



SINGING HILLS PROFESSIONAL BUILDING

524 Singing Oaks | Spring Branch, TX 78070



Welcoming A New Patient Experience

Building Features

- 3-story Medical Office Building
- On-site surgery center
- Free surface parking and covered parking available
- Clinical suites ready for customized finish-outs
- Monument signage opportunities
- Class A common area finishes
- Covered patient drop-off

The Amenities

- Direct access and prime visibility along Highway 281
- Close proximity to nearby mixed use development with abundant amenities
- Only Class A building in market area

Availabilities

- 1st Floor: 4,435 SF
- 2nd Floor: 5,095 SF
- 3rd Floor: 13,719 (can be demised)

[View Floor Plans](#)



Premier Location

Discover the prime location for your new practice at Singing Hills Professional Building, strategically situated in the heart of growth along Highway 281 just north of Highway 46.

Shopping

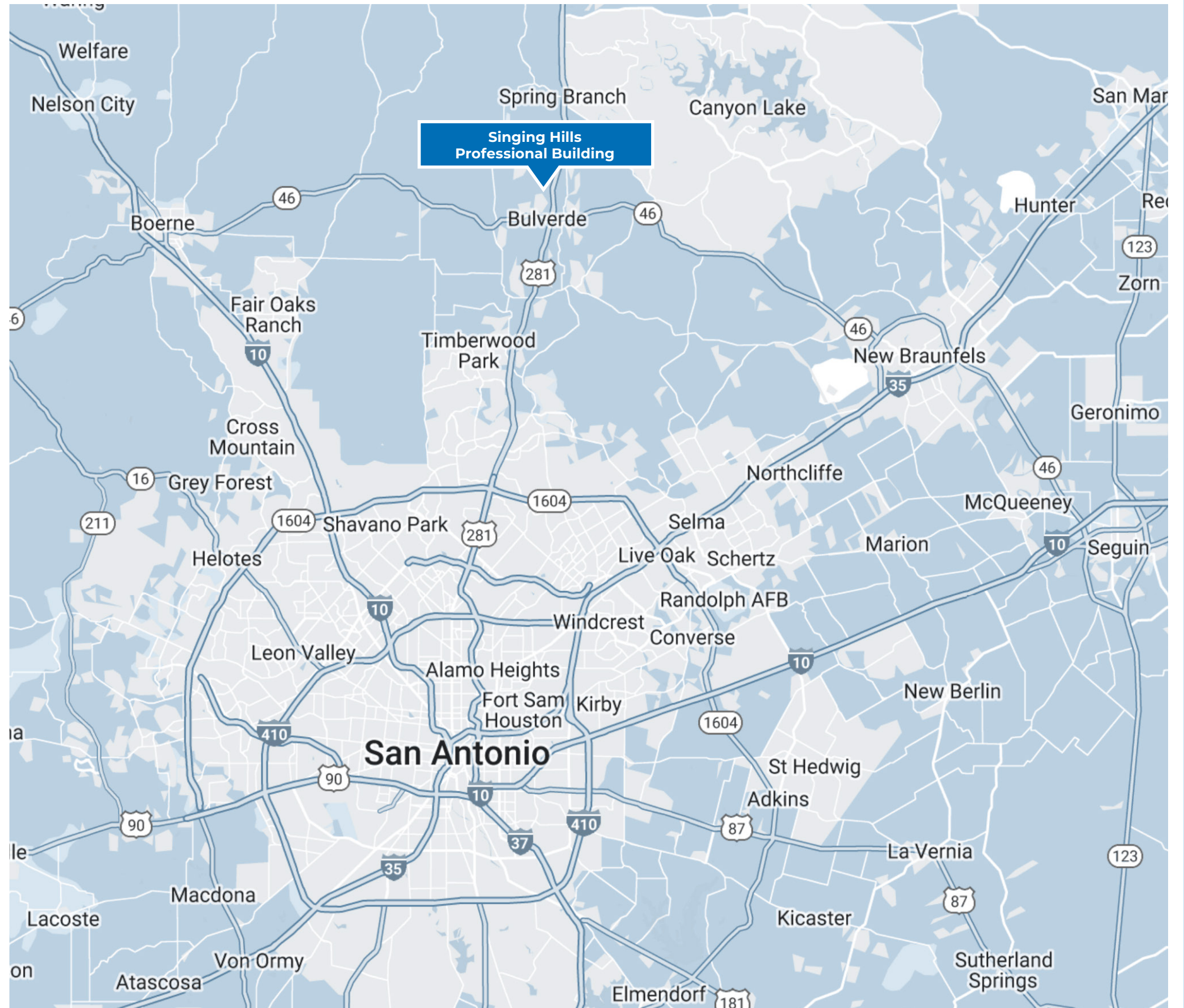
- Singing Hills Shopping Center
- Creekside of Bulverde
- Bulverde Retail Park

