



MARK HAMPTON
RESIDENTIAL AND COMMERCIAL REAL ESTATE

The Signature of Experience

KW COMMERCIAL™

30665 US Hwy 281
Bulverde TX 78163

For Sale



Property being sold in its entirety of 10.02 acres which includes 4,200 sf two-story Class B office building and approximately 2,500 sf storage building. Zoning is C-2.

Mark Hampton | KW Commercial
Mark@MarkHamptonHomes.com | 210-823-8611
888 Landa Street, New Braunfels TX 78130



MARK HAMPTON
RESIDENTIAL AND COMMERCIAL REAL ESTATE

The Signature of Experience

KW COMMERCIAL™

LOCATION & PROPERTY SUMMARY

10.02 acres improved land with a 4,200 sf two-story Class B office building and approximately 2,500 sf storage building; property Zoned C-2.

This lot offers excellent commercial potential along US Hwy 281 South with approximately 879 feet of road frontage on southbound US Hwy 281, less than ½ mile north of the US Hwy 281 and FM1863 intersection.



The information presented here is deemed to be accurate but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to confirm accuracy and completeness. All KW offices are independently owned and operated.

Mark Hampton | KW Commercial
Mark@MarkHamptonHomes.com | 210-823-8611
888 Landa Street, New Braunfels TX 78130



MARK HAMPTON

RESIDENTIAL AND COMMERCIAL REAL ESTATE

The Signature of Experience



PROPERTY SUMMARY

Commercial Office Space includes:

- Approximately 4,200 sf
- Eight offices
- Waiting Area
- Bullpen Area
- Breakroom with full shower in bathroom
- Two restrooms in main area
- Two offices have their own restroom
- Two conference rooms
- Well & Septic
- Three A/C Units (upstairs zoned)

Storage/Shop Building includes:

- Approximately 2,500 sf
- Electric only

Undeveloped Land includes:

- Approximately 6 acres
- Wooded

The information presented here is deemed to be accurate but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to confirm accuracy and completeness. All KW offices are independently owned and operated.

Mark Hampton | KW Commercial
Mark@MarkHamptonHomes.com | 210-823-8611
888 Landa Street, New Braunfels TX 78130



MARK HAMPTON
RESIDENTIAL AND COMMERCIAL REAL ESTATE

The Signature of Experience



PROPERTY PHOTOS



Office Building – Exterior Front



Office Building – Exterior Side



Shop (approx. 2,500 sf)



Waiting Area



Bullpen Area



Bullpen Area



MARK HAMPTON
RESIDENTIAL AND COMMERCIAL REAL ESTATE

The Signature of Experience

KW COMMERCIALSM

PROPERTY PHOTOS



Large Office – Main Floor



Large Office – Main Floor



Two offices – Main Floor



Large Office with Exterior Entrance



Office – Main Floor



Breakroom – Main Floor

Mark Hampton | KW Commercial
Mark@MarkHamptonHomes.com | 210-823-8611
888 Landa Street, New Braunfels TX 78130



MARK HAMPTON
RESIDENTIAL AND COMMERCIAL REAL ESTATE

The Signature of Experience



PROPERTY PHOTOS



Staircase to Second Floor



Shop approx. 2500 sq ft



Interior of shop



Aerial of shop



Aerial of back of office building

Mark Hampton | KW Commercial
Mark@MarkHamptonHomes.com | 210-823-8611
888 Landa Street, New Braunfels TX 78130



