

# Bulverde & Gold Canyon

18822 Bulverde Rd, San Antonio, TX 78259

Medical Office & Retail



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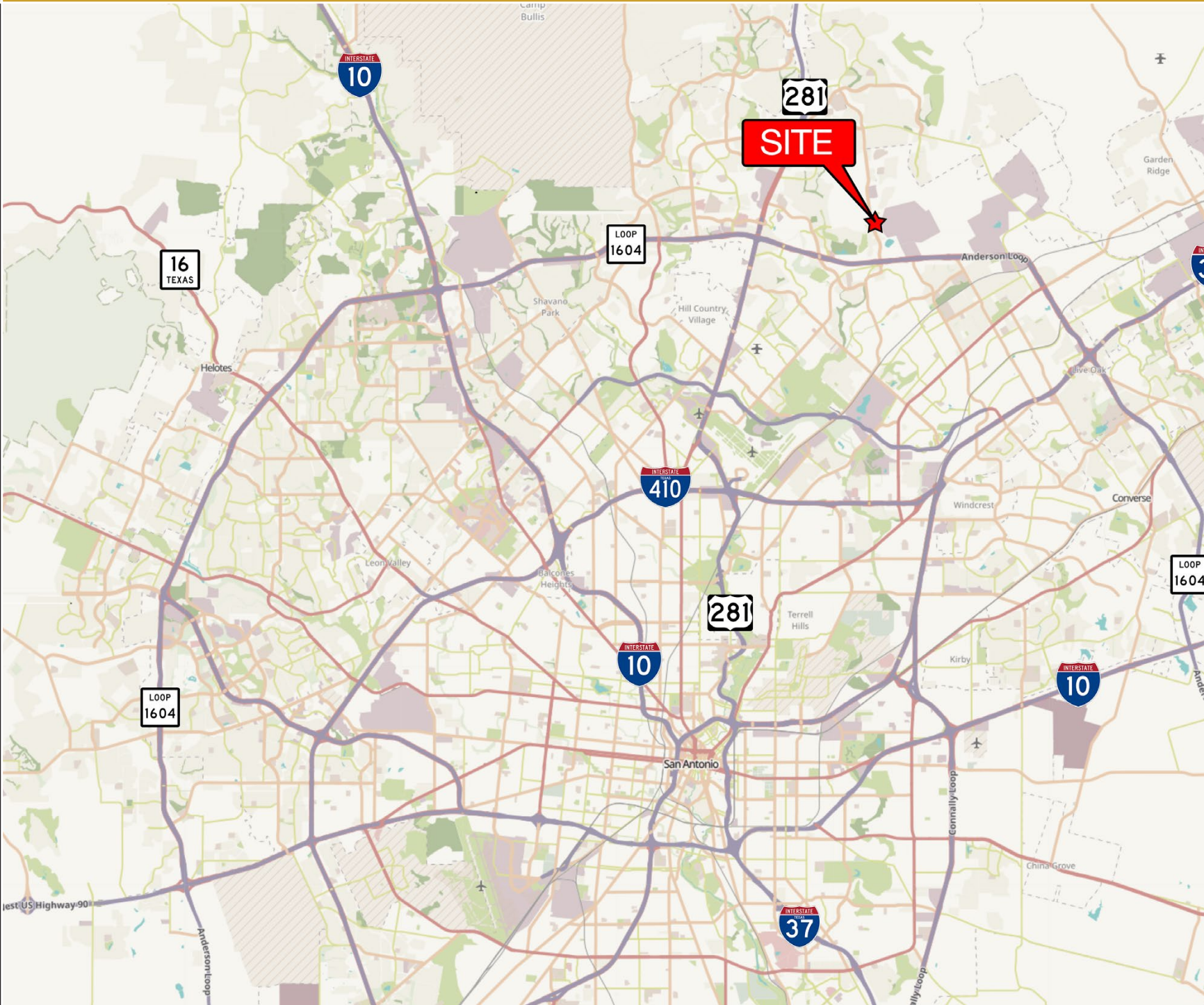
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# City Location Map



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# Aerial



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Zoning: Master Planned Community District (MPCD)

