

The logo for eXp Commercial, featuring the lowercase letters 'exp' in a white, sans-serif font with a registered trademark symbol, and the word 'COMMERCIAL' in a smaller, uppercase, sans-serif font below it, all set against a blue rectangular background.The logo for Vantage Realty Group, featuring a stylized 'V' and 'R' in white and red above the words 'VANTAGE' and 'REALTY GROUP' in a bold, uppercase, sans-serif font, all set against a black rectangular background.

FOR SALE

50± Acres Hwy 281

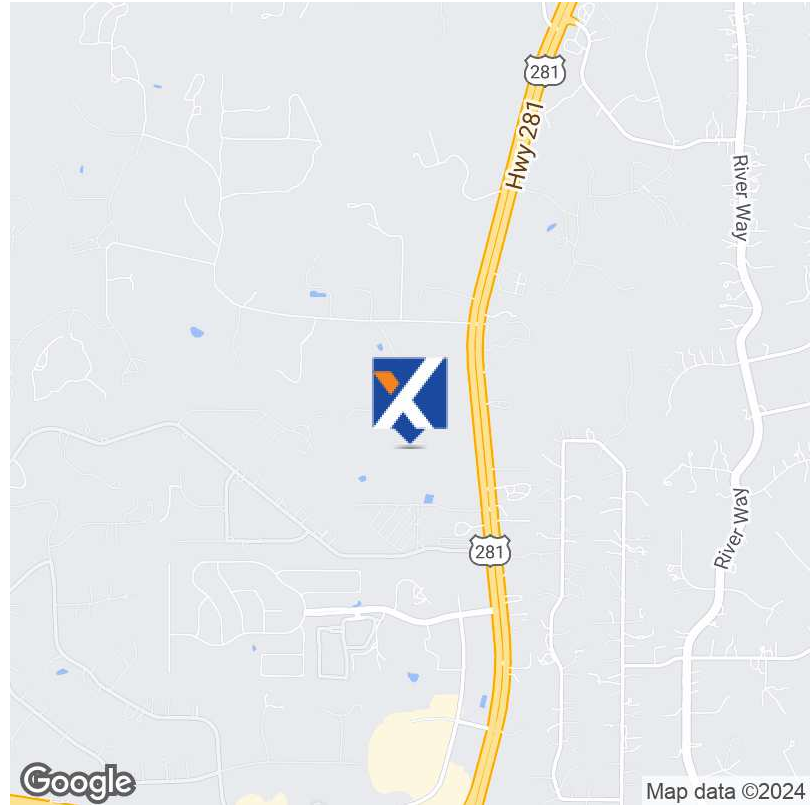
325 Flying R Ranch Rd, Spring Branch, TX 78070

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

Tom Hackleman

210.549.6728 x100
Tom@210CRE.com
TX #615018

FOR SALE | 50± Acres on Hwy 281



OFFERING SUMMARY

Sale Price:	\$3.50 / SF
Lot Size:	50.02 Acres
Zoning:	C2 - Bulverde
Market:	Far North Central SA
Submarket:	Bulverde Spring Branch
Traffic Count:	36,414 AADT @ 281

PROPERTY OVERVIEW

Introducing a prime investment opportunity in the heart of Far North Central SA, the property at 325 Flying R Ranch Rd, Spring Branch, TX, 78070 offers lucrative potential for a variety of retail ventures. With its strategic location and desirable C2 zoning, this property presents an array of development possibilities. There are 1 home ready for the horse lover or developer. Situated in a high-traffic area, it offers unparalleled visibility and accessibility, making it an enticing prospect for astute Land/Retail investors seeking a lucrative addition to their portfolio.

PROPERTY HIGHLIGHTS

- - Versatile C2 zoning for diverse development opportunities
- - Strategic location in the sought-after Bulverde/Spring Branch area of Comal County
- - Ideal for retail ventures seeking prime accessibility and convenience
- - Well-suited for a range of investment strategies and business concepts
- - Ample acreage ideal for retail, restaurant, or office use
- - Opportunities for creative reimagining and adaptive reuse
- - Captivating curb appeal and unique architectural character
- - High-traffic area with significant daily traffic count
- - Includes 1 home on the property for residential use or rental income, or redevelopment

