

RETAIL PROPERTY AVAILABLE FOR LEASE



OFFERING SUMMARY

Available:	1,188 - 1,279 SF
Lease Rate:	Call for Pricing
Lot Size:	3.52 Acres
Building Size:	19,991 SF
Market:	Far North Central
Traffic Count 1:	51,601
Street Name 1:	US Highway 281
Traffic Count 2:	26,564
Street Name 2:	Highway 46

PROPERTY OVERVIEW

Shopping Center located along the north side of Bulverde Crossing between US Highway 281 and Highway 46. Co Tenants include: ABCD Pediatrics, Grow With Me Pediatrics Therapy, 46th Street Pizza, Nutrition 46, Bulverde Vision Source, Nail Salon, iPaw Pet Salon, Ivy Nails, Kumon and Alamo Heights Dermatology.

Area retailers include HEB Plus!, Home Depot, Tractor Supply, Academy, Auto Zone, Starbucks, Wendy's, Sonic, Subway, McDonald's, CVS & Walgreens.

LOCATION OVERVIEW

Shopping Center located along the north side of Bulverde Crossing between US Highway 281 and Highway 46.

PROPERTY HIGHLIGHTS

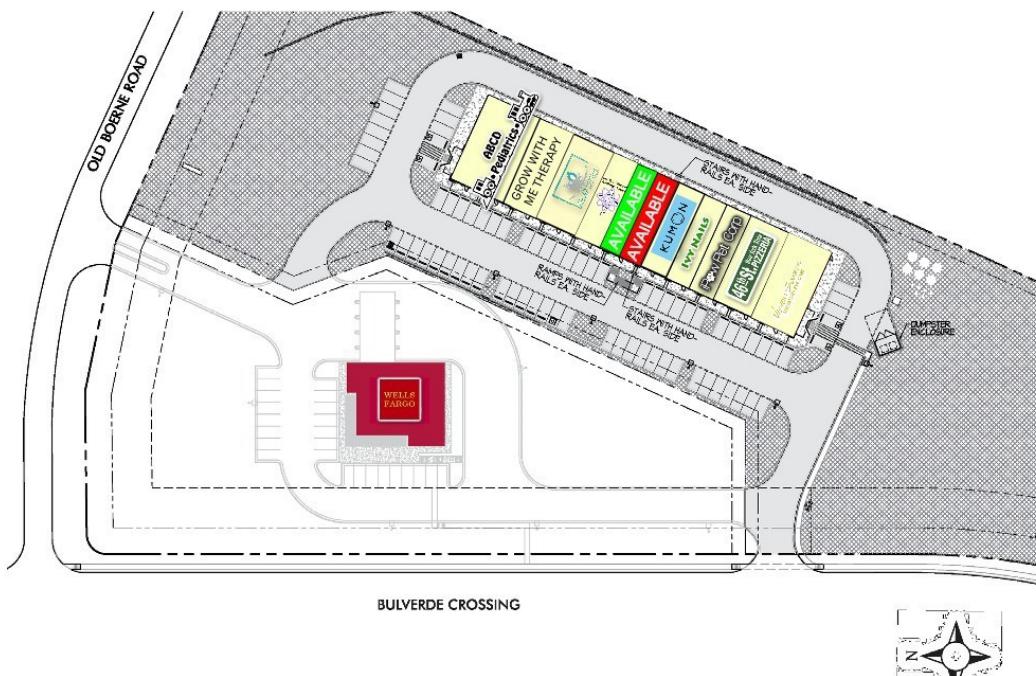
- Suite 114: 1,189 SF
- Suite 115: 1,279 SF
- Across from Highway 46 from the Walmart Supercenter
- Located in the desirable Texas Hill Country
- NNN: \$8.56 PSF

RICHARD MCCALEB

Broker
210.826.0036 x230
richard@rfmcommercial.com

This information was obtained from sources deemed reliable; RFM Commercial, Inc. has not verified makes no representations or warranties, expressed or implied, as to the completeness or accuracy thereof. The presentation of this real estate information is subject to error, omission, change in price, prior sale or lease, or withdrawal without notice. You and your advisors should conduct a careful independent investigation of the property to determine if it is suitable for your intended purpose.

