



FOR SALE

110± Acres on Bulverde Road, Bulverde TX

2780 Bulverde Road, Bulverde, TX 78163

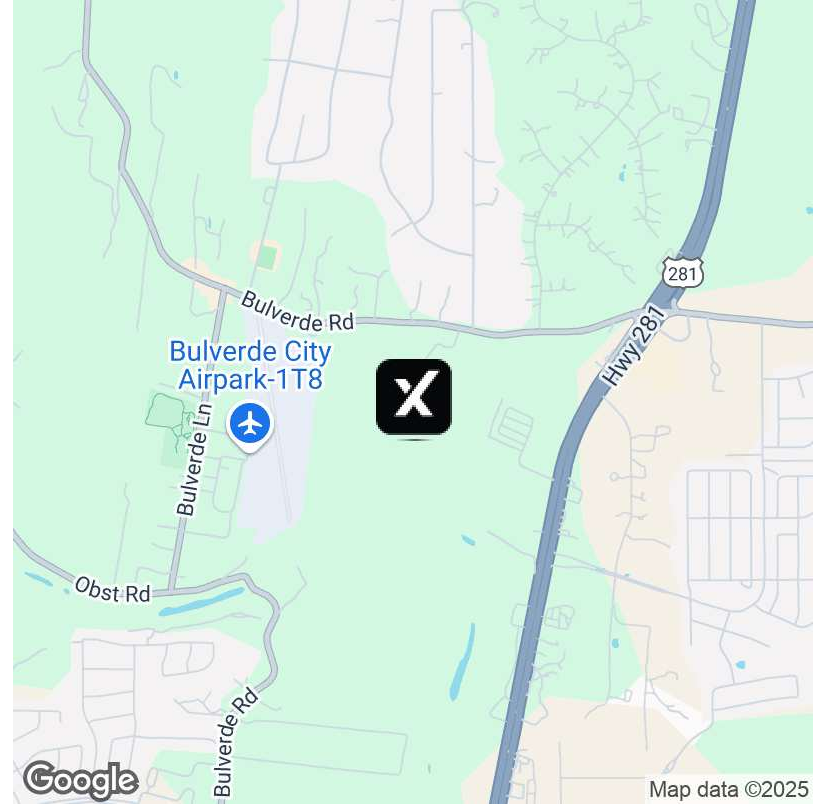
--- 2780 Bulverde Road ---

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

Tom Hackleman

210.549.6728 x100
Tom@210CRE.com

FOR SALE | 110± Acres on Bulverde Road, Bulverde TX



OFFERING SUMMARY

Sale Price:	\$5,499,000
Lot Size:	110.08 Acres
Price / Acre:	\$49,955
Zoning:	Base C2 w/PDD
Market:	Bulverde
Submarket:	Bulverde
Traffic Count:	1,300

PROPERTY OVERVIEW

Discover an exceptional investment opportunity at this prime property in the Bulverde area. Zoned Base C2 with a Planned Development District designation, the property offers versatility and potential for various office and office building projects. With strategic positioning in the thriving Bulverde area, this site provides an ideal location to capitalize on the community's growth and economic development. Investors can leverage the advantages of the Base C2 zoning to create a customized space that meets their specific business needs, ensuring a seamless fit for their professional aspirations. Don't miss the chance to secure a prominent position in this dynamic market with this unparalleled property opportunity.

PROPERTY HIGHLIGHTS

- - Beautiful Oak Motts
- - Numerous level building sites
- - Zoned Base C2 with Planned Development District designation
- - Strategic location in the thriving Bulverde area
- - Versatile potential for various office and office building projects
- - Ideal opportunity to capitalize on community growth and economic development