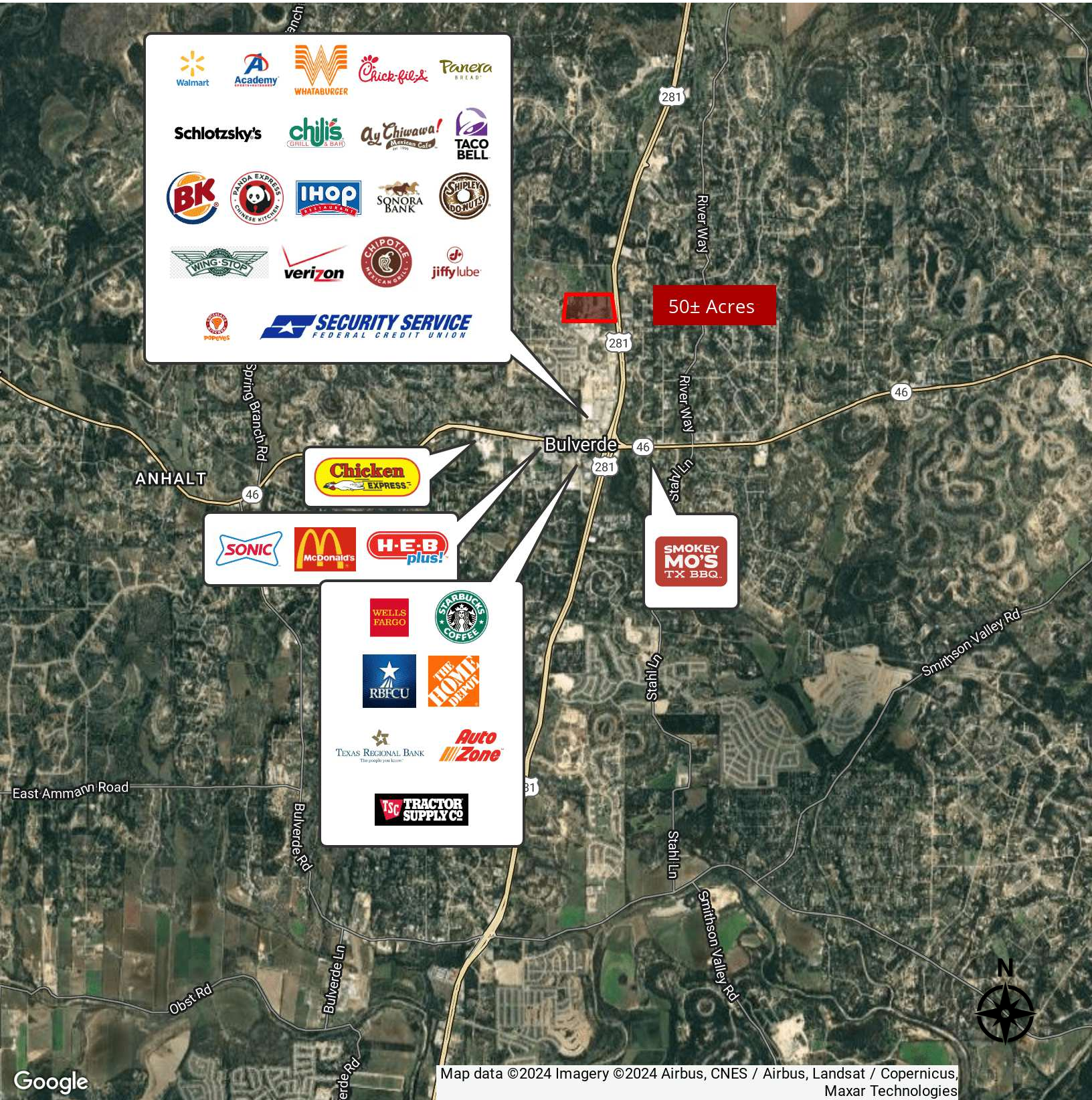
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Map data ©2024 Imagery ©2024 Airbus, CNES / Airbus, Landsat / Copernicus, Maxar Technologies

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LOCATION OVERVIEW

Located in the desirable Far North Central SA market, the area surrounding the property at 325 Flying R Ranch Rd, Spring Branch, TX, 78070 offers a picturesque backdrop with rolling hills and expansive green spaces. The vicinity is known for its serene atmosphere, making it an ideal location for professionals seeking an escape from the hustle and bustle of the city. Nearby attractions such as Canyon Lake, Guadalupe River State Park, and the charming town of Gruene provide ample recreational opportunities and a welcoming community atmosphere. This sought-after location close to the Singing Hills Development and the charming Downtown Bulverde Village are sure to appeal to investors.

