



BULVERDE CROSSING

121 Bulverde Crossing | Bulverde, TX 78163

RETAIL PROPERTY AVAILABLE FOR LEASE



OFFERING SUMMARY

Available:	1,500 SF
Lease Rate:	Call for Pricing
Lot Size:	3.52 Acres
Building Size:	19,991 SF
Market:	Far North Central
Traffic Count 1:	32323
Street Name 1:	US Highway 281
Traffic Count 2:	19611
Street Name 2:	Highway 46

PROPERTY OVERVIEW

Shopping Center located along the north side of Bulverde Crossing between US Highway 281 and Highway 46. Co Tenants include: ABCD Pediatrics, The Fieldhouse, Bulverde Chamber of Commerce, 46th Street Pizza, Nutrition 46, Bulverde Vision Source, Nail Salon, iPaw Pet Salon and Reliance Real Estate. Area retailers include HEB Plus!, Home Depot, Tractor Supply, Bealls, Auto Zone, Starbucks, Wendy's, Sonic, Subway, McDonald's, CVS & Walgreens.

PROPERTY HIGHLIGHTS

- Across from Highway 46 from the Walmart Supercenter
- Located in the desirable Texas Hill Country
- NNN: \$6.00 PSF

DEMOGRAPHICS

	1 MILE	5 MILES	10 MILES
Total Households	150	3,849	21,195
Total Population	424	10,963	60,420
Average HH Income	\$117,127	\$118,239	\$108,235