Tom Hackleman

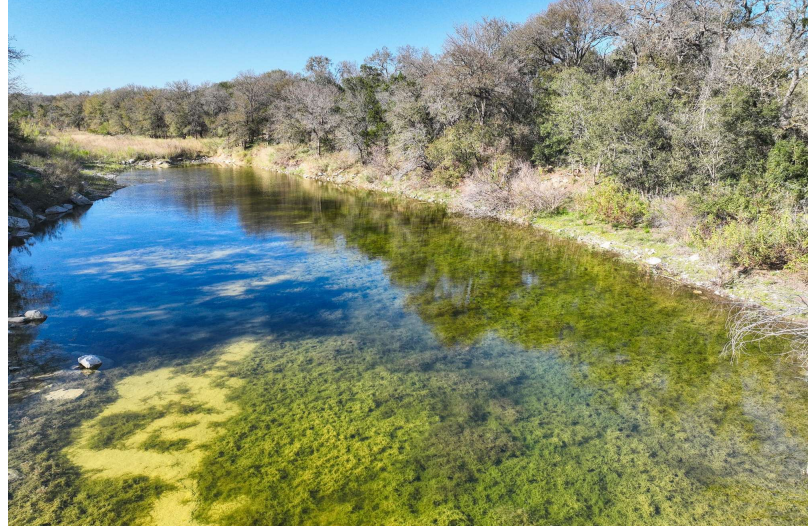
210.549.6728 x100
Tom@210CRE.com

exp[®]
COMMERCIAL

VANTAGE
REALTY GROUP

eXp Commercial, LLC, its direct and indirect parents and their subsidiaries (together, "We") obtained the information above from sources believed to be reliable, however, We have not verified its accuracy and make no guarantee, warranty or representation, expressed or implied, about such information. The information contained above is submitted subject to the possibility of errors, omissions, price changes, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Any projections, opinions, assumptions or estimates of the information contained above or provided in connection therewith, either expressed or implied, are for example only, and they may not represent current or future performance of the subject property. You, together with your tax and legal advisors, should conduct your own thorough investigation of the subject property and potential investment.

FOR SALE | **110± Acres on Bulverde Road, Bulverde TX**



Tom Hackleman
210.549.6728 x100
Tom@210CRE.com



eXp Commercial, LLC, its direct and indirect parents and their subsidiaries (together, "We") obtained the information above from sources believed to be reliable, however, We have not verified its accuracy and make no guarantee, warranty or representation, expressed or implied, about such information. The information contained above is submitted subject to the possibility of errors, omissions, price changes, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Any projections, opinions, assumptions or estimates of the information contained above or provided in connection therewith, either expressed or implied, are for example only, and they may not represent current or future performance of the subject property. You, together with your tax and legal advisors, should conduct your own thorough investigation of the subject property and potential investment.

FOR SALE | 110± Acres on Bulverde Road, Bulverde TX



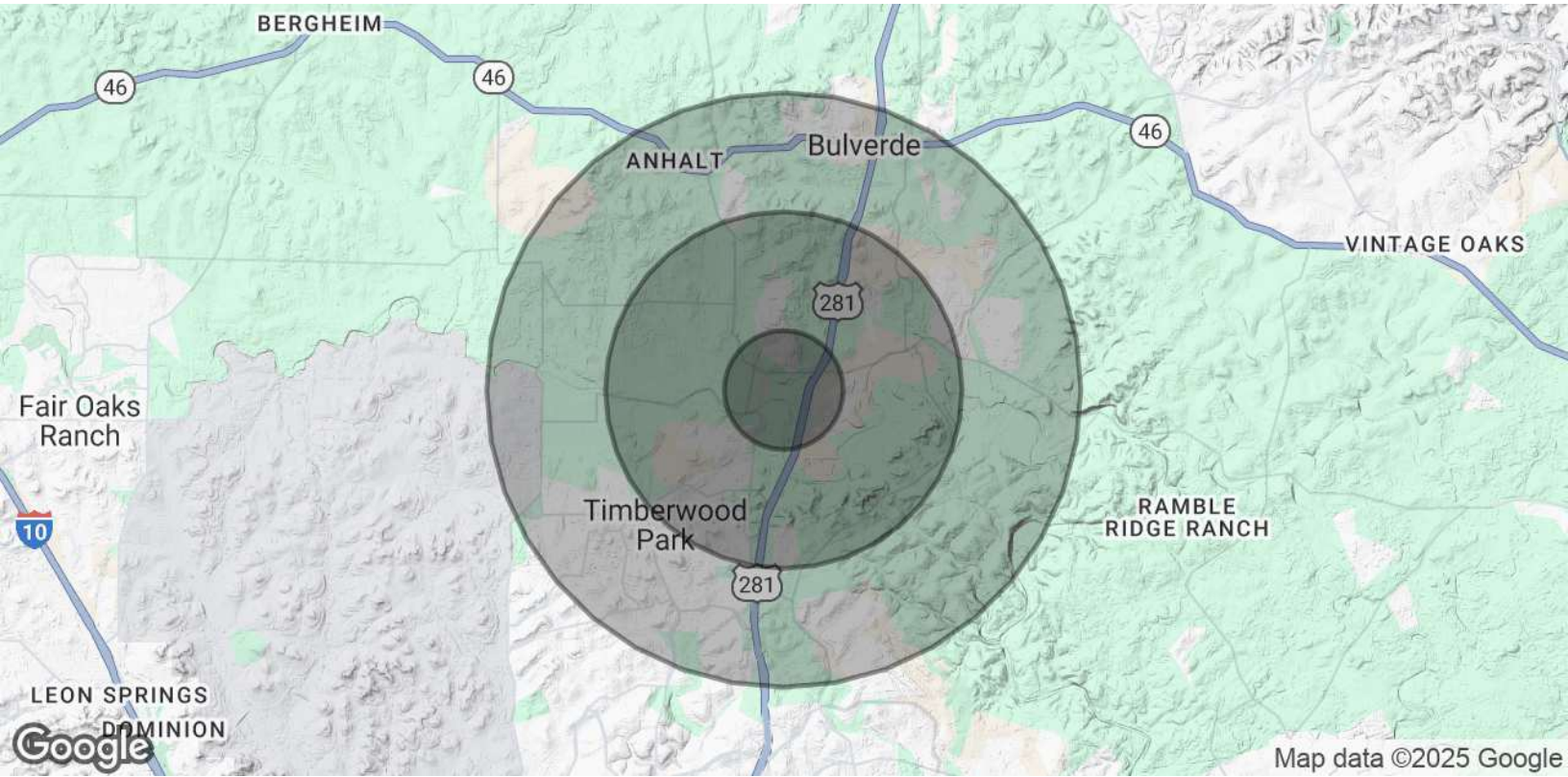
Map data ©2025 Imagery ©2025 Airbus, CNES / Airbus, Maxar Technologies