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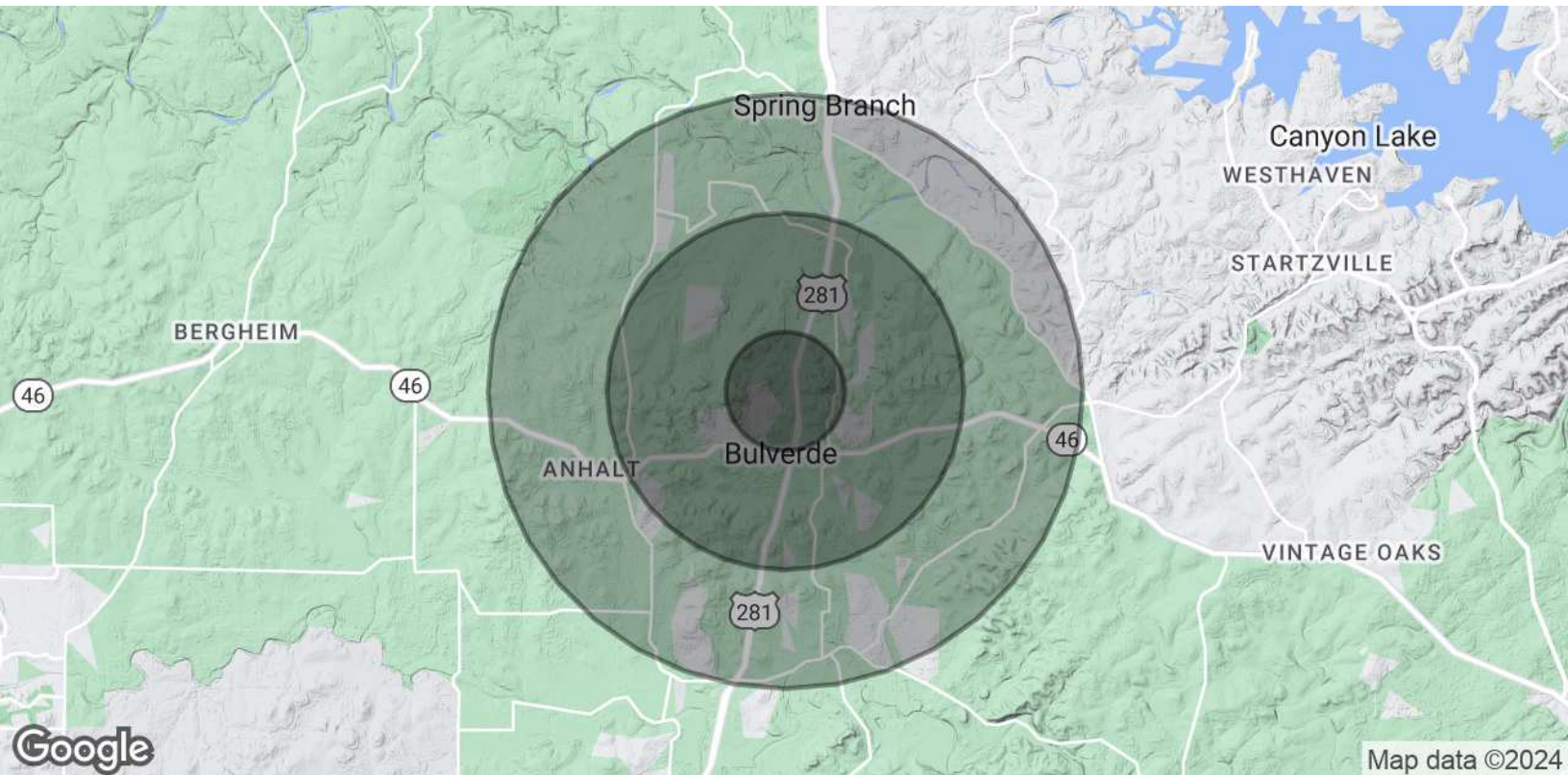


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,025	12,769	25,162
Average Age	46	43	43
Average Age (Male)	45	43	43
Average Age (Female)	47	44	44
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	789	4,672	9,171
# of Persons per HH	2.6	2.7	2.7
Average HH Income	\$164,023	\$184,386	\$175,543
Average House Value	\$634,602	\$581,799	\$571,098

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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