

OFFICE BUILDING AVAILABLE FOR LEASE



OFFERING SUMMARY

Available: 650 - 932 SF

Lease Rate: Call for Pricing

Lot Size: 3.98 Acres

Building Size:

| | |
|--------|-----------|
| Bldg 1 | 7,242 SF |
| Bldg 2 | 10,573 SF |
| Bldg 3 | 7,000 SF |

Market: Bulverde

PROPERTY OVERVIEW

Located in the heart of booming Bulverde.

PROPERTY HIGHLIGHTS

- Building 2 - Suite 105: 650 SF
- Building 2 - Suite 107: 932 SF
- Across Highway 46 from HEB
- Park like setting-low density
- Hill Country design-stone, stucco & metal roof
- Huge live oak trees
- Walking distance to banks and numerous dining options

DEMOGRAPHICS

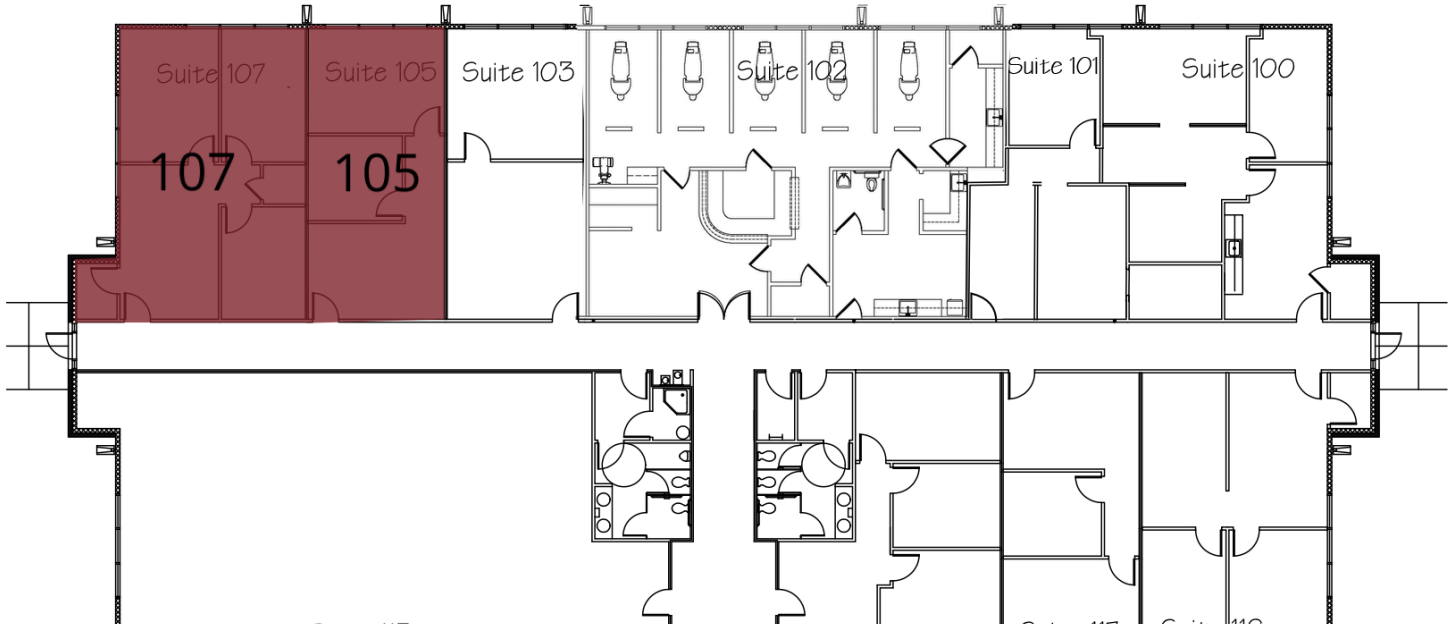
| | 1 MILE | 5 MILES | 10 MILES |
|-------------------|-----------|-----------|-----------|
| Total Households | 133 | 3,801 | 20,479 |
| Total Population | 379 | 10,832 | 58,279 |
| Average HH Income | \$110,901 | \$117,594 | \$107,661 |

RICHARD MCCALED

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richard@rfmcommercial.com

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AVAILABLE

| SUITE | TENANT | SIZE | TYPE | RATE |
|----------------------|-----------|--------|----------------|------------------|
| Building 2 Suite 107 | Available | 932 SF | Modified Gross | Call for Pricing |
| Building 2 Suite 105 | Available | 650 SF | Modified Gross | Call for Pricing |

