

+/-1.4945 Acres For Sale

30313 & 30337 Cougar Bend

Bulverde, Texas 78163



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Location: The property is located in the heart of Bulverde (far north central San Antonio), across from the Bulverde Fire Department and the Bulverde City Hall about 2 miles off US Highway 281 N.

Size: +/- 1.4945 Acres

Zoning: PDD by City of Bulverde

Demographics:	1 mile	3 mile	5 mile
Population:	585	8,943	38,174
Household Income:	\$119,307	\$128,362	\$133,855

Traffic: Cougar Bend: 1,280 vpd

Price: \$325,000.00

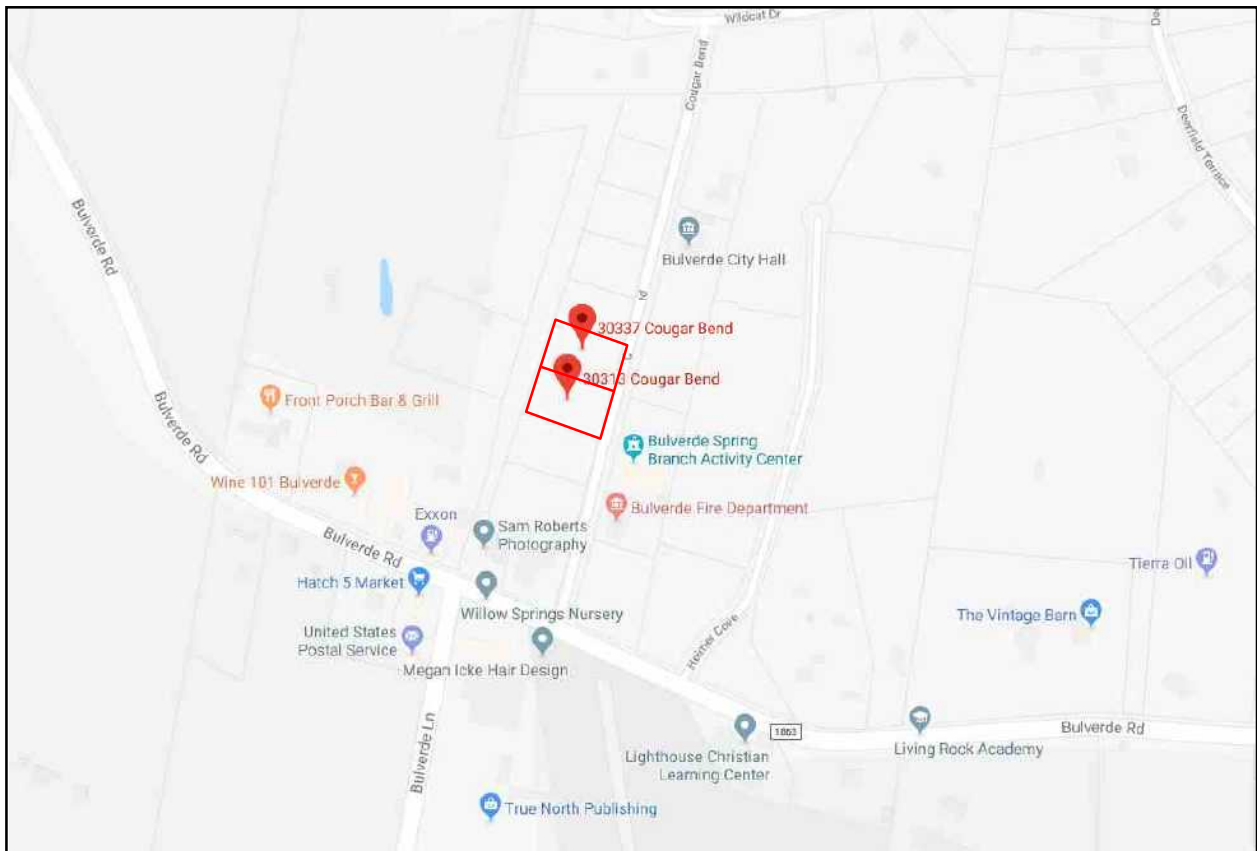
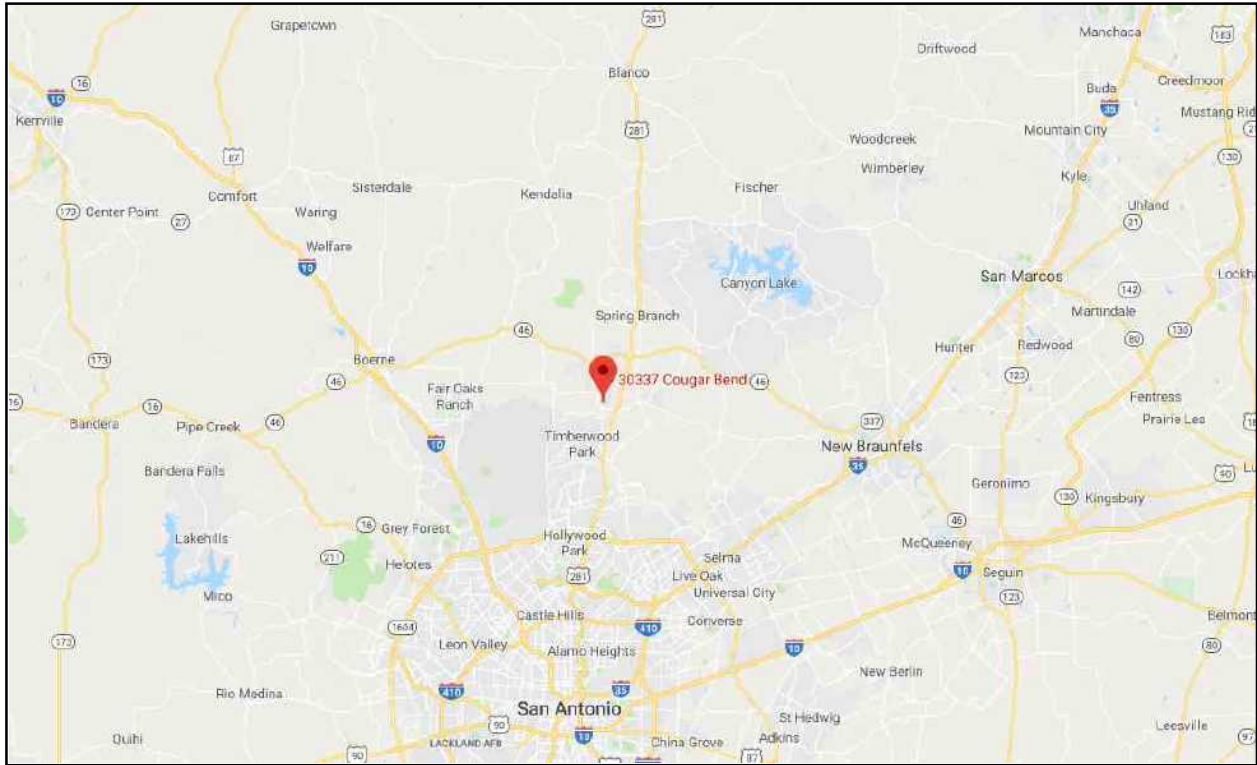
Comments: The uses planned for this area would support the surrounding community and the Downtown Bulverde Village DBV area and could include professional office, assisted living centers lodging (B&B or small hotel) and studios for artists needing larger spaces than the Crossroads Commercial Village can accommodate.



