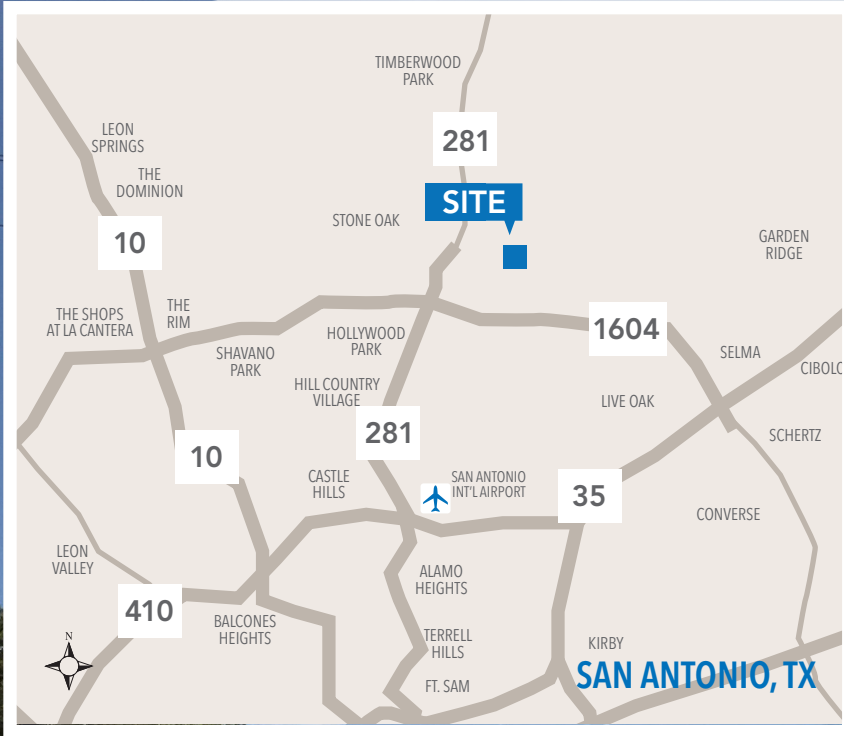


RETAIL/OFFICE PAD SITES

LAND FOR SALE

BULVERDE ROAD & ROSEHEART | SAN ANTONIO, TEXAS



SALE INFORMATION

BRAD KAUFMAN

210.253.2922

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RUSSELL T. NOLL, CCIM®

210.253.2945

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RETAIL/OFFICE PAD SITES

LAND FOR SALE

BULVERDE ROAD & ROSEHEART | SAN ANTONIO, TEXAS

ABOUT THIS LOCATION

- LOCATION** Excellent location along Bulverde Road north of Loop 1604. Dense residential area that has experienced explosive growth.
- SIZE** Lot 2: ±3.277 Acres (±1.41 usable acres)
Lot 3: ±2.182 Acres (±1.16 usable acres)
- ACCESS** Both lots have access from Bulverde Rd via direct access to Lot 3 and a shared access road to Lot 2. Recent median cut provides easy ingress and egress (see image below).
- FRONTAGE** Lot 3 has approximately 761 feet along Bulverde Rd, which has been recently improved
- UTILITIES** Water, Electricity and Sewer to site
Detention on site
- ZONING** C2-ERZD
- PRICE** Contact broker for pricing.





5 Elementary Schools
3 Middle Schools
1 High School
2 Private Schools



The area has seen explosive growth in rooftops and retail development



Major Area Employers:
JW Marriott, Tersoro, Chase, Clear Channel, Person and CST Brands



Average Household Incomes:
~\$100,000 per year and greater within a 5-Mile radius



High Traffic Counts:
Commuters use Bulverde Rd as an alternative to Highway 281

AREA DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2016 Estimated Population	5,521	64,667	189,622
2021 Projected Population	6,230	70,932	207,409
2016 Average HH Income	\$119,371	\$105,896	\$97,578
Daytime Employees	874	17,290	62,771

TRAFFIC COUNTS

Bulverde Rd @ Emerald Ridge Dr	approx. 28,000 vehicles per day
Bulverde Rd @ Gold Canyon Rd	approx. 34,000 vehicles per day
1604 @ Bulverde Rd	approx. 80,000 vehicles per day

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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.

Transwestern Property Company SW GP LLC	466196		210-341-1344
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Steve Ash	392519	steve.ash@transwestern.com	713-270-7700
Designated Broker of Firm	License No.	Email	Phone
Leah Gallagher	526657	leah.gallagher@transwestern.com	210-341-1344
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Russell Noll	386386	russell.noll@transwestern.com	210-341-1344
Sales Agent/Associate’s Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date



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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Brad Kaufman	625558	brad.kaufman@transwestern.com	210-341-1344
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