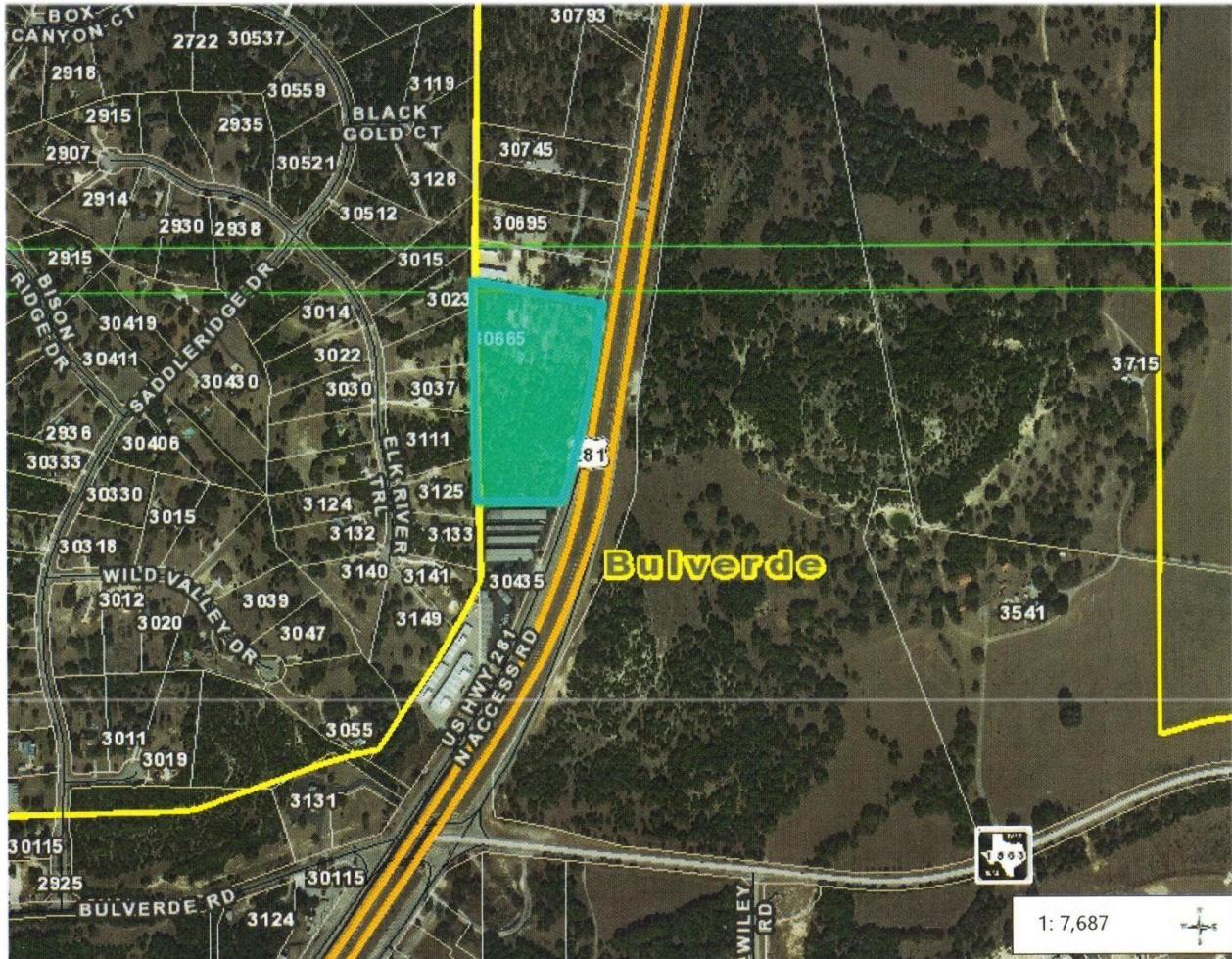
MARK HAMPTON

RESIDENTIAL AND COMMERCIAL REAL ESTATE

The Signature of Experience

KW COMMERCIALSM

AERIAL MAP



The information presented here is deemed to be accurate but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to confirm accuracy and completeness. All KW offices are independently owned and operated.