RETAIL PROPERTY AVAILABLE FOR LEASE



AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
Suite 114	Available	1,188 SF	NNN	Call for Pricing
Suite 115	Available	1,279 SF	NNN	Call for Pricing

RICHARD MCCALEB

Broker
210.826.0036 x230
richard@rfmcommercial.com

This information was obtained from sources deemed reliable; RFM Commercial, Inc. has not verified makes no representations or warranties, expressed or implied, as to the completeness or accuracy thereof. The presentation of this real estate information is subject to error, omission, change to price, prior sale or lease, or withdrawal without notice. You and your advisors should conduct a careful independent investigation of the property to determine if it is suitable for your intended purpose.

RETAIL PROPERTY AVAILABLE FOR LEASE



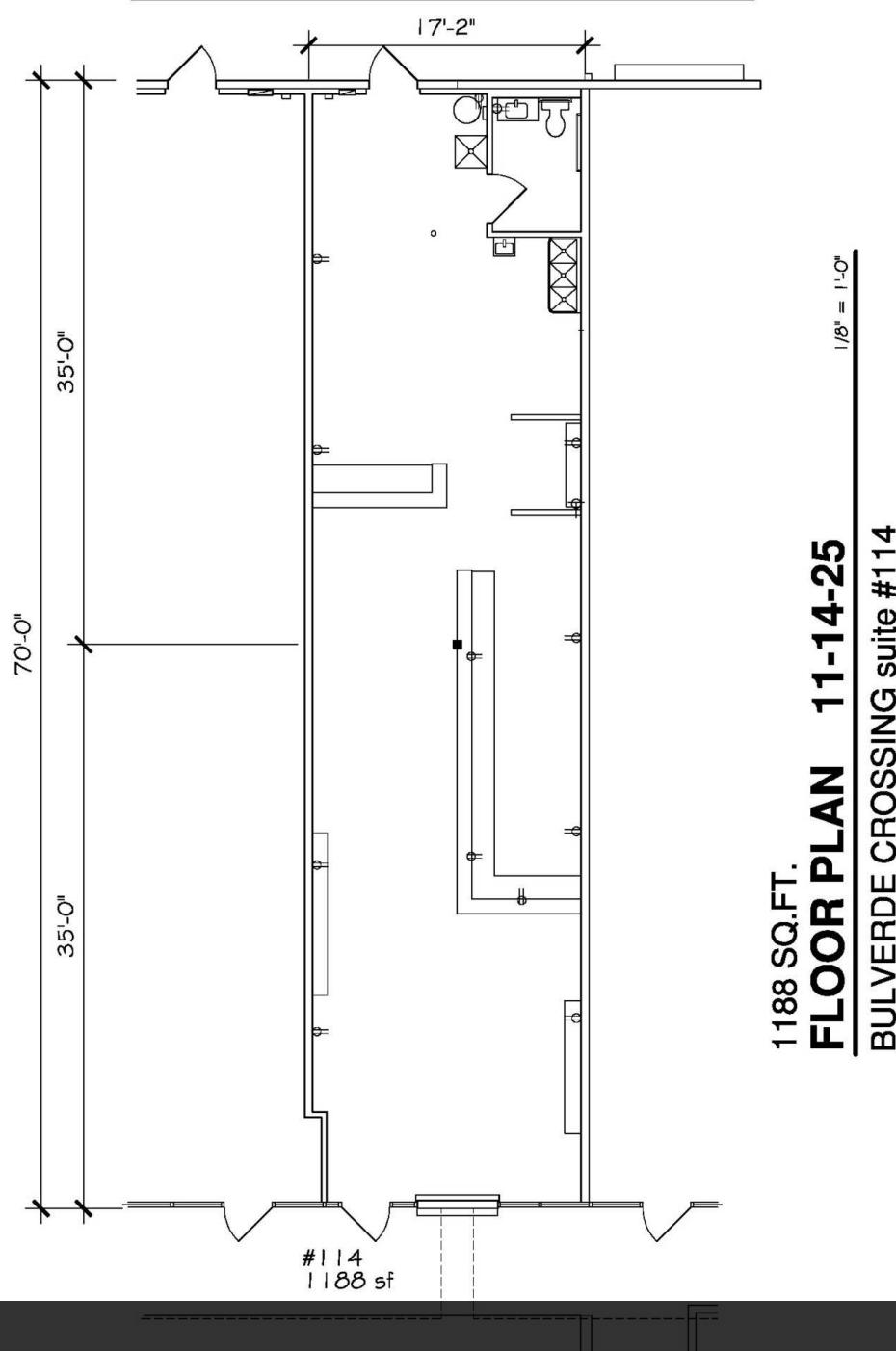
#116 Floor Plan Not to Scale

RICHARD MCCALEB

Broker
210.826.0036 x230
richard@rfmcommercial.com

