



**STRATEGIC COMMERCIAL DEVELOPMENT PROPERTY
NEC U.S. 281 AT FM 1863
BULVERDE, TEXAS**

LOCATION: The property is strategically located at the northeast corner of U. S. 281 and FM 1863, just north of San Antonio, Texas

ZONING: 100.67 Acres

FRONTAGE: Approximately 4,300 feet on U.S. 281 and approximately 2,200 feet on FM 1863

UTILITIES: **Electricity:** Available along entire frontage of Hwy 281 and FM 1863

Sewer: Not available

Water: Available along Southside of FM 1863

Gas: Not available

Prospective buyers should retain an independent engineer to verify the location, accessibility and capacity of all utilities.

ZONING: The property is zoned Commercial C-2, City of Bulverde.

Prospective buyers should verify the zoning and permitted uses for this property with the appropriate governing authority.

FLOOD PLAIN: Federal Emergency Management Agency maps do appear to indicate a small amount of 100 year flood plain on the northern end of the property.

TOPOGRAPHY: Property is mostly gently sloping

EASEMENTS: Small channel easement on North end and Utility Easements



DEED

RESTRICTIONS: None of record.

TRAFFIC COUNT: Texas Department of Transportation maps indicate 29,538 vehicles per day on U.S. 281 north of the 281/1863 intersection, and 33,841 vehicles per day on 281 south of the intersection. The maps indicate 9,279 vehicles per day on FM 1863 at east side intersection with Hwy 281.

DEMOGRAPHICS:

2017 ESRI Estimates:	Population	Average Household Income
3-mile radius	6,408	\$135,124
5-mile radius	36,318	\$130,831
7-mile radius	80,931	\$140,427

Source: U.S. Bureau of the Census, 2010 Census of Population and Housing. ESRI forecasts for 2017 and 2022.

AREA

DEVELOPMENT: Immediate area development includes a variety of retail services and numerous residential developments as well as the City of Bulverde offices.

INVESTMENT: Contact Broker

COMMENTS:

- Strong traffic counts combined with excellent visibility and accessibility create exceptional commercial user opportunities.
- Residential development in the immediate area continues to develop.
- Site is located in a high growth and high income 281 corridor area.