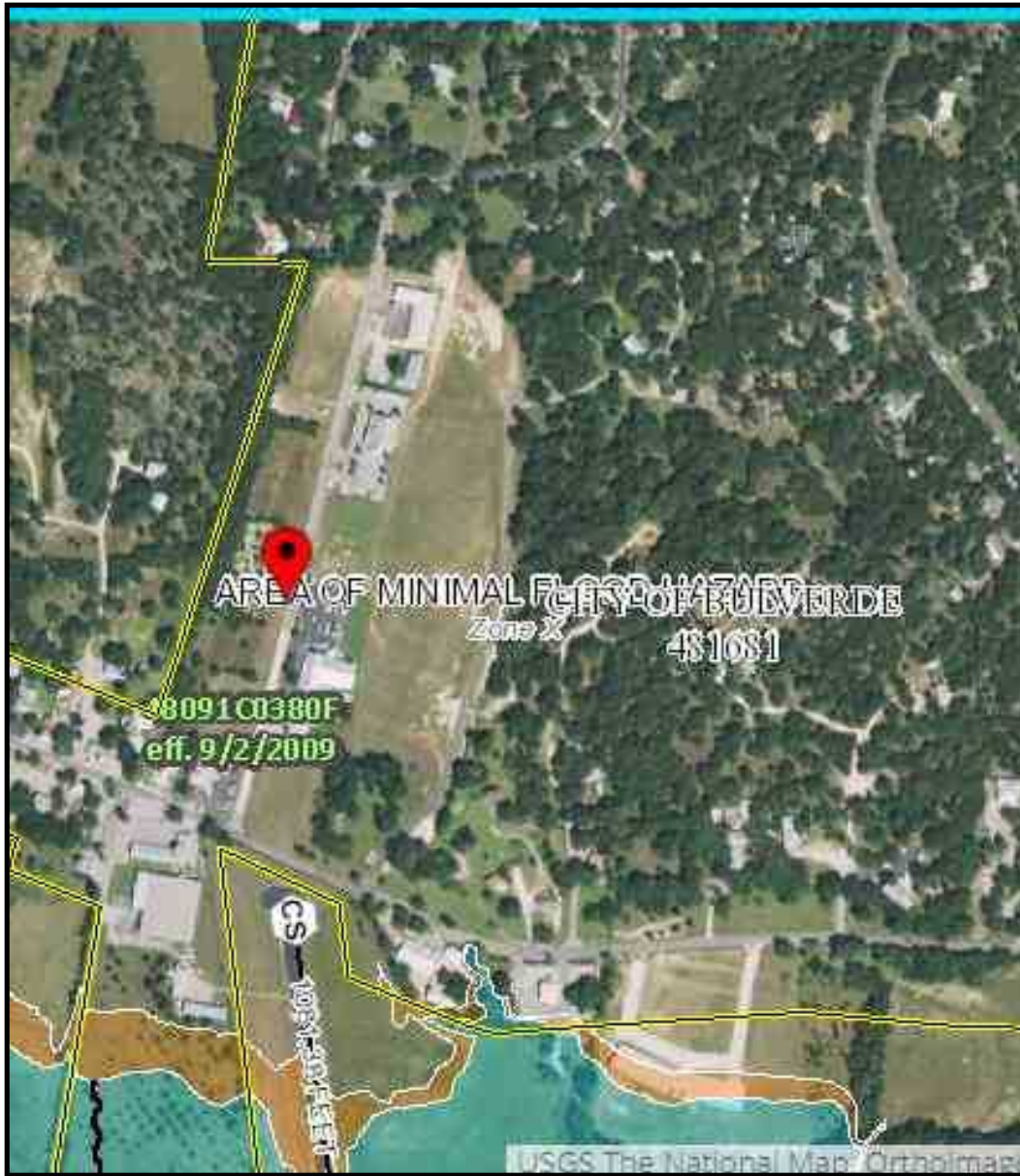
100 NE Loop 410, Ste. 950 · San Antonio, Texas 78216

