



AMERICA'S BEST
CONTACTS & EYEGLASSES

438 Singing Oaks

Bulverde, Texas



Subject Property



Contacts

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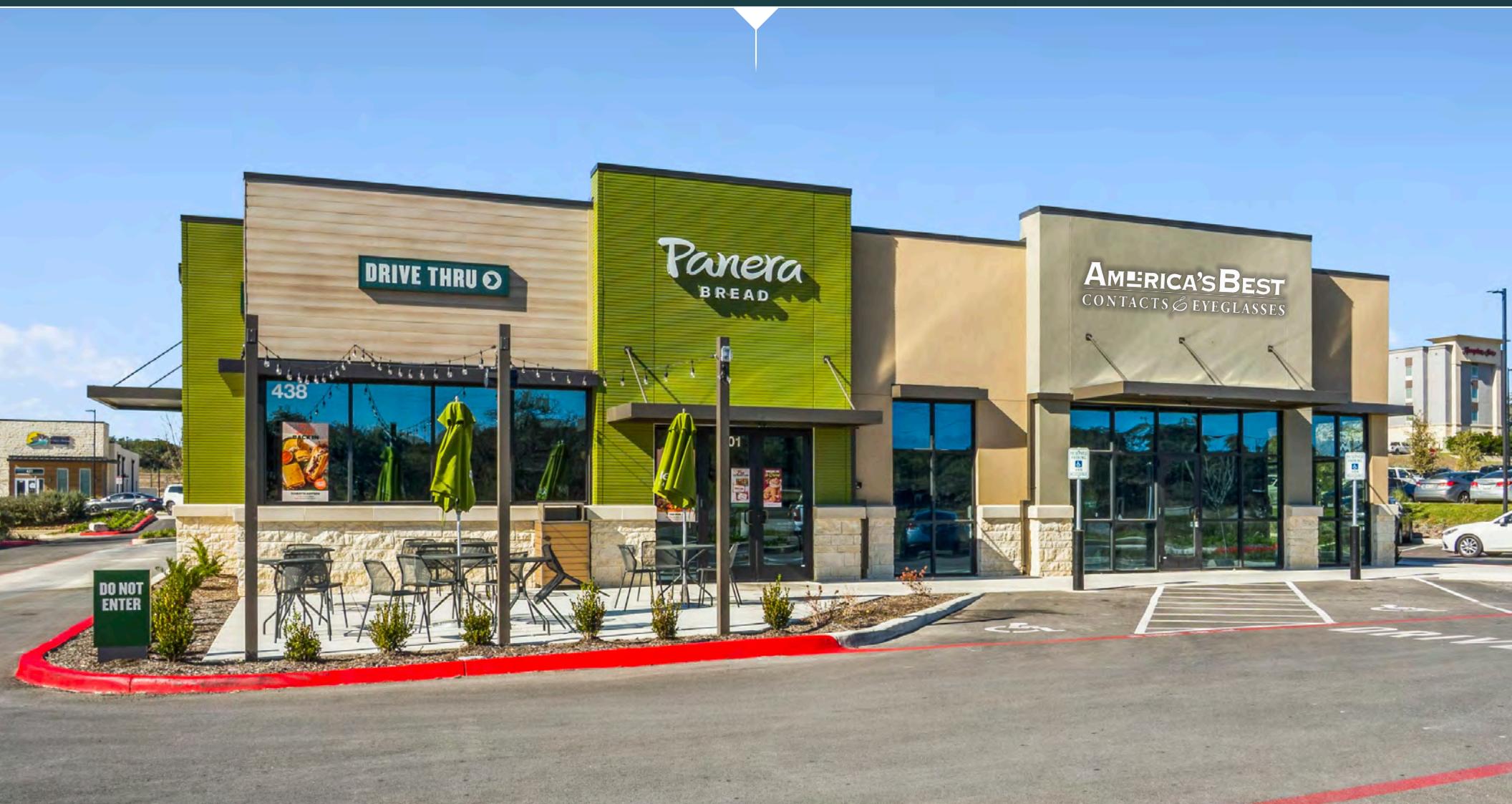
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SECTION 01

