

LAND FOR SALE

BULVERDE RD PADS / DEVELOPMENT OPPORTUNITY

25363 BULVERDE RD SAN ANTONIO TEXAS 78261

2.416 Acres with OCL Zoning for \$ 2,052,198.72 (\$19.50/PSF)

Located in the heart of 281 / Bulverde Rd submarket - this development opportunity consists of 2 separate plated commercial pads with vested rights / water / sanitary sewer access.



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PROPERTY HIGHLIGHTS

- 1** The land is officially platted, providing a legally defined foundation for immediate development. Vested rights further secure the project by locking in existing regulations and protecting against future legislative changes.
- 2** Located outside San Antonio city limits, the property offers exemption from municipal taxes and strict city zoning codes. This OCL status allows for greater site flexibility and a significantly streamlined permitting process.
- 3** Essential utility connections for water and waste are already accessible at the property site. Having these services ready to go significantly reduces the time and expense of preparing the land for construction.

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SAN ANTONIO, TEXAS

DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	7,895	60,527	141,199
Household Income	\$163,795	\$161,301	\$159,300
Daytime Population	4,958	45,811	119,064

POSSIBLE USES

- Flex
- Retail
- Mixed Use
- Service/Medical

“ Highly desirable development opportunity with entitles and platted lots.

D. LANGE



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SAN ANTONIO, TEXAS



AVAILABLE FOR SALE

Pads

1

Size (AC)

2.416

Price

\$19.50 PSF

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SAN ANTONIO, TEXAS

INDIAN SPRINGS
(700 HOMES)

BULVERDE VILLAGE
(3,800 HOMES)



