



FOR SALE OR LEASE

Bulverde Ridge Medical Business Park

32685 US HWY 281, Bulverde, TX 78163

eXp Commercial | 9600 Great Hills Trl | Austin, TX 78759 |

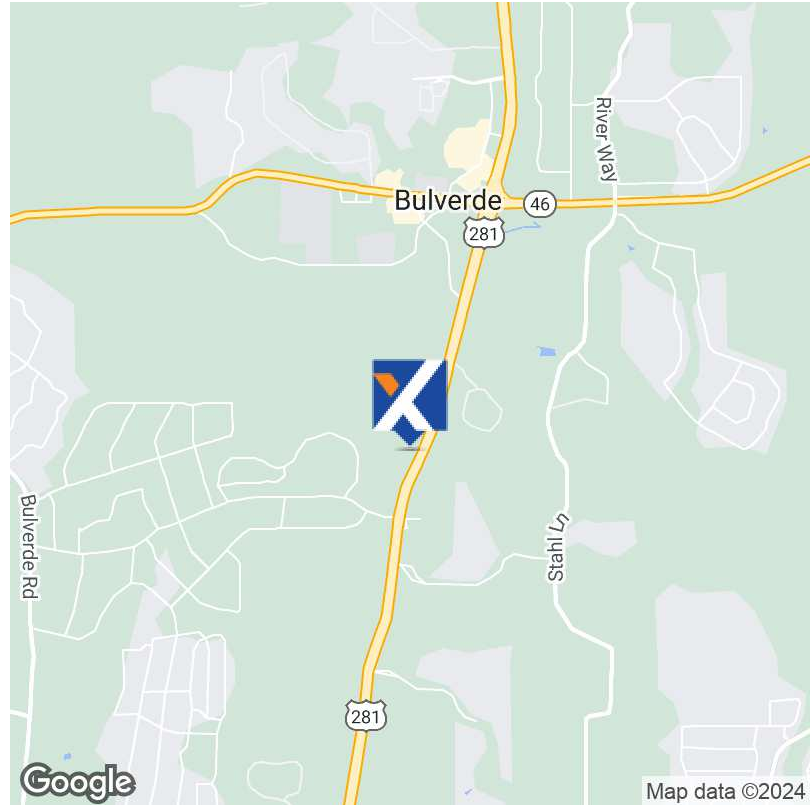
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OFFERING SUMMARY

Sale Price:	\$3,400,000
Building Size:	9,960 SF
Available SF:	6,500+/- SF
Lot Size:	7.45 Acres
Number of Units:	5
Price / SF:	\$341.37
Cap Rate:	0.17%
NOI:	\$5,635
Year Built:	2004
Zoning:	C-2
Market:	Far North Central
Submarket:	Bulverde Spring Branch
Traffic Count:	44,648

PROPERTY OVERVIEW

Discover an exceptional opportunity for office building investment at this prime property located at 2685 US HWY 281 N, Bulverde, TX, 78163. Boasting a spacious 9,960 SF building with 5 units, the property is ideally suited for the discerning investor seeking ample space for commercial endeavors. Zoned C-2 and situated in the sought-after Far North Central area, this offering presents considerable potential for growth and development. With a 30% occupancy rate, there is significant room for expansion and increased rental income, making this an attractive prospect for those looking to establish a strong presence in this thriving commercial district.

PROPERTY HIGHLIGHTS

- - 9,960 SF building ideal for office space
- - 5 units offering versatile leasing options
- - Zoned C-2 for diverse commercial usage
- - Prime location in the Far North Central area
- - 30% occupancy with substantial room for growth
- - Ample parking for tenants and visitors
- - Modern amenities and well-maintained infrastructure
- - High visibility and accessibility along US HWY 281 N
- - Proximity to prominent business and retail centers

