



ANOTHER CLOSET
SELF-STORAGE

FOR SALE

14.1 ACRES OF DEVELOPMENT LAND WITH DIRECT 281 ACCESS

6690 US HWY 281 NORTH, SPRING BRANCH, TX 78070



SETH PRESCOTT

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14.1 ACRES FOR SALE | EXECUTIVE SUMMARY

6690 US HWY 281 NORTH, SPRING BRANCH, TX 78070



PROPERTY OVERVIEW

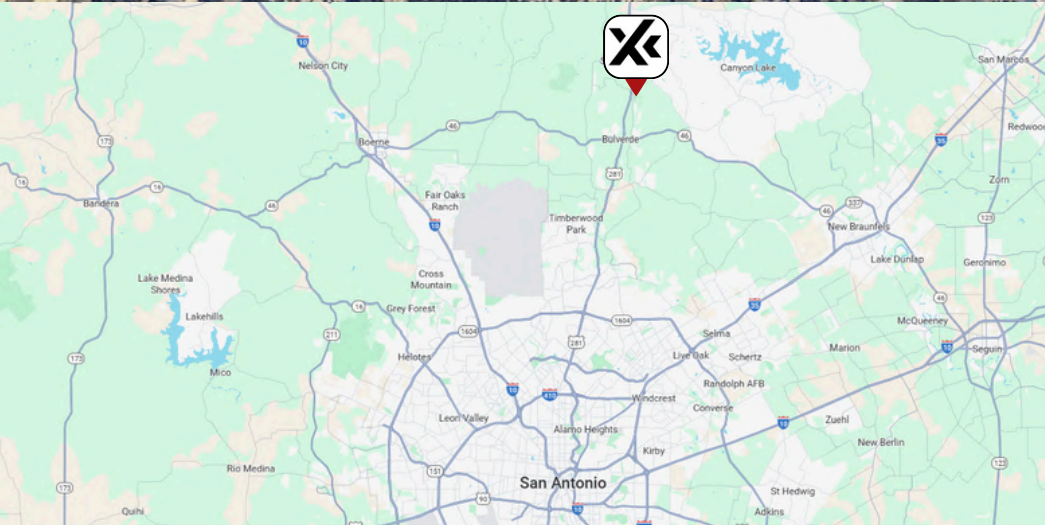
14 acres for sale, the ONLY site in the Bulverde Spring Branch area with access to sewer and water. Limited restrictions and zoning regulations.

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:	<u>Call Broker</u>
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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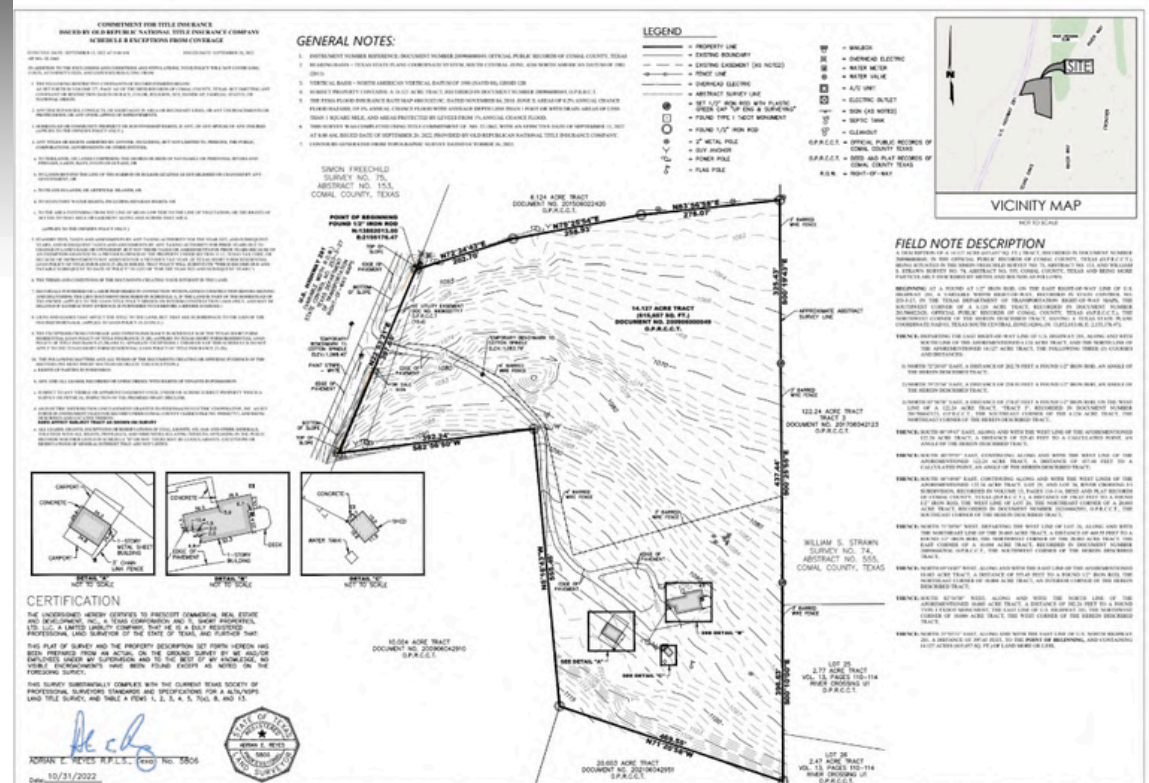
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14.1 acres for sale, ONLY site in the Bulverde Spring Branch area with access to sewer and water. Limited Zoning and Restrictions.