Mark Hampton | KW Commercial
Mark@MarkHamptonHomes.com | 210-823-8611
888 Landa Street, New Braunfels TX 78130



MARK HAMPTON
RESIDENTIAL AND COMMERCIAL REAL ESTATE

The Signature of Experience



City of Bulverde
Zoning Map
Revised November 2019

Key to Features

- City Limits
- ETJ Boundary
- Streams
- Parcels

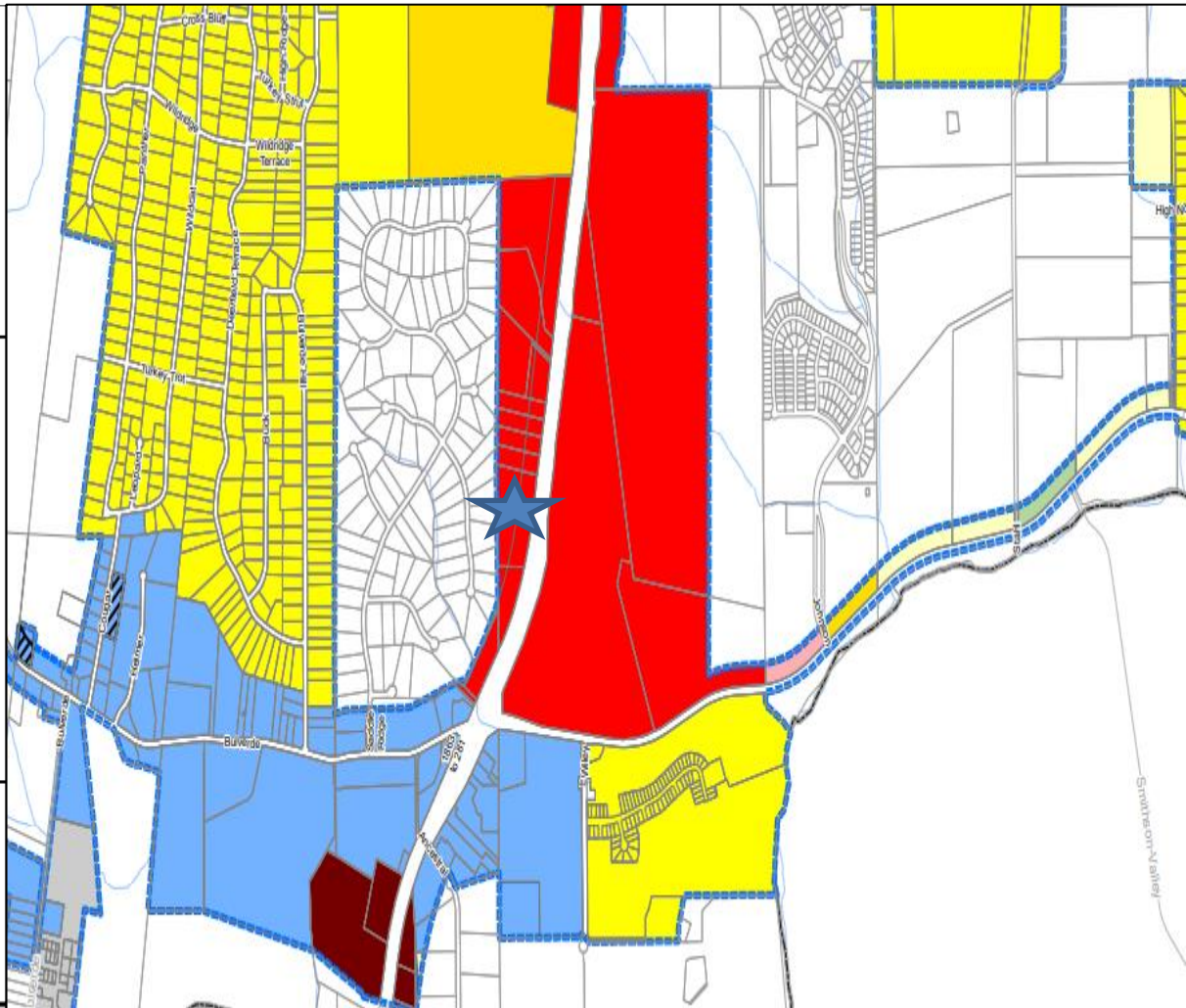
Zone

- AG
- AV
- R1
- R2
- R3
- R4
- R5
- C1
- C2
- C3
- PDD
- I1
- SUP



0 0.25 0.5
Miles

1 inch = 0.25 miles



C-2 Zoning

The information presented here is deemed to be accurate but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to confirm accuracy and completeness. All KW offices are independently owned and operated.

