



COMMERCIAL PROPERTIES

Brokerage • Management • Investments • Accounting



DRONE FOOTAGE:
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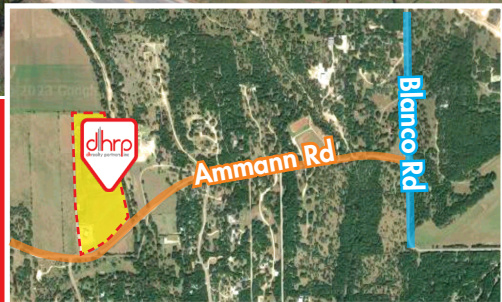
360° PANORAMIC VIEW:
<https://kuula.co/post/5cs8N>



Logan T. Baylor
210.326.1095
lbaylor@dhrp.us

±28 ACRES OF LAND W/ ±3,000 SF FLEX SPACE

3153 W Ammann Rd | Bulverde, TX 78163



FOR SALE



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HIGHLIGHTS

- Electricity Available to Site
- Water Well and Septic
- Flat Land with Few Trees
- Approximately **±1,000** FT of Frontage

DESCRIPTION

±28 ACRES of prime, flat terrain in the ever-expanding Hill Country. This versatile property is ideal for investors seeking a long-term ground lease or owner-users in need of ample space. With potential uses ranging from a lay down yard to a nursery, landscaper's haven, large trucking, storage, or equipment rental space, the possibilities are endless.

The property features a **±3,000 SF** flex building featuring 5 large roll-up doors, with ample room for expansion, making it a perfect fit for a variety of ventures. Whether you're looking to secure a long-term investment or expand your business operations, this property offers the space and flexibility you need to thrive.

LAND SIZE

±28.71 AC

ZONING

OCL

BUILDING SIZE

± 3,000 SF + Mobile Unit

SALE PRICE

CONTACT BROKER

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PHOTOGRAPHY



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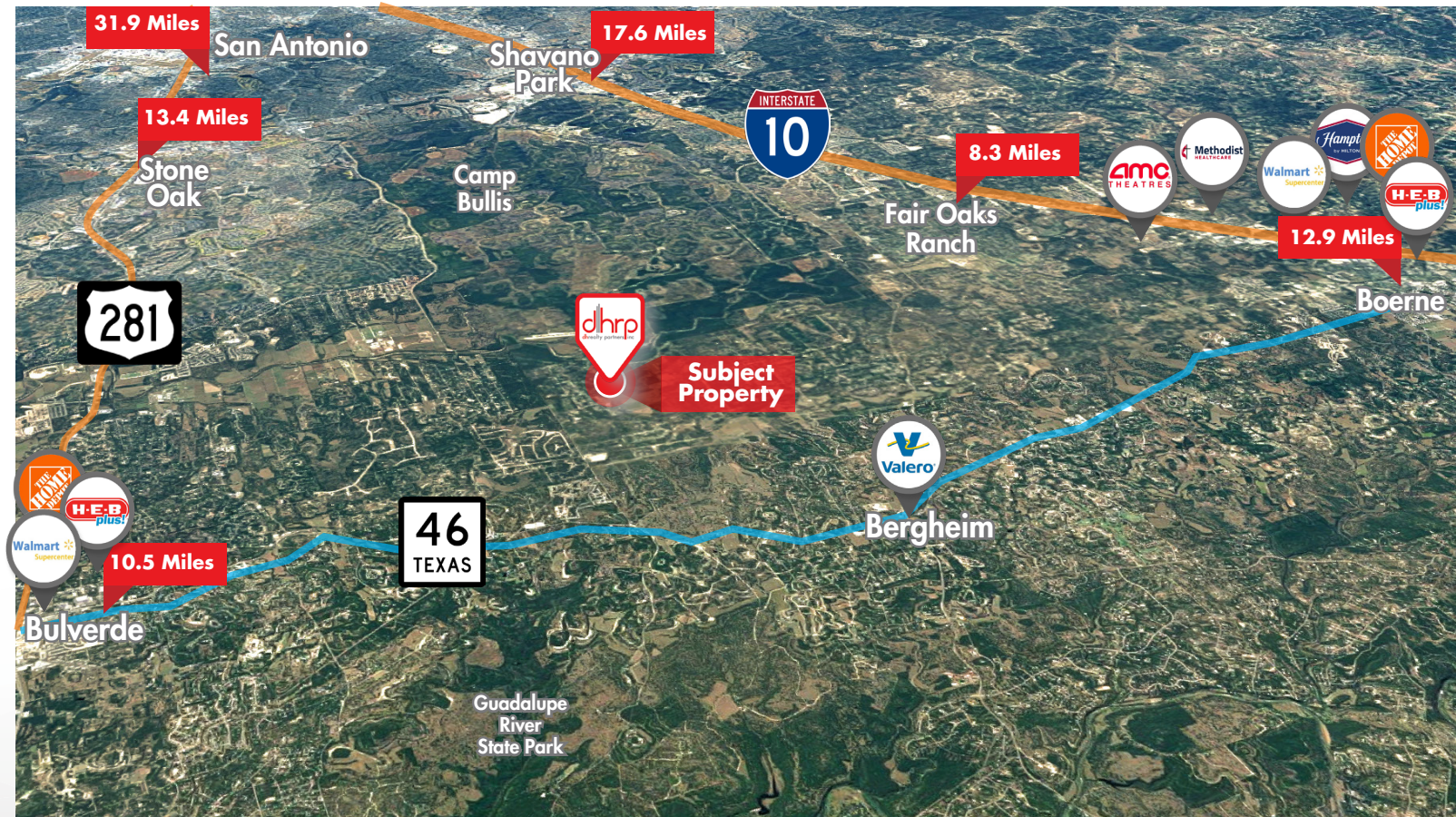
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AERIAL MAP



