



CREEKSIDE OF BULVERDE

160-184 Creekside Park | Bulverde, TX 78163

OFFICE BUILDING AVAILABLE FOR LEASE



OFFERING SUMMARY

Available: 3,937 SF

Lease Rate: Call for Pricing

Lot Size: 3.98 Acres

Building Size:

Bldg 1	7,242 SF
Bldg 2	10,573 SF
Bldg 3	7,000 SF

Market: Bulverde

PROPERTY OVERVIEW

Introducing a prime leasing opportunity at Creekside Park in Bulverde, TX. Building 2 have two spaces available of prestigious office space, strategically located across from HEB for maximum convenience. Embrace the park-like setting with low-density surroundings and Hill Country-inspired architecture of stone, stucco, and metal roof. Appreciate the natural beauty of huge live oak trees adding character to the property. Enjoy seamless access to essential amenities, with banks and numerous dining options just a short walk away. This distinguished office space combines functionality with a serene environment, offering a compelling opportunity for your business.

PROPERTY HIGHLIGHTS

- Building 3 Suite 100 3,937 RSF
- Willing to subdivide
- Across Highway 46 from HEB
- Park like setting-low density
- Hill Country design-stone, stucco & metal roof
- Huge live oak trees
- Walking distance to banks
- Walking distance to numerous dining options