RICHARD MCCALED

Broker

210.826.0036 x23

richard@rfmcommercial.com

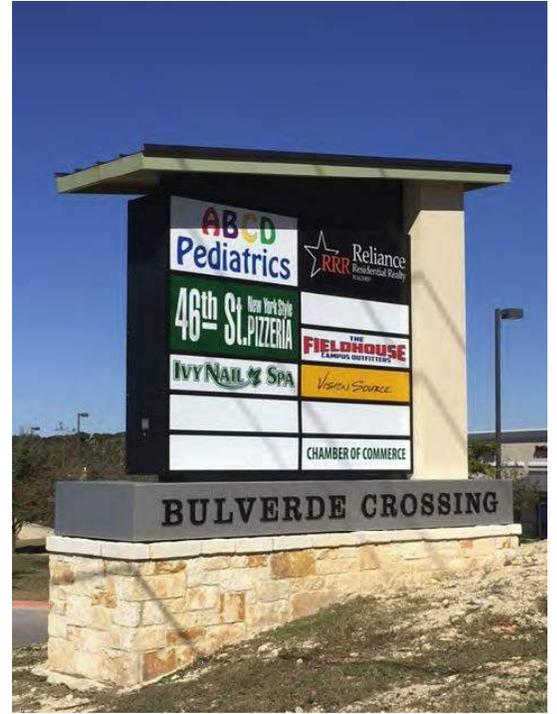
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