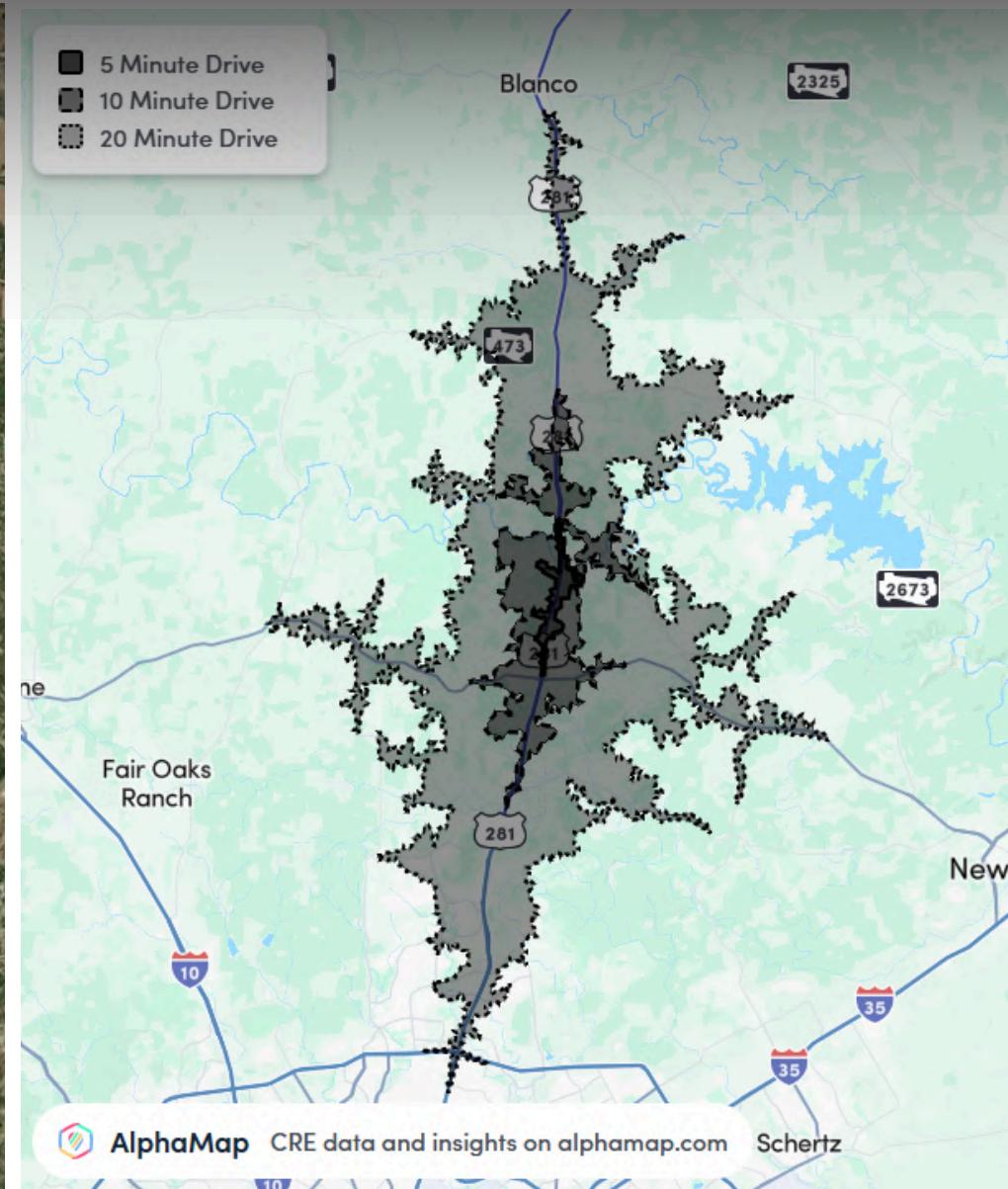
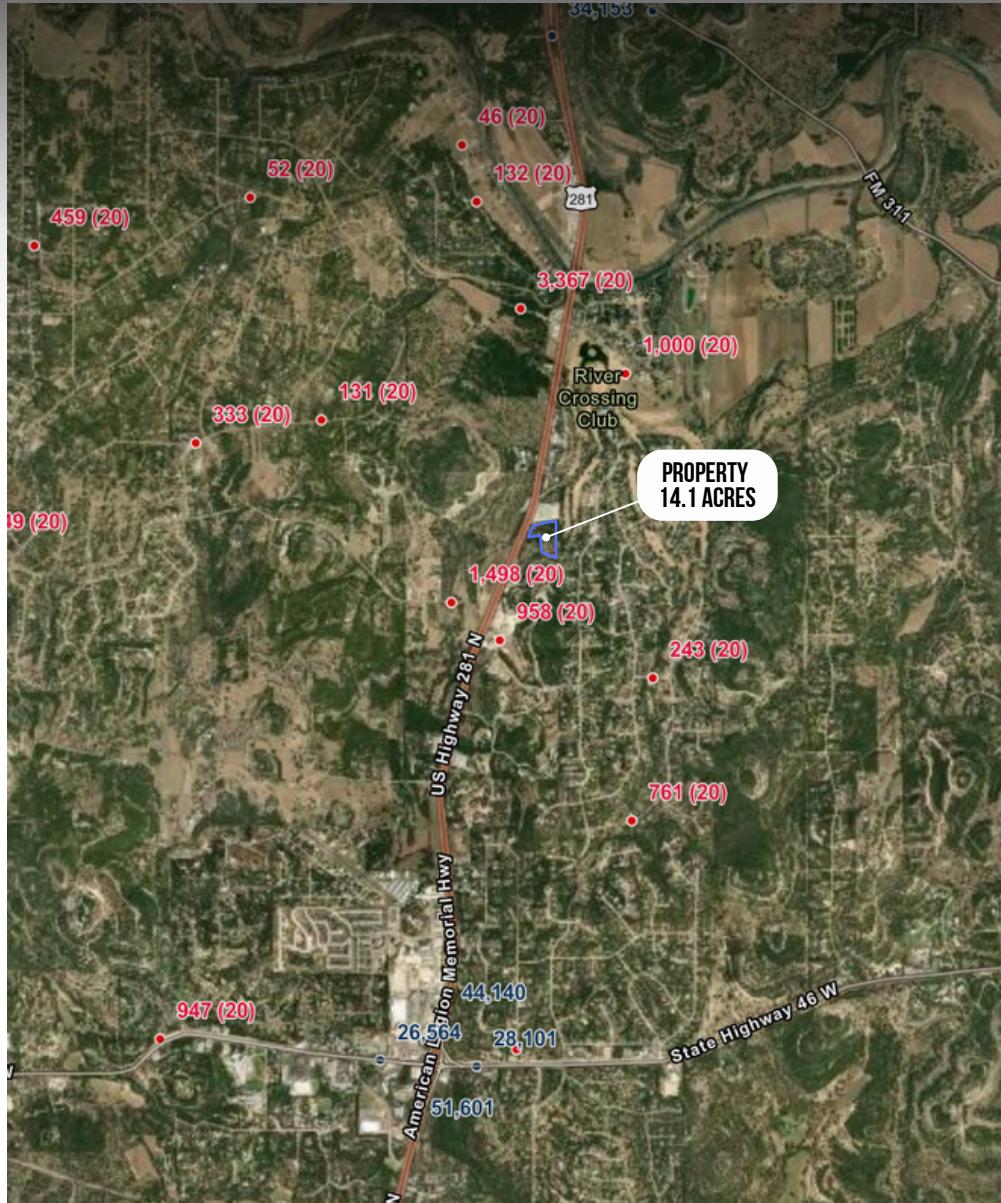
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# 14.1 ACRES FOR SALE | HWY 281 TRAFFIC COUNTS & DRIVE TIME