Schools

- Smithson Valley High School
- Spring Branch Middle School
- Arlon Seay Elementary School
- Bill Brown Elementary School

New Master-planned Communities

- The Preserve at Singing Hills
- Hidden Trails



Health Care & Insurance

524 Singing Oaks, Bulverde, Texas, 78070
Ring of 5 miles

This infographic provides a set of key demographic and health care indicators. [Learn more about this data](#)



Health Care Expenditure



\$7,765

Annual Health Insurance Expenditures



\$3,775

Medical Care

Health Care (Consumer Spending)

Annual Expenditure

Blue Cross/Blue Shield	\$2,142.6
Medicare Payments	\$1,471.9
Physician Services	\$460.5
Dental Services	\$725.6
Eyecare Services	\$137.2
Lab Tests/X-rays	\$122.1
Hospital Room & Hospital Service	\$395.7
Convalescent/Nursing Home Care	\$54.5



Medicare:

Population 65+

1,413

Medicare Only

635

Direct-Purch & Medicare

848

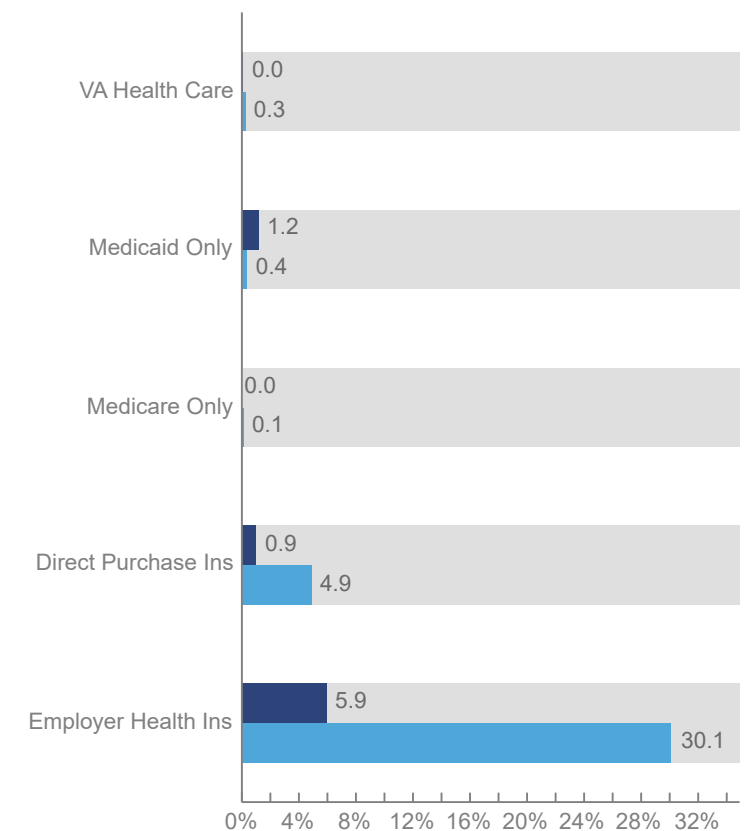
Employer & Medicare

47

Medicare & Medicaid

Health Insurance Coverage (ACS)

● Pop 19-34 ● Pop 35-64



0% 4% 8% 12% 16% 20% 24% 28% 32%

Percent

Population



19,286

Civilian Noninstitutionalized Population (ACS)

Exercise (Percent of Adults)