Mark Hampton | KW Commercial
Mark@MarkHamptonHomes.com | 210-823-8611
888 Landa Street, New Braunfels TX 78130

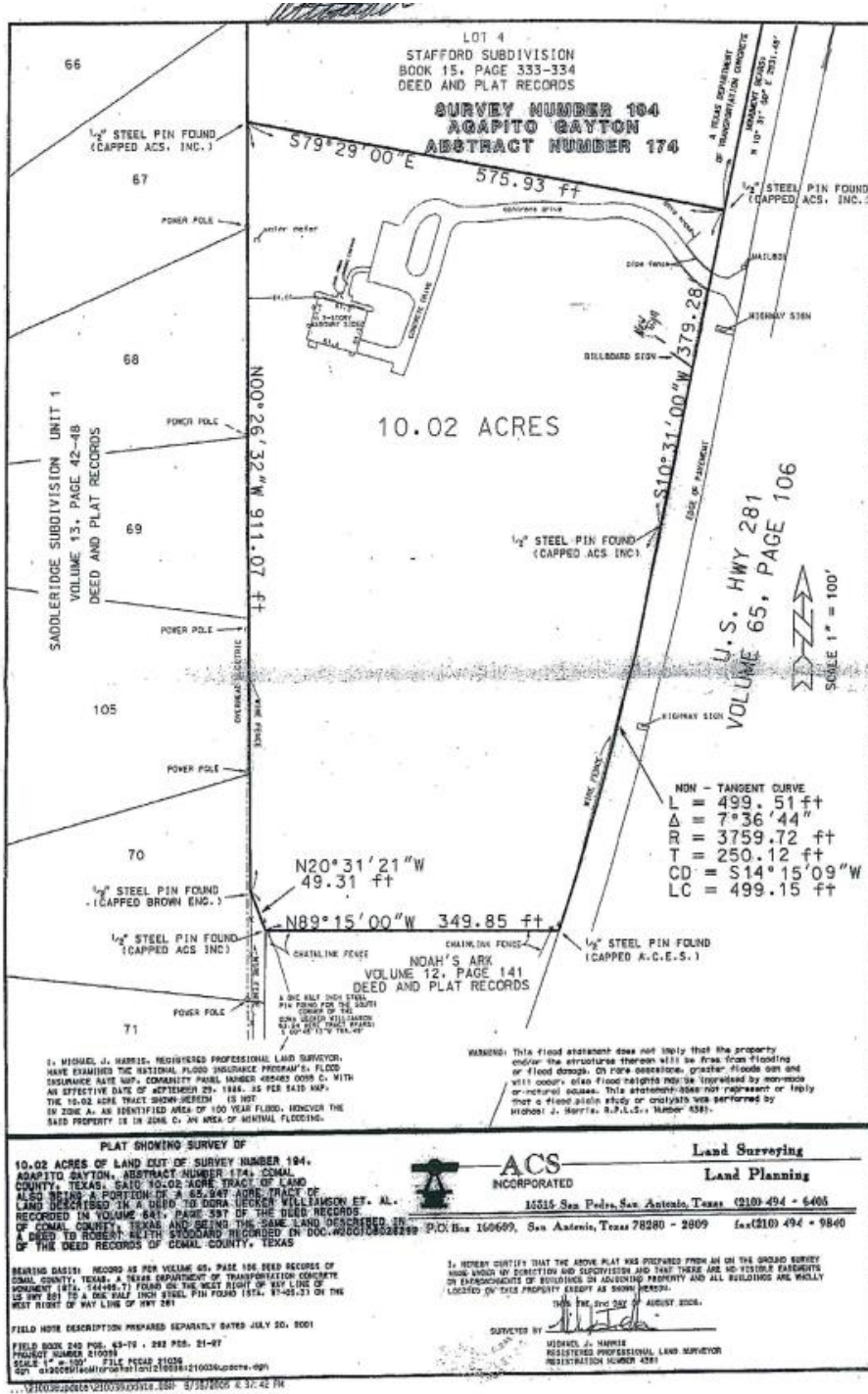


MARK HAMPTON
RESIDENTIAL AND COMMERCIAL REAL ESTATE

The Signature of Experience

KW COMMERCIAL

SURVEY



The information presented here is deemed to be accurate but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to confirm accuracy and completeness. All KW offices are independently owned and operated.