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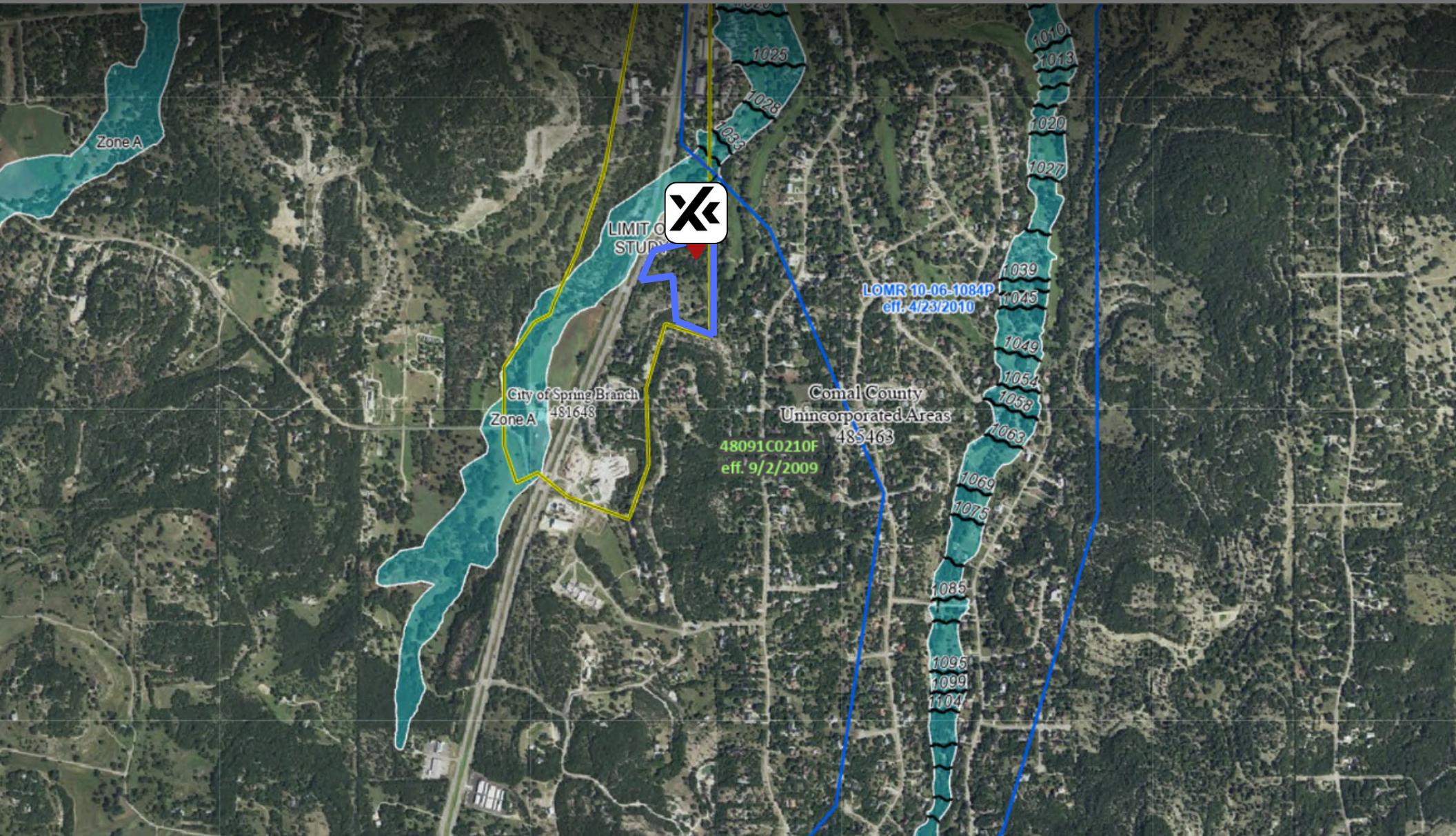
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# 14.1 ACRES FOR SALE | FEMA FLOOD MAP