This information was obtained from sources deemed reliable; RFM Commercial, Inc. has not verified makes no representations or warranties, expressed or implied, as to the completeness or accuracy thereof. The presentation of this real estate information is subject to error, omission, change in price, prior sale or lease, or withdrawal without notice. You and your advisors should conduct a careful independent investigation of the property to determine if it is suitable for your intended purpose.

RETAIL PROPERTY AVAILABLE FOR LEASE



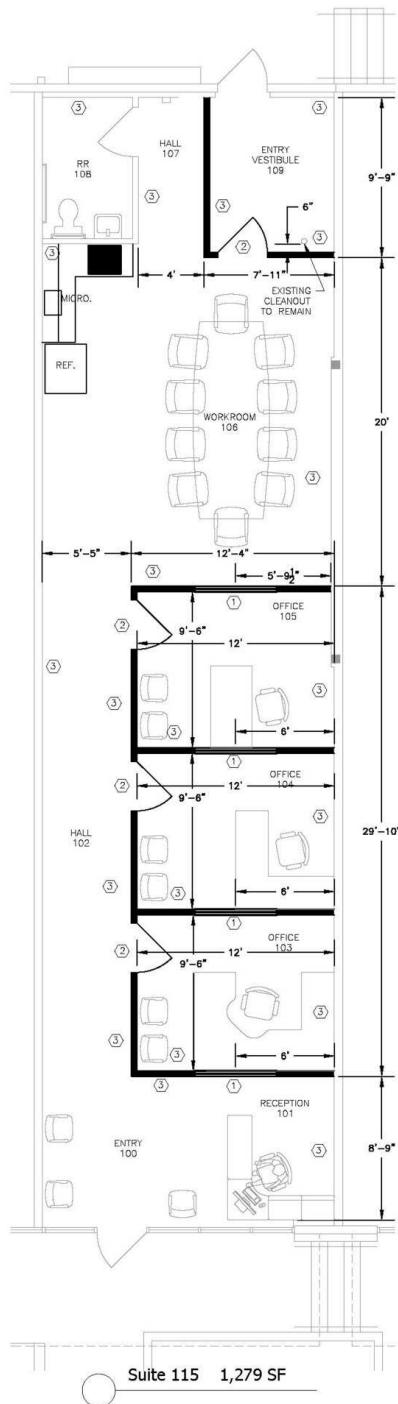
#115 1,279 SF

RICHARD MCCALEB

Broker
210.826.0036 x230
richard@rfmcommercial.com

This information was obtained from sources deemed reliable; RFM Commercial, Inc. has not verified makes no representations or warranties, expressed or implied, as to the completeness or accuracy thereof. The presentation of this real estate information is subject to error, omission, change in price, prior sale or lease, or withdrawal without notice. You and your advisors should conduct a careful independent investigation of the property to determine if it is suitable for your intended purpose.