Mark Hampton | KW Commercial
Mark@MarkHamptonHomes.com | 210-823-8611
888 Landa Street, New Braunfels TX 78130



MARK HAMPTON

RESIDENTIAL AND COMMERCIAL REAL ESTATE

The Signature of Experience



Sec. 14.04.002 Permitted uses

The following uses shall be permitted in the zoning districts indicated either by right, by special use permit, or by permit of the city council or city manager.

| | AG | R-1 | R-2 | R-3 | R-4 | R-5 | C-1 | C-2 | C-3 | I-1 | AV |
|---|----|-----|-----|-----|-----|-----|-----|-----|-----|-----|----|
| Accessory building | X | X | X | X | X | X | | | | | |
| Aerial surveying | | | | | | | | | | | X |
| Aircraft fuel sales | | | | | | | | | | | |
| Aircraft service/maintenance | | | | | | | | | | | X |
| Airplane/airplane parts storage | | | | | | | | | | | X |
| Airport/heliport/landing field | | | | | | | | | | | X |
| Ambulance service, private | | | | | | | | | X | X | |
| Amusement center - Inside activities only | | | | | | | S | S | S | | |
| Amusement center - Outside activities permitted | | | | | | | | S | S | | |
| Animal clinic - Inside boarding only | | | | | | | X | X | X | | |
| Animal clinic - Outside boarding permitted | | | | | | | | | X | X | |
| Animal hospital - Inside boarding only | | | | | | | | | X | | |
| Animal hospital - Outside boarding permitted | | | | | | | | | X | X | |
| Antique store | | | | | | | X | X | X | | |
| Apartment home | | | | | | X | | | | | |
| Appliance repair | | | | | | | | | X | | |
| Armory/munitions storage | | | | | | | | | | S | |
| Art gallery | | | | | | | X | X | X | | |
| Assisted living facility | | | | | | X | X | X | | | |
| Bakery, commercial | | | | | | | | | | X | |
| Bakery, retail | | | | | | | X | X | X | | |
| Bank or financial institution | | | | | | | X | X | X | | |

The information presented here is deemed to be accurate but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to confirm accuracy and completeness. All KW offices are independently owned and operated.



MARK HAMPTON
RESIDENTIAL AND COMMERCIAL REAL ESTATE

The Signature of Experience



| | | | | | | | | | | | |
|--|---|---|---|---|---|---|---|---|---|---|--|
| Bar/tavern/private club (5) | | | | | | | | | X | | |
| Barber or beauty shop | | | | | | | X | X | X | | |
| Barn - Livestock/farm equipment/farm supply storage | X | | | | | | | | | | |
| Bed-and-breakfast inn (3) | S | S | S | S | | | X | X | X | | |
| Bicycle sales/service | | | | | | | | X | X | | |
| Boat sales/service - Outside storage of boat inventory permitted | | | | | | | | | X | | |
| Body piercing/tattoo/permanent cosmetics studio | | | | | | | | | X | | |
| Book or stationery store | | | | | | | X | X | X | | |
| Brewery, large-scale production (5) | | | | | | | | | | X | |
| Building materials sales - Outside storage permitted | | | | | | | | | X | | |
| Business/professional/administrative/ | | | | | | | | | | | |
| medical/dental office | | | | | | | X | X | X | X | |
| Cabinet shop | | | | | | | | | X | X | |
| Camera/photographic supply/equipment shop | | | | | | | X | X | X | | |
| Car title loan business | | | | | | | | S | S | | |
| Car wash | | | | | | | | X | X | | |
| Caretaker's quarters | X | X | S | | | | | | | | |
| Caretaker's quarters, resident manager | | | | | | | | | X | X | |
| Catering service | | | | | | | | X | X | | |
| Cemetery/mausoleum | | | | | | | | | | | |
| Check-cashing business | | | | | | | | | S | S | |
| Church or other place of worship | | S | S | S | S | S | S | S | S | S | |
| Clothing/apparel store | | | | | | | X | X | X | | |
| Cluster home | | | | | | | | | | | |
| College/university | | | | | | | | | X | | |