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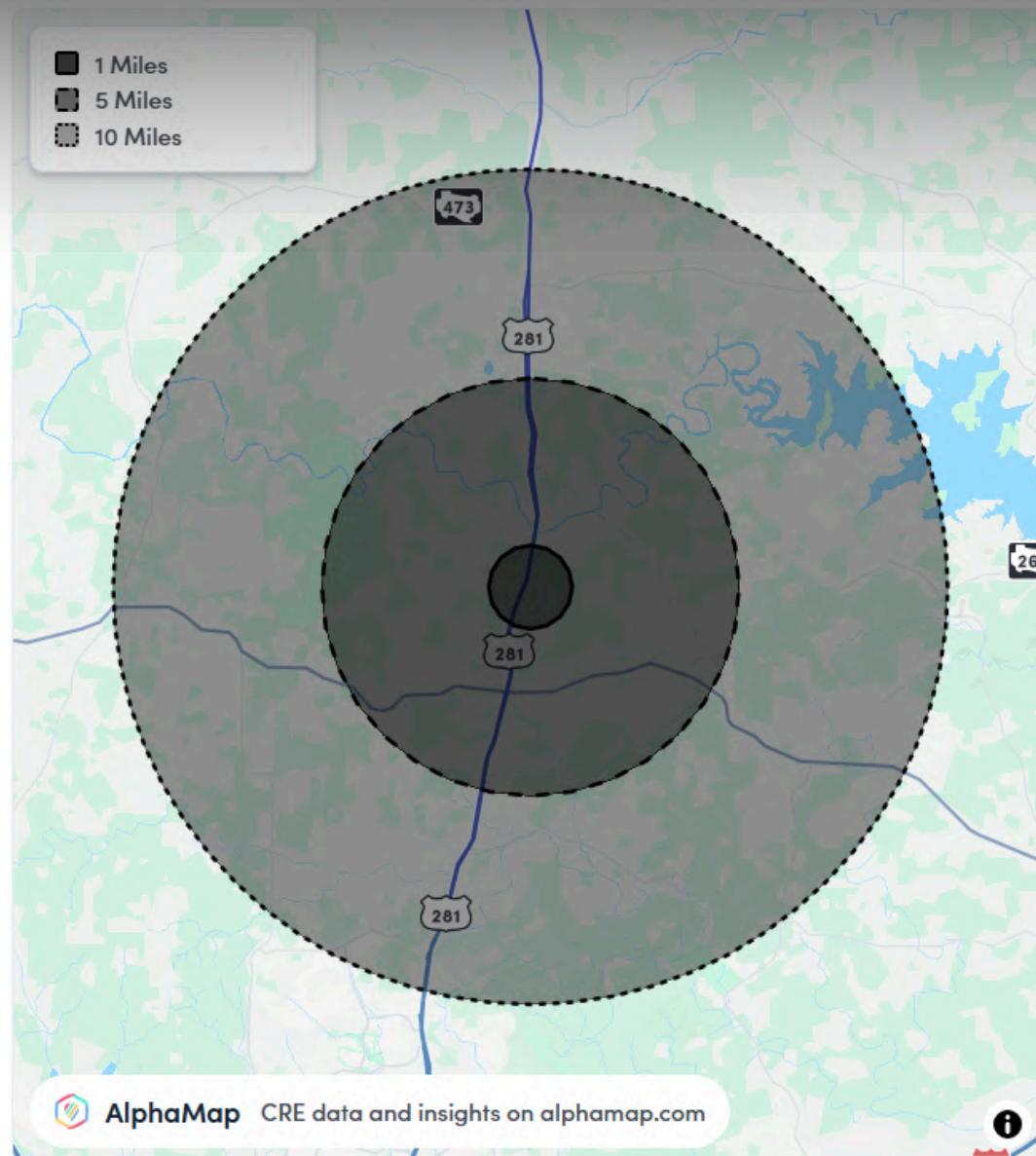
# 14.1 ACRES FOR SALE | DEMOGRAPHICS

