

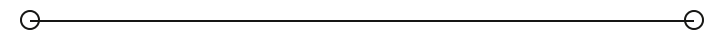


FOR SALE

2.535 Acres of Land on SH 46

15300 TEXAS 46

Spring Branch, TX 78070



PRESENTED BY:

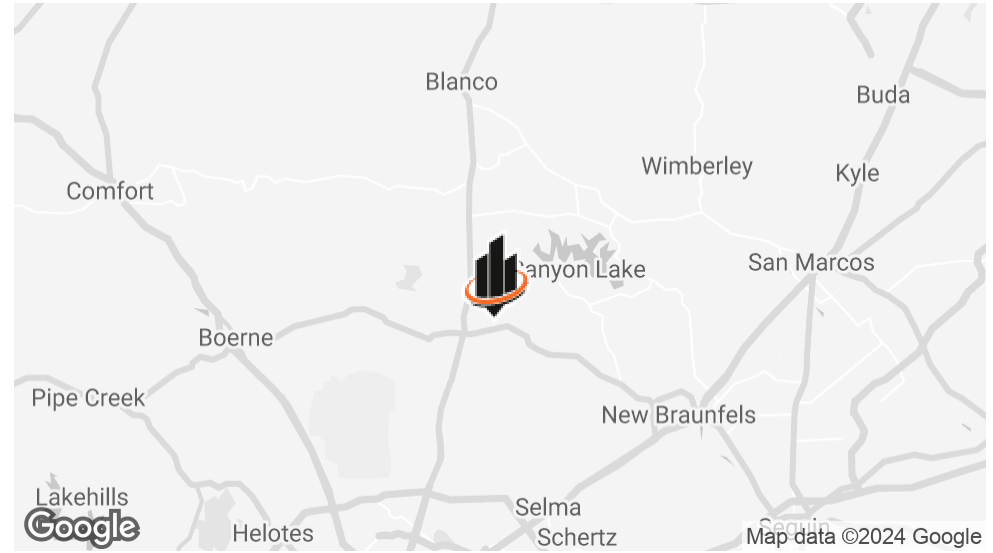
TRAVIS TAYLOR MAI, CCIM

O: 830.500.3787

travis.taylor@svn.com

TX #549653

PROPERTY SUMMARY



PROPERTY HIGHLIGHTS

- Excellent market position along SH 46 (nearly 18,000 cars per day)
- 3 miles east of US 281 and one mile west of FM 3159
- 311' of highway frontage
- Outside the City Limits (within the Bulverde ETJ)