RICHARD MCCALED

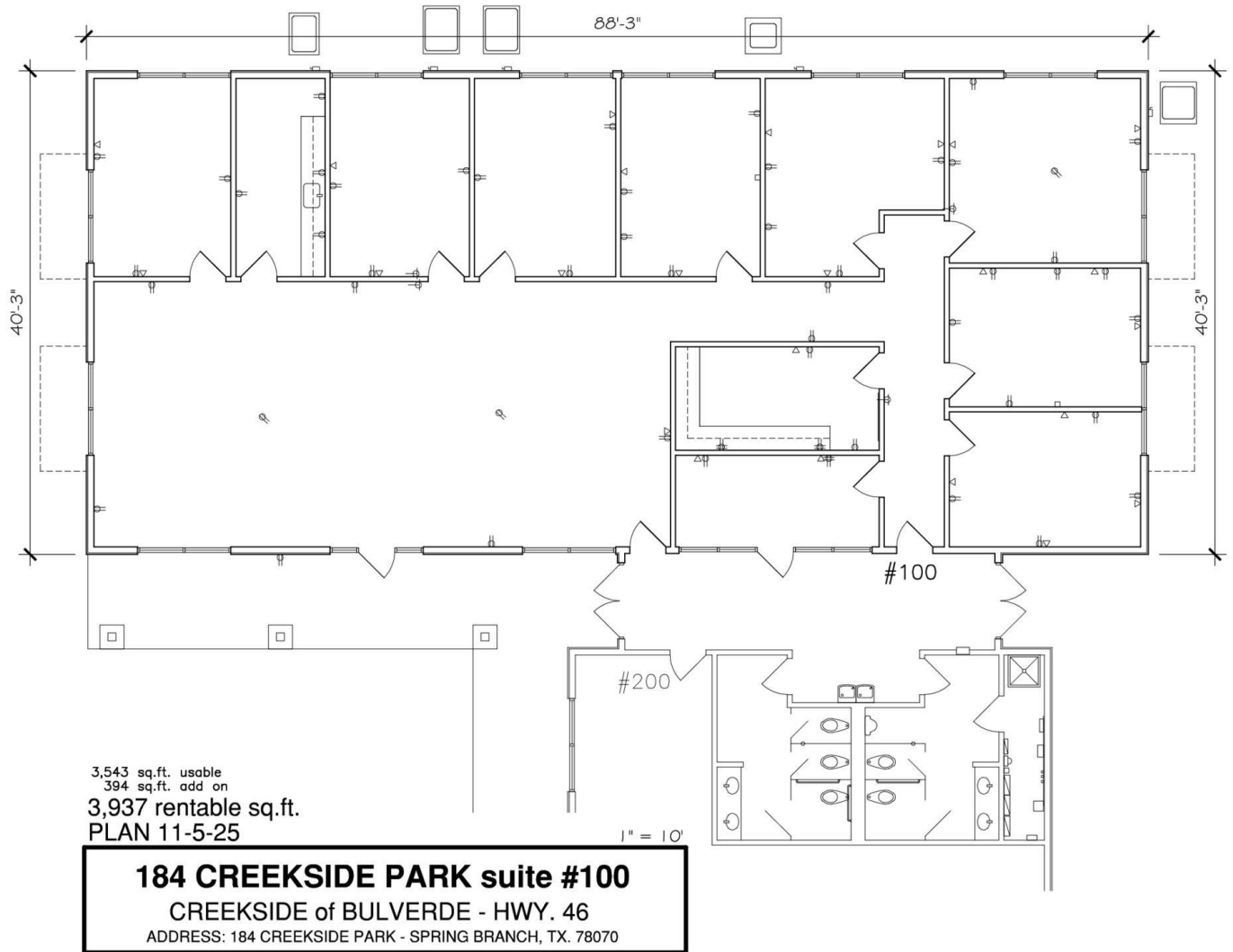
Broker

210.826.0036 x230

richard@rfmcommercial.com

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Building 2 172 Creekside Park