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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	1,380	22,268	79,804
Average Age	46	43	43
Average Age (Male)	47	43	43
Average Age (Female)	46	43	43

HOUSEHOLD & INCOME	1 MILE	5 MILES	10 MILES
Total Households	518	8,110	29,248
Persons per HH	2.7	2.7	2.7
Average HH Income	\$206,307	\$176,521	\$159,945
Average House Value	\$698,082	\$589,766	\$551,108
Per Capita Income	\$76,410	\$65,378	\$59,238

Map and demographics data derived from [AlphaMap](#)



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# 14.1 ACRES FOR SALE | LINKS FOR SERVICES AND LOCAL INFO

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## JURISDICTIONS

- Official Website of City of Spring Branch <https://cityofspringbranch.org/>
- Official Maps for City of Spring Branch: <https://cityofspringbranch.org/about/maps/>
- SB Ordinances: <https://cityofspringbranch.org/documents/ordinances/>
- Canyon Lake Service Area | SJWTX Inc. – Water and Sewer Provider: <https://www.sjwtx.com/service-area/canyon-lake>
- Home – Pedernales Electric Cooperative, Inc. (pec.coop) <https://pec.coop/>
- San Antonio Texas | GVTC – Internet and phone: <https://gvtc.com/>
- Comal County Subdivision Regulations: <https://cceo.org/subdivision/subdivmain>