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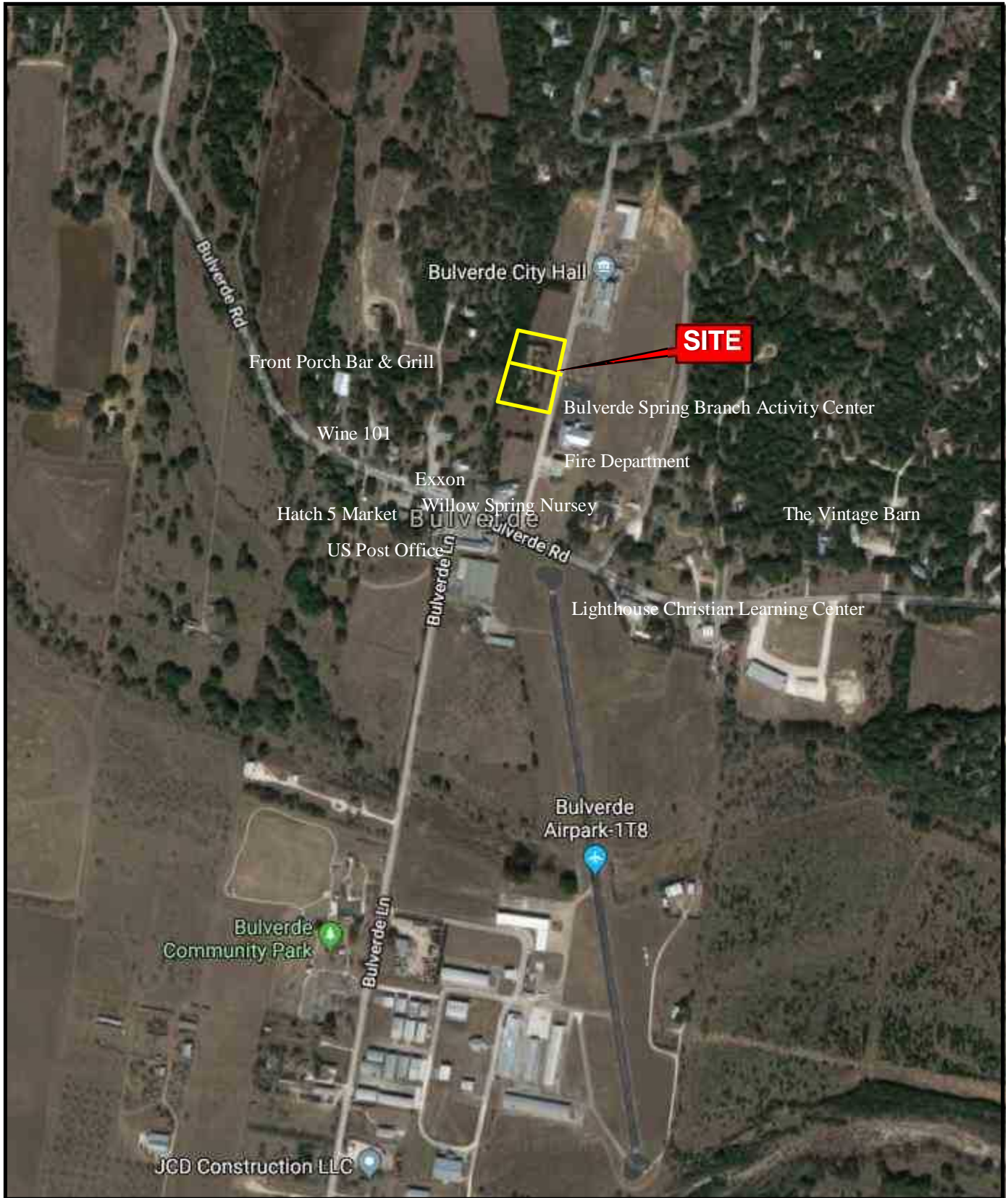
30313 & 30337 Cougar Bend, Bulverde, TX
Location Maps