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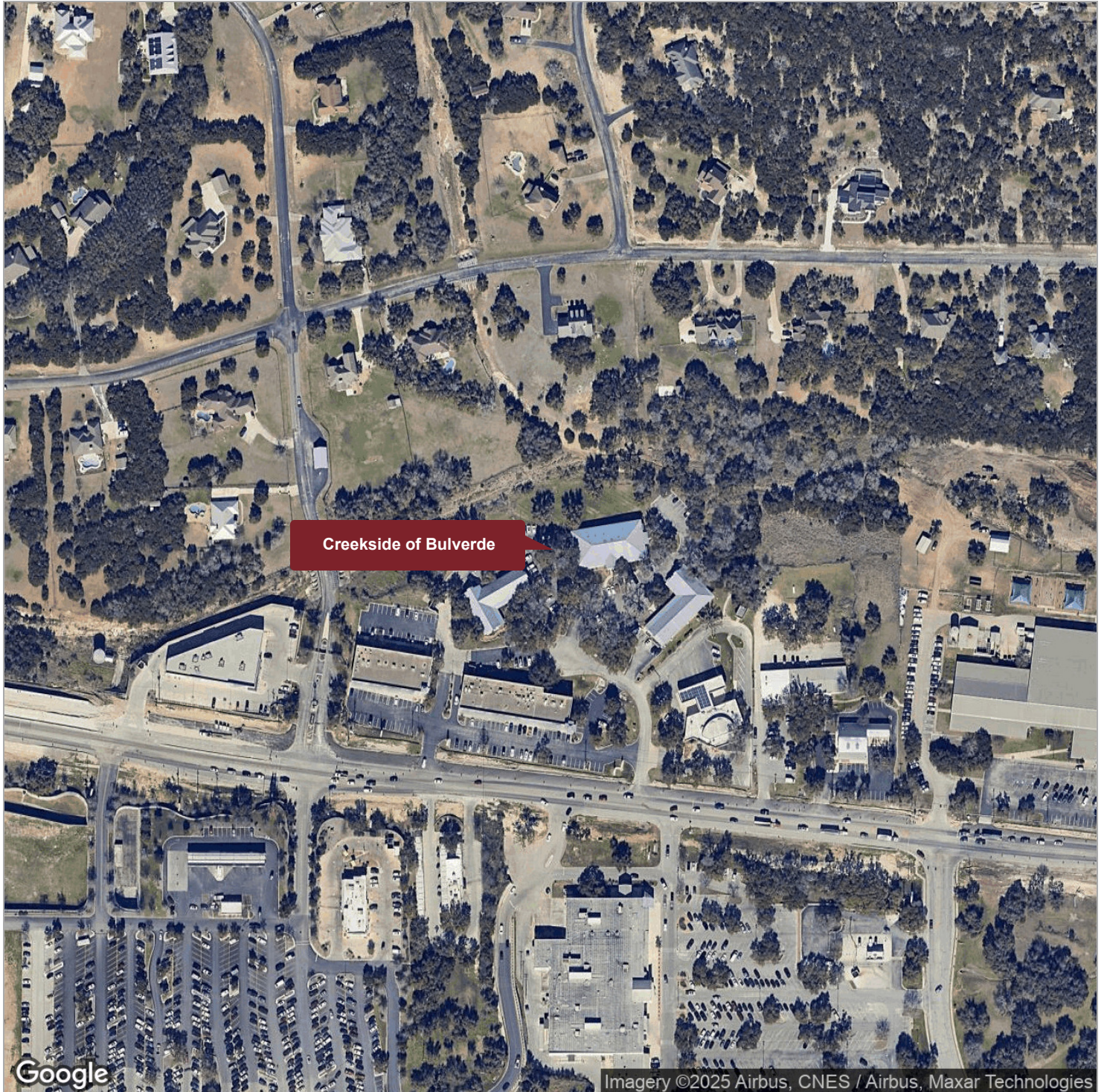
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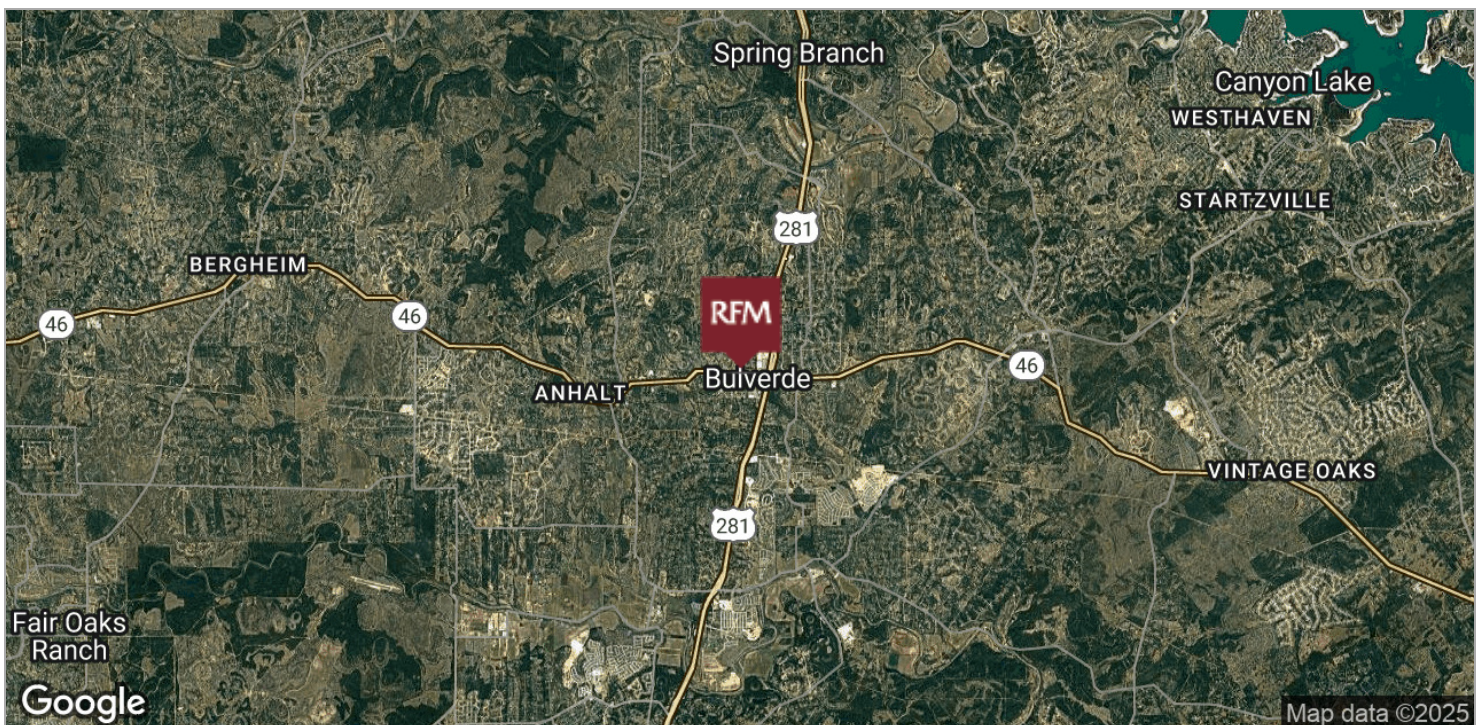
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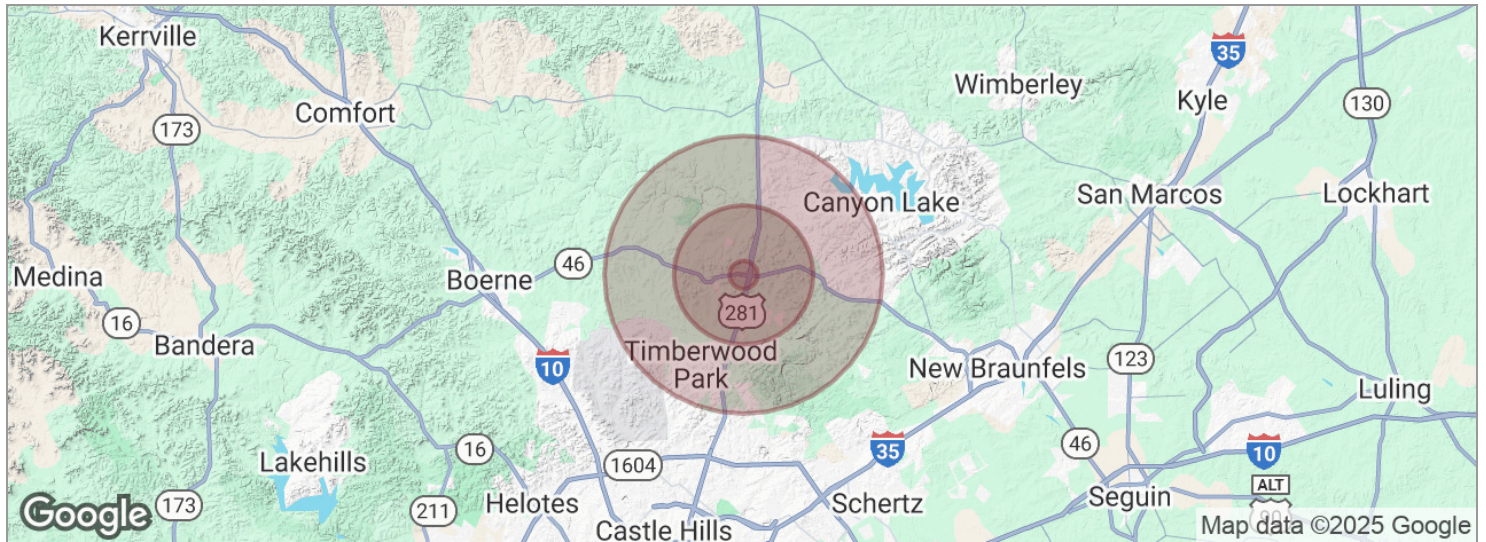
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Total population	379	10,832	58,279
Median age	42.7	42.5	39.2
Median age (Male)	42.2	42.5	38.9
Median age (Female)	42.4	42.0	39.3

Total households	133	3,801	20,479
# of persons per HH	2.8	2.8	2.8
Average HH income	\$110,901	\$117,594	\$107,661
Average house value	\$380,868	\$392,759	\$324,932

* Demographic data derived from 2020 ACS - US Census

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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

2-10-2025



TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

_____ Licensed Broker /Broker Firm Name or Primary Assumed Business Name	_____ License No.	_____ Email	_____ Phone
_____ Designated Broker of Firm	_____ License No.	_____ Email	_____ Phone
_____ Licensed Supervisor of Sales Agent/ Associate	_____ License No.	_____ Email	_____ Phone
_____ Sales Agent/Associate's Name	_____ License No.	_____ Email	_____ Phone

Buyer/Tenant/Seller/Landlord Initials

Date