## SCHOOLS

- Comal ISD Public Schools: <https://www.comalisd.org/>
- Smithson Valley High School: <https://svms.comalisd.org/>
- Bill Brown Elementary School: <https://bbes.comalisd.org/>
- Living Rock Academy: <https://www.livingrockacademy.com/>
- Bracken Christian School: <https://www.brackenchristian.com/>
- Gloria Deo Academy: <https://www.gda.academy/>

## SHOPPING, MEDICAL, AND SERVICES

- Singing Hills Mixed Use Development: <https://singinghillstx.com/>
- Mammen Family Public Library: <https://mfplibrary.org/>
- HEB: <https://www.heb.com/heb-store/US/tx/spring-branch/bulverde-h-e-b-plus-622>
- Walmart Supercenter: <https://www.walmart.com/store/3056-spring-branch-tx>
- The Home Depot: <https://www.homedepot.com/l/Bulverde/TX/Bulverde/78163/6989>
- Emergency Room: <https://mdpremier.com/bulverde-tx-emergency-room/>
- Wellmed Medical Group: <https://www.wellmedhealthcare.com/>
- Texas MedClinic: <https://www.solvhealth.com>
- Another Closet Storage: <https://www.avidstorage.com>
- QuikTrip (QT): <https://locations.quiktrip.com/tx/spring-branch>
- Hampton Inn by Hilton Bulverde: <https://www.hilton.com/>
- The Gear Guy: <https://www.gogearguy.com/>
- Hendrix Auto Repair: <https://www.napaonline.com/en/autocare/?facilityId=575209>

## AMENITIES AND RESTAURANTS

- River Crossing Club: <https://rivercrossingclub.com/>
- Guadalupe River State Park: <https://tpwd.texas.gov/state-parks/guadalupe-river>
- Enchanted Rock State Natural Area: <https://tpwd.texas.gov/>
- Texas State Capitol: <https://tspb.texas.gov/>
- Guadalupe Canoe Livery: <https://guadalupecanoelivery.com/>
- San Antonio International Airport (SAT): <https://flysanantonio.com/>
- Austin-Bergstrom International Airport (AUS): <https://www.austintexas.gov/airport>
- Bulverde Community Park: <https://www.bulverdetx.gov/>
- Spring Creek Gardens: <https://scgardens.com/>
- Jumbo Evans Sports Park: <https://cceo.org/parks/jumbo-evans>
- The District on 46: <https://www.thedistricton46.com/>
- The Branch Neighborhood Grill: <https://www.thebranchsbtx.com/>
- Screaming Goat Yard & Tap: <https://www.screaminggoatyardandtap.com/>
- Vine In The Village: <https://www.vineinthevillage.com/>

## CHAMBER AND EDF

- Chamber of Commerce: <https://bulverdespringbranchchamber.com/>
- EDF: <https://www.bsbedf.com/>

## CHURCHES

- Hillside Fellowship: <https://hillsidefellowship.org/>
- Community Bible Church Bulverde: <https://mycbcb.com/>
- Bulverde Baptist Church: <http://bulverdebaptist.com/>
- Bulverde United Methodist Church: <https://bulverdeumc.org/>
- St. Joseph Catholic Church: <https://stjoseph-honeycreek.org/contact-us>
- Saint Ferdinand Catholic Church: <https://stferdinandblanco.org/>
- St. Paul Lutheran Church of Bulverde: <https://www.redroofchurch.org/>

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# 14.1 ACRES FOR SALE | SINGING HILLS

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## DEVELOPMENT HIGHLIGHTS

- Walmart Supercenter anchored retail development
- At the crossroads of two major traffic arteries in the center of commerce in west Comal County
- Hwy 46 is becoming San Antonio's "outer loop", connecting Seguin, New Braunfels, Bulverde, Bergheim, Boerne and Bandera
- Only significant development in the market area with municipal quality wastewater service
- Strong demographic profile

[WEBSITE LINK](#)

- Developer invested over \$50 million in site infrastructure
- Near numerous destinations, including Canyon Lake, Guadalupe River, Landa Park and Guadalupe State Park and several wineries
- High visibility, easy accessibility, easy ingress & egress
- Distinctive project identification signage at three entrances to the site
- Access enhanced by signalized intersection on SH 46 and two super street access points along US Hwy 281
- Four-lane interior loop road ensures unimpeded circulation

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# 14.1 ACRES FOR SALE | SITE PHOTOGRAPHS

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RIVER CROSSING  
GOLF COURSE