RETAIL PROPERTY AVAILABLE FOR LEASE

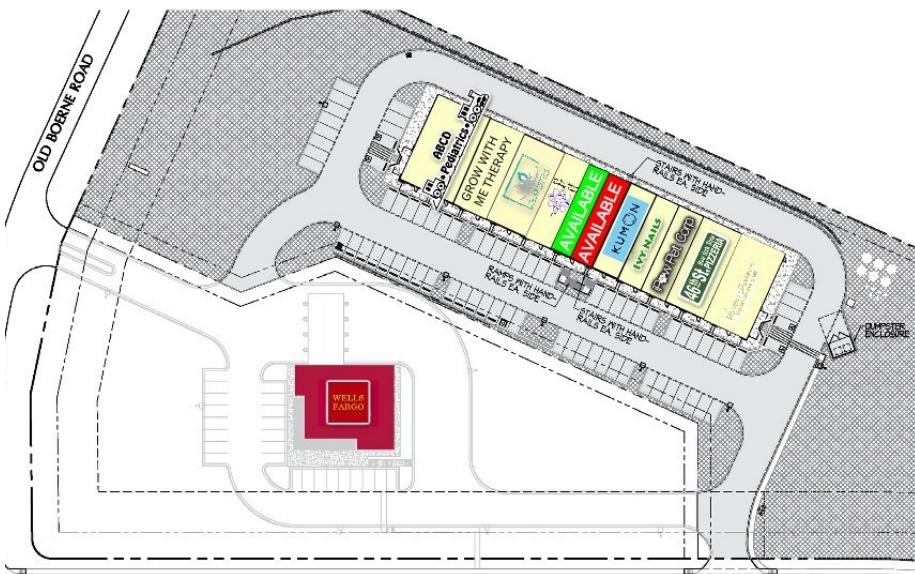


RICHARD MCCALEB

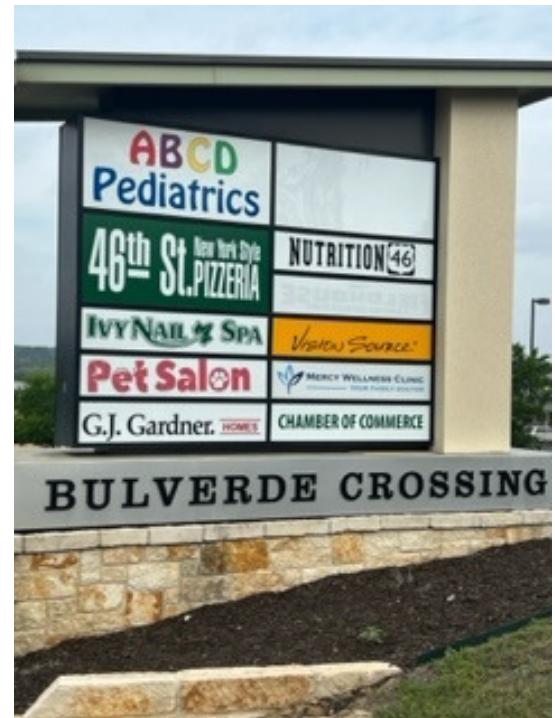
Broker
210.826.0036 x230
richard@rfmcommercial.com

This information was obtained from sources deemed reliable; RFM Commercial, Inc. has not verified makes no representations or warranties, expressed or implied, as to the completeness or accuracy thereof. The presentation of this real estate information is subject to error, omission, change in price, prior sale or lease, or withdrawal without notice. You and your advisors should conduct a careful independent investigation of the property to determine if it is suitable for your intended purpose.

