



CBRE

30070 US-281, BULVERDE, TX 78163

Retail Development in Expanding Bulverde Market

PAD SITES AND ANCHOR POSITIONS AVAILABLE

Contacts

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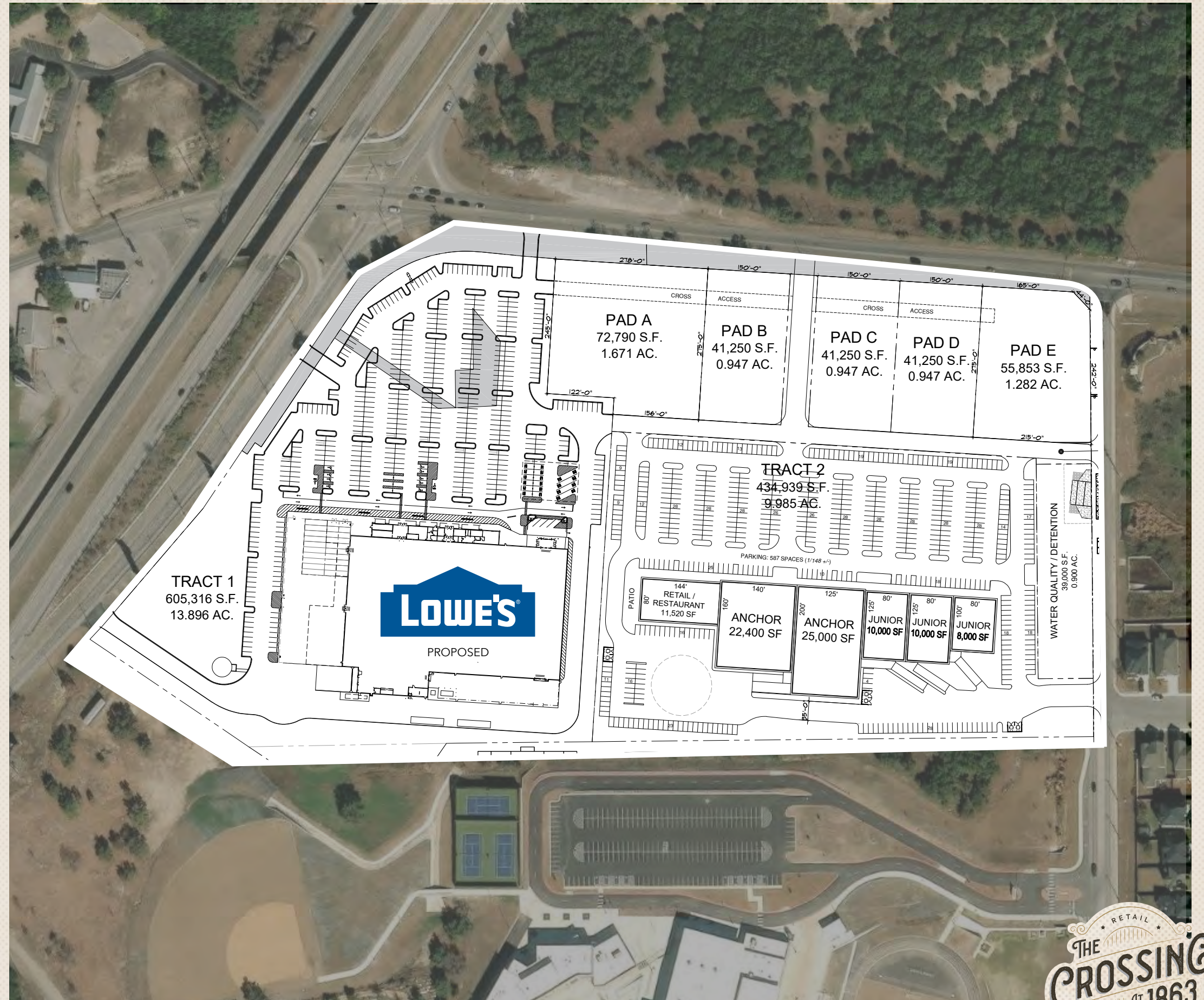
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The Opportunity

This 32 acre development is located just outside of San Antonio, in the City of Bulverde which is a growing community that boasts ongoing, rapid population growth, high income households, and significant infrastructure improvements.