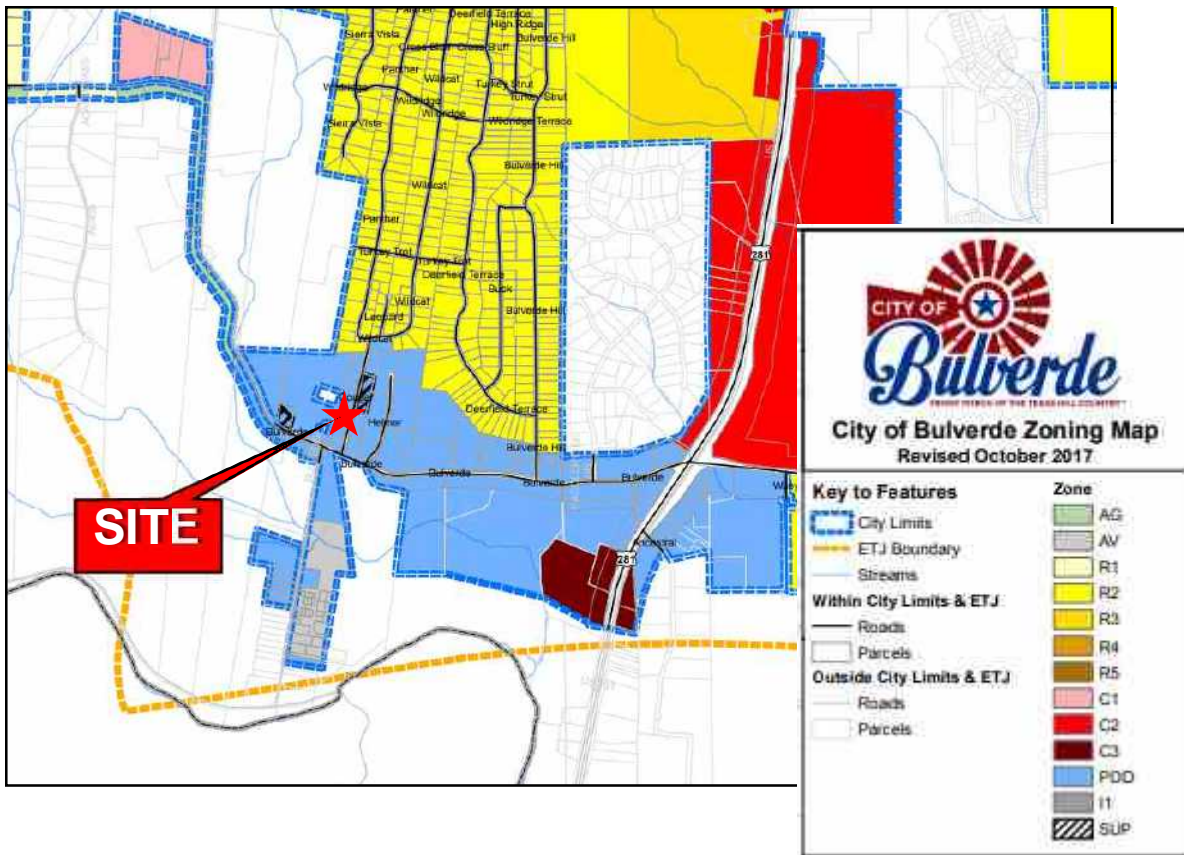
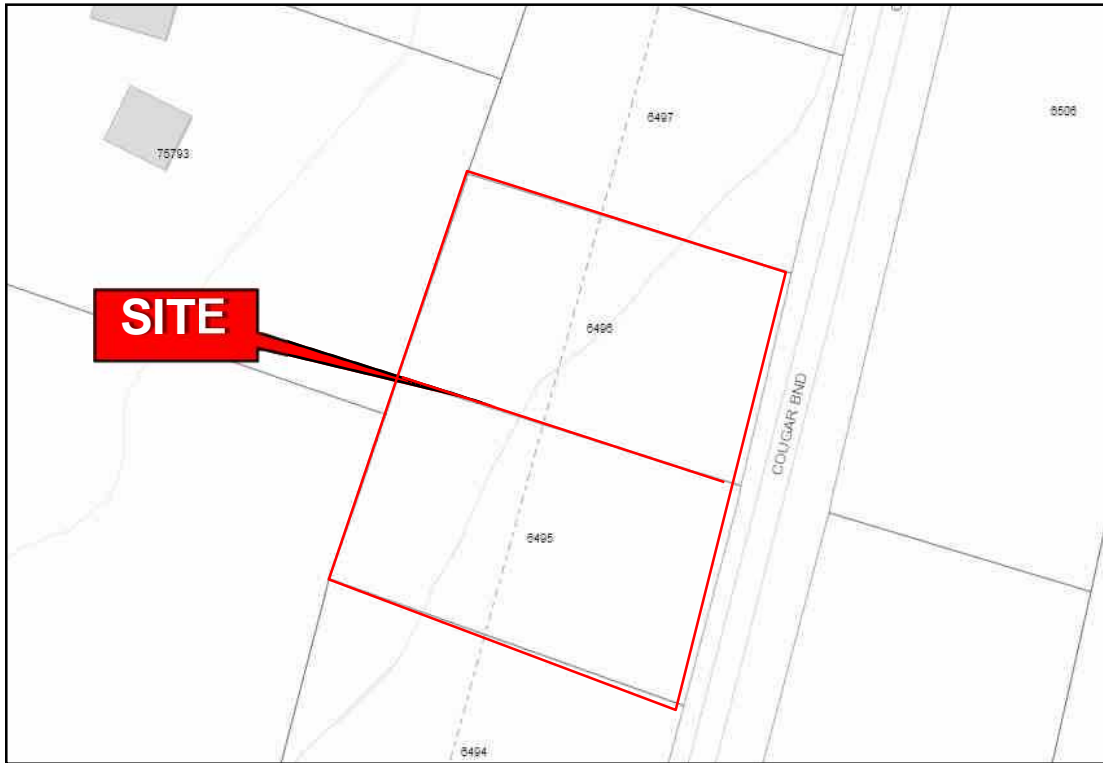
30313 & 30337 Cougar Bend, Bulverde, TX
FEMA's Flood Hazard Map