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

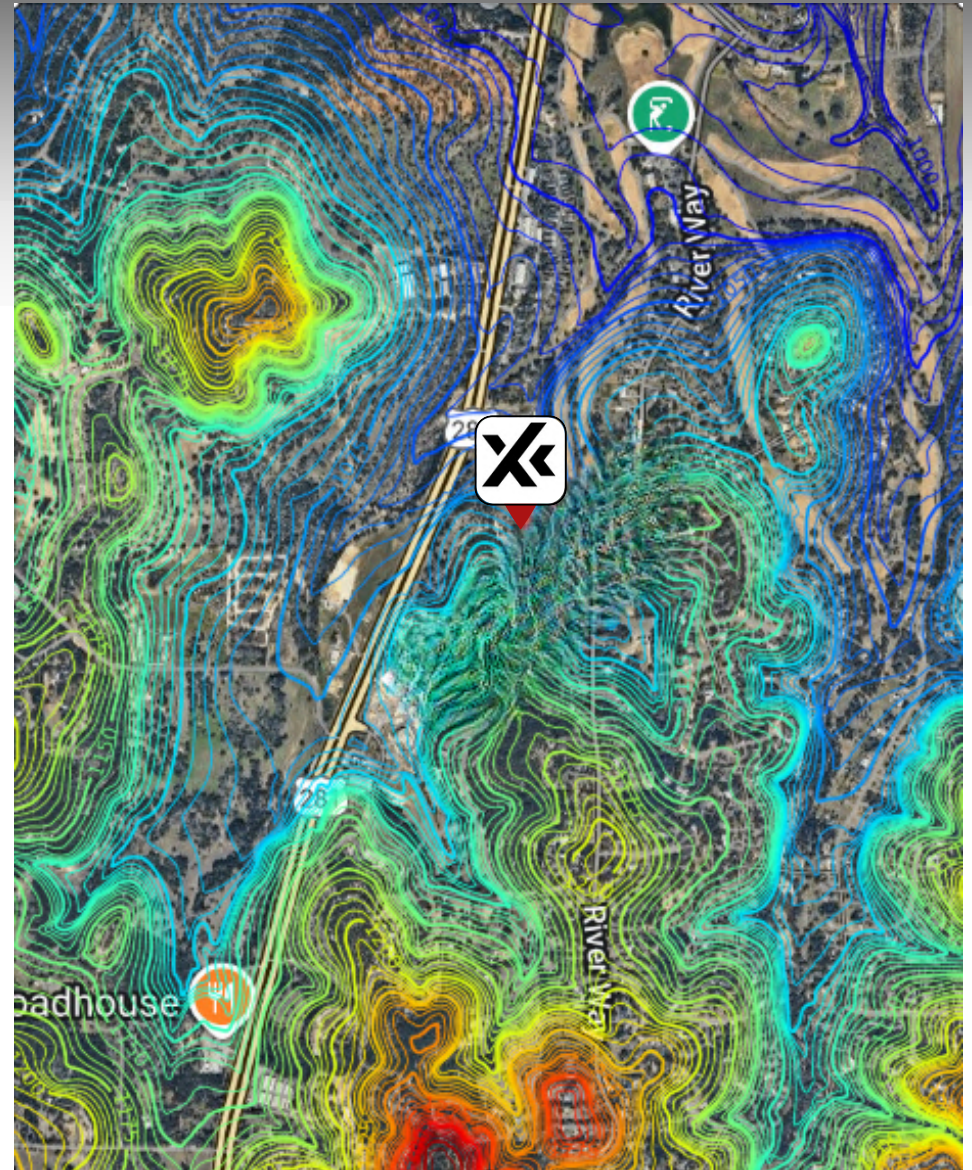
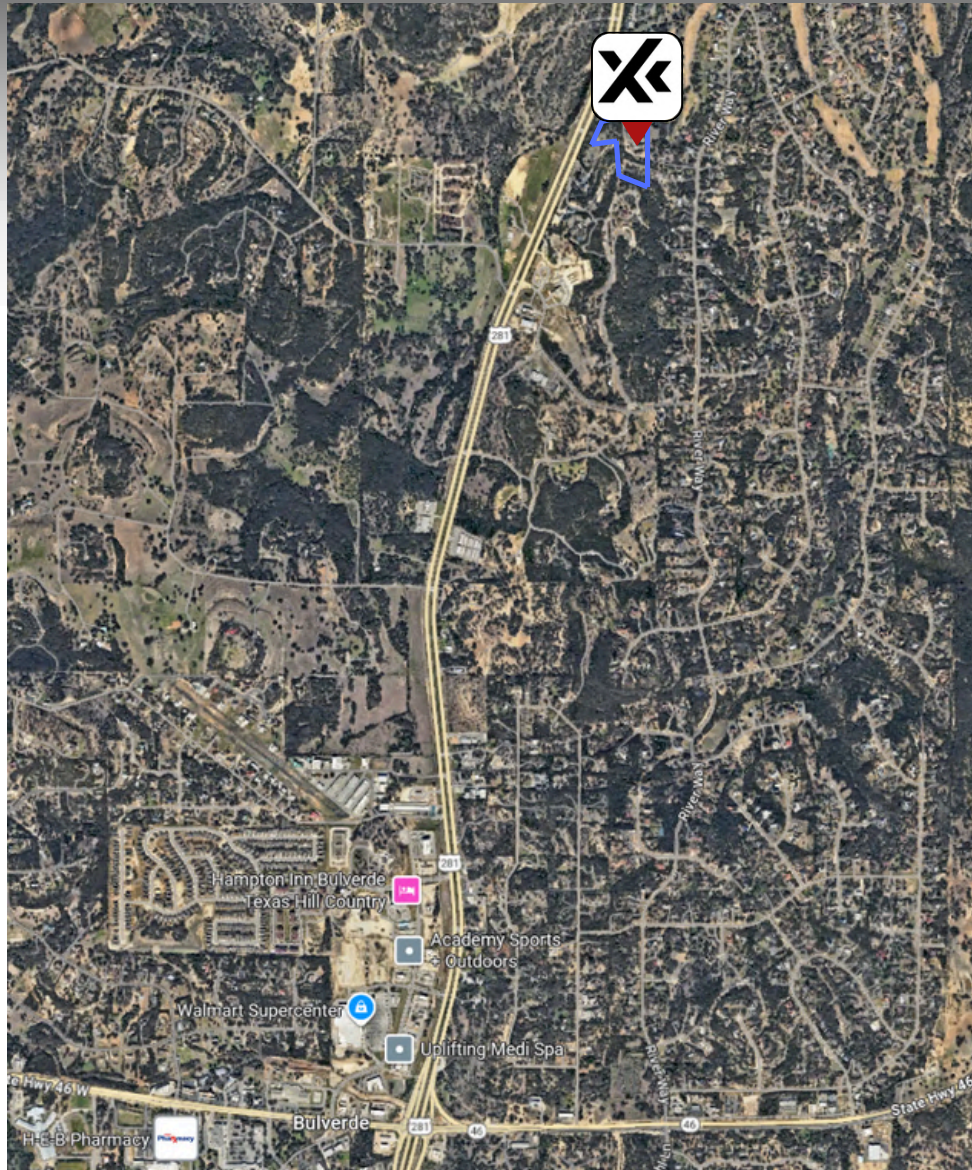
Perdinales Electric Cooperative Power to site, Texas Water company - Water and Sewer.
Water line adjacent to Site.