EXECUTIVE SUMMARY



INVESTMENT OVERVIEW



\$4,966,315
ASKING PRICE



5.70%
CAP RATE

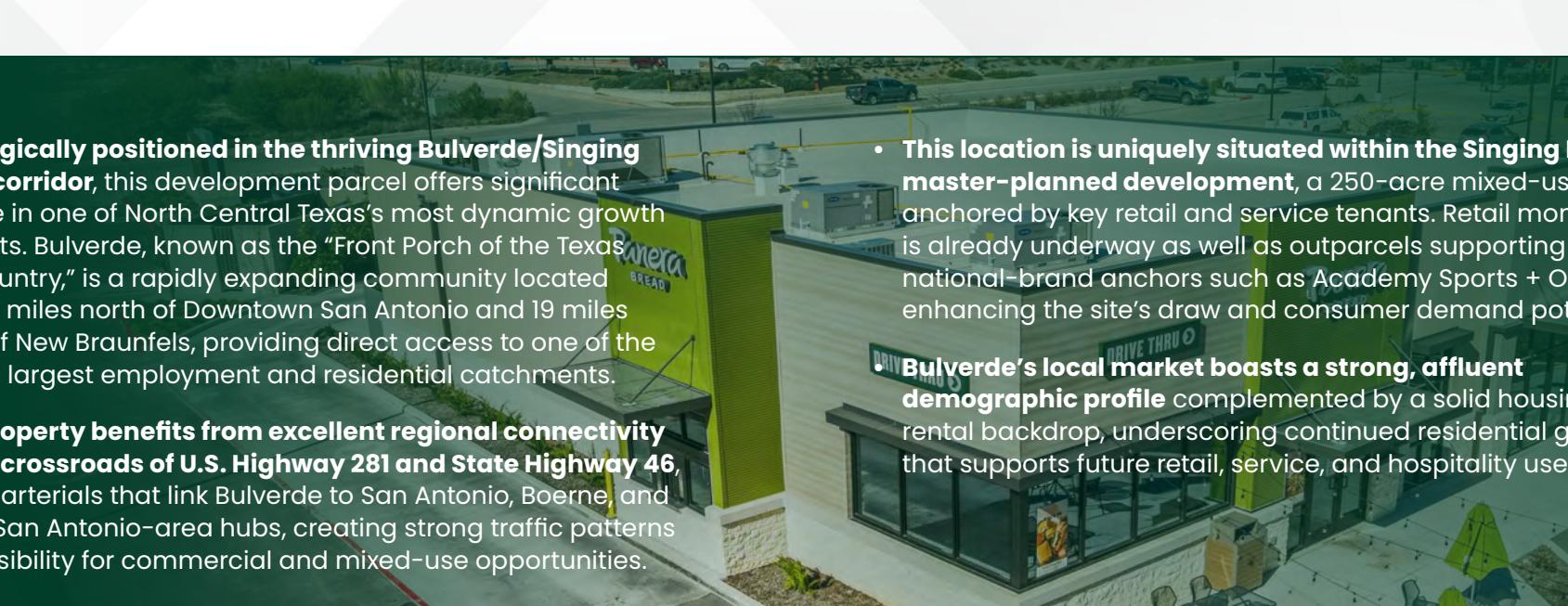
PANERA BREAD & AMERICA'S BEST

Address	438 Singing Oaks, Bulverde, TX 78070
County	Comal

Tenant Name	Square Footage	Percentage Occupancy	Commencement Date	Lease Expiration	Annual Rent	Rent PSF	Rental Increases	Lease Type	Options	Guaranty
Panera Bread	2,400 SF	42%	8/22/25	12/31/40	\$167,880	\$69.95	8% Every 5 Years	NNN (Roof & Structure)	3 (5-Year)	Corporate
America's Best	3,200 SF	58%	Q1 2026	Q1 2036	\$115,200	\$36.00	10% Every 5 Years	NNN (Roof & Structure)	2 (5-Year)	Corporate
Total GLA	5,600 SF	100%			\$283,080					



INVESTMENT HIGHLIGHTS



- **Strategically positioned in the thriving Bulverde/Singing Oaks corridor**, this development parcel offers significant upside in one of North Central Texas's most dynamic growth markets. Bulverde, known as the "Front Porch of the Texas Hill Country," is a rapidly expanding community located just 22 miles north of Downtown San Antonio and 19 miles west of New Braunfels, providing direct access to one of the state's largest employment and residential catchments.
- **The property benefits from excellent regional connectivity at the crossroads of U.S. Highway 281 and State Highway 46**, major arterials that link Bulverde to San Antonio, Boerne, and other San Antonio-area hubs, creating strong traffic patterns and visibility for commercial and mixed-use opportunities.
- **This location is uniquely situated within the Singing Hills master-planned development**, a 250-acre mixed-use project anchored by key retail and service tenants. Retail momentum is already underway as well as outparcels supporting national-brand anchors such as Academy Sports + Outdoors, enhancing the site's draw and consumer demand potential.
- **Bulverde's local market boasts a strong, affluent demographic profile** complemented by a solid housing and rental backdrop, underscoring continued residential growth that supports future retail, service, and hospitality uses.