30313 & 30337 Cougar Bend, Bulverde, TX
Aerial



30313 & 30337 Cougar Bend, Bulverde, TX
Parcel and Zoning Maps





Executive Summary

30313 Cougar Bnd, Bulverde, Texas, 78163
Rings: 1, 3, 5 mile radii

30313 Cougar Bend Demographics
Latitude: 29.74539
Longitude: -98.45191

	1 mile	3 miles	5 miles
Population			
2000 Population	425	3,280	11,441
2010 Population	514	5,236	27,100
2018 Population	585	8,943	38,174
2023 Population	643	11,067	45,743
2000-2010 Annual Rate	1.92%	4.79%	9.01%
2010-2018 Annual Rate	1.58%	6.70%	4.24%
2018-2023 Annual Rate	1.91%	4.35%	3.68%
2018 Male Population	49.9%	49.7%	49.3%
2018 Female Population	49.9%	50.3%	50.7%
2018 Median Age	49.8	43.3	39.2

In the identified area, the current year population is 38,174. In 2010, the Census count in the area was 27,100. The rate of change since 2010 was 4.24% annually. The five-year projection for the population in the area is 45,743 representing a change of 3.68% annually from 2018 to 2023. Currently, the population is 49.3% male and 50.7% female.

Median Age

The median age in this area is 49.8, compared to U.S. median age of 38.3.

Race and Ethnicity

2018 White Alone	86.1%	83.4%	81.7%
2018 Black Alone	2.1%	3.5%	4.1%
2018 American Indian/Alaska Native Alone	0.9%	0.5%	0.5%
2018 Asian Alone	1.2%	2.3%	3.3%
2018 Pacific Islander Alone	0.0%	0.1%	0.2%
2018 Other Race	6.7%	6.5%	6.3%
2018 Two or More Races	3.1%	3.7%	3.9%
2018 Hispanic Origin (Any Race)	29.9%	30.6%	32.6%

Persons of Hispanic origin represent 32.6% of the population in the identified area compared to 18.3% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 62.4 in the identified area, compared to 64.3 for the U.S. as a whole.

