



Johnson High School

MARKETPLACE @  
ENCINO PARK  
BURGER KING  
HTeaO SAJAD  
Marco's Pizza  
nextlevel URGENT CARE

FOSSIL CREEK  
Great Clips  
DRIP BAR  
46th St. PIZZERIA

CVS pharmacy

W

SPROUTS FARMERS MARKET

CHASE

Evans Rd

Edward Jones

Country 101

FARMERS INSURANCE

LBB

BELDEN'S

ORTHODONTICS

CityVet

Zkom Neighborhood Pharmacy

Salano

SITE

Ridgeway Dr

Longwood

Bulverde Rd 24,802 VPD

DUTCHBOY CLEANERS

Perfect Brows State Farm

FOR LEASE

# Retail Space Available

2185 Bulverde Rd | San Antonio, TX



# Retail Space Available

21850 Bulverde Rd | San Antonio, TX



FOR LEASE

1,200 - 5,040 SF  
Available

Contact  
Broker  
Rental Rate

## ABOUT THE PROPERTY

- Current tenant still operating, please do not disturb; ability to downsize existing Pizza Hut
- Highly trafficked, densely populated neighborhood retail
- Close proximity to Sprouts Farmers Market
- Direct access to Loop 1604 and US-281N
- Surrounded by many area schools, including 3,200+ student Johnson High School

## JOIN THESE NEARBY RETAILERS



CHASE

Walgreens



PET SUPPLIES  
"PLUS!"