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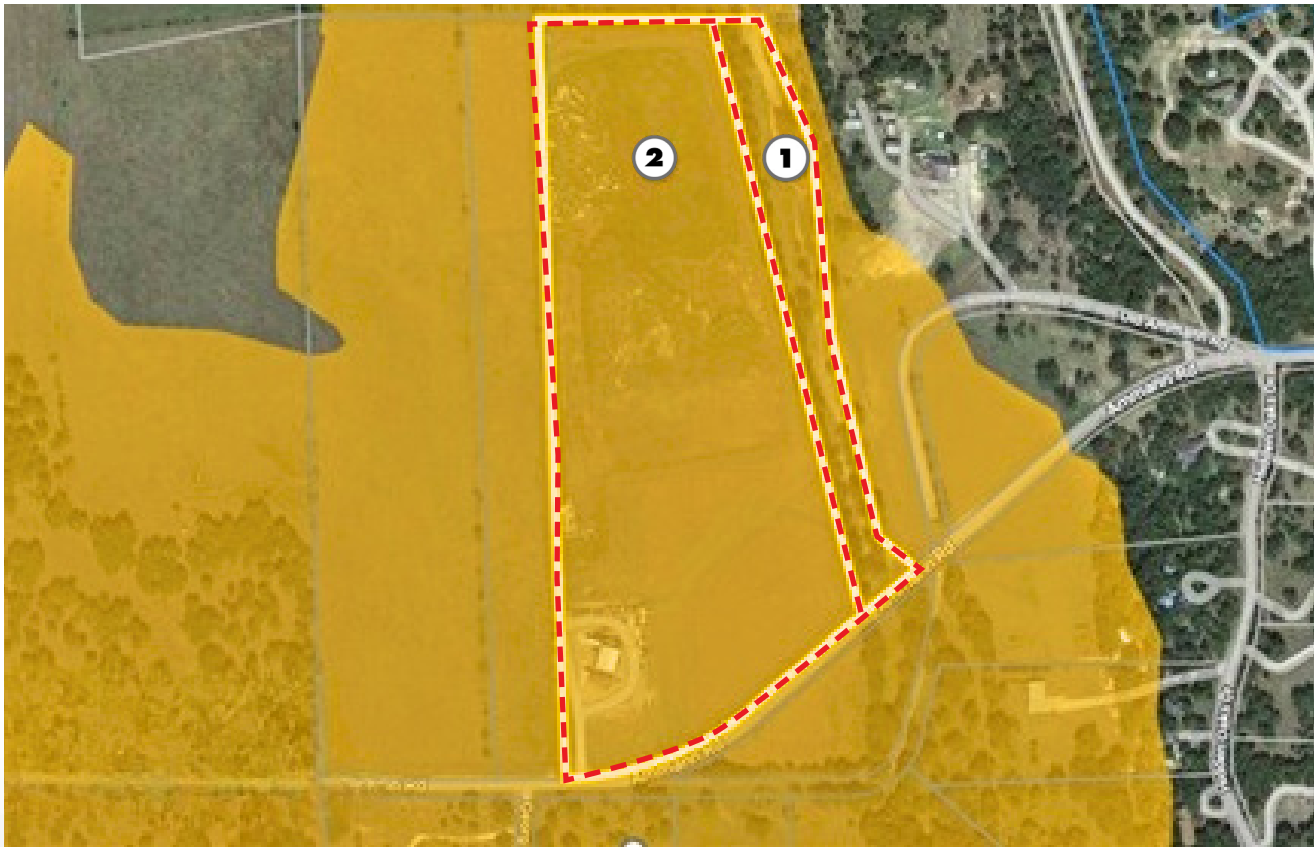
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FLOOD PLAIN MAP