OFFERING SUMMARY

SALE PRICE:	\$649,000 (\$5.88/SF)
LOT SIZE:	2.535 Acres

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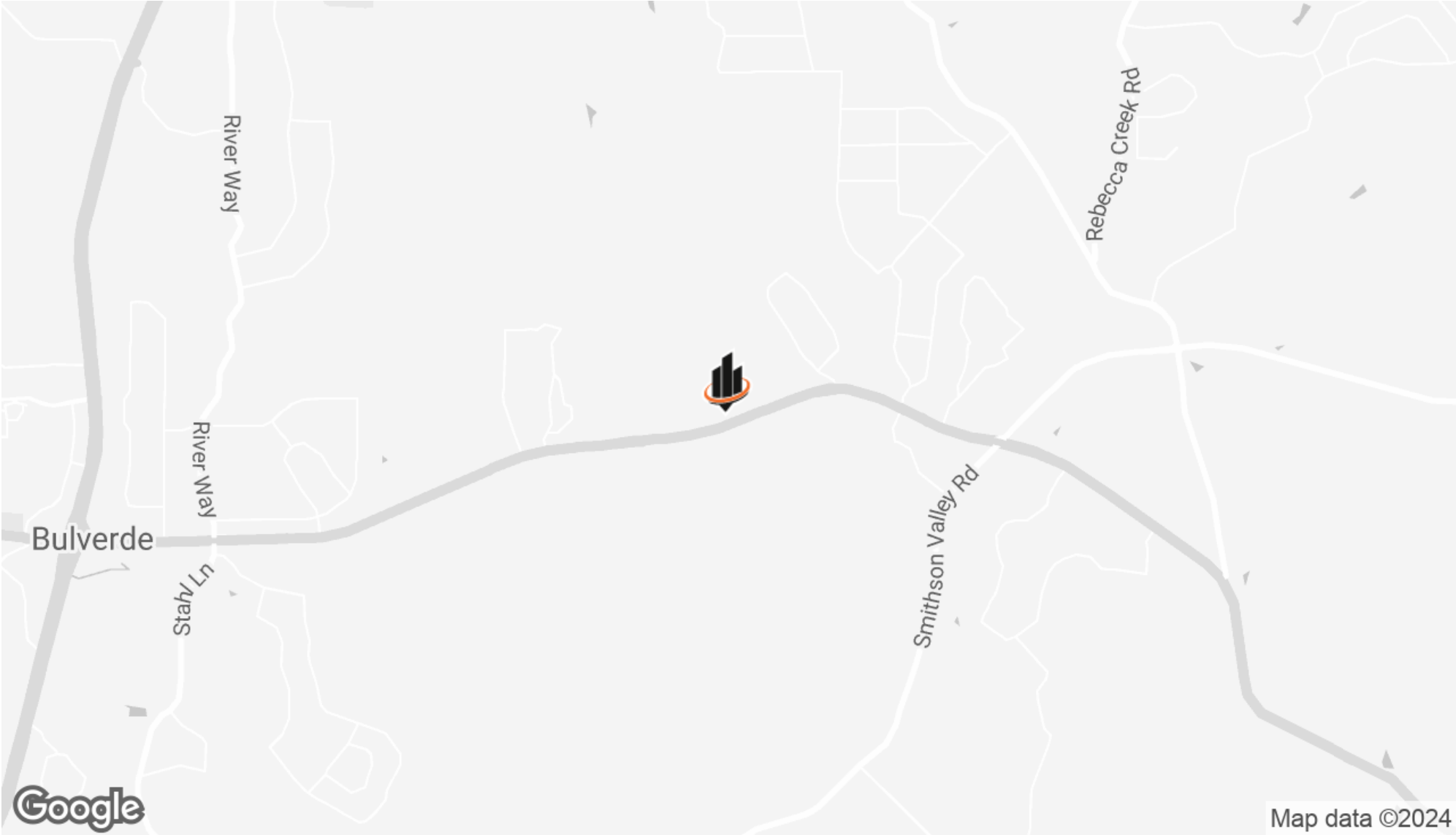
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PROPERTY DESCRIPTION

SVN | Traditions is pleased to offer the market this rare opportunity to own a 2.535-acre tract of land along the busy State Highway 46 corridor near Smithson Valley High School. Texas 46 is a major thoroughfare traversing one of the fastest growing counties in the nation. This is a great investment opportunity, with tremendous upside as a result of all the growth in the area. The tract has 311' of highway frontage, with nearly 18,000 cars per day. This prime exposure makes the site suitable for development of a restaurant, office, destination retail, specialty retail, light industrial/flex use, along with a broad range of other opportunities. The property is positioned outside the City Limits of Bulverde, just inside the ETJ.