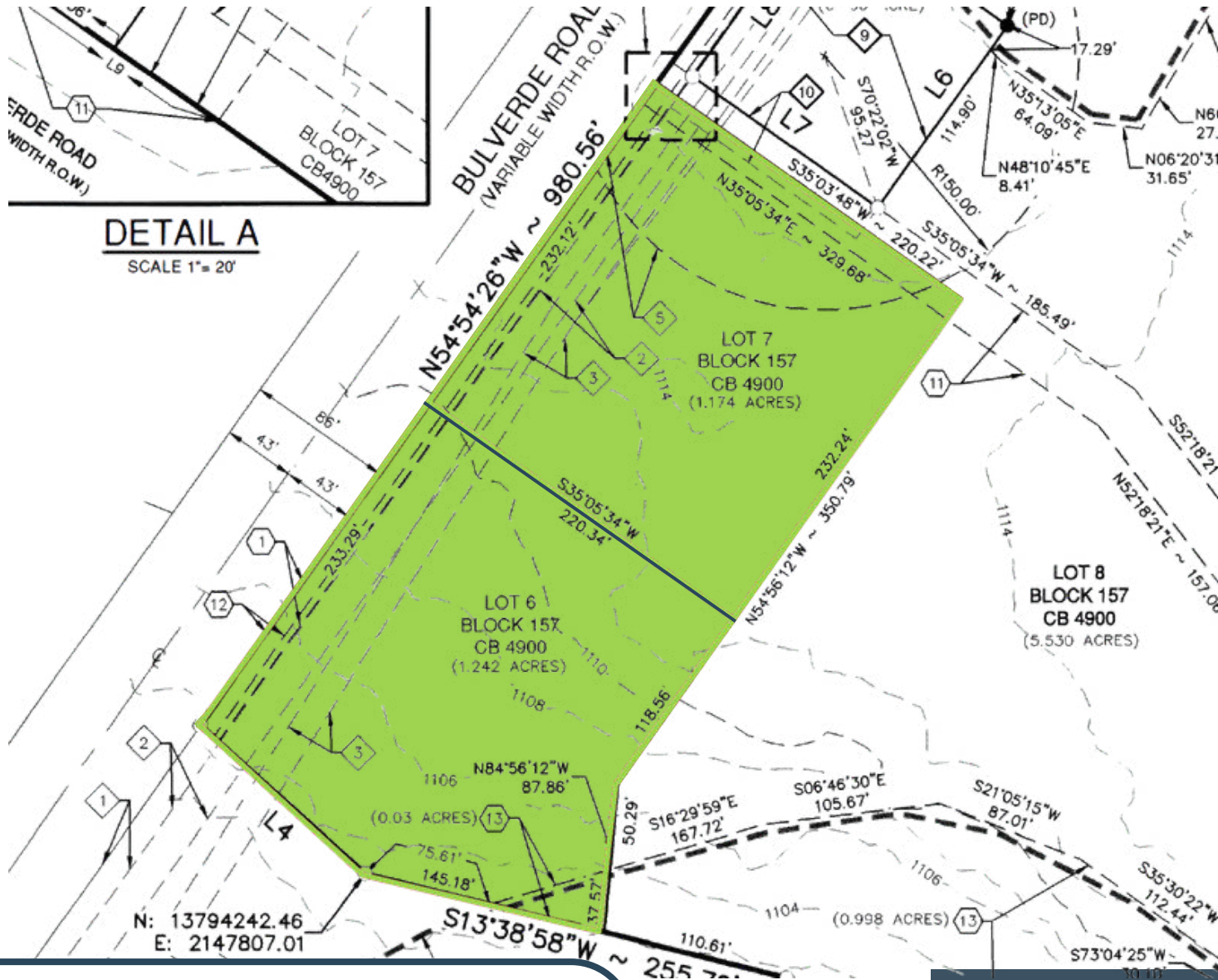
CUBESMART
self storage



BULVERDE RD (13,231 AADT)

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SAN ANTONIO, TEXAS



DETAIL A
SCALE 1" = 20'



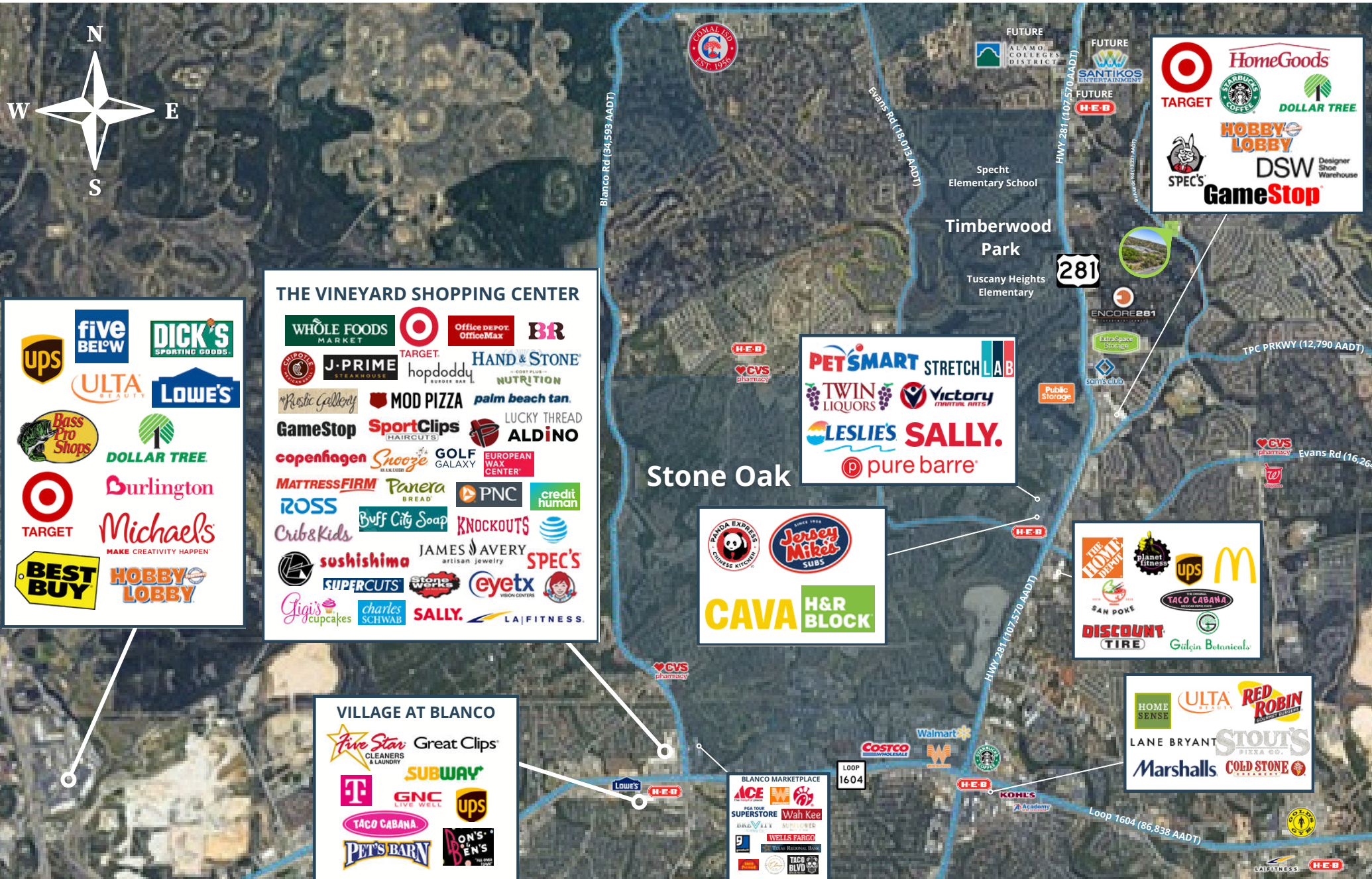
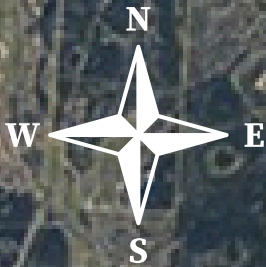
AVAILABLE FOR SALE