RETAIL PROPERTY AVAILABLE FOR LEASE



BULVERDE CROSSING

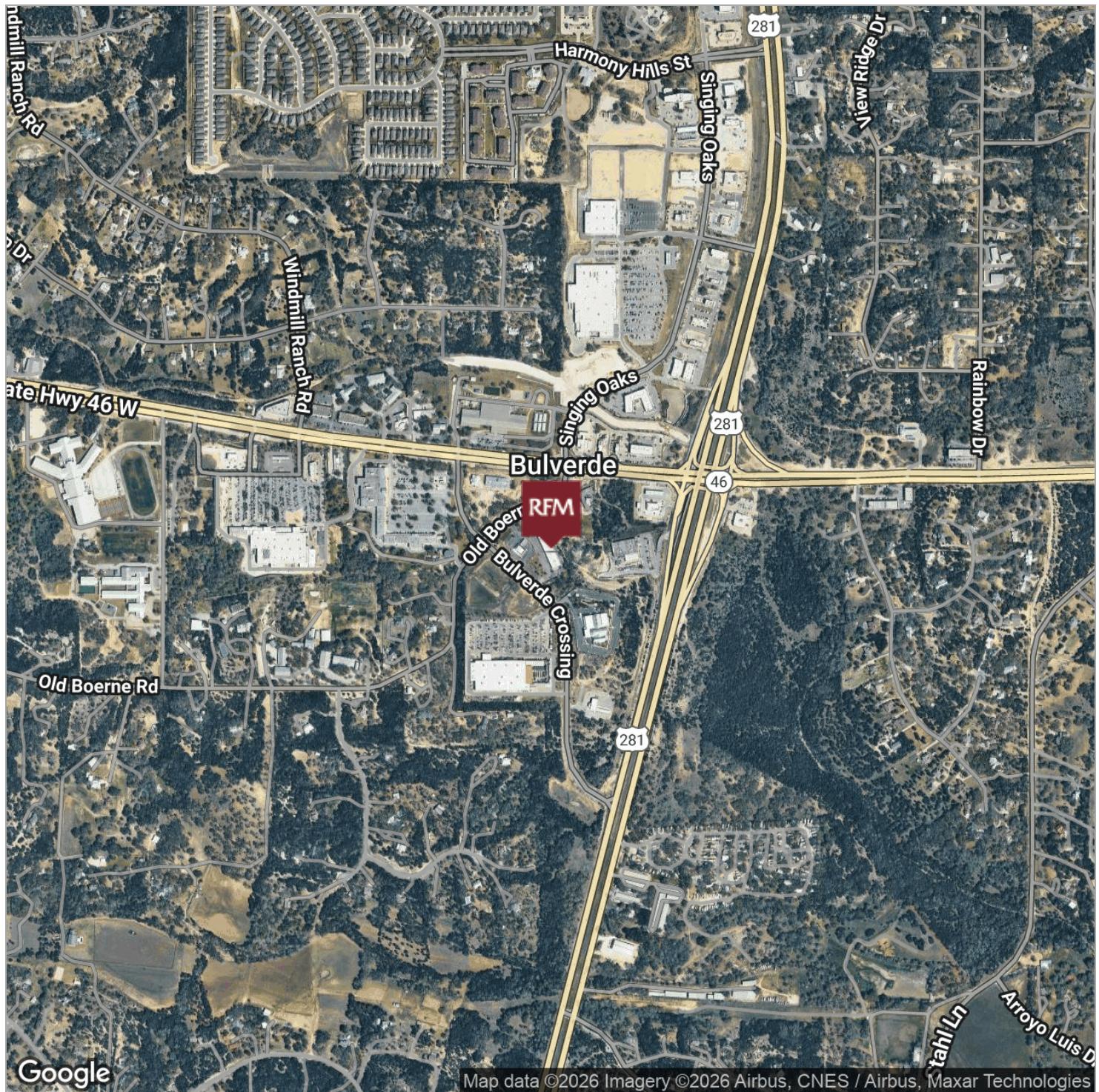


RICHARD MCCALEB

Broker
210.826.0036 x230
richard@rfmcommercial.com

This information was obtained from sources deemed reliable; RFM Commercial, Inc. has not verified makes no representations or warranties, expressed or implied, as to the completeness or accuracy thereof. The presentation of this real estate information is subject to error, omission, change in price, prior sale or lease, or withdrawal without notice. You and your advisors should conduct a careful independent investigation of the property to determine if it is suitable for your intended purpose.