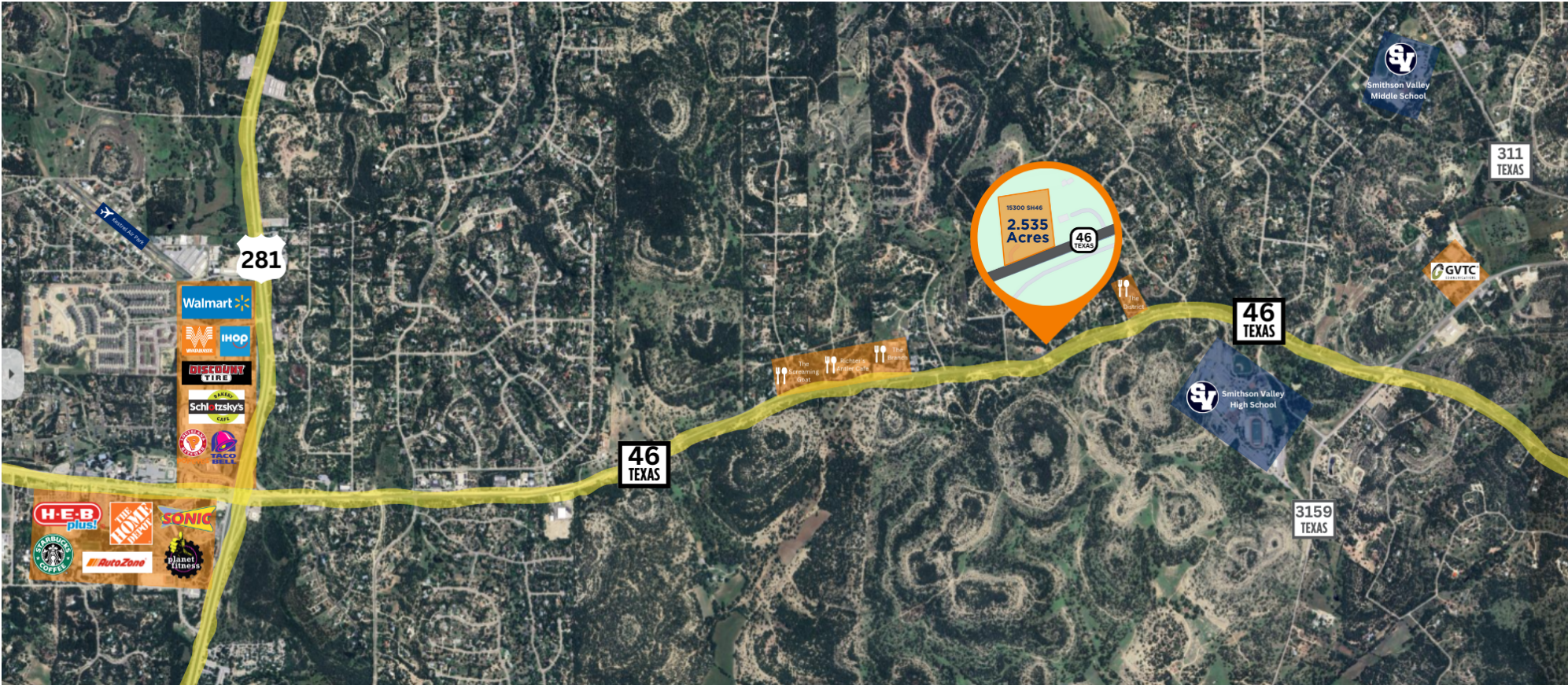
There is electricity service on site, along with a well and septic. The front portion of the property has been selectively cleared, which lends way to envision and design your project.