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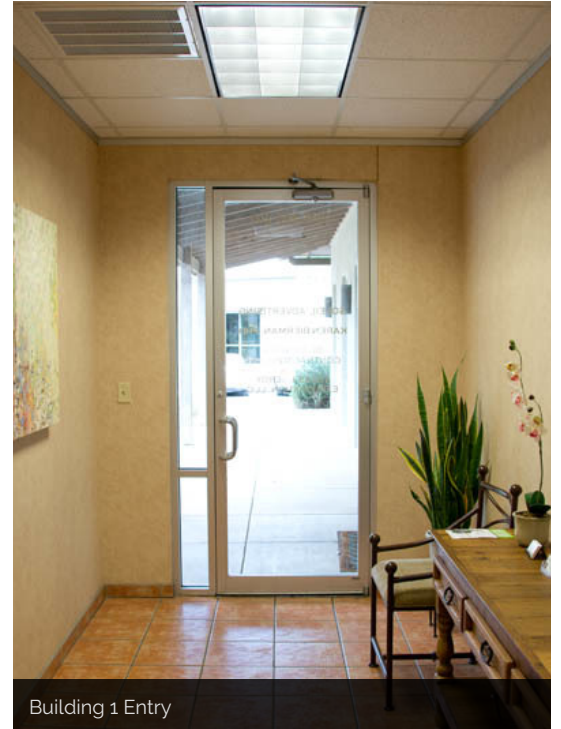
CREEKSIDE OF BULVERDE

160-184 Creekside Park | Bulverde, TX 78163

OFFICE BUILDING AVAILABLE FOR LEASE



Building 1 160 Creekside Park



Building 1 Entry



Building 1 160 Creekside Park

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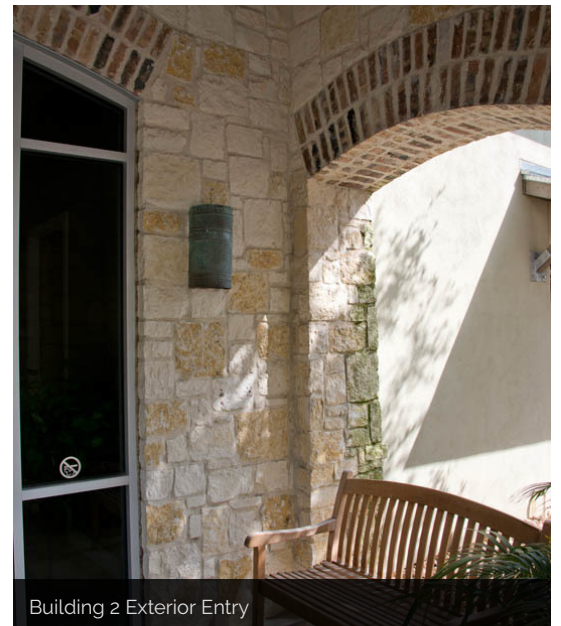
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Building 2 172 Creekside Park



Building 2 Entry



Building 2 Exterior Entry

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Building 3 184 Creekside Park