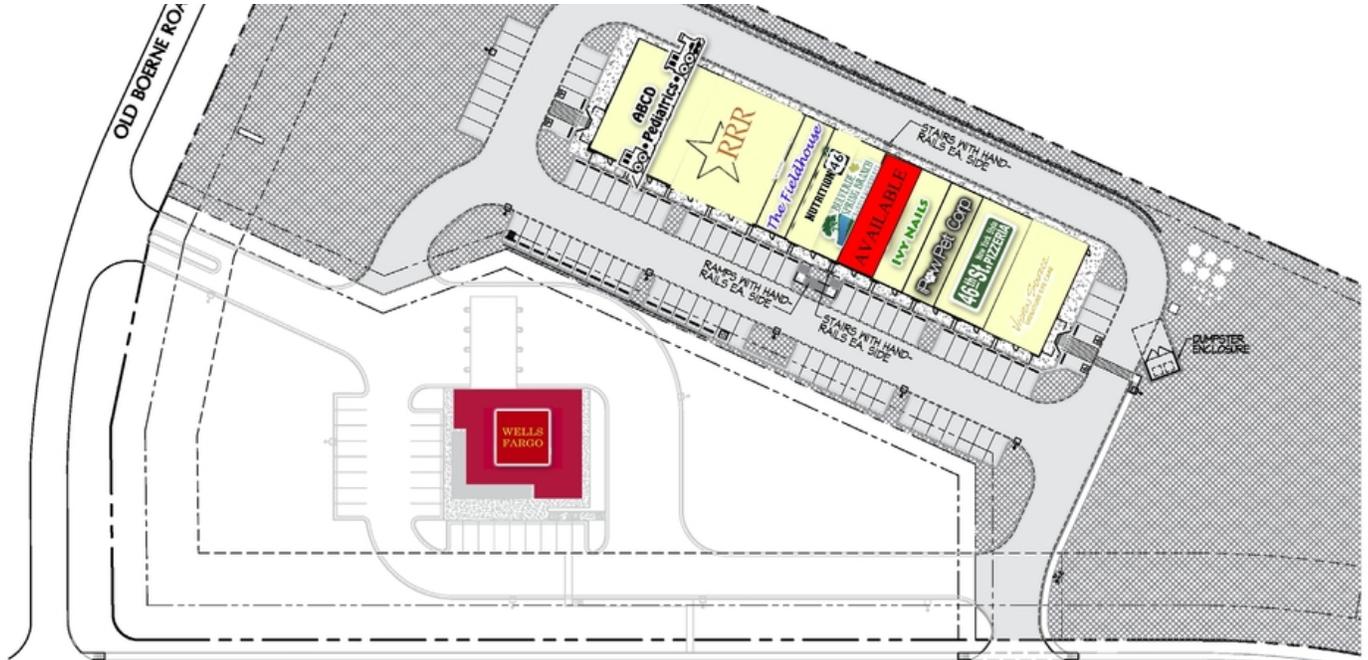
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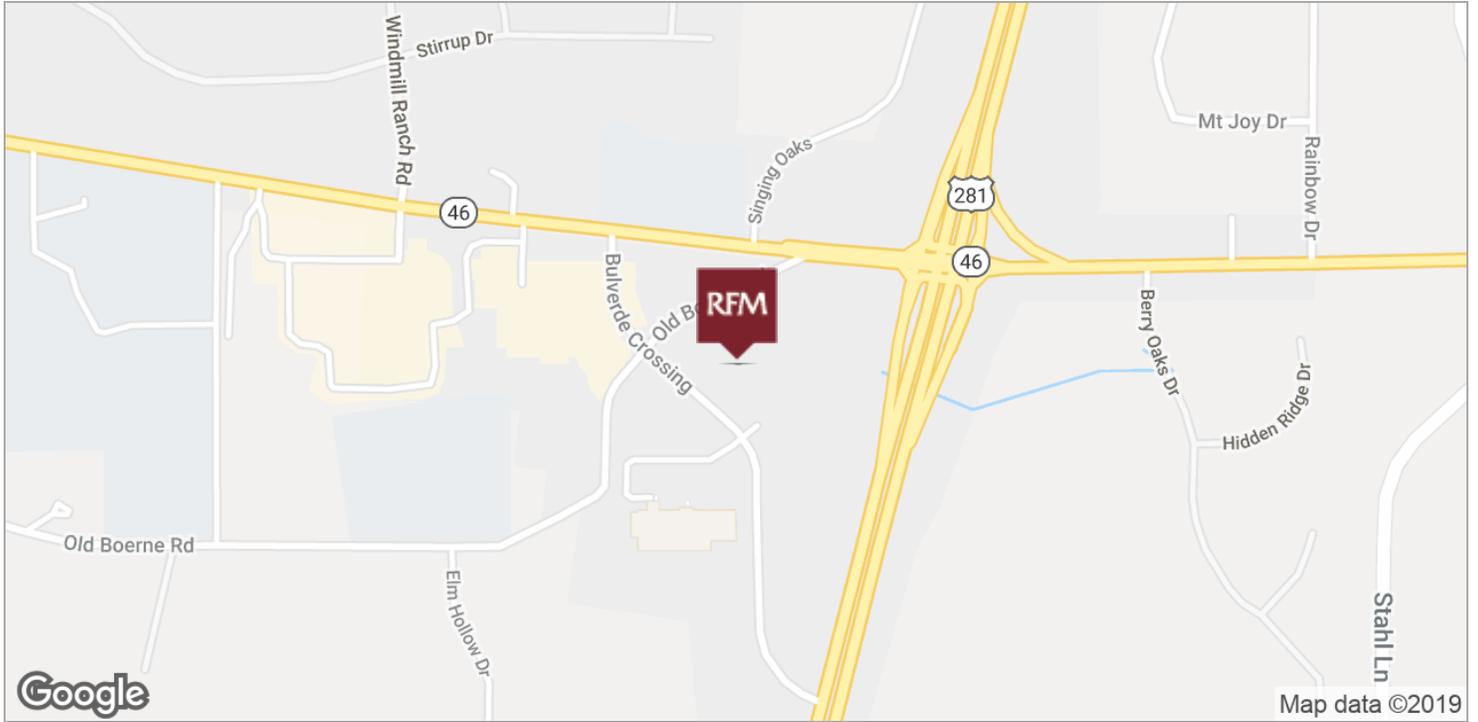


SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE	TERM	COMMENTS
Suite 116	Street Retail	Call for Pricing	NNN	1,500 SF	Negotiable	Inline retail

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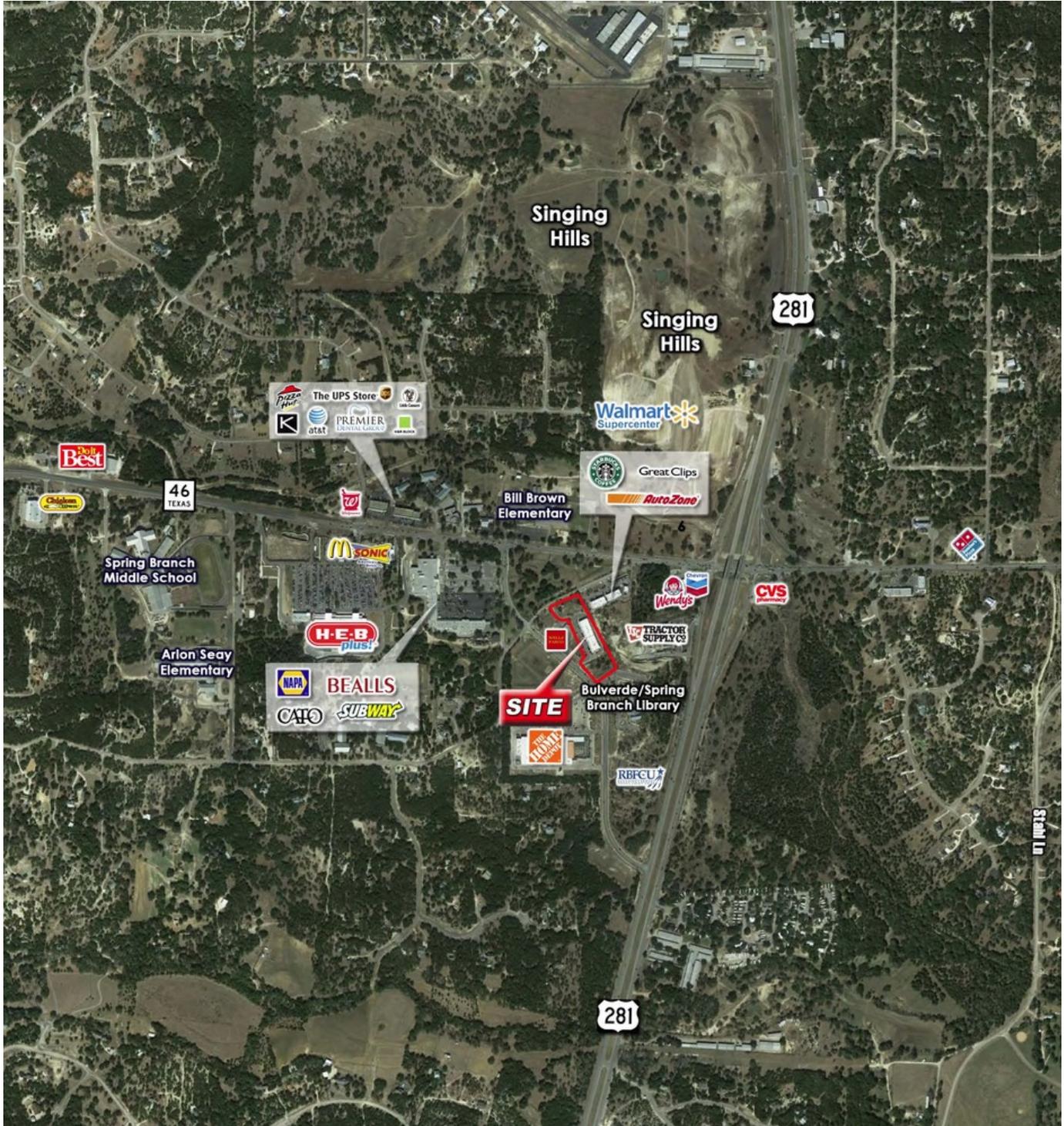
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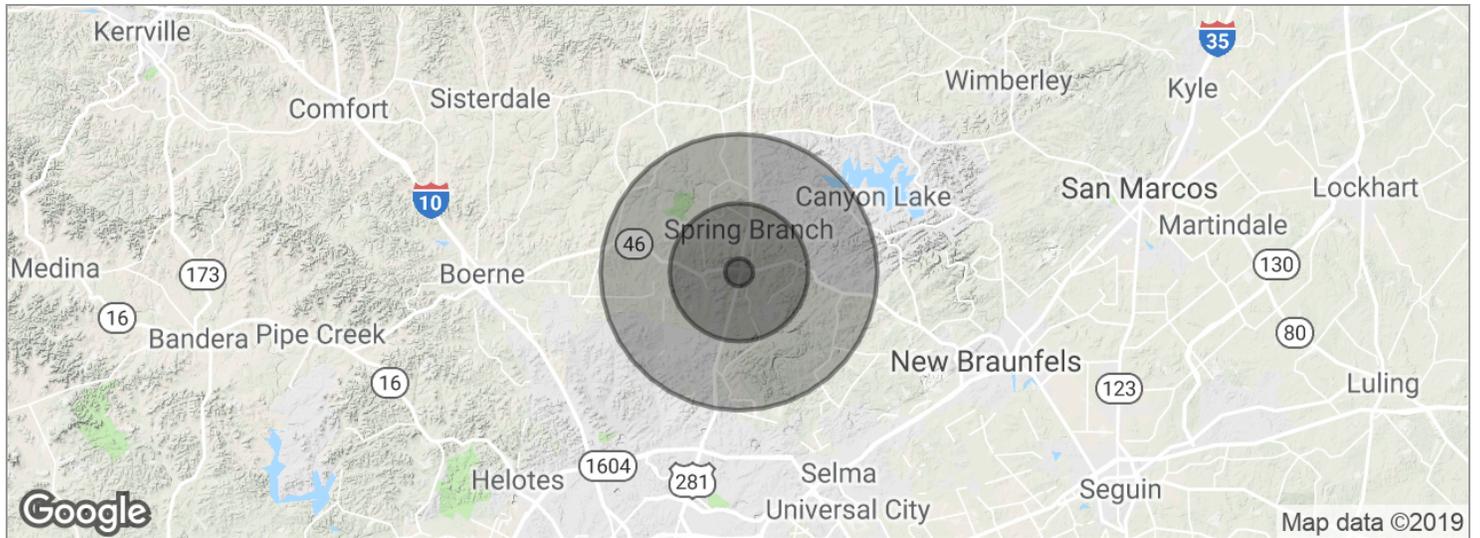
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Total population	424	10,963	60,420
Median age	42.9	42.6	39.0
Median age (Male)	43.1	42.6	38.8
Median age (Female)	42.2	42.1	39.1
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Total households	150	3,849	21,195
# of persons per HH	2.8	2.8	2.9
Average HH income	\$117,127	\$118,239	\$108,235
Average house value	\$409,710	\$391,919	\$324,833

* Demographic data derived from 2010 US Census

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