LOCATION MAP



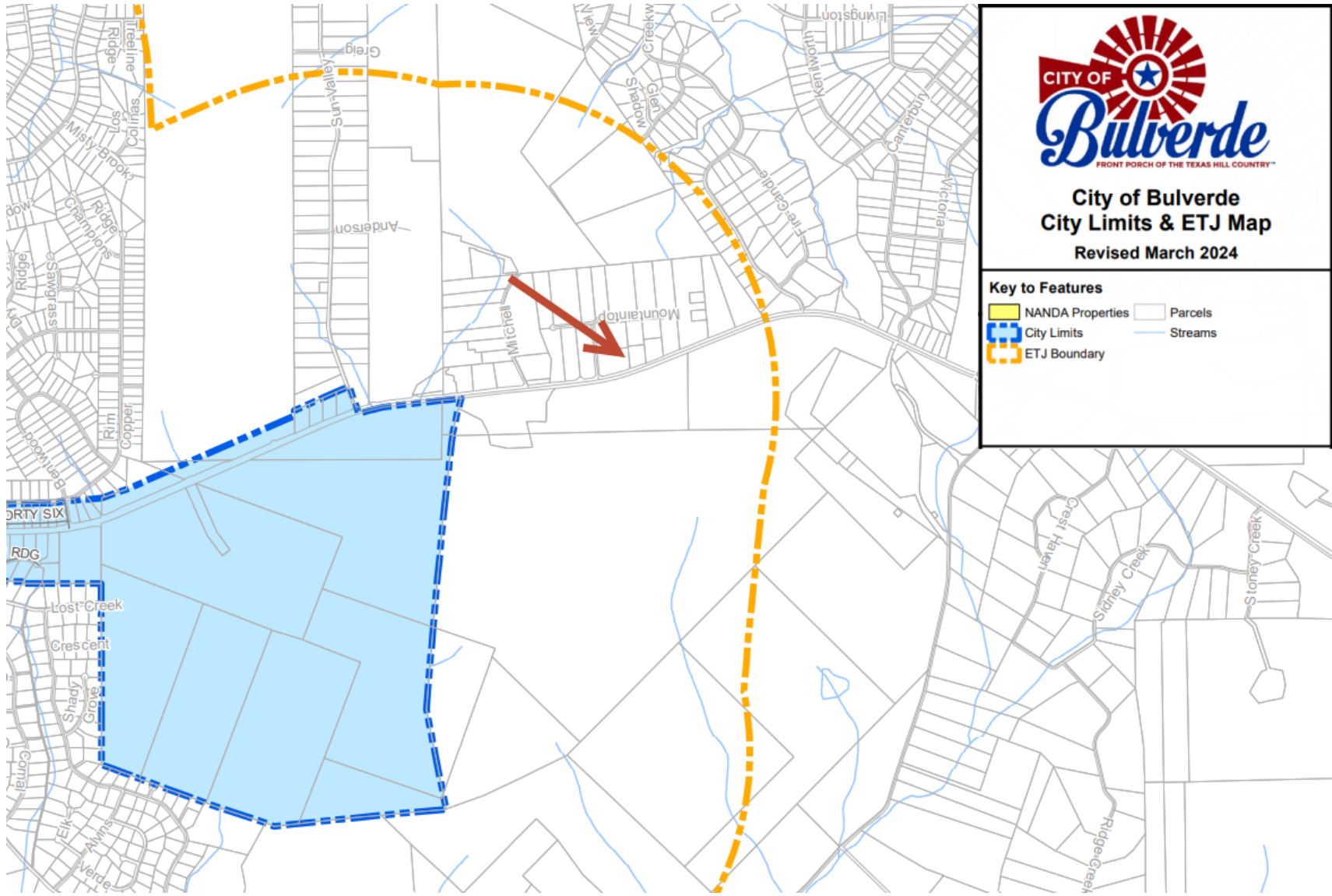
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AREA USES



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BULVERDE ETJ MAP



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DEMOGRAPHICS MAP & REPORT

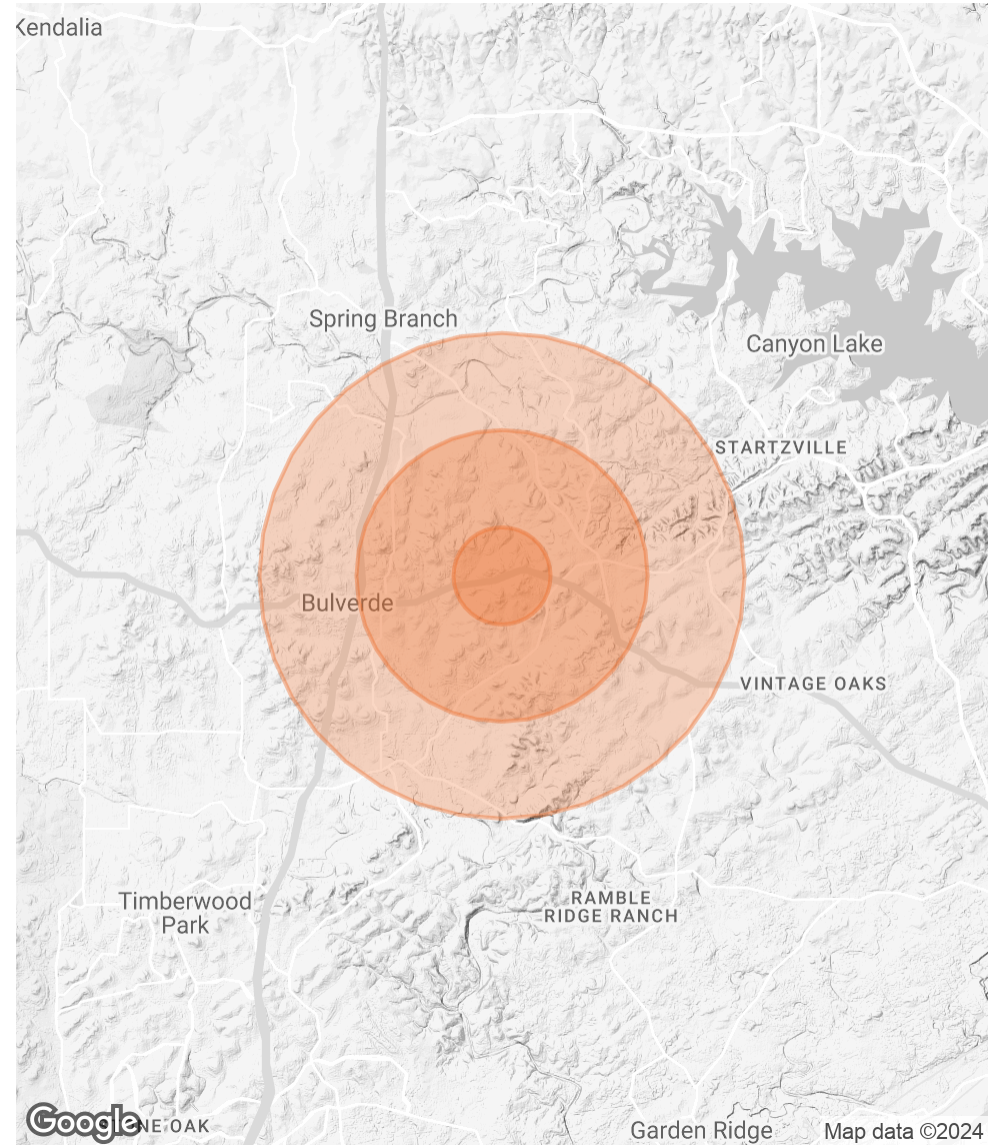
POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	518	5,481	14,435
AVERAGE AGE	48.3	46.3	49.3
AVERAGE AGE (MALE)	46.8	46.4	48.5
AVERAGE AGE (FEMALE)	49.8	45.6	49.0