Building 3



Building 3 Entry

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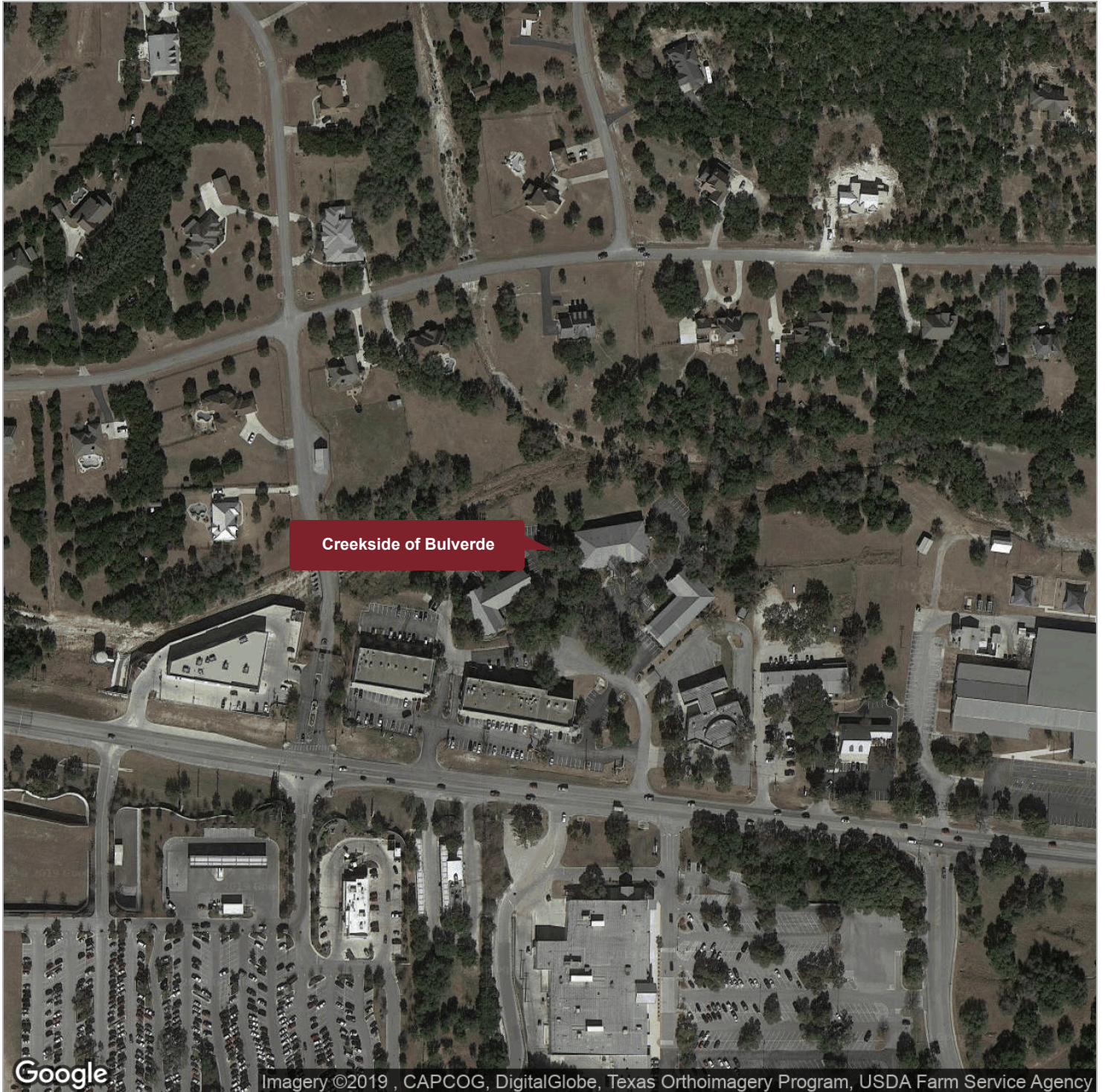
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Google