Households

2000 Households	157	1,147	3,942
2010 Households	202	1,807	9,404
2018 Total Households	230	3,073	13,131
2023 Total Households	253	3,871	15,775
2000-2010 Annual Rate	2.55%	4.65%	9.08%
2010-2018 Annual Rate	1.59%	6.65%	4.13%
2018-2023 Annual Rate	1.92%	4.73%	3.74%
2018 Average Household Size	2.53	2.91	2.91

The household count in this area has changed from 9,404 in 2010 to 13,131 in the current year, a change of 4.13% annually. The five-year projection of households is 15,775, a change of 3.74% annually from the current year total. Average household size is currently 2.91, compared to 2.88 in the year 2010. The number of families in the current year is 10,667 in the specified area.

Data Note: Income is expressed in current dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023. Esri converted Census 2000 data into 2010 geography.



Executive Summary

30313 Cougar Bnd, Bulverde, Texas, 78163
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30313 Cougar Bend Demographics
Latitude: 29.74539
Longitude: -98.45191

	1 mile	3 miles	5 miles
Median Household Income			
2018 Median Household Income	\$92,417	\$102,864	\$107,929
2023 Median Household Income	\$94,018	\$105,124	\$112,314
2018-2023 Annual Rate	0.34%	0.44%	0.80%
Average Household Income			
2018 Average Household Income	\$119,307	\$128,362	\$133,855
2023 Average Household Income	\$126,470	\$137,471	\$145,813
2018-2023 Annual Rate	1.17%	1.38%	1.73%
Per Capita Income			
2018 Per Capita Income	\$44,336	\$43,004	\$46,109
2023 Per Capita Income	\$47,117	\$46,118	\$50,255
2018-2023 Annual Rate	1.22%	1.41%	1.74%

Current median household income is \$107,929 in the area, compared to \$58,100 for all U.S. households. Median household income is projected to be \$112,314 in five years, compared to \$65,727 for all U.S. households

Current average household income is \$133,855 in this area, compared to \$83,694 for all U.S. households. Average household income is projected to be \$145,813 in five years, compared to \$96,109 for all U.S. households

Current per capita income is \$46,109 in the area, compared to the U.S. per capita income of \$31,950. The per capita income is projected to be \$50,255 in five years, compared to \$36,530 for all U.S. households