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14.1 ACRES FOR SALE | TOPO MAPS

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14.1 ACRES FOR SALE | RETAILER & SUBDIVISION MAP

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4,000+ LOTS SHOWN ON MAP

EXISTING SUBDIVISIONS

ROOFTOPS 12,595

ACTIVE SUBDIVISIONS

ROOFTOPS 11,869

VACANT LOTS 3,827

PLATTED LOTS 253

PLANNED LOTS 643

FUTURE LOTS 643

FUTURE (PRE-PLANNING) SUBDIVISIONS

FUTURE LOTS 10,241

TOTAL HOUSES (ROOFTOPS) 3,827

TOTAL VACANT, PLATTED, 4,723

PLANNED LOTS

TOTAL FUTURE LOTS 24,720

TOTAL 53,907

SOURCE: RESEARCH BY WENDELL DAVIS & ASSOCIATES

RIVERMONT
683 LOTS

CYPRESS SPRINGS
620 LOTS

SPRING BRANCH
74 LOTS

RIVER CROSSING
975 LOTS

SUN VALLEY
104 LOTS

PROPERTY
14.1 ACRES

LANTANA RIDGE
310 LOTS

KESTREL AIR PARK
90 LOTS

SINGING HILLS
300+ MULTI-FAMILY UNITS
350 RESIDENCES

WHISPERING HILLS
500 LOTS

FARHILLS
300 LOTS

WINDMILL RANCH
359 LOTS

BERRY OAKS
49 LOTS

COMAL TRACE
275 LOTS

HIGHLAND HILLS
44 LOTS

CREEKWOOD RANCHES
255 LOTS

RIDGEVIEW OAKS
91 LOTS

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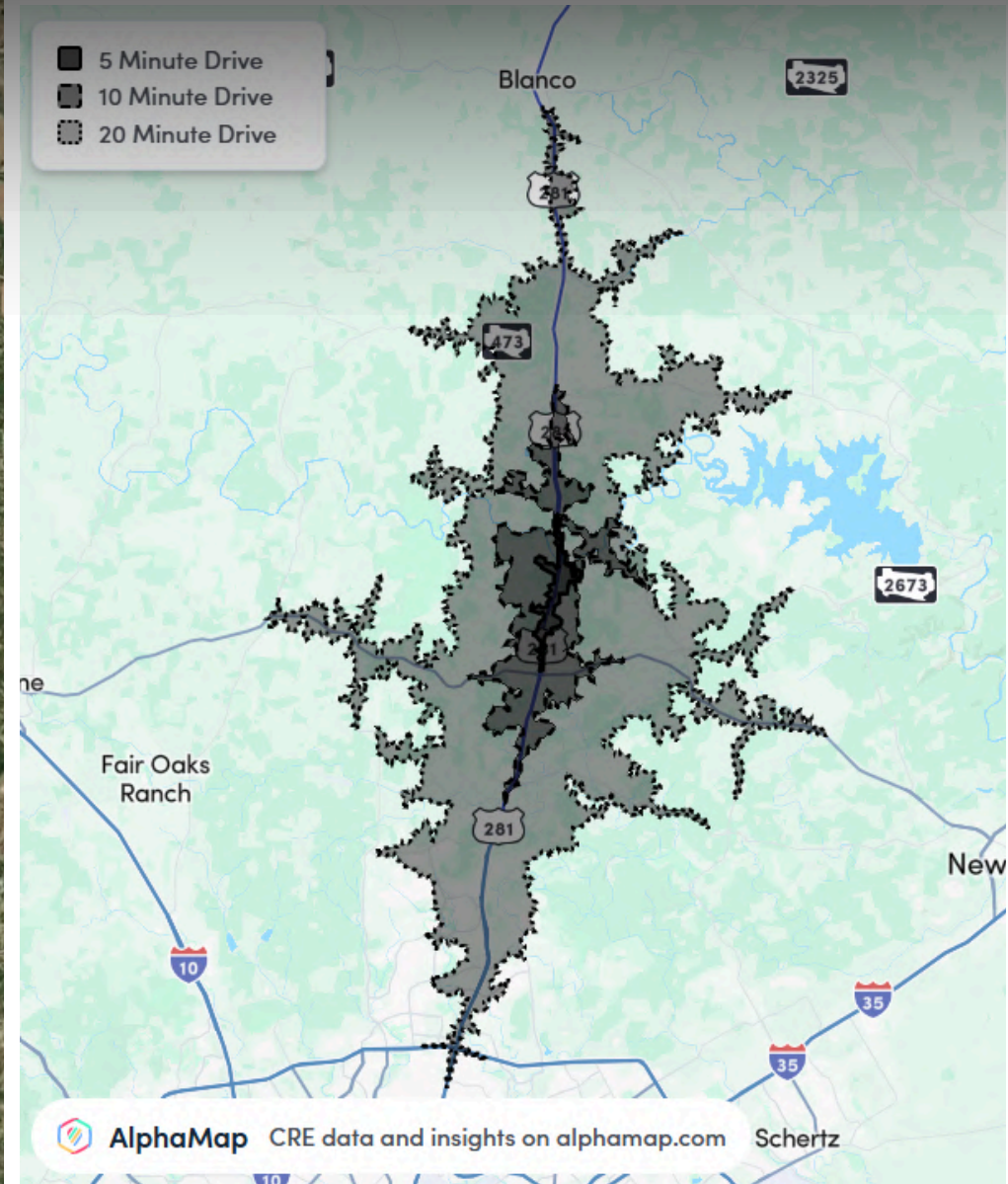
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14.1 ACRES FOR SALE | HWY 281 TRAFFIC COUNTS & DRIVE TIME