RETAIL PROPERTY AVAILABLE FOR LEASE



Map data ©2026 Imagery ©2026 Airbus, CNES / Airbus, Maxar Technologies

RICHARD MCCALEB

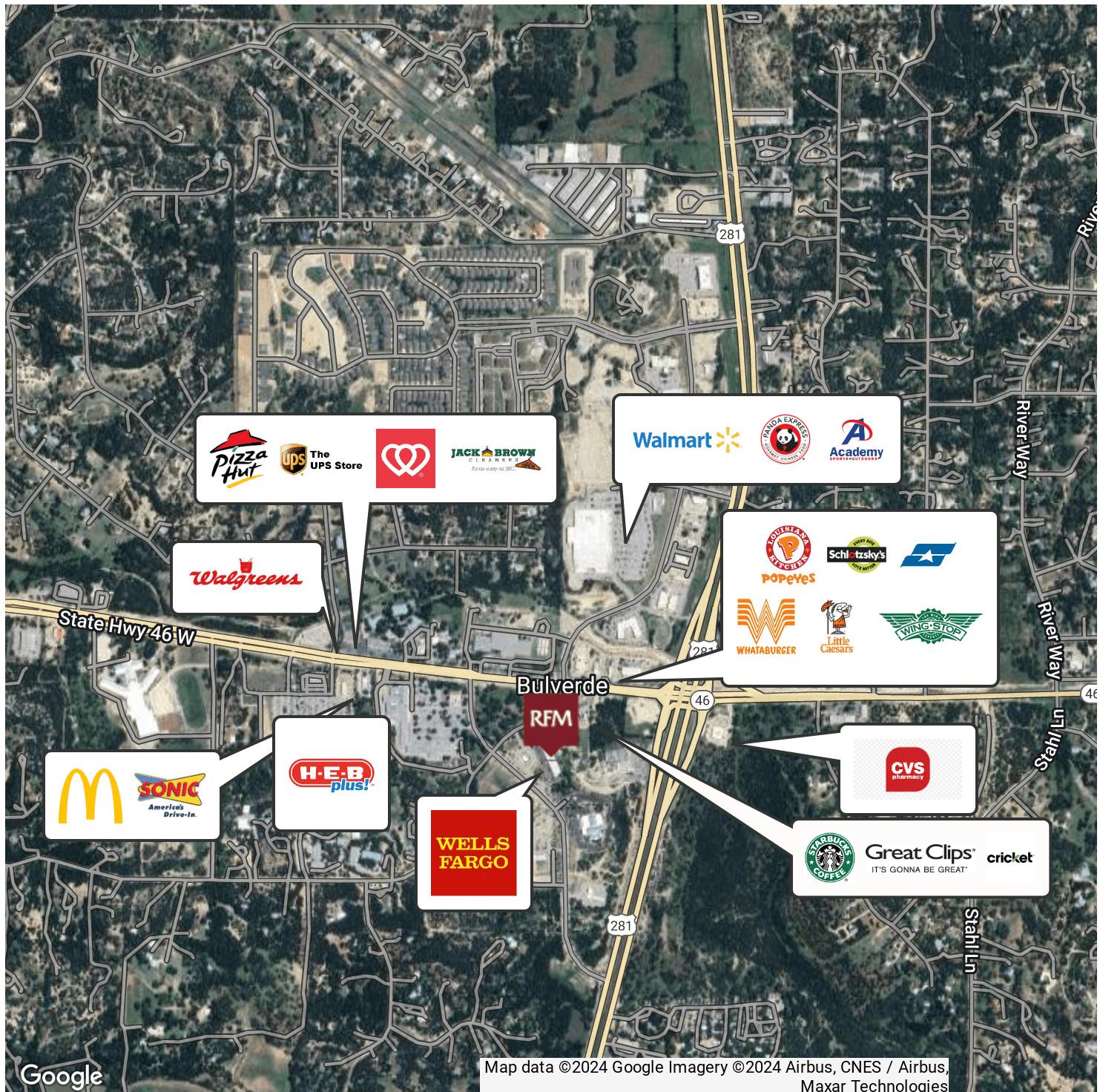
Broker

210.826.0036 x230

richard@rfmcommercial.com

This information was obtained from sources deemed reliable; RFM Commercial, Inc. has not verified makes no representations or warranties, expressed or implied, as to the completeness or accuracy thereof. The presentation of this real estate information is subject to error, omission, change in price, prior sale or lease, or withdrawal without notice. You and your advisors should conduct a careful independent investigation of the property to determine if it is suitable for your intended purpose.