Tom Hackleman
210.549.6728 x100
Tom@210CRE.com



eXp Commercial, LLC, its direct and indirect parents and their subsidiaries (together, "We") obtained the information above from sources believed to be reliable, however, We have not verified its accuracy and make no guarantee, warranty or representation, expressed or implied, about such information. The information contained above is submitted subject to the possibility of errors, omissions, price changes, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Any projections, opinions, assumptions or estimates of the information contained above or provided in connection therewith, either expressed or implied, are for example only, and they may not represent current or future performance of the subject property. You, together with your tax and legal advisors, should conduct your own thorough investigation of the subject property and potential investment.

FOR SALE | **110± Acres on Bulverde Road, Bulverde TX**



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	795	14,403	66,428
Average Age	44	40	39
Average Age (Male)	43	40	38
Average Age (Female)	44	41	39
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	292	4,959	22,443
# of Persons per HH	2.7	2.9	3
Average HH Income	\$164,812	\$175,255	\$164,520
Average House Value	\$483,593	\$488,981	\$495,518

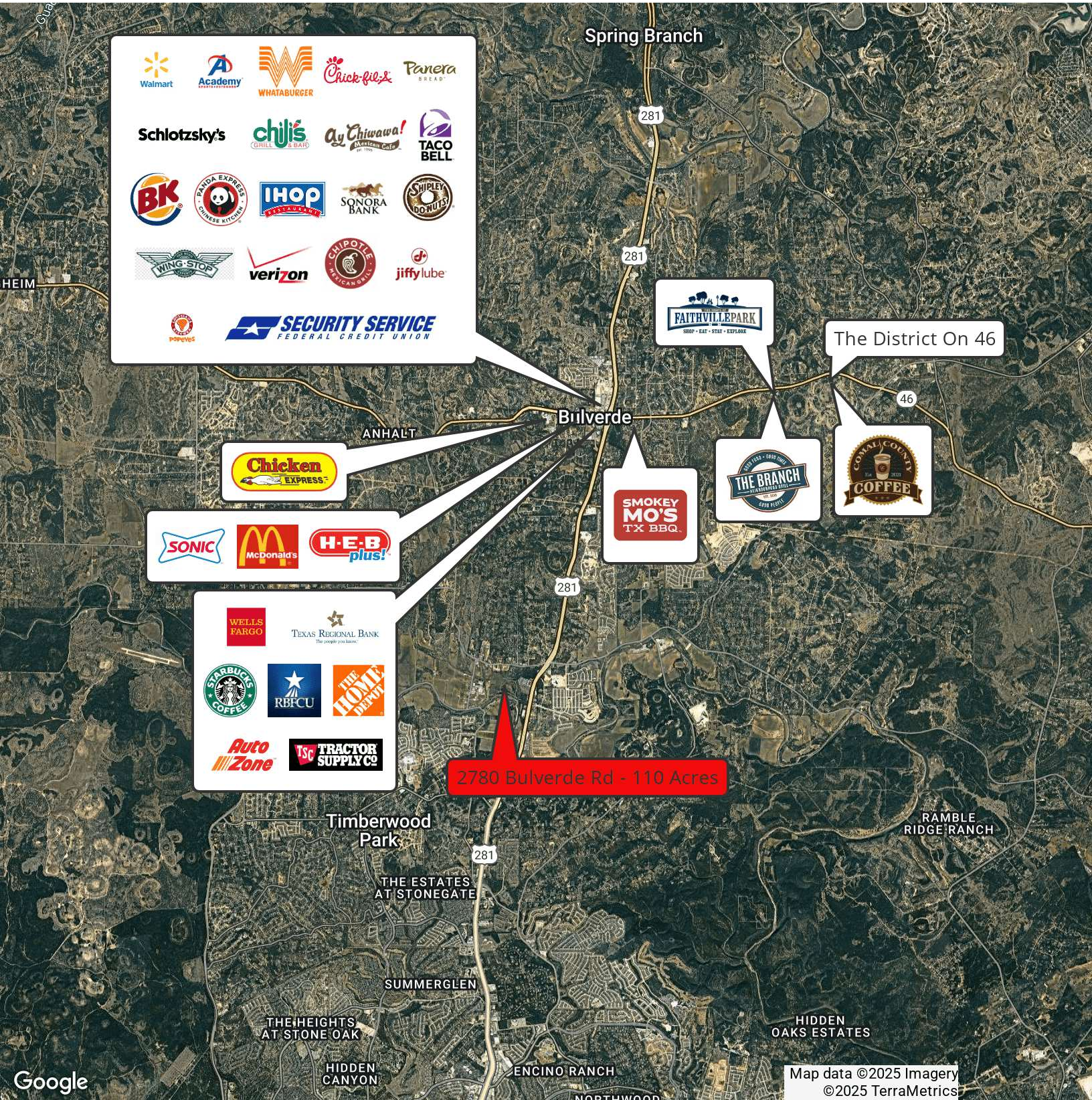
Demographics data derived from AlphaMap

Tom Hackleman
 210.549.6728 x100
 Tom@210CRE.com



eXp Commercial, LLC, its direct and indirect parents and their subsidiaries (together, "We") obtained the information above from sources believed to be reliable, however, We have not verified its accuracy and make no guarantee, warranty or representation, expressed or implied, about such information. The information contained above is submitted subject to the possibility of errors, omissions, price changes, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Any projections, opinions, assumptions or estimates of the information contained above or provided in connection therewith, either expressed or implied, are for example only, and they may not represent current or future performance of the subject property. You, together with your tax and legal advisors, should conduct your own thorough investigation of the subject property and potential investment.