55.7%

Exercise at home 2+ times per week



14.2%

Exercise at club 2+ times per week

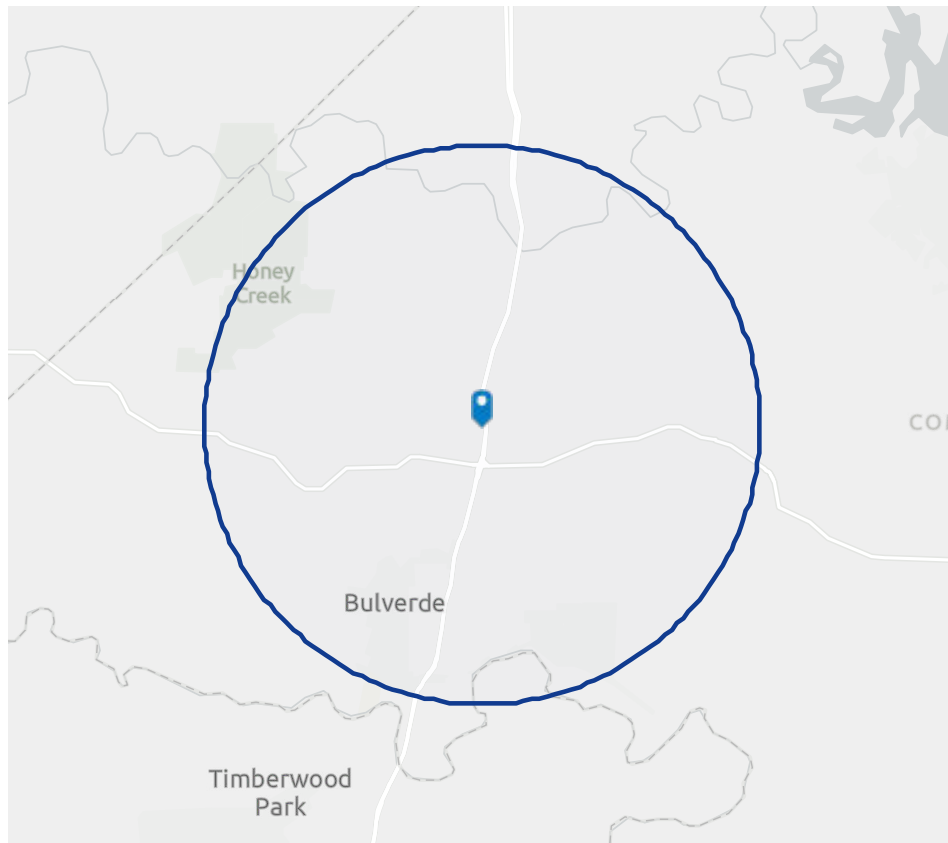


Source: This infographic contains data provided by ACS (2017-2021), Esri-U.S. BLS (2023), Esri-MRI-Simmons (2023).

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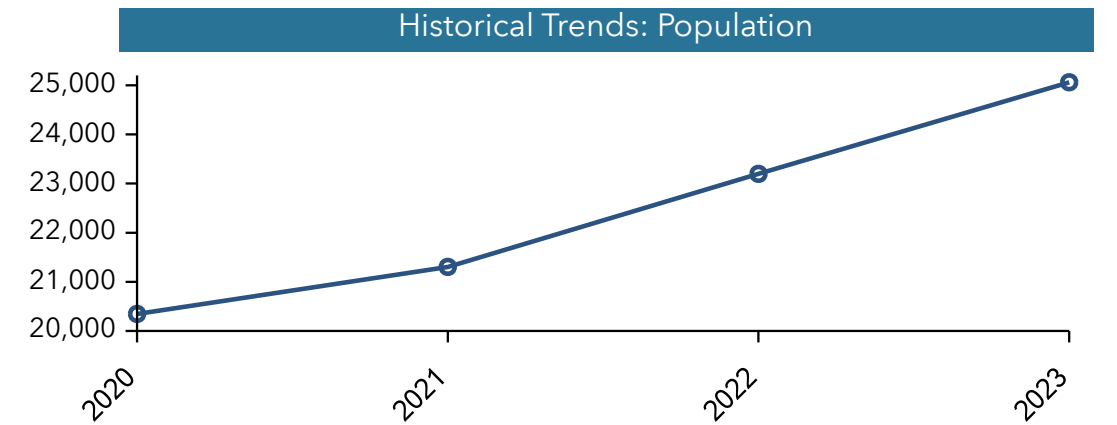
POPULATION TRENDS AND KEY INDICATORS