Pads	Size (AC)	Price
1	2.416	\$19.50 PSF



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SAN ANTONIO, TEXAS



ups **five BEL'W** **DICK'S SPORTING GOODS**
ULTA BEAUTY **LOWE'S**
Bass Pro Shops **DOLLAR TREE**
TARGET **Burlington**
MICHAEL'S MAKE CREATIVITY HAPPEN
BEST BUY **HOBBY LOBBY**

THE VINEYARD SHOPPING CENTER

WHOLE FOODS MARKET **TARGET** **Office DEPOT** **OfficeMax** **BR**
J-PRIME STEAKHOUSE **hopdoddy BURGER BAR** **HAND & STONE NUTRITION**
Artistic Gallery **MOD PIZZA** **palm beach tan.** **LUCKY THREAD**
GameStop **SportClips HAIRCUTS** **ALDINO**
copenhagen **Snooze** **GOLF GALAXY** **EUROPEAN WAX CENTER**
MATTRESS FIRM **Panera BREAD** **PNC** **credit human**
ROSS **Buff City Soap** **KNOCKOUTS** **AT&T**
Crib & Kids **JAMES & AVERY artisan jewelry** **SPEC'S**
sushishima **Supercuts** **Stone Island** **eyetx VISION CENTERS** **Gigi's cupcakes** **charles SCHWAB** **SALLY.** **LA FITNESS.**

PET SMART **STRETCH LAB**
TWIN LIQUORS **Victory MARTIAL ARTS**
LESLIE'S SALLY.
pure barre

PANDA EXPRESS CHINESE KITCHEN **Jersey Mike's SUBS**
CAVA **H&R BLOCK**

THE HOME DEPOT **Planet Fitness** **ups** **McDonald's**
SAH POKE **TACO CABANA**
DISCOUNT TIRE **Gulgin Botanicals**

VILLAGE AT BLANCO

Five Star CLEANERS & LAUNDRY **Great Clips**
TE **GNC LIVE WELL** **ups**
TACO CABANA **SON'S BENS**
PET'S BARN

BLANCO MARKETPLACE

ACE **Wah Kee**
Superstore **Wah Kee**
WELLS FARGO **TACO BLVD**

HOME SENSE **ULTA BEAUTY** **RED ROBIN**
LANE BRYANT **STOUT'S PIZZA CO.**
Marshalls **COLD STONE**

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ENTITLEMENTS

Water: Available / Buyer to Verify

Sewer: Available / Buyer to Verify

Electric: Available / Buyer to Verify

Zoning: OCL