Minimal Landlord Responsibilities

Landlord responsible for Roof & Structure

Prime Retail Corridor

Located on in the thriving Bulverde/Singing Oaks corridor one of Bulverde's most visible retail zones

Attractive Rent Growth

Both leases have scheduled increases every 5 years

Outstanding Demographics

5-Mile avg household income exceeds \$175,874

Exceptional Visibility

Strategically positioned at the crossroads of U.S. Highway 281 (40,488 VPD) and State Highway 46 (27,230 VPD)

Experienced & Established Brands

Boasting 2,100+ cafes and 1,000+ stores nationally and decades of history.



DEMOGRAPHICS

POPULATION (RADIUS)

	2,175
	1-Mile

	16,108
	3-Mile

	26,406
	5-Mile

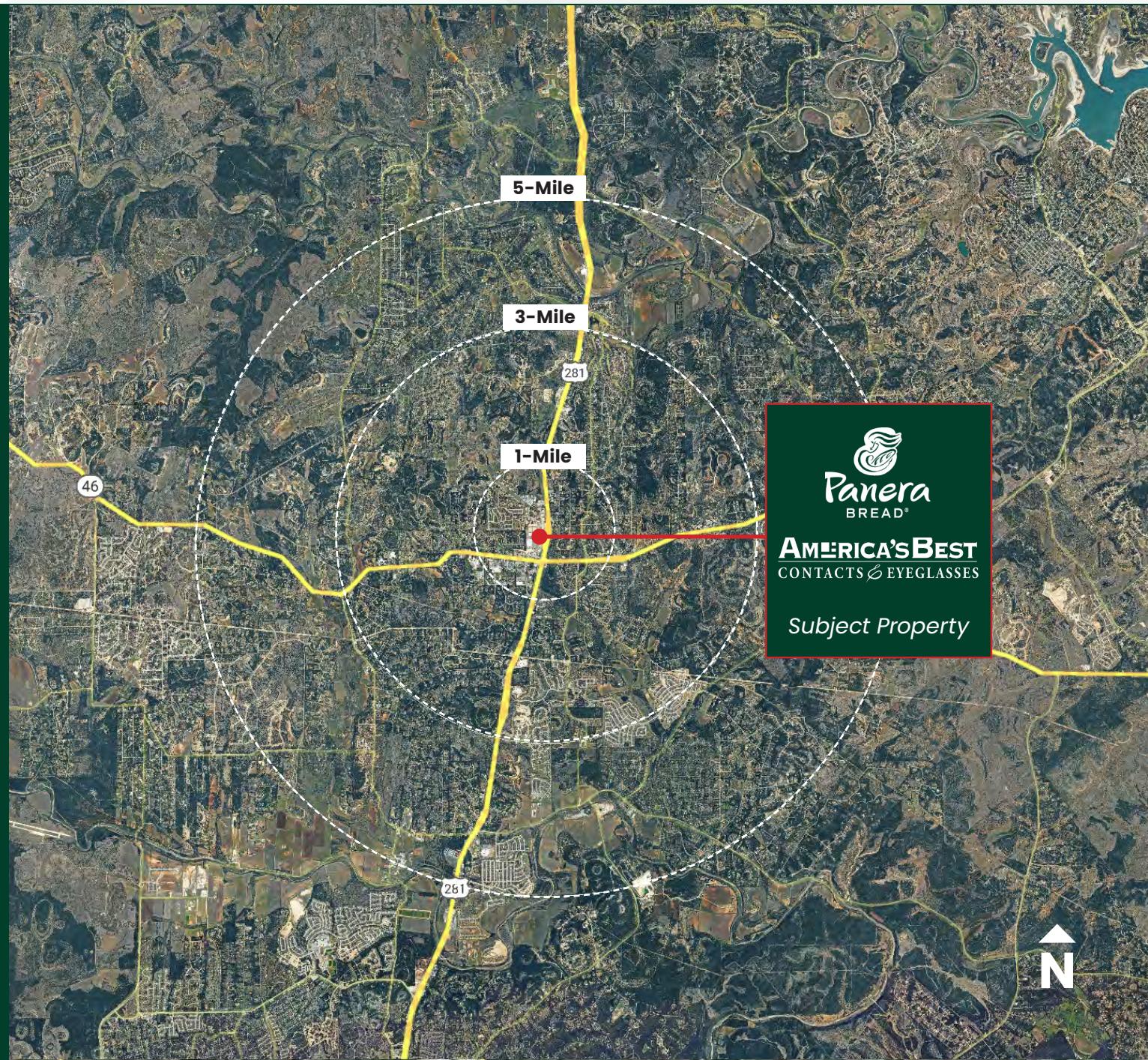
AVERAGE HOUSEHOLD INCOME

	\$141,117
	1-Mile

	\$183,009
	3-Mile

	\$175,974
	5-Mile

*2025 Estimates - Crex



SECTION 02

PROPERTY OVERVIEW



SITE PLAN / PROPERTY DETAILS

5,600
Square Feet

1.08
Acres

2025
Year Built



AERIAL



DRONE AERIAL



DRONE AERIAL



SECTION 03

TENANT PROFILE



TENANT OVERVIEW



FOUNDED IN 1987

St. Louis, MO

QUICK FACTS:

St. Louis, MO

Headquarters

120,000+

Employees

2,100+

Cafes Nationally

Panera Bread is a leading fast-casual restaurant chain known for its focus on freshly prepared food, bakery items, and a welcoming café environment. The company was originally founded as St. Louis Bread Company in 1987 by Ken Rosenthal and later expanded nationally under the Panera Bread brand in 1997. Panera positioned itself as a higher-quality alternative to traditional fast food, emphasizing artisan breads, soups, salads, sandwiches, and café-style dining.

