

Fully Developed Pad Site For Sale

ONLY MAJOR COMMERCIAL DEVELOPMENT IN THE BULVERDE AREA WITH A SEWER SYSTEM!

Property Details

Building Pad	<u>Maximum building size (with a drive-thru)</u> Approx. 1,887 sf <u>Maximum building size (without a drive-thru)</u> Approx 3,086 sf
Land Tract	0.822 acres (35,806 sf)
Gross Sale Price	\$39.70 sf <ul style="list-style-type: none">▪ \$25.00 sf pad site▪ \$14.70 sf improvements reimbursement
Title Commitment	Delivered to Buyer within ten (10) days of contract Effective Date
Feasibility Period	Sixty (60) days from the contract Effective Date
Closing	Thirty (30) days after the end of the Feasibility Period

Demographics	5 Mile	10 Mile	15 Mile
Population	26,455	110,819	284,073
Median Age	46.1	42.8	41.7
Average Household Size	2.70	2.78	2.65
Average Household Income	\$176,066	\$170,541	\$158,492

Source: Esri Forecasts for 2025

Property Highlights

- Fully developed pad site (see Completed Site Improvements)
- Adjacent to newly completed shopping center (90% occupied)
- Located in Singing Hills, a vibrant 250-acre mixed-use project in Bulverde at NWC of Hwy 281 & SH 46

Contacts



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Singing Hills Pad Site - 0.822 acres
Bulverde, Texas



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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. **An owner’s agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant’s agent fees are not set by law and are fully negotiable.**

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:

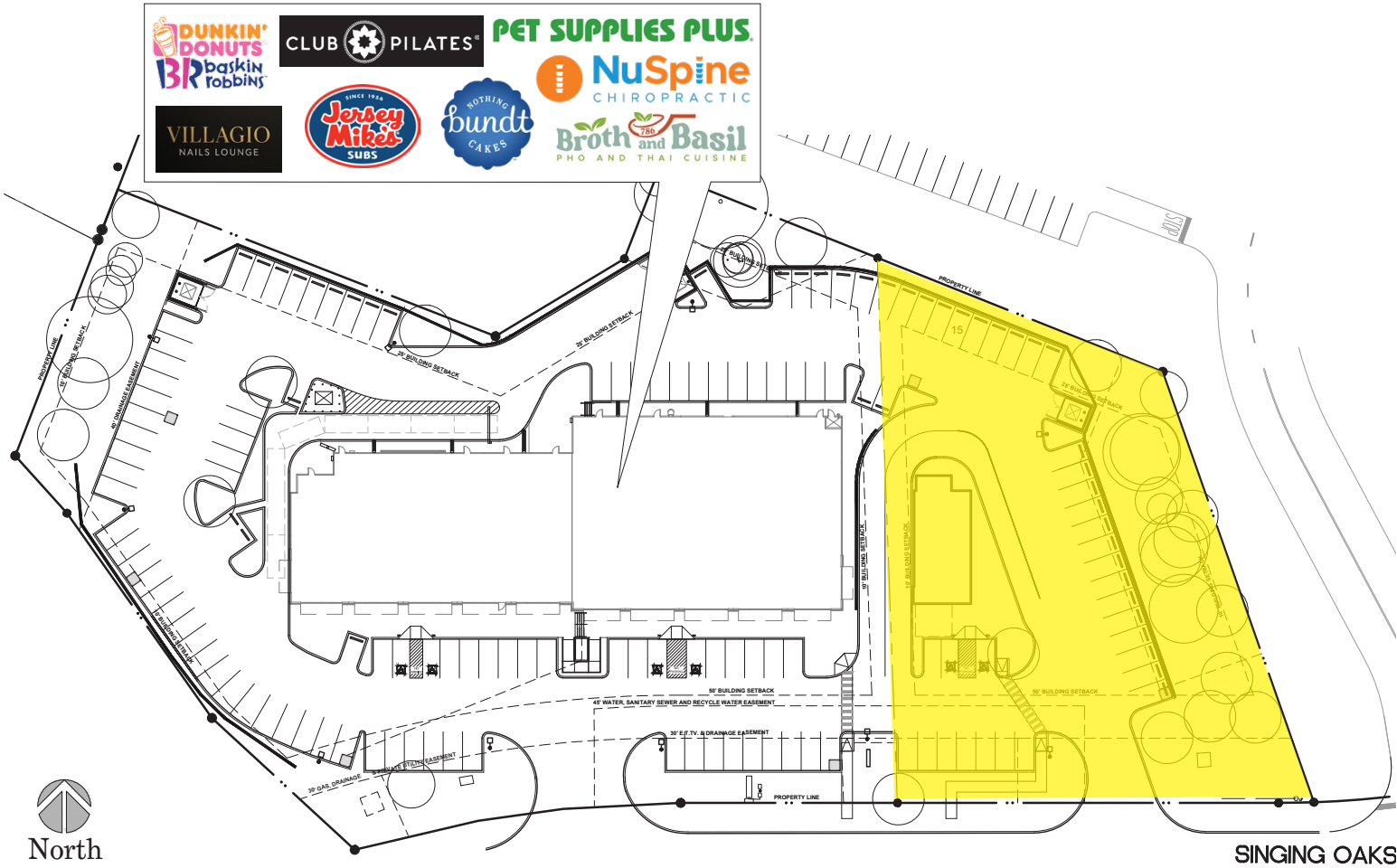
- The broker’s duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

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.

<u>REOC General Partner, LLC</u> Licensed Broker /Broker Firm Name or Primary Assumed Business Name	<u>493853</u> License No.	<u>alyles@reocsanantonio.com</u> Email	<u>(210) 524-4000</u> Phone
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Buyer/Tenant/Seller/Landlord Initials

Date



Completed Site Improvements

Fully Developed Pad Site adjacent to newly completed shopping center includes

- Finish Grade
- Retaining Wall
- Storm Drainage
- Utilities delivered to Building Pad

<u>Electric</u>	Pedernales Electric Cooperative (PEC) – transformer installed
<u>Gas</u>	City Public Service (CPS) - design and impact fees paid, ready for install once construction begins
<u>Sewer</u>	City of Bulverde
<u>Water</u>	Texas Water Company (TWC) - impact fees paid for water service

- Monument Signage (top panel available)
- Asphalt Paving, Curbing & Striping (optional drive-thru accommodations)
- Sidewalks
- Dumpster Pads, Bollards & Approaches
- Dumpster Wall and Gate
- Landscape & Irrigation
- Light poles and bases



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2-10-2025



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