Features

- **20,000 SF- 200,000 SF** of Anchor positions available
- **1,200 SF -15,000 SF** of small shop space available
- Direct access to **US-281**
- Highway improvements that deliver dedicated **on/off access for both southbound** (going to work) **and northbound** (going home) traffic at lighted intersection for ease of access



Strategic 281 On/ Off access

Ingress
Egress

US 281 / 46,989 VPD

FM 1863 / 13,180 VPD

32 AC RETAIL SITE

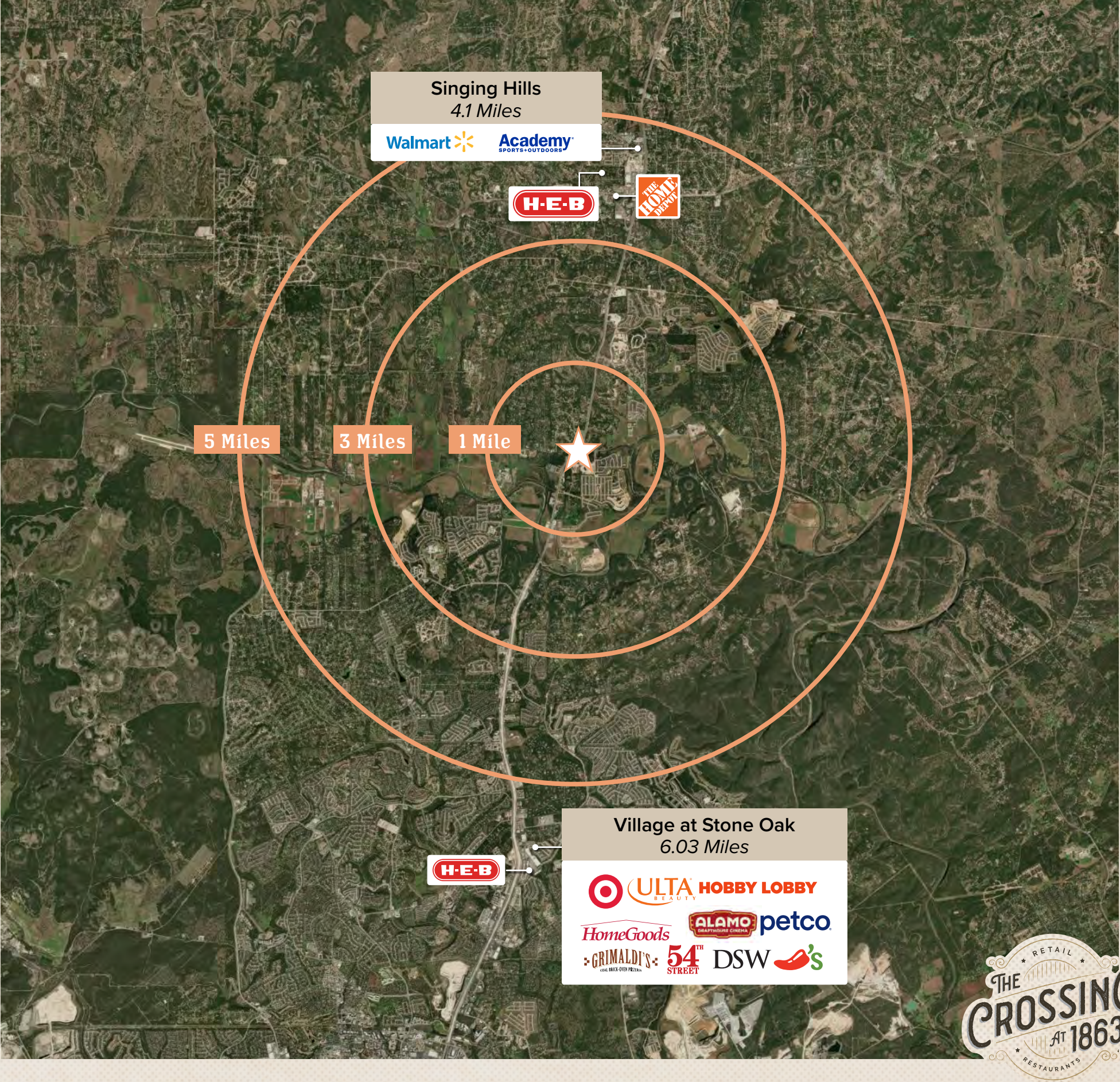
BULVERDE MIDDLE SCHOOL
814 STUDENTS

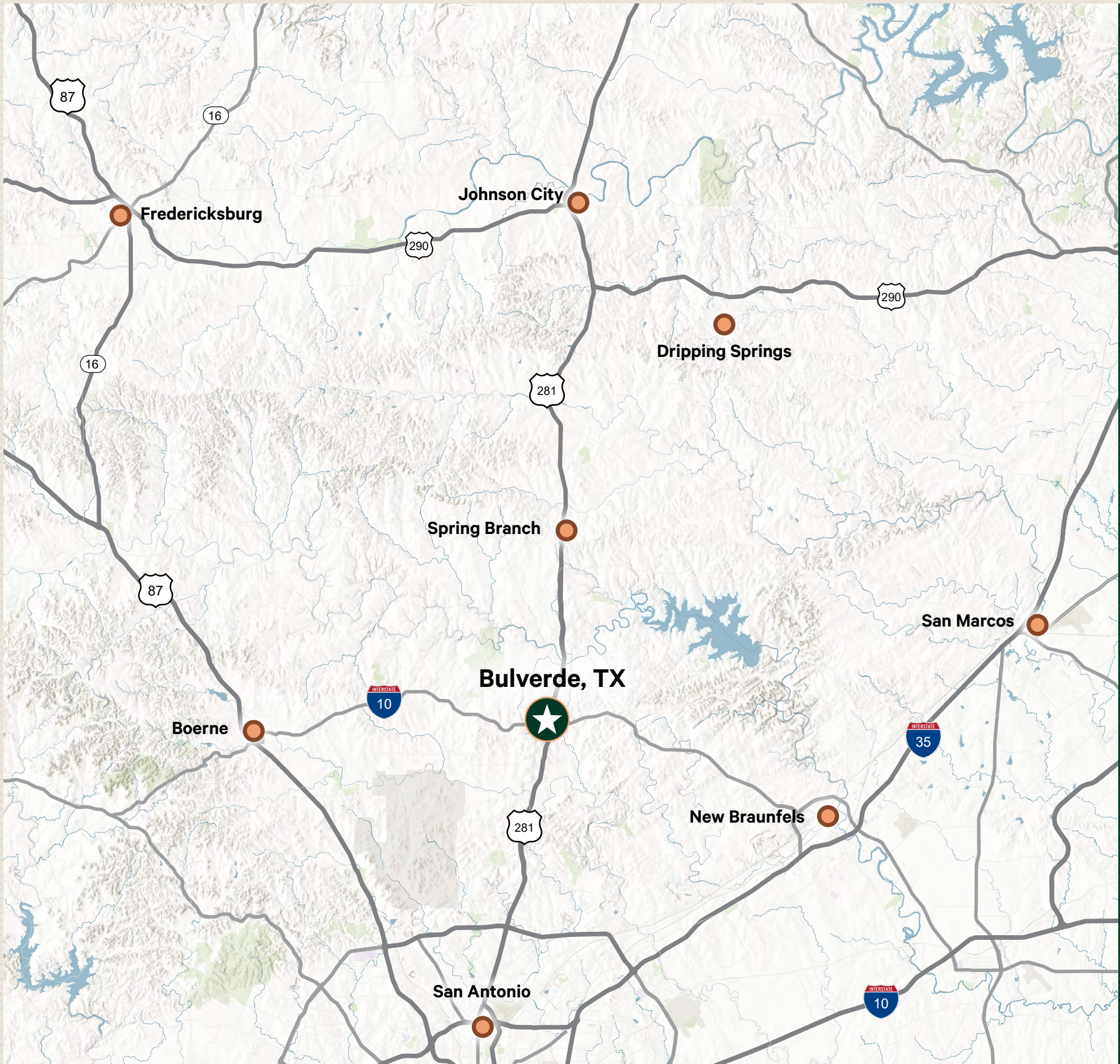


Untapped Retail Node

With projections that San Antonio’s population will swell by one million residents in the next 25 years, Bulverde can expect more people will want to escape the bustle of a growing metropolitan area for hometown-style living in Texas Hill Country. With no major shopping centers within a 4-mile radius, The Crossing is ideally positioned to serve this growing customer base.

	1 Mile	3 Miles	5 Mlles
2024 Population	4,031	15,095	61,885
2029 Projected Population	4,903	17,648	69,701
2024 Average Household Size	2.82	2.81	2.89
2024 Households	1,431	5,369	21,364
2024 Average Household Income	\$191,273	\$184,046	\$172,111
2024 Average Value of Housing Units	\$521,058	\$524,823	\$512,843
Daytime Workers	855	3,790	13,583