The information presented here is deemed to be accurate but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to confirm accuracy and completeness. All KW offices are independently owned and operated.

Mark Hampton | KW Commercial
Mark@MarkHamptonHomes.com | 210-823-8611
888 Landa Street, New Braunfels TX 78130



MARK HAMPTON
RESIDENTIAL AND COMMERCIAL REAL ESTATE

The Signature of Experience



| | | | | | | | | | | | |
|--|---|---|---|---|---|---|---|---|---|---|---|
| Community garden | X | | | | | | X | | | | |
| Concrete/asphalt batch plant | | | | | | | | | | | S |
| Condominium home | | | | | | X | | | | | |
| Construction field office | | P | P | P | P | P | P | P | P | P | P |
| Contractor 's office - No outside storage | | | | | | | X | X | X | X | |
| Contractor's office - Outside storage permitted | | | | | | | | | | | X |
| Convenience store | | | | | | | | | X | | |
| Convenience store with gasoline sales | | | | | | | | | X | | |
| Country club, private | | S | S | S | S | | | | | | |
| Dance hall | | | | | | | | | X | X | |
| Data center | | | | | | | | | X | X | |
| Day care, adult | | | | | | | X | X | X | | |
| Day care, child | | | | | | | X | X | X | | |
| Day spa | | | | | | | X | X | X | | |
| Department store | | | | | | | | | X | | |
| Distribution center (1) | | | | | | | | | | | X |
| Driving instruction school | | | | | | | | | X | | |
| Drug store/pharmacy | | | | | | | | X | X | | |
| Duplex home | | | | | | | | | | | |
| Equipment rental, heavy/construction equipment - Outside storage of rental equipment permitted | | | | | | | | | X | X | |
| Exterminating service | | | | | | | | | | | X |
| Fabric store | | | | | | | X | X | X | | |
| Farm equipment/supply sales - Outside storage of farm equipment permitted | | | | | | | | | X | | |
| Farmer's market | P | | | | | | P | P | P | | |
| Farming | X | | | | | | | | | | |

The information presented here is deemed to be accurate but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to confirm accuracy and completeness. All KW offices are independently owned and operated.

Mark Hampton | KW Commercial
Mark@MarkHamptonHomes.com | 210-823-8611
888 Landa Street, New Braunfels TX 78130



MARK HAMPTON
RESIDENTIAL AND COMMERCIAL REAL ESTATE

The Signature of Experience

KW COMMERCIALSM

| | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|--|---|
| Feed/grain/hay storage | X | | | | | | | | | | | |
| Fine arts studio | | | | | | | X | X | X | | | |
| Fine arts studio with small-scale production | | | | | | | | | X | X | | |
| Fire, EMS facilities | S | S | S | S | S | S | X | X | X | X | | |
| Flight school | | | | | | | | | | | | X |
| Florist | | | | | | | X | X | X | | | |
| Food truck park | | | | | | | | | | S | | |
| Fraternal organization/civic club | | | | | | | X | X | X | | | |
| Funeral home/mortuary | | | | | | | | X | X | | | |
| Garden center | | | | | | | X | X | X | | | |
| Gardening | X | X | X | X | X | X | X | | | | | |
| Gasoline service station | | | | | | | | | | X | | |
| Gift shop | | | | | | | X | X | X | | | |
| Glass sales, retail | | | | | | | | | | X | | |
| Golf course, private | | S | S | S | S | | | | | | | |
| Golf course, public | | S | S | S | S | | | | | | | |
| Grocery store | | | | | | | | | X | X | | |
| Guest house | X | X | S | | | | | | | | | |
| Halfway house/transitional home | | | | | S | S | S | | | | | |
| Hardware store (4) | | | | | | | | | X | X | | |
| Health club/fitness center | | | | | | | | | X | X | | |
| Home decor/accessory sales | | | | | | | X | X | X | | | |
| Home furniture/furnishings/appliance store | | | | | | | | | | X | | |
| Home improvement center - Outside storage of customary items permitted (1), (4) | | | | | | | | | | X | | |
| Home office | X | X | X | X | X | X | | | | | | |
| Hospital | | | | | | | | | | | | |