FOR SALE | **110± Acres on Bulverde Road, Bulverde TX**



Logos for various businesses including Walmart, Academy, Whataburger, Chick-fil-A, Panera Bread, Schlotzsky's, Chili's, Ay Chihuahua!, Taco Bell, BK, Panda Express, IHOP, Sonora Bank, Shipley Donuts, Wing Stop, Verizon, Chipotle, Jiffy Lube, and Security Service Federal Credit Union.

Logos for Chicken Express, Sonic, McDonald's, and H-E-B Plus!

Logos for Wells Fargo, Texas Regional Bank, Starbucks Coffee, RBFCU, The Home Depot, Auto Zone, and Tractor Supply Co.

2780 Bulverde Rd - 110 Acres

Google

Map data ©2025 Imagery ©2025 TerraMetrics

Tom Hackleman
210.549.6728 x100
Tom@210CRE.com

exp
COMMERCIAL

VANTAGE
REALTY GROUP

eXp Commercial, LLC, its direct and indirect parents and their subsidiaries (together, "We") obtained the information above from sources believed to be reliable, however, We have not verified its accuracy and make no guarantee, warranty or representation, expressed or implied, about such information. The information contained above is submitted subject to the possibility of errors, omissions, price changes, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Any projections, opinions, assumptions or estimates of the information contained above or provided in connection therewith, either expressed or implied, are for example only, and they may not represent current or future performance of the subject property. You, together with your tax and legal advisors, should conduct your own thorough investigation of the subject property and potential investment.



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.

eXp Commercial, LLC	9010212	TX.Broker@eXpCommercial.com	855-450-0324
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Clifford Bogart	313043	TX.Broker@eXpCommercial.com	855-450-0324
Designated Broker of Firm	License No.	Email	Phone
Clifford Bogart	313043	TX.Broker@eXpCommercial.com	855-450-0324
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Tom Hackleman	615018	Tom@210CRE.com	210-549-6728
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date