

CONFIDENTIAL

# OFFERING MEMORANDUM

INVESTMENT / OWNER-USER OPPORTUNITY

32335  
US HIGHWAY 281 N  
BULVERDE, TEXAS 78163

Two-building office property  
strategically located along the  
high-visibility US Highway 281  
corridor in Bulverde, Texas.

 **17,698 SF**  
TOTAL BUILDING AREA  
(TWO BUILDINGS)

 **1.45 ACRES**  
LAND AREA

 **TWO BUILDINGS**  
MAIN OFFICE +  
REAR OFFICE

 **100%**  
OCCUPIED

 **CONTACT  
BROKER**  
FOR PRICING

## INVESTMENT HIGHLIGHTS

- ✓ **100% OCCUPIED STABILIZED ASSET**  
100% occupied office property with strong in-place income.
- ✓ **ANCHOR TENANT – ACRISURE**  
Acrisure is the anchor tenant in the main office building.
- ✓ **MODERN CONSTRUCTION**  
Main two-story office building completed in 2019 with professional lobby, elevator access, and high-quality finishes.
- ✓ **REAR OFFICE BUILDING OCCUPIED**  
Rear office building is occupied by Stadler Custom Homes.
- ✓ **STRATEGIC HIGHWAY 281 LOCATION**  
Excellent frontage, visibility, and access along US Highway 281 N.
- ✓ **AMPLE PARKING**  
Ample parking with approximately 25,350 SF of asphalt paving.
- ✓ **PRIVATE UTILITIES**  
Private water well and aerobic septic system.
- ✓ **QUALITY IMPROVEMENTS**  
Concrete slab foundations and central HVAC.
- ✓ **LOCATED IN COMAL ISD**  
Strong surrounding demographics and growing market.
- ✓ **FEMA ZONE X**  
Zone X – minimal flood hazard.

### LOCATION HIGHLIGHTS

-  Excellent frontage and visibility along US Highway 281 N
-  Convenient access to San Antonio, Bulverde, and the Texas Hill Country
-  Strong demographics and growing market
-  Minutes to retail, dining, and residential neighborhoods

## PROPERTY OVERVIEW

This fully occupied, two-building office property offers investors a stable income stream with long-term tenancy and is also an ideal opportunity for an owner-user seeking to occupy a portion or the entire property in the future.

The main two-story office building (Building 1) was completed in 2019 and features a professional lobby, elevator access, and high-quality construction. The rear office building (Building 2) provides additional office space with convenient access and dedicated parking.

|                                   |                                     |
|-----------------------------------|-------------------------------------|
| Total Building Area (Owner)       | 17,698 SF                           |
| Building 1 – Main Office Building | ±15,468 SF                          |
| Building 2 – Rear Office Building | ±2,230 SF                           |
| Land Area                         | ±1.45 Acres (63,249 SF)             |
| Year Built                        | Building 1: 2019   Building 2: 1993 |
| Parcel ID (Tax ID)                | 110-12-001-2000                     |
| Zoning                            | C-2                                 |
| Flood Zone                        | Zone X (Minimal Flood Hazard)       |
| Utilities                         | Private Well   Aerobic Septic       |
| School District                   | Comal ISD                           |

## CONFIDENTIAL OFFERING PROCESS

-  **1. CONFIDENTIALITY AGREEMENT** Prospective buyers must execute a Confidentiality Agreement (NDA).
-  **2. QUALIFY & RECEIVE OM** Qualified buyers will receive the full Offering Memorandum.
-  **3. DUE DILIGENCE** Upon request, additional financials, leases and due diligence materials will be provided.
-  **4. SUBMIT OFFER** Submit a Letter of Intent (LOI) for seller's review.

All inquiries and communications are strictly confidential. Please do not contact the tenants, visit the property, or discuss this opportunity without prior approval.

Building areas are based on information provided by ownership.  
Public records reflect approximately 17,531 SF of total improvements.  
All measurements are approximate and should be independently verified.



**DANIEL PEDROZA, CCIM**  
Commercial Real Estate Advisor

📞 210-247-8188  
✉ Daniel@PedrozaRealty.com

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. Buyer should independently verify all information.

ALL INFORMATION IS CONFIDENTIAL.