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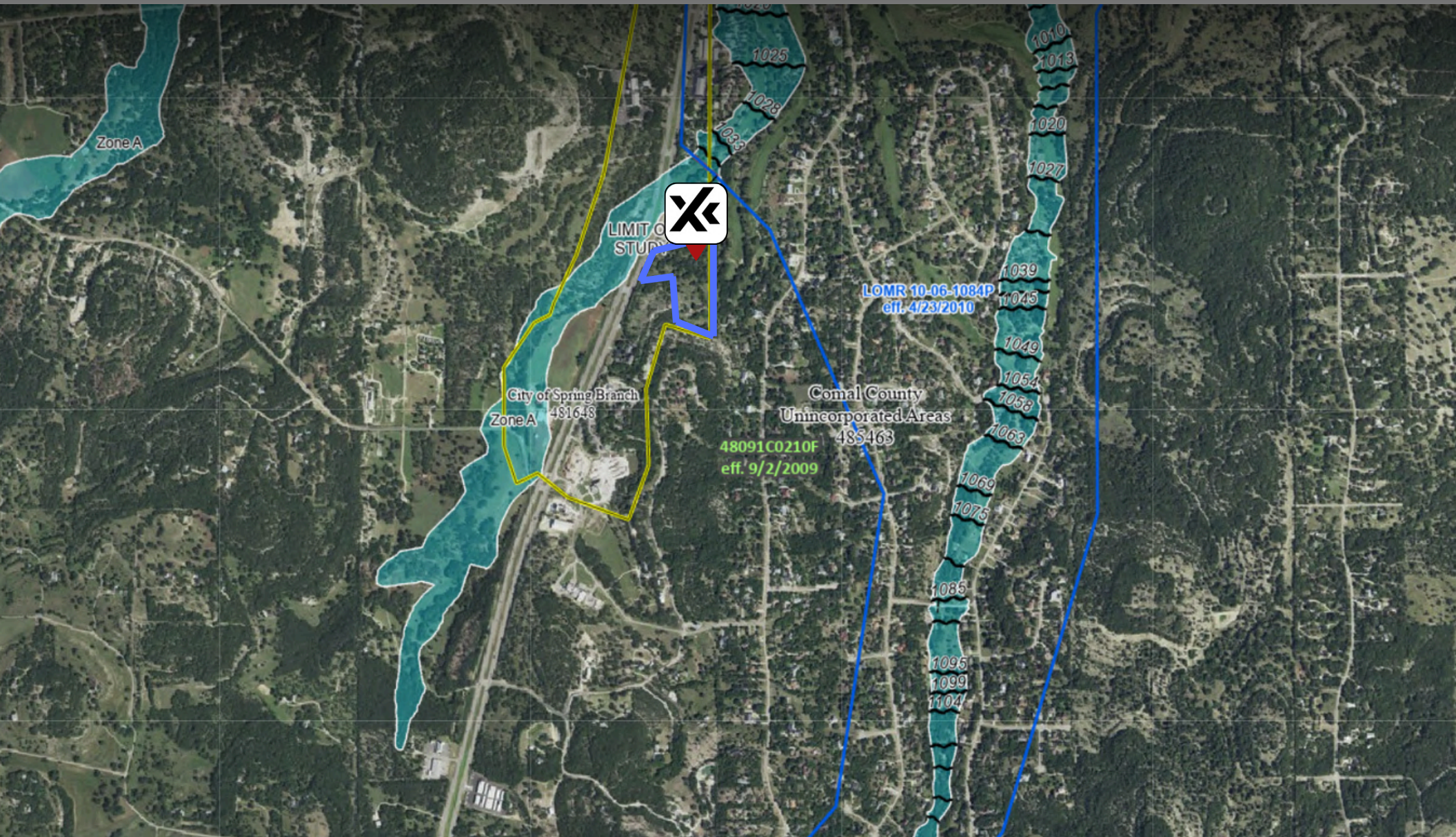
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14.1 ACRES FOR SALE | FEMA FLOOD MAP