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	194	1,928	5,345
# OF PERSONS PER HH	2.7	2.8	2.7
AVERAGE HH INCOME	\$119,438	\$138,450	\$127,502
AVERAGE HOUSE VALUE	\$397,009	\$453,414	\$400,993

2020 American Community Survey (ACS)



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ADVISOR BIO



TRAVIS TAYLOR MAI, CCIM

Managing Director

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Direct: **830.500.3787** | Cell: **210.391.4514**

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PROFESSIONAL BACKGROUND

Travis Taylor is a Managing Director at SVN | Traditions, holding the CCIM Designation and also the MAI Designation through the Appraisal Institute. He began his career as a commercial appraiser in 2002. In 2015, Travis opened his own firm, Trager Property Advisors. BBG, a national firm, acquired Trager Property Advisors in August of 2017.

In 2021, Travis left the appraisal profession to open and co-own SVN | Traditions, bringing over 20 years of deep analytical and valuation experience to the deal side. Travis brings a highly unique skill set to the table, with the ability to understand one of the most important aspects of any deal...value! He has worked on hundreds of assignments across all property types including: farm and ranch, industrial, multi-family, single-family residential subdivision, free standing retail, convenience stores, restaurants, multi-tenant strip shopping centers, hotel/motel and a wide variety of assignments related to income-producing properties, from small commercial to institutional investment grade.

Travis has focused much of his time advising clients, not only from a buying and selling prospective, but also in a consulting capacity. When a sale may not be the right course of action for a certain client at a given time, he's able to help them maximize value by improving net revenues, so that they are strategically positioned to realize the highest possible outcome when the client decides it is time. On the other side of the deal, buyer-clients also rely heavily on his underwriting abilities, so that their eyes are wide open. He finds tremendous satisfaction in knowing he's earned the trust of his clients with his ability to quickly, carefully and accurately size a deal, measure risk and understand the nuances that drive pricing. His buyers have a competitive advantage to quickly move forward, or move on to the next.

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EDUCATION

Texas A&M University; Bachelor of Business Administration - Finance

MEMBERSHIPS

CCIM Designation - CCIM Institute

MAI Designation - Appraisal Institute

NAR - National Association of Realtors

TAR - Texas Association of Realtors

SABOR - San Antonio Board of Realtors

Rotary Club of New Braunfels

DISCLAIMER

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The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Memorandum. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Memorandum must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Memorandum may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Memorandum, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

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