The information presented here is deemed to be accurate but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to confirm accuracy and completeness. All KW offices are independently owned and operated.



MARK HAMPTON
RESIDENTIAL AND COMMERCIAL REAL ESTATE

The Signature of Experience

KW COMMERCIALSM

| | | | | | | | | | | | |
|---|---|--|--|--|---|--|---|---|---|---|---|
| Hotel | | | | | | | | | X | | |
| Household electrical/electronic equipment sales/repair - No outside storage | | | | | | | | X | X | | |
| Household equipment rental - No outside storage | | | | | | | | X | X | | |
| Household equipment rental - Outside storage of weather-resistant inventory permitted | | | | | | | | | X | X | |
| Interior design/decorating studio | | | | | | | X | X | X | | |
| Jewelry store | | | | | | | X | X | X | | |
| Landscape nursery, wholesale - Outside storage of plant inventory permitted | X | | | | | | | | | | X |
| Laundromat | | | | | | | | X | X | | |
| Laundry/dry cleaning pickup location | | | | | | | X | X | X | | |
| Laundry/dry cleaning plant | | | | | | | | | | | X |
| Lawnmower sales/service | | | | | | | | | X | | |
| Leather goods/luggage store | | | | | | | X | X | X | | |
| Liquor/wine package sales (5) | | | | | | | | X | X | | |
| Locksmith | | | | | | | | X | X | | |
| Machine shop/metal fabrication/welding shop - No outside storage or operations | | | | | | | | | X | X | |
| Mailing service | | | | | | | X | X | X | | |
| Manufactured home | | | | | X | | | | | | |
| Manufacturing, heavy (1) | | | | | | | | | | | X |
| Manufacturing, light (1) | | | | | | | | | X | X | |
| Martial arts school | | | | | | | | X | X | | |
| Massage therapy clinic (6) | | | | | | | X | X | X | | |
| Medical/dental lab | | | | | | | | X | X | X | |
| Microbrewery/craft brewery (5) | | | | | | | | | X | | |
| Mini-warehouse (see self-storage) | | | | | | | | | | | |

The information presented here is deemed to be accurate but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to confirm accuracy and completeness. All KW offices are independently owned and operated.

Mark Hampton | KW Commercial
Mark@MarkHamptonHomes.com | 210-823-8611
888 Landa Street, New Braunfels TX 78130



MARK HAMPTON
RESIDENTIAL AND COMMERCIAL REAL ESTATE

The Signature of Experience



| | | | | | | | | | | | |
|--|---|---|---|---|---|---|---|---|---|---|---|
| Retail center, convenience (4) | | | | | | | X | X | X | | |
| Retail center, neighborhood/community (4) | | | | | | | | X | X | | |
| Retail center, regional (4) | | | | | | | | | X | | |
| Riding academy/stables, commercial | X | | | | | | | | | | |
| Rifle/pistol/archery range | | | | | | | | | | S | S |
| School, private/parochial | S | X | X | X | X | X | X | X | X | | |
| School, public | S | X | X | X | X | X | X | X | X | | |
| Scientific/research/development laboratory | | | | | | | | | | X | X |
| Self-storage facility (1) | | | | | | | | | | X | X |
| Shoe repair | | | | | | | X | X | X | | |
| Showroom (1) | | | | | | | | | | X | X |
| Sign printing shop | | | | | | | | | X | X | X |
| Sign manufacturing | | | | | | | | | | X | X |
| Single-family home | X | X | X | X | X | | | | | | |
| Sporting goods store | | | | | | | | | X | X | |
| Surgical center | | | | | | | | | | | |
| Tailor shop/alterations | | | | | | | X | X | X | | |
| Technical/occupational training school | | | | | | | | | | X | X |
| Theater/stage/live performance venue - Inside (6) | | | | | | | | | X | X | |
| Theater/stage/live performance venue - Outside (6) | | | | | | | | | | | |
| Thrift store/secondhand store - No outside storage | | | | | | | | | | X | |
| Tobacco shop | | | | | | | | | X | X | |
| Townhome | | | | | | | | | | | |
| Toy/hobby shop (4) | | | | | | | | | X | X | |
| Toy/hobby store (4) | | | | | | | | | | X | |