RETAIL PROPERTY AVAILABLE FOR LEASE

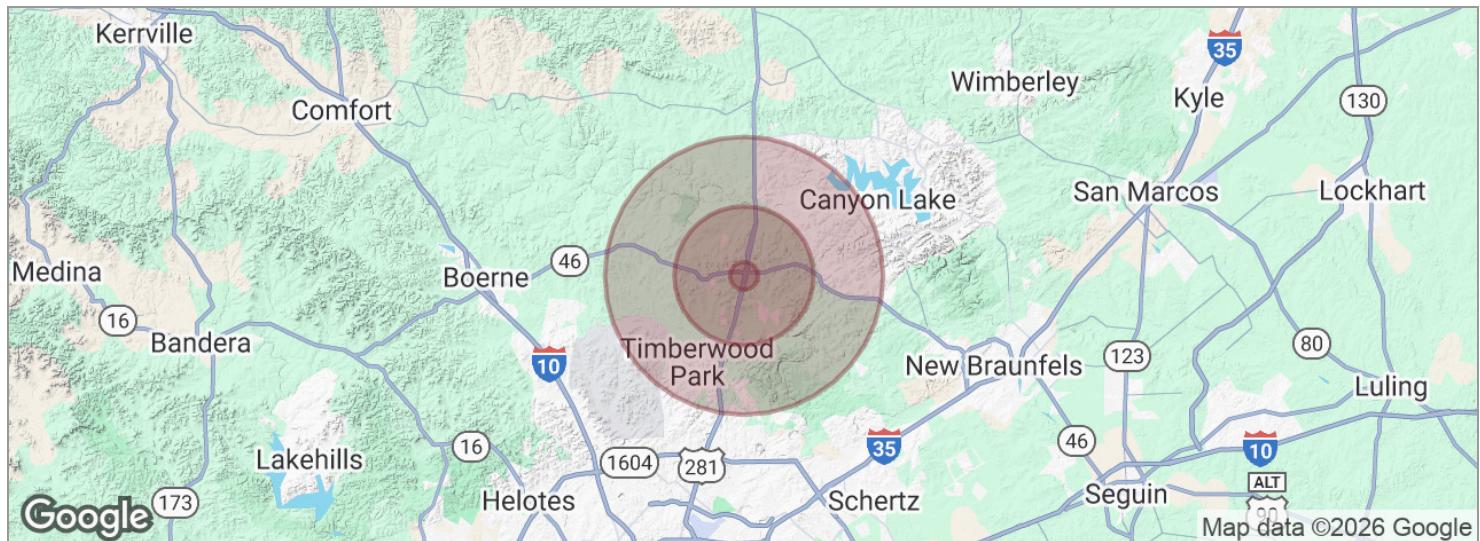


RICHARD MCCALEB

Broker
210.826.0036 x230
richard@rfmcommercial.com

This information was obtained from sources deemed reliable; RFM Commercial, Inc. has not verified makes no representations or warranties, expressed or implied, as to the completeness or accuracy thereof. The presentation of this real estate information is subject to error, omission, change in price, prior sale or lease, or withdrawal without notice. You and your advisors should conduct a careful independent investigation of the property to determine if it is suitable for your intended purpose.

RETAIL PROPERTY AVAILABLE FOR LEASE



Total population	424	10,963	60,420
Median age	42.9	42.6	39.0
Median age (Male)	43.1	42.6	38.8
Median age (Female)	42.2	42.1	39.1

Total households	150	3,849	21,195
# of persons per HH	2.8	2.8	2.9
Average HH income	\$117,127	\$118,239	\$108,235
Average house value	\$409,710	\$391,919	\$324,833

* Demographic data derived from 2020 ACS - US Census

RICHARD MCCALEB

Broker
210.826.0036 x230
richard@rfmcommercial.com

This information was obtained from sources deemed reliable; RFM Commercial, Inc. has not verified makes no representations or warranties, expressed or implied, as to the completeness or accuracy thereof. The presentation of this real estate information is subject to error, omission, change in price, prior sale or lease, or withdrawal without notice. You and your advisors should conduct a careful independent investigation of the property to determine if it is suitable for your intended purpose.

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.

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	