524 Singing Oaks, Bulverde, Texas, 78070 2
Ring of 5 miles

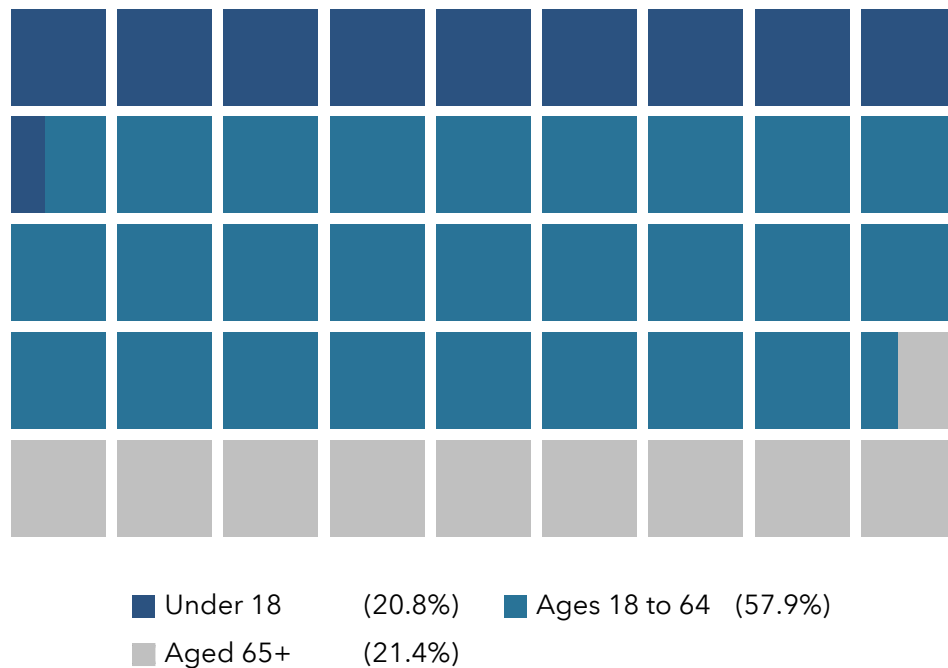


25,061	9,059	2.76	47.3	\$131,209	\$450,454	246	108	63
Population	Households	Avg Size Household	Median Age	Median Household Income	Median Home Value	Wealth Index	Housing Affordability	Diversity Index