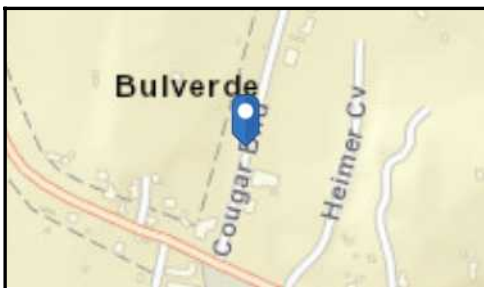
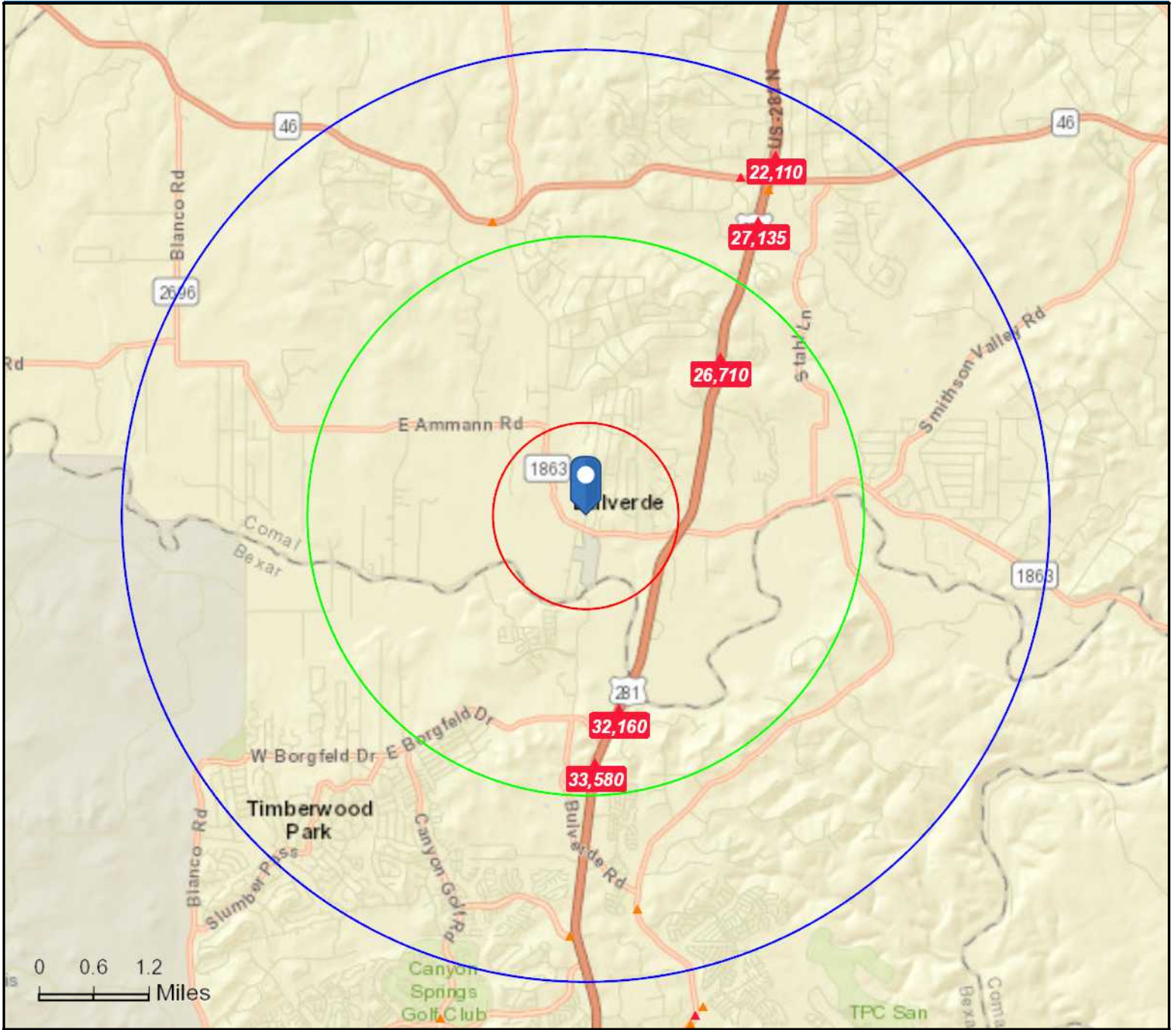
Housing			
2000 Total Housing Units	164	1,221	4,113
2000 Owner Occupied Housing Units	144	1,054	3,657
2000 Renter Occupied Housing Units	13	93	284
2000 Vacant Housing Units	7	74	172
2010 Total Housing Units	208	1,911	9,859
2010 Owner Occupied Housing Units	188	1,631	8,061
2010 Renter Occupied Housing Units	14	176	1,343
2010 Vacant Housing Units	6	104	455
2018 Total Housing Units	237	3,160	13,383
2018 Owner Occupied Housing Units	210	2,855	11,461
2018 Renter Occupied Housing Units	20	218	1,670
2018 Vacant Housing Units	7	87	252
2023 Total Housing Units	260	3,982	16,111
2023 Owner Occupied Housing Units	232	3,644	13,983
2023 Renter Occupied Housing Units	21	227	1,791
2023 Vacant Housing Units	7	111	336

Currently, 85.6% of the 13,383 housing units in the area are owner occupied; 12.5%, renter occupied; and 1.9% are vacant. Currently, in the U.S., 56.0% of the housing units in the area are owner occupied; 32.8% are renter occupied; and 11.2% are vacant. In 2010, there were 9,859 housing units in the area - 81.8% owner occupied, 13.6% renter occupied, and 4.6% vacant. The annual rate of change in housing units since 2010 is 14.55%. Median home value in the area is \$326,477, compared to a median home value of \$218,492 for the U.S. In five years, median value is projected to change by 2.09% annually to \$362,134.