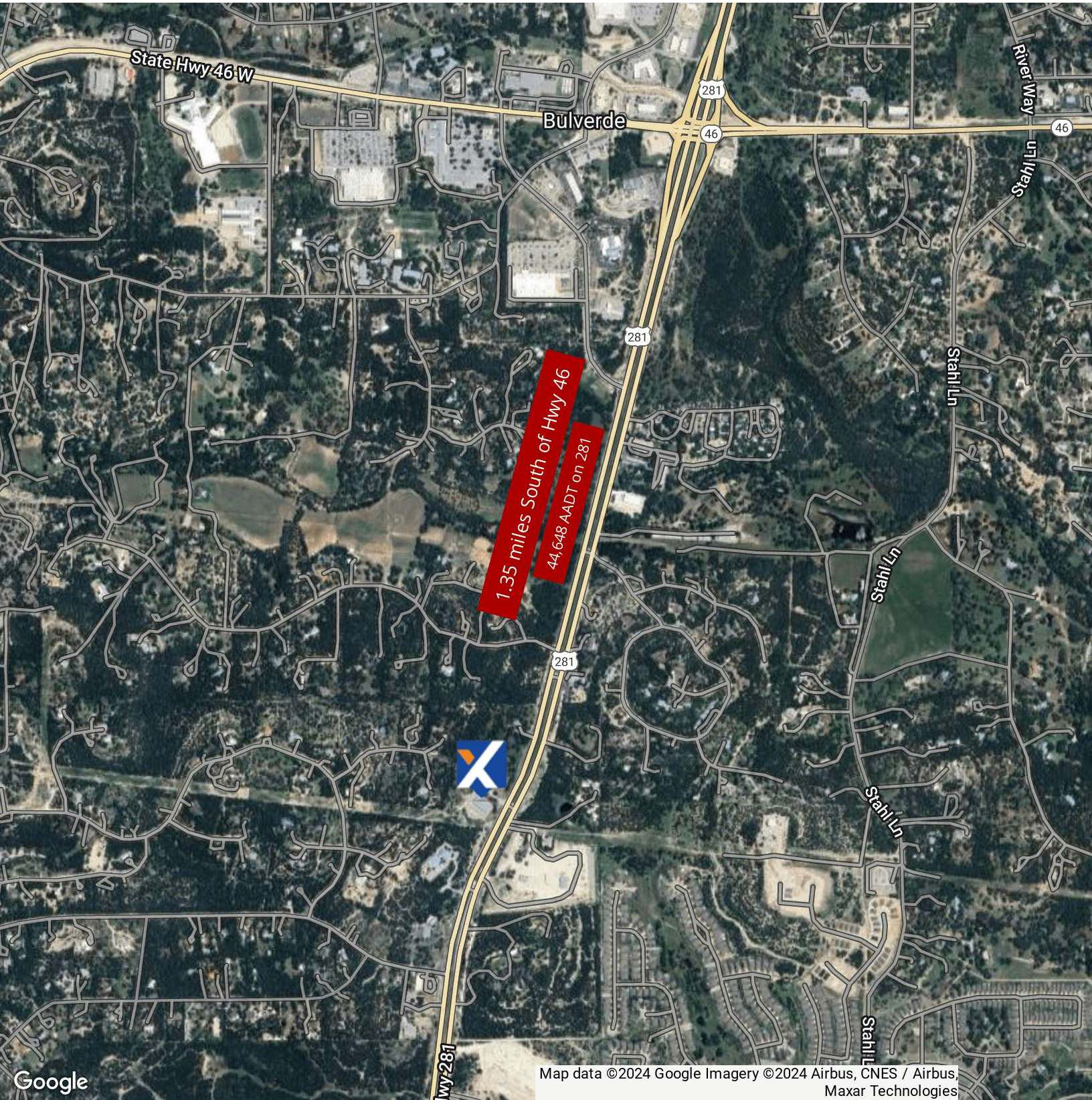
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7.5± Acres w/10,000± SF Office Building



Google

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LEASE INFORMATION

Lease Type:	MG	Lease Term:	36 to 120 months
Total Space:	1,251 - 5,682 SF	Lease Rate:	\$24.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 100	Available	3,637 - 5,682 SF	Modified Gross	\$24.00 SF/yr	-
Suite 120	Available	2,045 - 5,682 SF	Modified Gross	\$24.00 SF/yr	-
Suite 180	Available	1,251 SF	Modified Gross	\$24.00 SF/yr	-