The Location

HWY 281 Interconnectivity

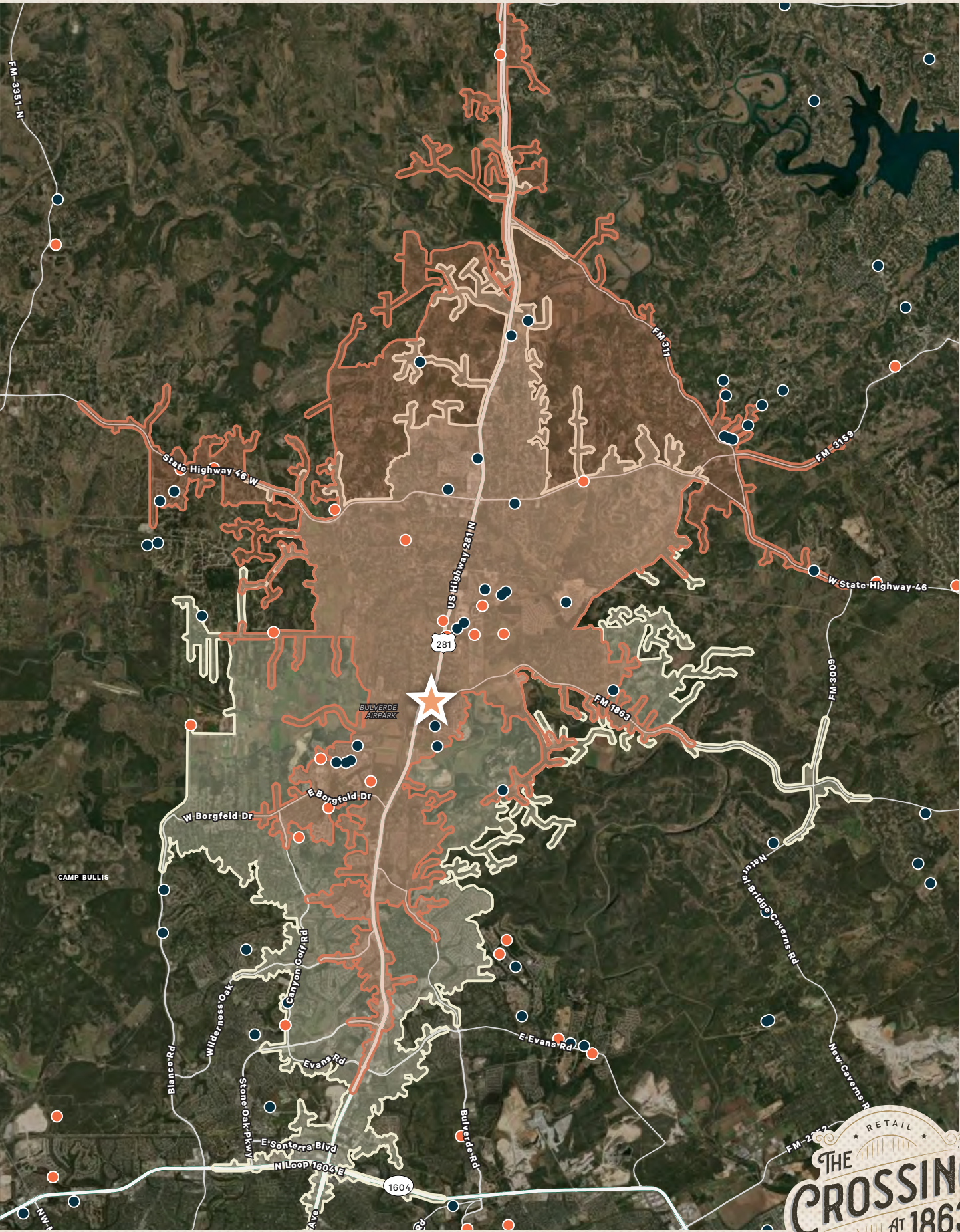
Location	Distance
Spring Branch	12 min / 10 miles
San Antonio	26 min / 25 miles
Boerne	29 min / 21 miles
New Braunfels	30 min / 20 miles
Johnson City	42 min / 38 miles
San Marcos	46 min / 38 miles
Dripping Springs	55 min / 48 miles
Fredericksburg	1 hr 8 min / 58 miles



The Location

Rapid Growth, Limitless Opportunities

Bulverde TC (12 Minute Drive)	
2025 Total Population	87,674
Trade Area Pipeline 2025	
Total Households	30,181
Homes Under Construction	4,053
Planned Future Homes	6,527
Average Household Size	2.89
<i>(Total H + UC + Future) * Avg HH Stzo - Pipeline Population</i>	
Pipeline Households	40,761
Pipeline Population	117,799
Singing Hillis SC (12 Minute Drive)	
2025 Total Population	38,198
Trade Area Pipeline 2025	
Total Households	13,378
Homes Under Construction	4,750
Planned Future Homes	6,527
Average Household Size	2.85
<i>(Total H + UC + Future) * Avg HH Stzo - Pipeline Population</i>	
Pipeline Households	24,655
Pipeline Population	70,267





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