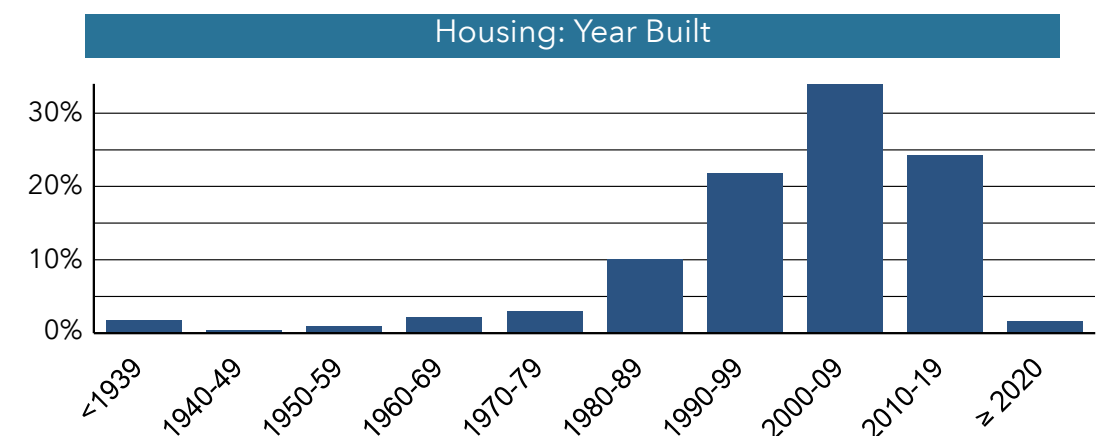
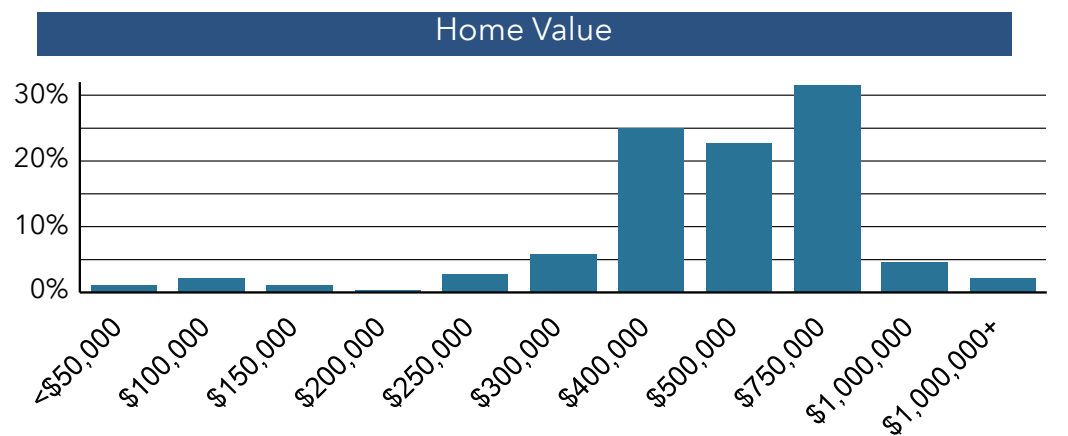
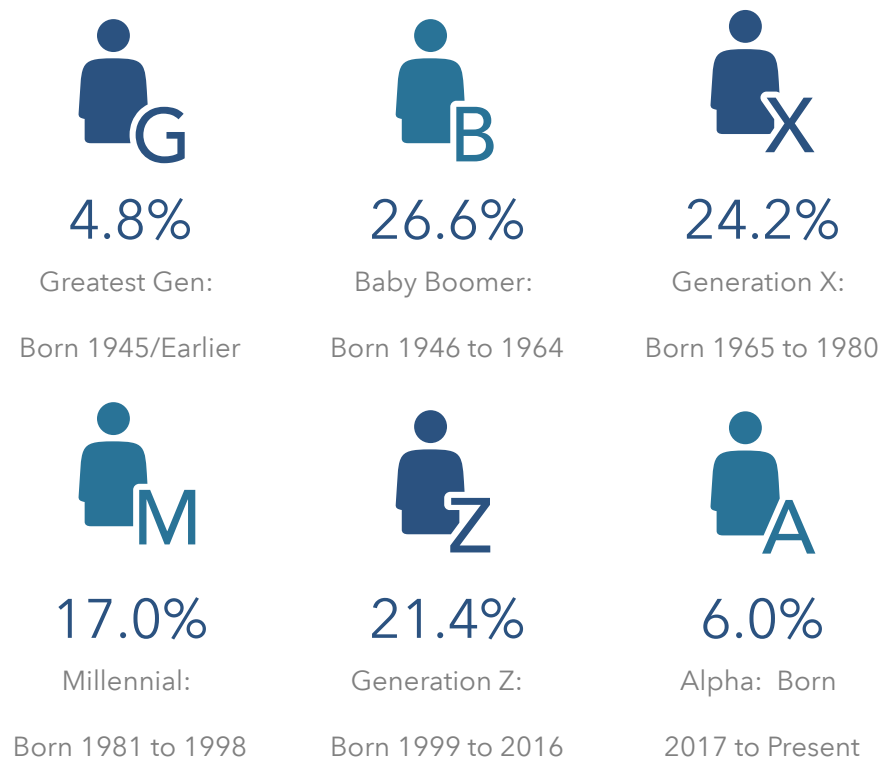
MORTGAGE INDICATORS



POPULATION BY AGE



POPULATION BY GENERATION



Source: This infographic contains data provided by Esri (2023, 2028), Esri-U.S. BLS (2023), ACS (2017-2021). © 2024 Esri

*Demographics is within 5 miles of the property

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