The information presented here is deemed to be accurate but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to confirm accuracy and completeness. All KW offices are independently owned and operated.



MARK HAMPTON

RESIDENTIAL AND COMMERCIAL REAL ESTATE

The Signature of Experience



| | | | | | | | | | | | |
|--|---|--|--|--|--|---|---|---|---|---|--|
| Tree farm - Outside storage of tree inventory permitted | X | | | | | | | | | | |
| Trophy store | | | | | | X | X | X | | | |
| Upholstery shop | | | | | | | | X | X | | |
| Warehouse (1) | | | | | | | | | | X | |
| Wholesale establishment (1) | | | | | | | | | | X | |
| Wind energy system | | | | | | | | | | | |
| Wrecker service - No outside storage of vehicles except tow trucks | | | | | | | | | | X | |

(Ordinance 437, ex. A, adopted 9/13/16; Ordinance 668 adopted 10/12/21; Ordinance 679 adopted 12/14/21)

Uses not listed in this table, unless essentially the same as another listed use as determined by the city manager or designee, shall require a special use permit.

KEY

X = Permitted

S = Special use permit required

P = Special permission from the city council or city manager or designee required

NOTES

- (1) No overhead doors or blank, unadorned walls facing the street; all operations conducted indoors.
- (2) Subject to city review and approval of a traffic impact analysis.
- (3) Certificate of occupancy required.
- (4) Size limitations apply.
- (5) Subject to [article 4.02](#), Alcoholic Beverages, of the City of Bulverde Code of Ordinances, as amended.
- (6) Subject to [article 4.03](#), Sexually Oriented Businesses, of the City of Bulverde Code of Ordinances, as amended.
- (7) Subject to [chapter 2](#), Animal Control, of the City of Bulverde Code of Ordinances, as amended.

The information presented here is deemed to be accurate but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to confirm accuracy and completeness. All KW offices are independently owned and operated.



MARK HAMPTON
RESIDENTIAL AND COMMERCIAL REAL ESTATE



11-2-2015



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.

| | | | |
|--|-----------------------|------------------------------------|-----------------------|
| Keller Williams Realty - Heritage Licensed Broker /Broker Firm Name or Primary Assumed Business Name | 434367 License No. | Heritage@mykwsa.com Email | 210-493-3030 Phone |
| Lisa Munoz Designated Broker of Firm | 488746 License No. | lmunoz@mykwsa.com Email | 210-493-3030 Phone |
| Stephanie Williams Licensed Supervisor of Sales Agent/ Associate | 601297 License No. | swwilliams@mykwsa.com Email | 210-323-3322 Phone |
| Mark Hampton Sales Agent/Associate's Name | 464012 License No. | Mark@MarkHamptonHomes.com Email | 210-823-8611 Phone |

 Buyer/Tenant/Seller/Landlord Initials Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

Keller Williams -Heritage -New Braunfels Business Center 453 W. San Antonio St. New Braunfels, TX 78130

Mark Hampton

IABS 1-0
TXR 2501

The information presented here is deemed to be accurate but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to confirm accuracy and completeness. All KW offices are independently owned and operated.

Mark Hampton | KW Commercial
Mark@MarkHamptonHomes.com | 210-823-8611
888 Landa Street, New Braunfels TX 78130