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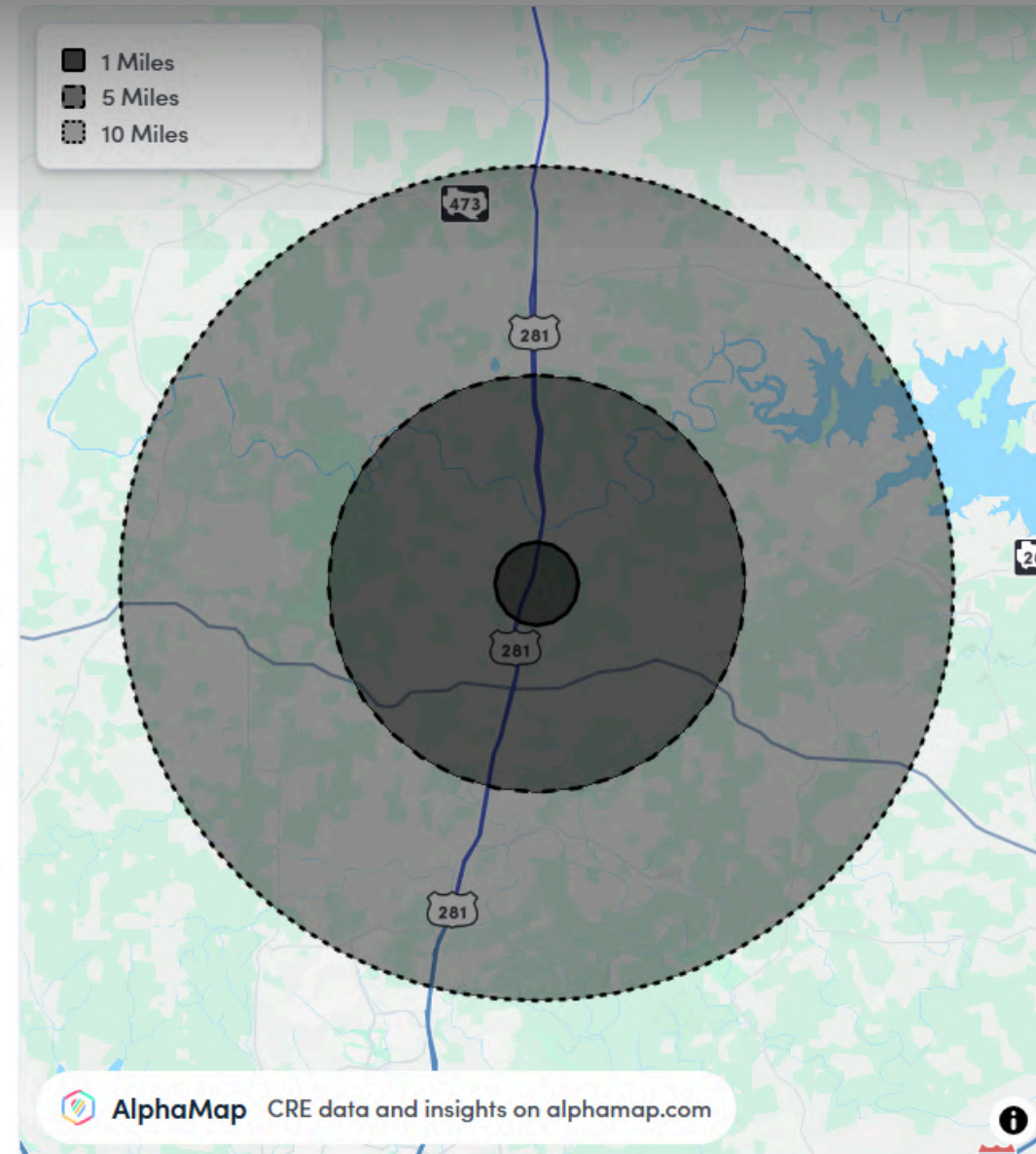
14.1 ACRES FOR SALE | DEMOGRAPHICS

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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://gytc.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//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.solvehealth.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.screaminggoatyandtap.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