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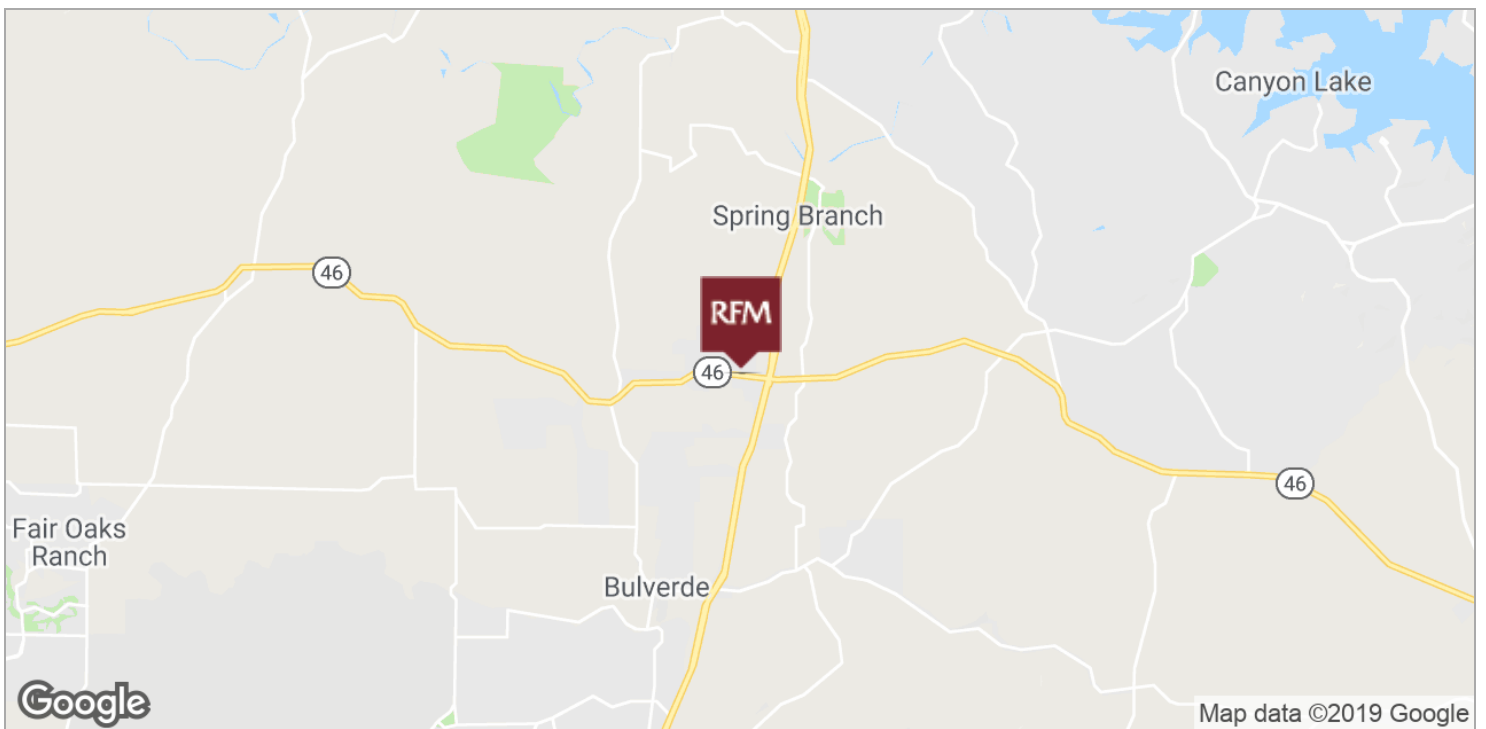
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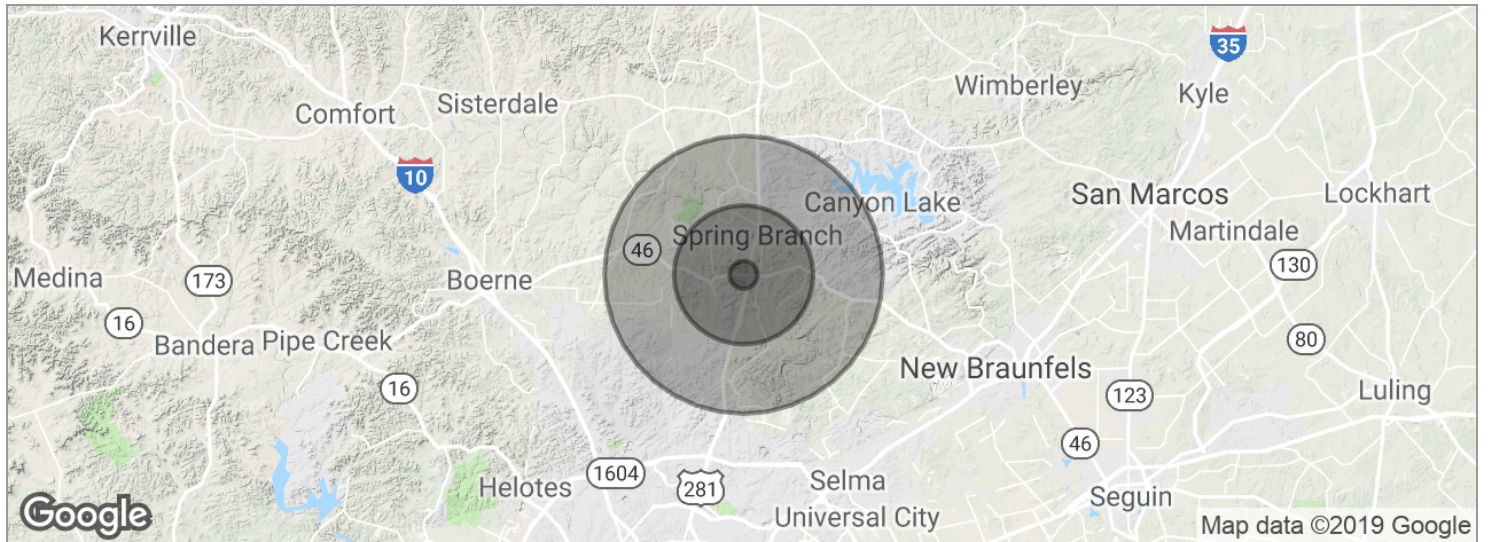
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| | | | |
|---------------------|-----------|-----------|-----------|
| Total population | 379 | 10,832 | 58,279 |
| Median age | 42.7 | 42.5 | 39.2 |
| Median age (Male) | 42.2 | 42.5 | 38.9 |
| Median age (Female) | 42.4 | 42.0 | 39.3 |
| <hr/> | | | |
| Total households | 133 | 3,801 | 20,479 |
| # of persons per HH | 2.8 | 2.8 | 2.8 |
| Average HH income | \$110,901 | \$117,594 | \$107,661 |
| Average house value | \$380,868 | \$392,759 | \$324,932 |

* Demographic data derived from 2010 US Census

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