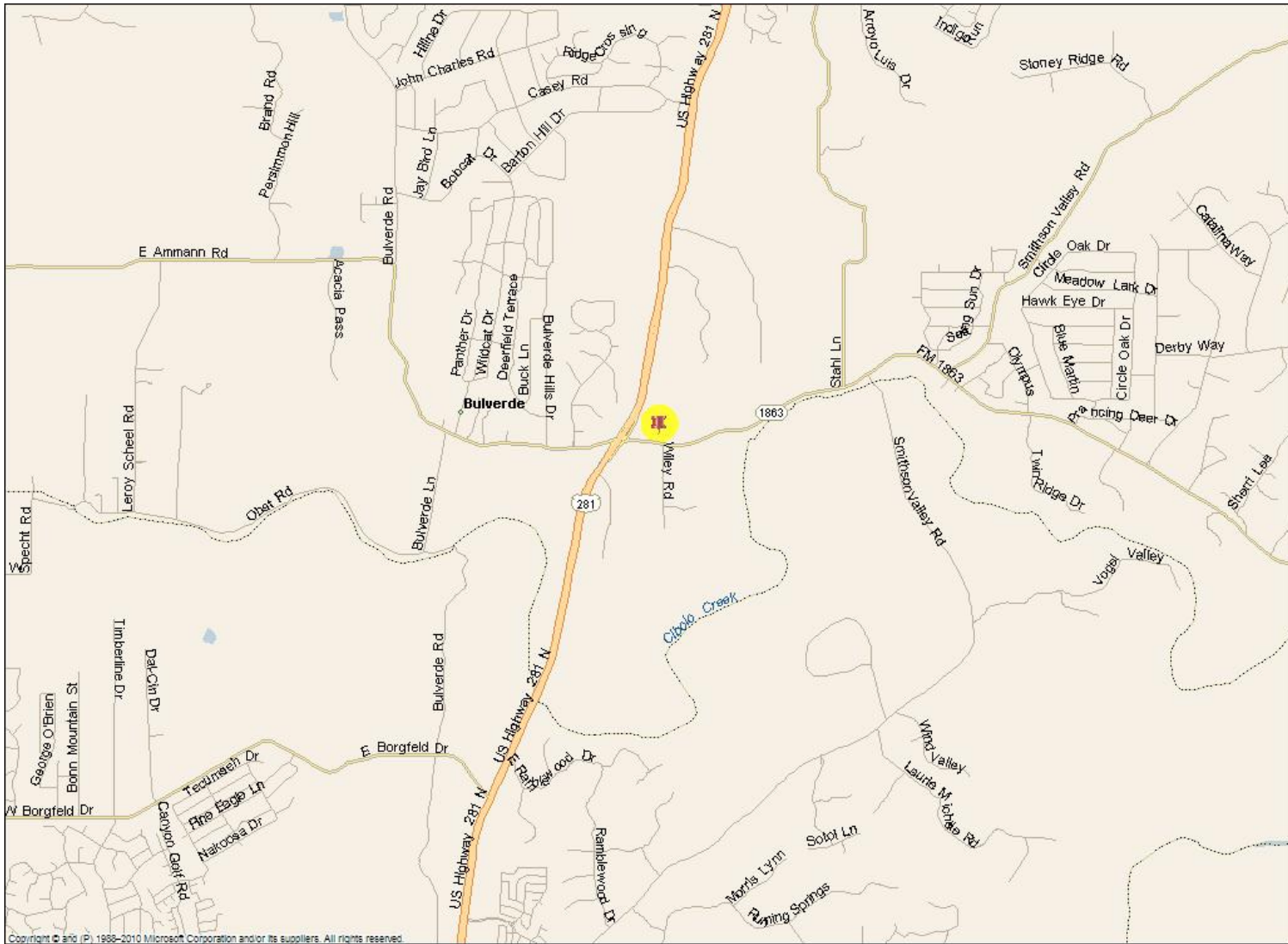
FOR INFORMATION CONTACT: ELDON ROALSON, CCIM OR MATT HOWARD

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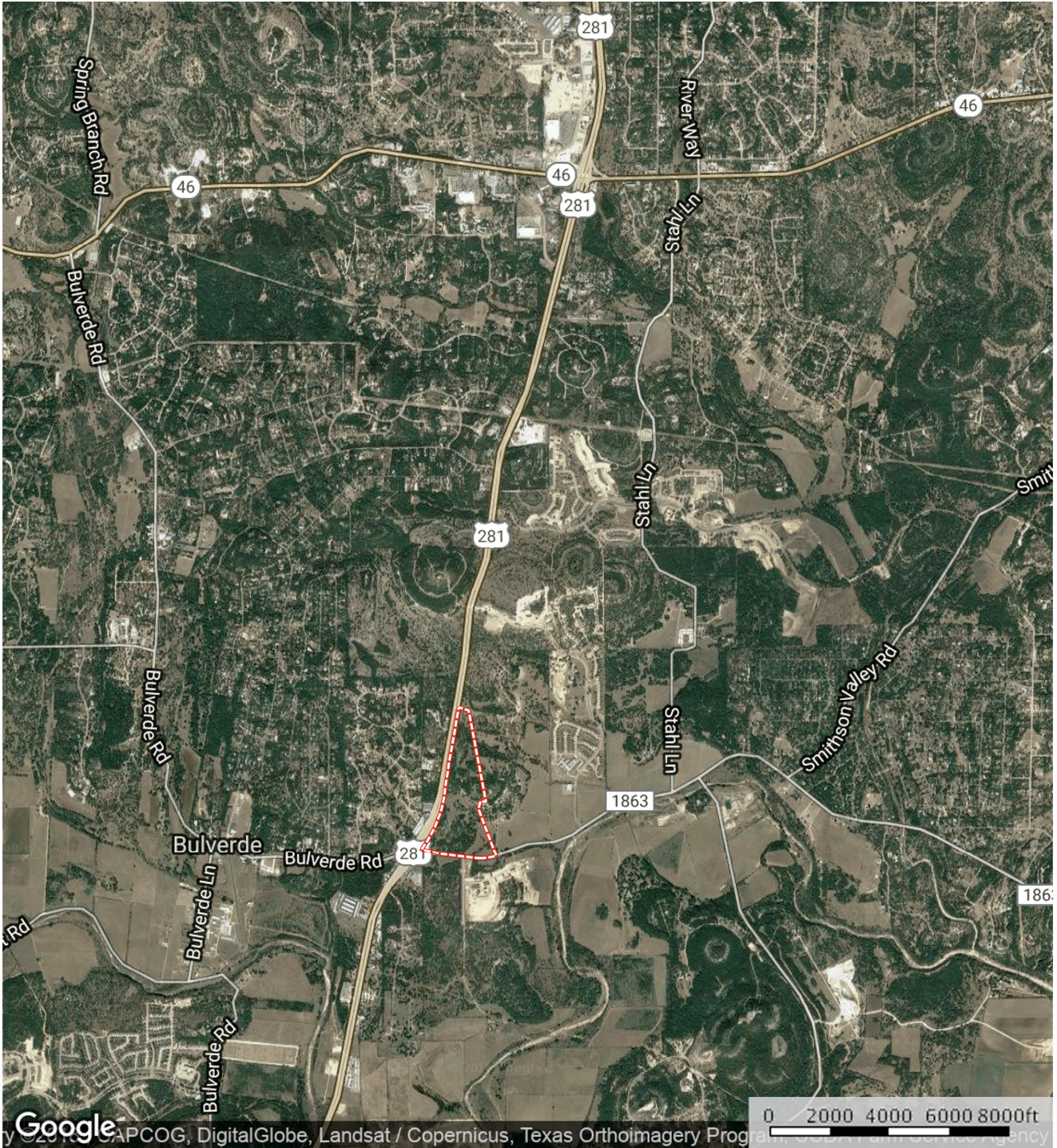
Area Map