FEMA FLOOD PLAIN RISK



Parcel	Acres
Parcel 1	± 7.43 AC
Parcel 2	±21.28 AC

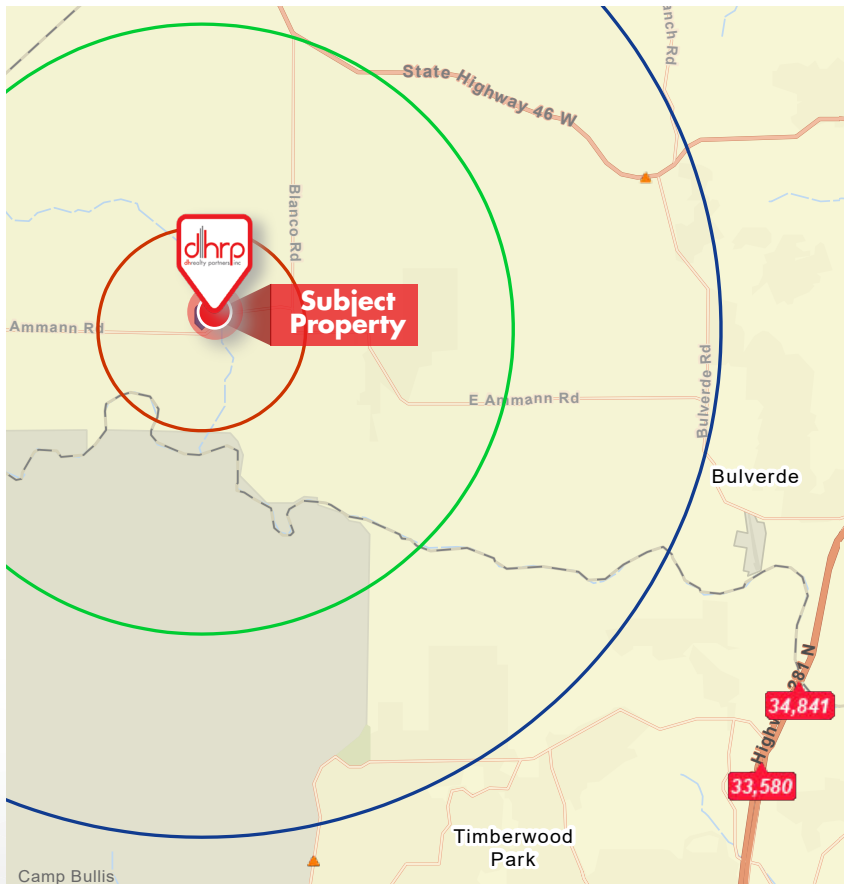
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LOCATION INFORMATION



DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	206	2,981	11,812
Median Age	54	50	48
Avg Household Size	2.9	2.7	2.9
Median Household Income	\$135,904	\$123,011	\$134,858
Avg Household Income	\$181,865	\$179,333	\$184,852

Source: ESRI, 2023



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HAZARDOUS MATERIAL DISCLOSURE

Every purchaser, seller, landlord and/or tenant of any interest in real property ("Property") is notified that prior or current uses of the Property or adjacent properties may have resulted in hazardous or undesirable materials being located on the Property. These materials may not be visible or easily detected. Current or future laws may require removal or clean-up of areas containing these materials. In order to determine if hazardous or undesirable materials are present on the Property, expert inspections are necessary and removal or clean-up of these materials will require the services of experts. Real Estate Agents are not qualified experts.

If you are a seller or landlord, it is your responsibility to ensure that the transaction documents include disclosures and/or disclaimers that are appropriate for the transaction and the Property.

If you are a purchaser or tenant, it is your responsibility to ensure that the transaction documents include provisions to permit consultation with attorneys, environmental consultants and others to make prudent investigations, and further that such inspections are conducted.

ADA DISCLOSURE

In order to ensure that all business establishments are accessible to persons with a variety of disabilities, the Americans with Disabilities Act was enacted under federal law and there are also state and local laws that may require alterations to a Property in order to allow access. Texas has enacted the Architectural Barriers Removal Act to also accommodate persons with disabilities. Real Estate Agents are not qualified to advise you if the Property complies with these laws or what changes may be necessary. You should consult with attorneys, engineers and other experts to determine if the Property is in compliance with these laws.

FLOOD PLAIN INFORMATION DISCLOSURE

It is the sole responsibility of every purchaser, seller, landlord and/or tenant of any interest in Property to independently review the appropriate flood plain designation maps proposed and adopted by federal, state, and local resources including, but not limited to, the Federal Emergency Management Association ("FEMA") and the San Antonio River Authority ("SARA"), in order to determine the potential flood risk of their Property. Real Estate Agents are not qualified to assess and cannot warrant, guarantee, or make any representations about the flood risk of a particular piece of Property. All decisions made or actions taken or not taken by a purchaser, seller, landlord and/or tenant with respect to the flood risk of a particular piece of Property shall be the sole responsibility of such party.

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