Over the years, Panera has experienced significant growth through a combination of company-owned and franchised locations across the United States and Canada. In 2017, the company was acquired by JAB Holding Company in a \$7.5 billion transaction, allowing Panera to expand its digital capabilities and long-term growth initiatives outside the public market. Panera is also part of the Panera Brands platform, alongside Caribou Coffee and Einstein Bros. Bagels.

As of 2024, Panera operates more than 2,100 cafés, offering an extensive menu that includes freshly baked bread, breakfast items, soups, salads, sandwiches, and beverages. The brand is widely recognized for initiatives such as its "No No List," which removed artificial preservatives, sweeteners, flavors, and colors from its food, reinforcing its commitment to clean ingredients and transparency.

In recent years, Panera has been a leader in digital transformation within the restaurant industry. The company has heavily invested in mobile ordering, delivery, self-service kiosks, and its MyPanera® loyalty program, which boasts tens of millions of members. Sustainability and social responsibility are also priorities, with ongoing efforts focused on responsible sourcing, waste reduction, and energy efficiency across its café network.



TENANT OVERVIEW



FOUNDED IN 1978

Chicago, IL

QUICK FACTS:

Lawrenceville, GA

Headquarters

5,000+

Employees

1,000+

Stores Nationally

America's Best Vision is one of the largest optical retail chains in the United States, providing affordable eye exams, eyewear, and vision care services. The company was founded in 1978 with a mission to make vision care accessible and affordable for all consumers. America's Best operates under the well-known "2 pairs of glasses and a free eye exam" value proposition, which has helped establish strong brand recognition nationwide.

The company is a subsidiary of National Vision Holdings, Inc., a publicly traded optical retail company that also owns other vision brands. Through a combination of organic growth and strategic expansion, America's Best has grown to more than 1,000 locations across the United States, primarily in high-traffic retail corridors and shopping centers.

America's Best offers comprehensive eye exams conducted by independent optometrists, along with a wide selection of prescription eyeglasses, contact lenses, and vision accessories. The brand focuses on affordability without sacrificing quality, making routine eye care accessible to a broad demographic, including families and value-conscious consumers.

In recent years, America's Best has invested in technology and operational efficiencies to improve the customer experience, including online appointment scheduling, digital prescription management, and streamlined in-store processes. The company continues to expand its national footprint while maintaining a strong focus on preventative eye care, affordability, and convenient access to vision services.



SECTION 04

MARKET OVERVIEW



MARKET OVERVIEW



Bulverde Texas

Bulverde, Texas is a rapidly expanding community positioned as the "Front Porch of the Texas Hill Country," located in scenic Comal County just north of San Antonio. With a population that has grown steadily in recent years — now over 6,000 residents with continued upward trends — the city benefits from an affluent and stable residential base with a median household income exceeding \$108,000 and strong homeownership rates. Bulverde's demographic profile reflects a well-established community with substantial disposable income and attractive lifestyle appeal, underscored by high property values and low poverty rates compared to regional averages.

Strategically positioned at the crossroads of U.S. Highway 281 and Texas State Highway 46, Bulverde offers excellent connectivity to the broader San Antonio-New Braunfels metropolitan area — approximately 22 miles north of Downtown San Antonio and under 20 miles west of New Braunfels — making it an ideal location for both commuter residents

and destination-oriented commercial development. The ongoing transformation of these regional corridors, including improvements to US-281, has unlocked significant development momentum, enhancing access to major employment hubs and reinforcing Bulverde's role as a key growth node within the North Central Texas market.

This advantageous location, coupled with strong local demand drivers and proximity to major highways, supports expanding retail, residential, and mixed-use activity. With easy access to both the San Antonio metroplex and the natural and recreational amenities of the Texas Hill Country — including Canyon Lake and Guadalupe River State Park nearby — Bulverde continues to attract new residents and investors alike, positioning it as one of the most desirable growth markets in the region.





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This Memorandum contains select information pertaining to the Property and the Owner, and does not purport to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented "as is" without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. This Memorandum describes certain documents, including leases and other materials, in summary form. These summaries may not be complete, nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property's suitability for your needs. ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.

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