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Hwy 281 and 1863 NEC
Texas, AC +/-



Boundary

Matt Howard
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The information contained herein was obtained from sources deemed to be reliable. MapRight Services makes no warranties or guarantees as to the completeness or accuracy thereof. 844.932.6277 - mapright.com

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DEMOGRAPHIC OVERVIEW

March 23, 2018

U.S. 281 NORTH AT FM 1863 BULVERDE, TX

	3.0 Miles:	5.0 Miles:	7.0 Miles:
Population			
2010 Census	4,942	26,471	60,895
2017 Estimate	6,408	36,318	80,931
5 Year Projection	7,447	42,272	93,738
Households			
2010 Census	1,769	9,148	20,857
2017 Estimate	2,296	12,331	27,453
5 Year Projection	2,670	14,332	31,778
2017 Population by Race			
White	87.0%	81.9%	81.1%
Black	2.4%	4.1%	4.6%
Asian or Pacific Islander	1.7%	3.7%	5.0%
American Indian	0.5%	0.5%	0.5%
2017 Population by Ethnicity			
Hispanic Origin	26.5%	30.8%	30.6%
2017 Total Housing Units			
Owner-Occupied	2,060	10,244	21,528
Renter-Occupied	236	2,087	5,925
Average Household Size	2.79	2.94	2.95
2017 Household Income			
Income \$ 0 - \$15,000	3.2%	3.2%	2.4%
Income \$ 15,000 - \$24,999	3.9%	3.3%	2.6%
Income \$ 25,000 - \$34,999	2.7%	3.8%	3.5%
Income \$ 35,000 - \$49,999	6.3%	7.3%	6.8%
Income \$ 50,000 - \$74,999	12.2%	14.5%	14.0%
Income \$ 75,000 - \$99,999	15.1%	14.2%	14.2%
Income \$ 100,000 - \$149,999	27.0%	25.1%	23.4%
Income \$ 150,000 - \$199,999	13.1%	12.8%	14.4%
Income \$200,000 +	16.5%	15.8%	18.6%
Average Household Income	\$135,124	\$130,831	\$140,427
Median Household Income	\$108,049	\$104,690	\$109,564
Per Capita Income	\$47,302	\$44,587	\$47,975

Source: U.S. Bureau of the Census, 2010 Census of Population and Housing. ESRI forecasts for 2017 and 2022.

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Broker does not have the technical expertise to either determine whether any improvements are in compliance with ADA requirements or to advise a principal on the requirements of the ADA. You are advised to contact an attorney, contractor, architect, engineer or other qualified professional of your own choosing to determine to what degree, if at all, ADA impacts the subject property.

Regarding the above items, any potential PURCHASER will rely solely on its own investigation of the property. Any information provided or to be provided, with respect to the property by Broker was obtained from sources deemed reliable but is in no way warranted or guaranteed by Broker. Broker has not made any independent investigation or verification of such information, and does not make any representations as to the accuracy or completeness of such information.

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