## TRAFFIC COUNTS

Bulverde Rd  
Evans Rd

24,700 VPD  
17,187 VPD

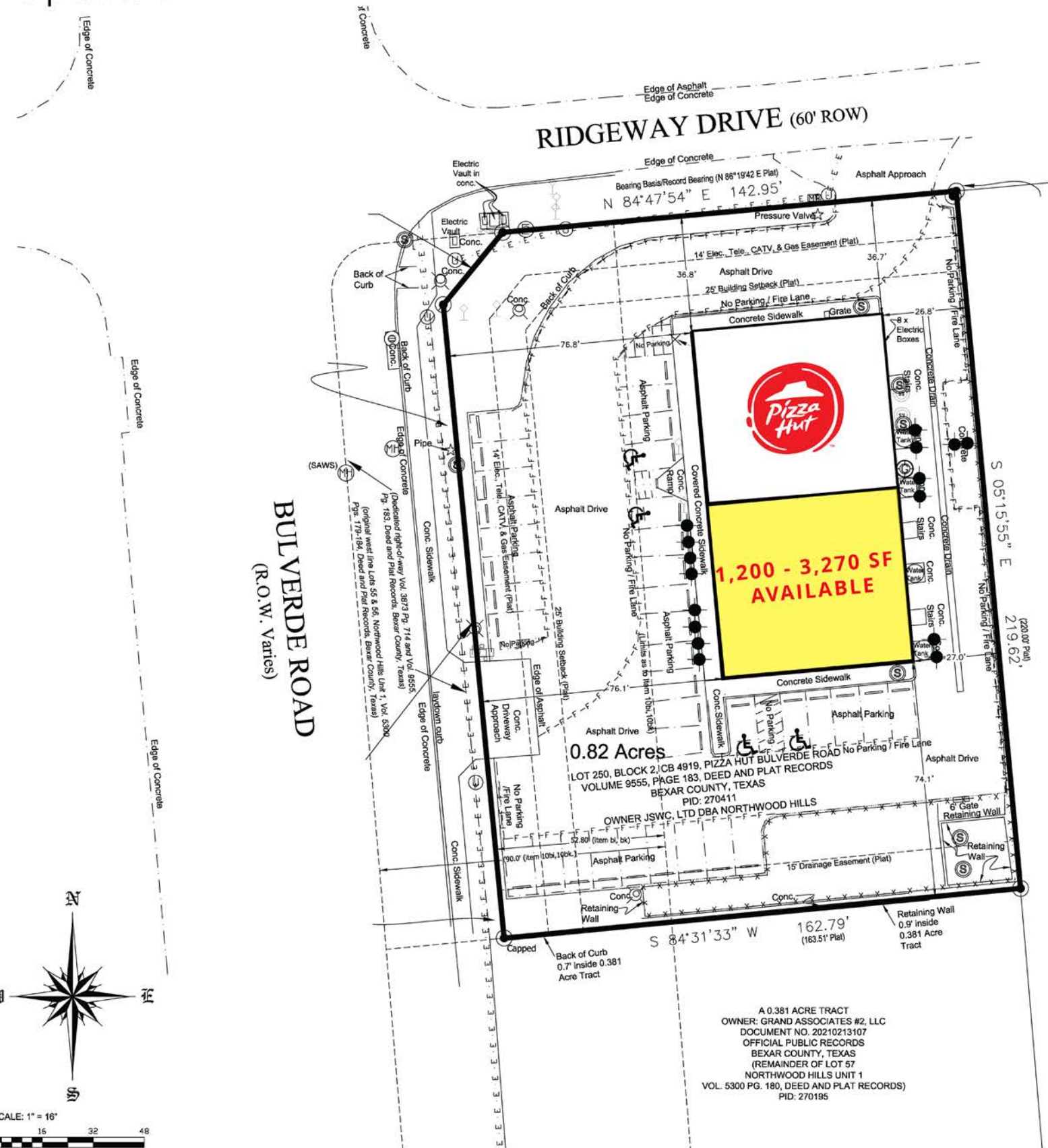


# Site Aerial

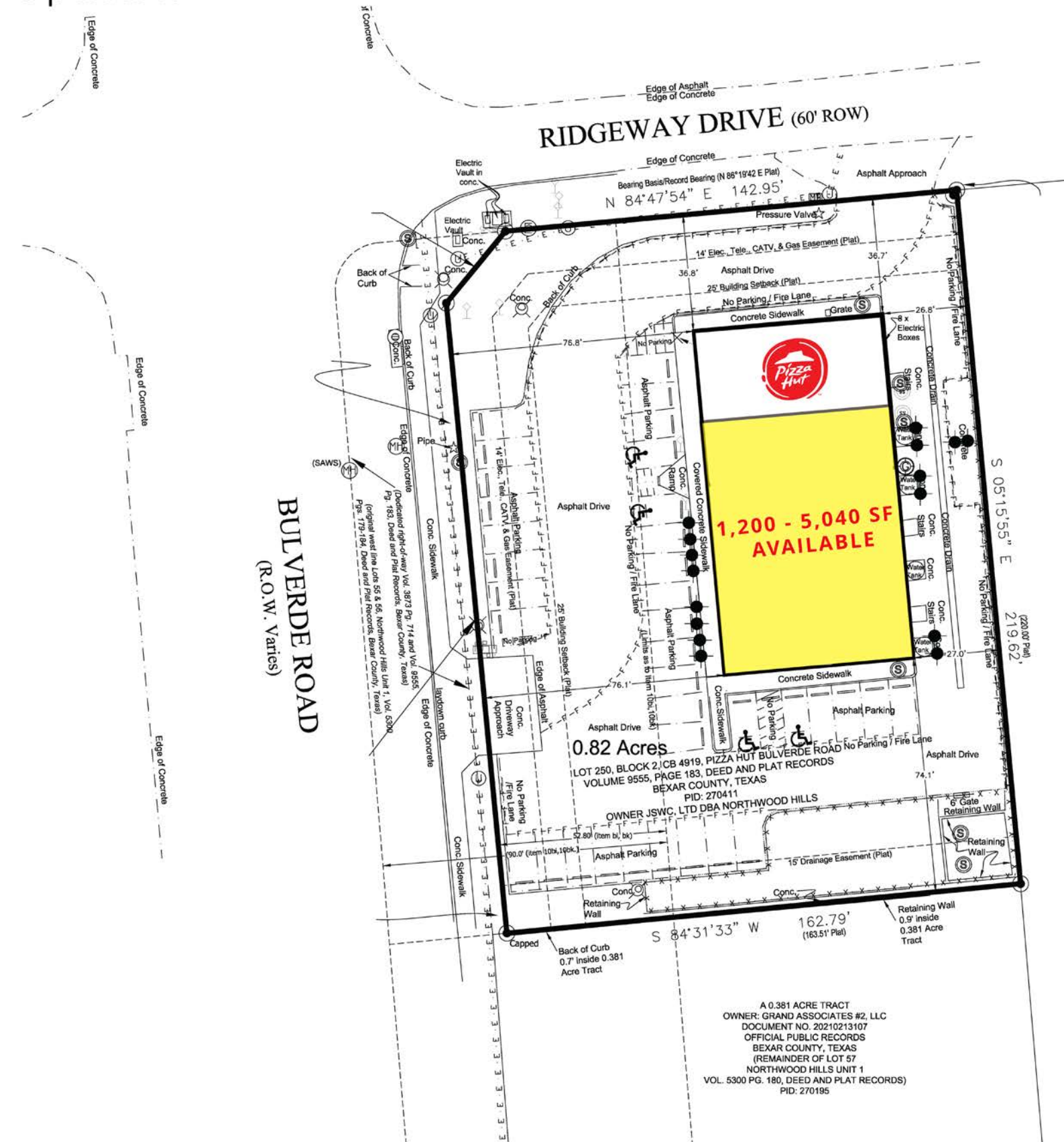
21850 Bulverde Rd | San Antonio, TX



### Option I



### Option II



# Retail Space Available

21850 Bulverde Rd | San Antonio, TX



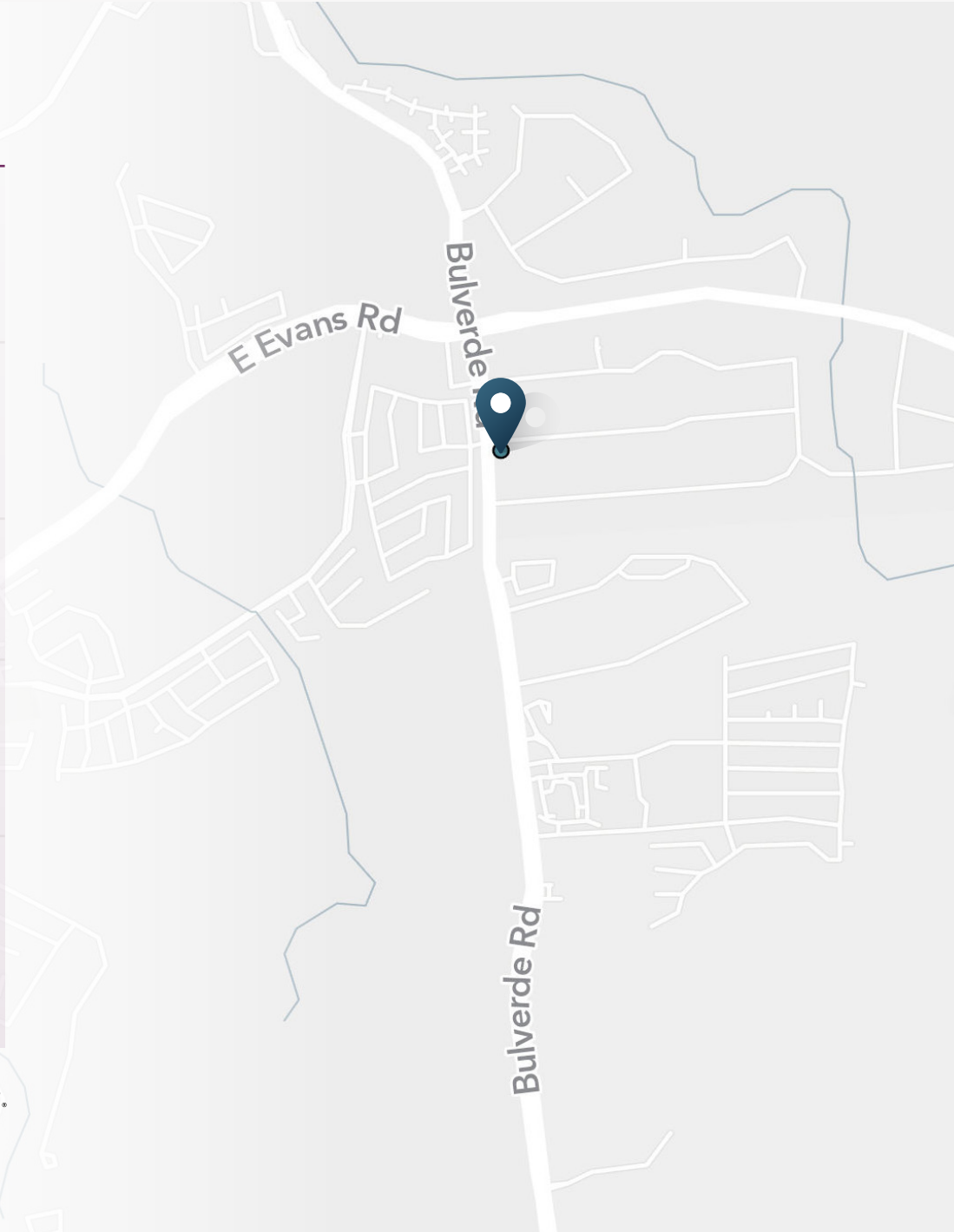
# Retail Space Available

21850 Bulverde Rd | San Antonio, TX



## DEMOGRAPHIC HIGHLIGHTS

Population	1 mile	3 miles	5 miles
2024 Estimated Population	9,694	66,622	172,639
2029 Projected Population	11,085	72,859	179,685
Projected Annual Growth Rate 2024 to 2029	2.72%	1.81%	0.80%
<b>Daytime Population</b>			
2024 Daytime Population	6,715	55,018	159,738
Workers	2,397	24,269	81,002
Residents	4,318	30,749	78,736
<b>Income</b>			
2024 Est. Average Household Income	\$156,851	\$141,317	\$133,632