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SUITE	TENANT NAME	SIZE SF	% OF BUILDING	PRICE / SF / YEAR	MARKET RENT	MARKET RENT / SF	ANNUAL RENT	LEASE START	LEASE END
181	HTFH	909 SF	9.13%	\$24.00	\$23,634	\$26.00	\$21,816	5/1/24	4/30/27
140	BE - MRI	1,983 SF	19.91%	\$20.27	\$51,558	\$26.00	\$40,195	11/1/23	10/31/28
-	-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-	-
TOTALS		2,892 SF	29.04%	\$44.27	\$75,192	\$52.00	\$62,011		
AVERAGES		1,446 SF	14.52%	\$22.13	\$37,596	\$26.00	\$31,006		

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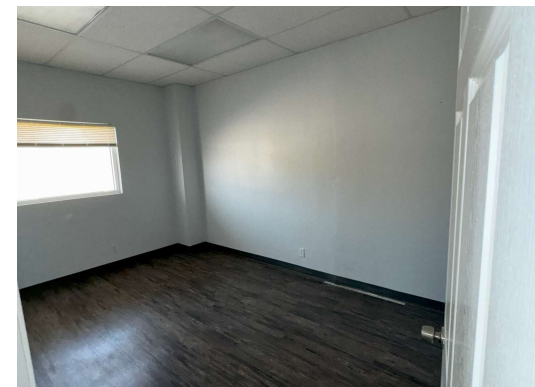
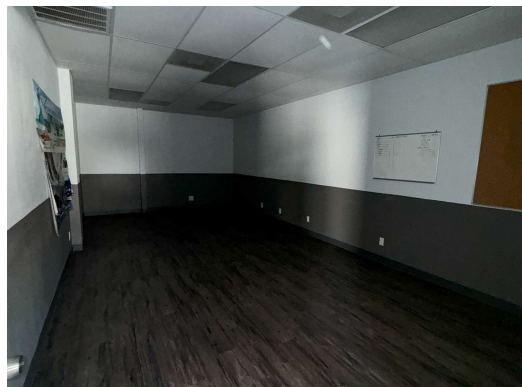
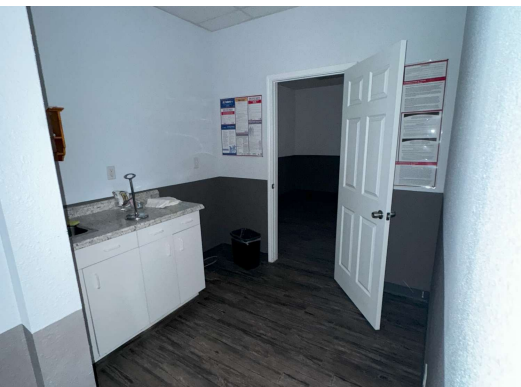
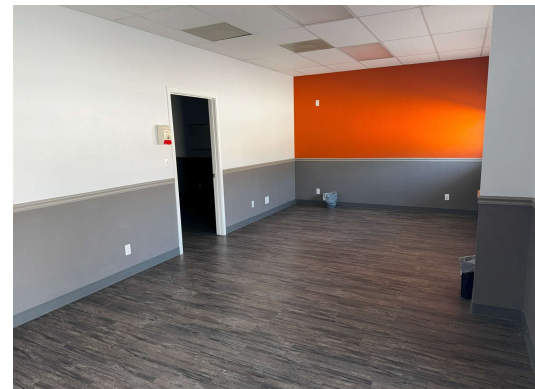