Data Note: Income is expressed in current dollars

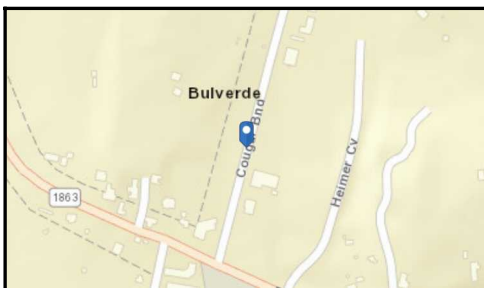
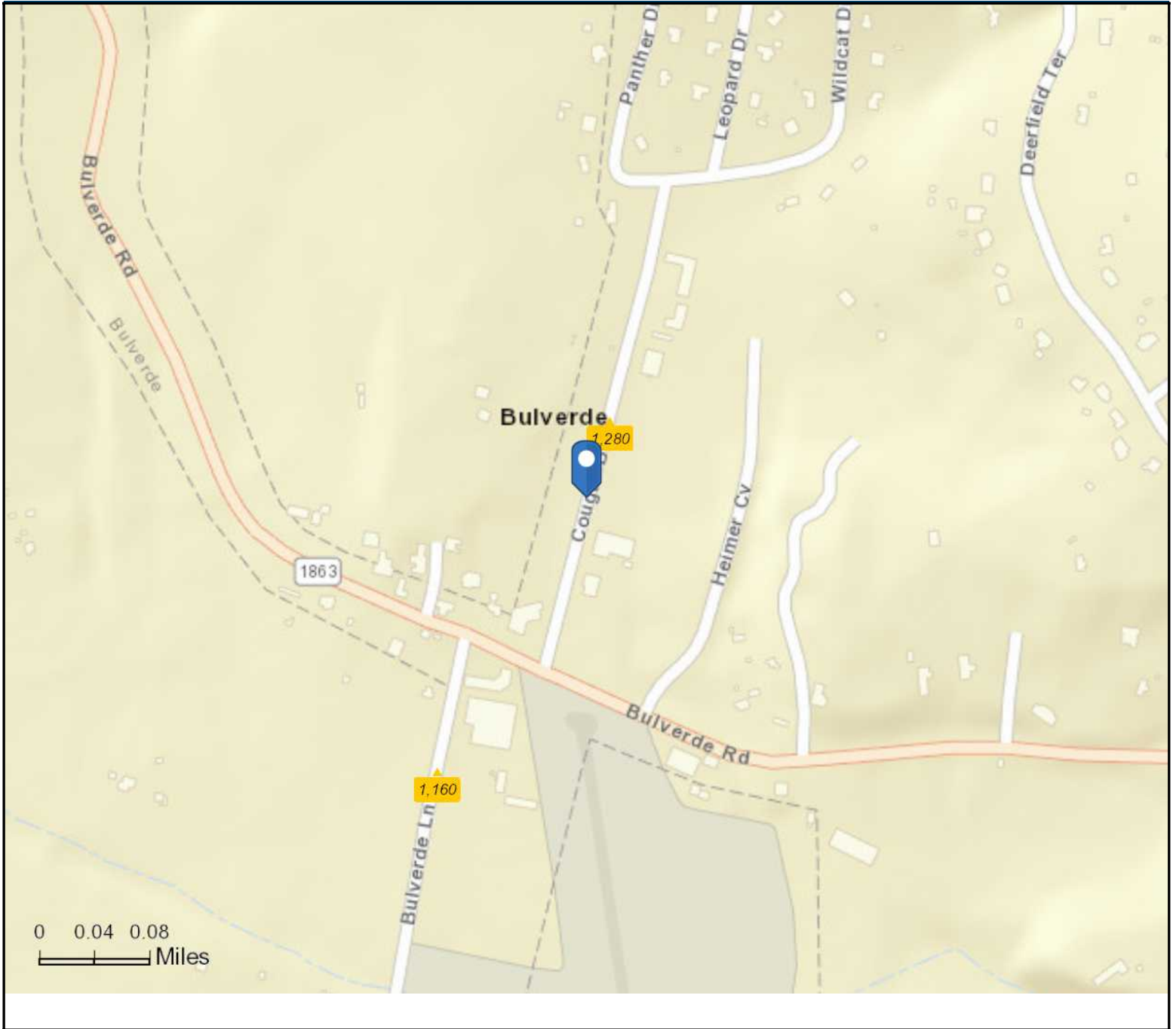
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023. Esri converted Census 2000 data into 2010 geography.

August 01, 2018

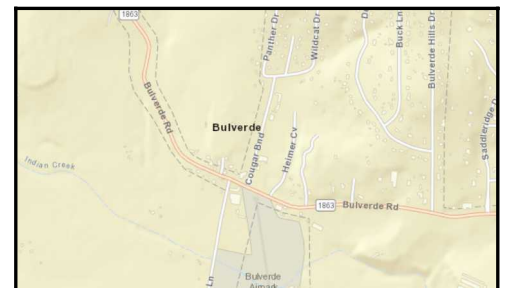


- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
 - ▲ 6,001 - 15,000
 - ▲ 15,001 - 30,000
 - ▲ 30,001 - 50,000
 - ▲ 50,001 - 100,000
 - ▲ More than 100,000 per day





- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
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Source: ©2018 Kalibrate Technologies (Q1 2018).



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.

Providence Commercial Real Estate Services, Inc.

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Designated Broker of Firm	License No.	Email	Phone

License No.	Email	Phone
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Sales Agent/Associate's Name	License No.	Email	Phone
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Buyer/Tenant/Seller/Landlord Initials	Date
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