2024 Est. Median Household Income	\$115,017	\$105,858	\$101,607
<b>Households &amp; Growth</b>			
2024 Estimated Households	3,473	23,973	63,394
2029 Estimated Households	4,151	26,812	67,172
Projected Annual Growth Rate 2024 to 2029	3.63%	2.26%	1.16%
<b>Race &amp; Ethnicity</b>			
2024 Est. White	57%	52%	53%
2024 Est. Black or African American	6%	7%	6%
2024 Est. Asian or Pacific Islander	8%	9%	7%
2024 Est. American Indian or Native Alaskan	1%	1%	1%
2024 Est. Other Races	6%	8%	8%
2024 Est. Hispanic	35%	38%	40%



> **Want more?** Contact us for a complete demographic, foot-traffic, and mobile data insights report.



# Information About Brokerage Services

Texas Real Estate Commission (11-2-2015)



**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.

**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.

SRS Real Estate Partners	9005621	wes.babb@srsre.com	512.236.4600
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Wes Babb	349786	wes.babb@srsre.com	512.236.4646
Designated Broker of Firm	License No.	Email	Phone

**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.

Webb Sellers	589055	webb.sellers@srsre.com	210.504.2781	
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone	
Drew Allen	656732	drew.allen@srsre.com	210.504.1242	
Sales Agent/Associate's Name	License No.	Email	Phone	
Buyer Initials	Tenant Initials	Seller Initials	Landlord Initials	Date





**SRS Real Estate Partners**  
2101 McCullough Ave  
San Antonio, TX 78212

**Drew Allen**  
210.504.1242  
drew.allen@srsre.com

**SRSRE.COM**

© SRS Real Estate Partners

The information presented was obtained from sources deemed reliable;  
however SRS Real Estate Partners does not guarantee its completeness or accuracy.