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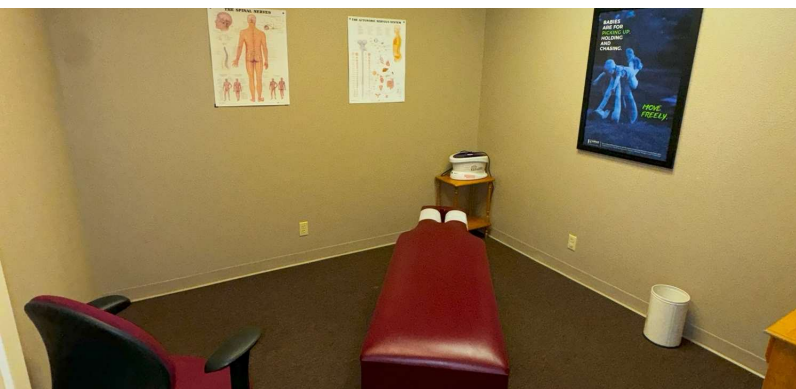
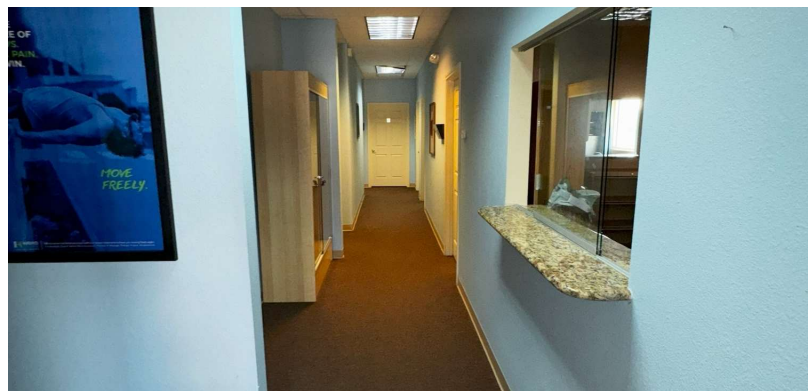
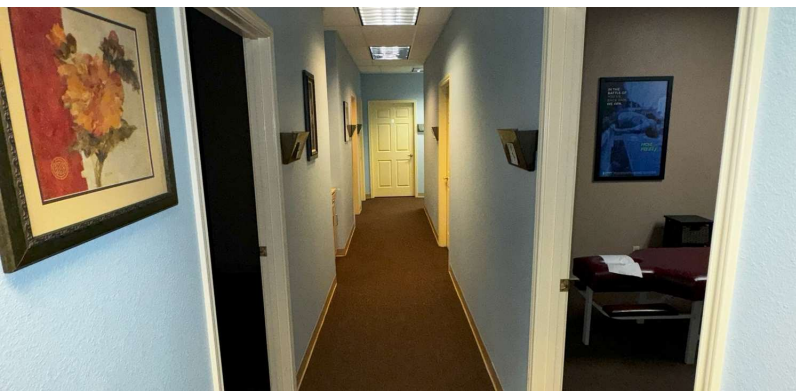
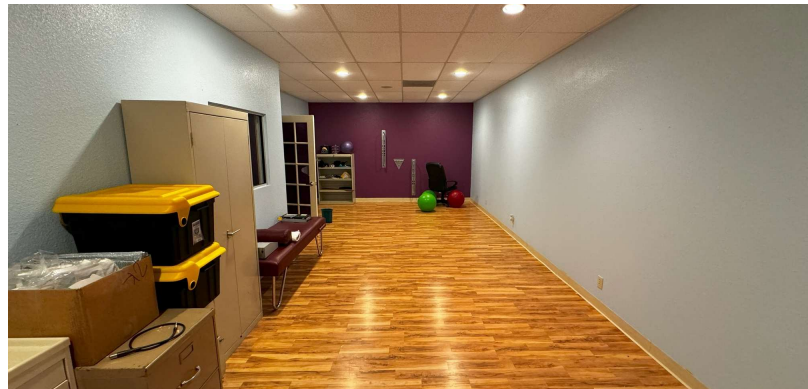
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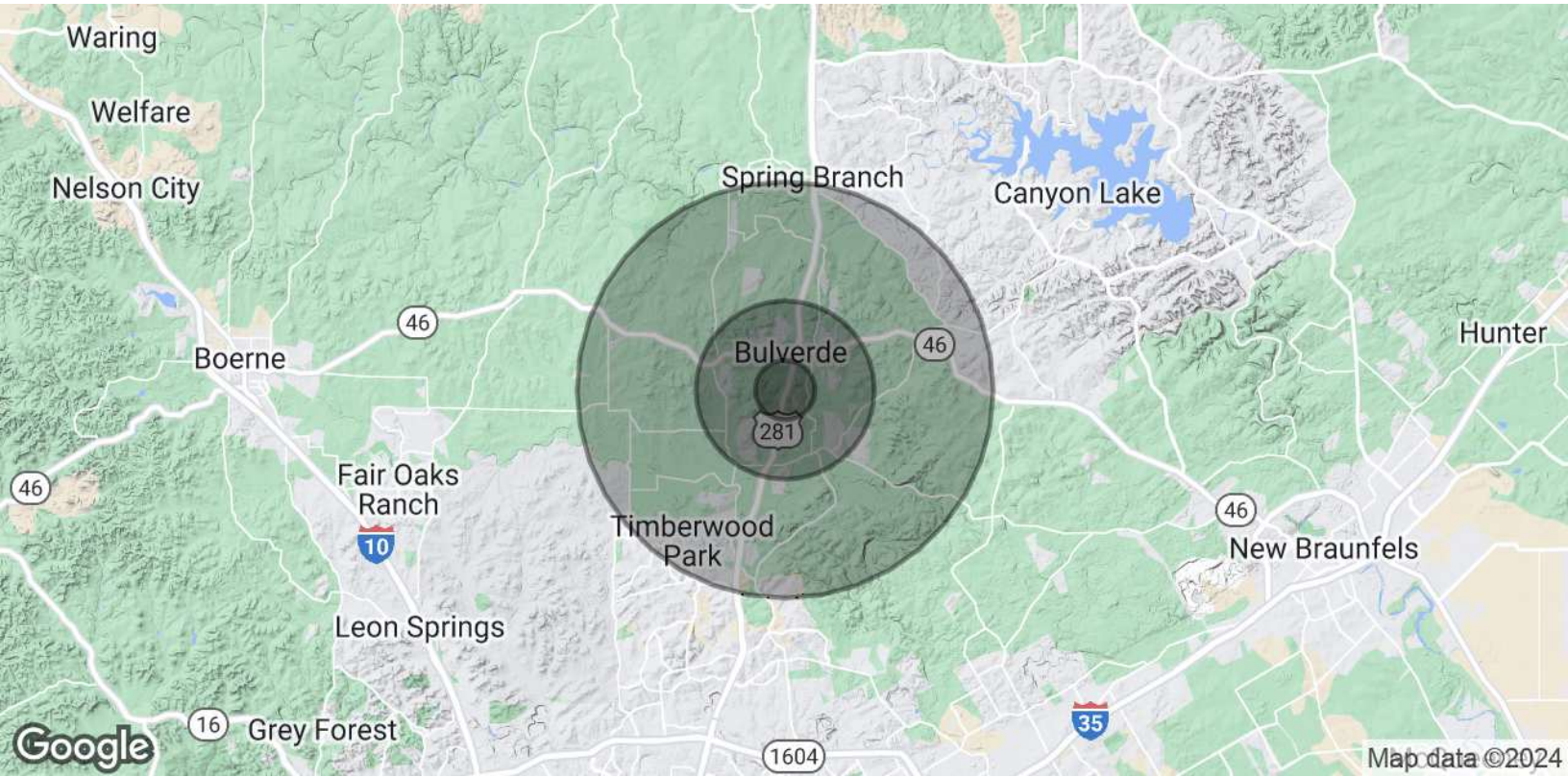
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POPULATION	1 MILE	3 MILES	7 MILES
Total Population	2,754	16,153	52,881
Average Age	40	42	41
Average Age (Male)	39	42	41
Average Age (Female)	40	43	42
HOUSEHOLDS & INCOME	1 MILE	3 MILES	7 MILES
Total Households	988	5,915	18,387
# of Persons per HH	2.8	2.7	2.9
Average HH Income	\$188,136	\$179,601	\$173,106
Average House Value	\$498,652	\$531,115	\$538,746

Demographics data derived from AlphaMap

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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.

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.

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.

Broker Firm Name:	eXp Commercial, LLC	9010212	TX.Broker@eXpCommercial.com	855-450-0324
Designated Broker of Firm:	Clifford Bogart	313043	TX.Broker@eXpCommercial.com	855-450-0324
Licensed Supervisor of Sales Agent:	Clifford Bogart	313043	TX.Broker@eXpCommercial.com	855-450-0324
Sales Agent:	Tom Hackleman	615018	Tom@210CRE.com	210-549-6728 x 100

Buyer / Tenant / Seller / Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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