**SITE**

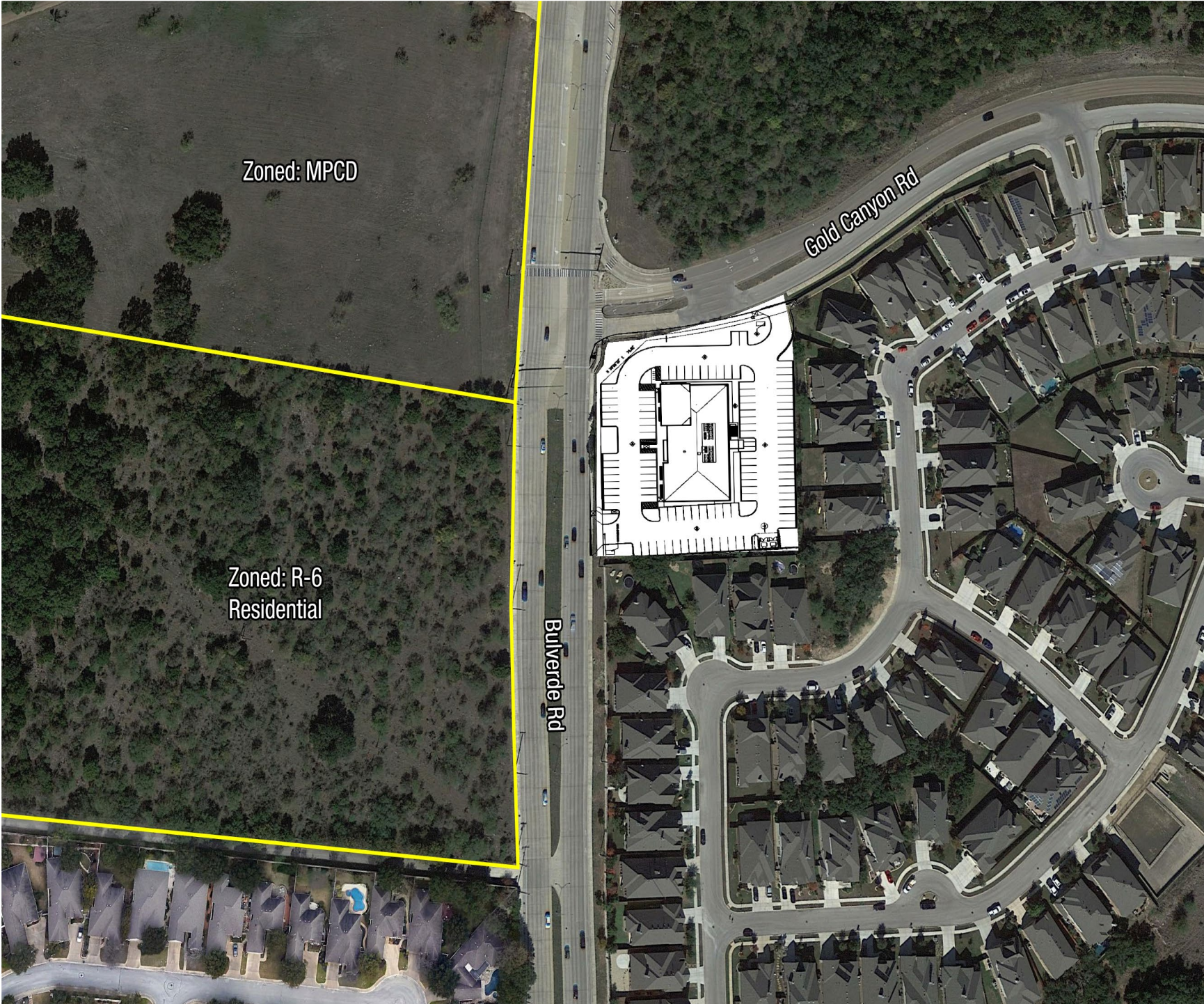
- Also in this area**
- Johnson High School
  - River City Companion Animal Hospital
  - Primrose School at Bulverde Rd
  - Emerald Oaks Retirement Resort
  - Pinnacle Montessori School
  - Tex Hill Middle School
  - Bulverde Creek Elementary School
  - Vulcan Minerals Company
  - Bexar Concrete Works

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# Site Aerial



Zoned: MPCD

Zoned: R-6  
Residential

Bulverde Rd

Gold Canyon Rd

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# Renderings

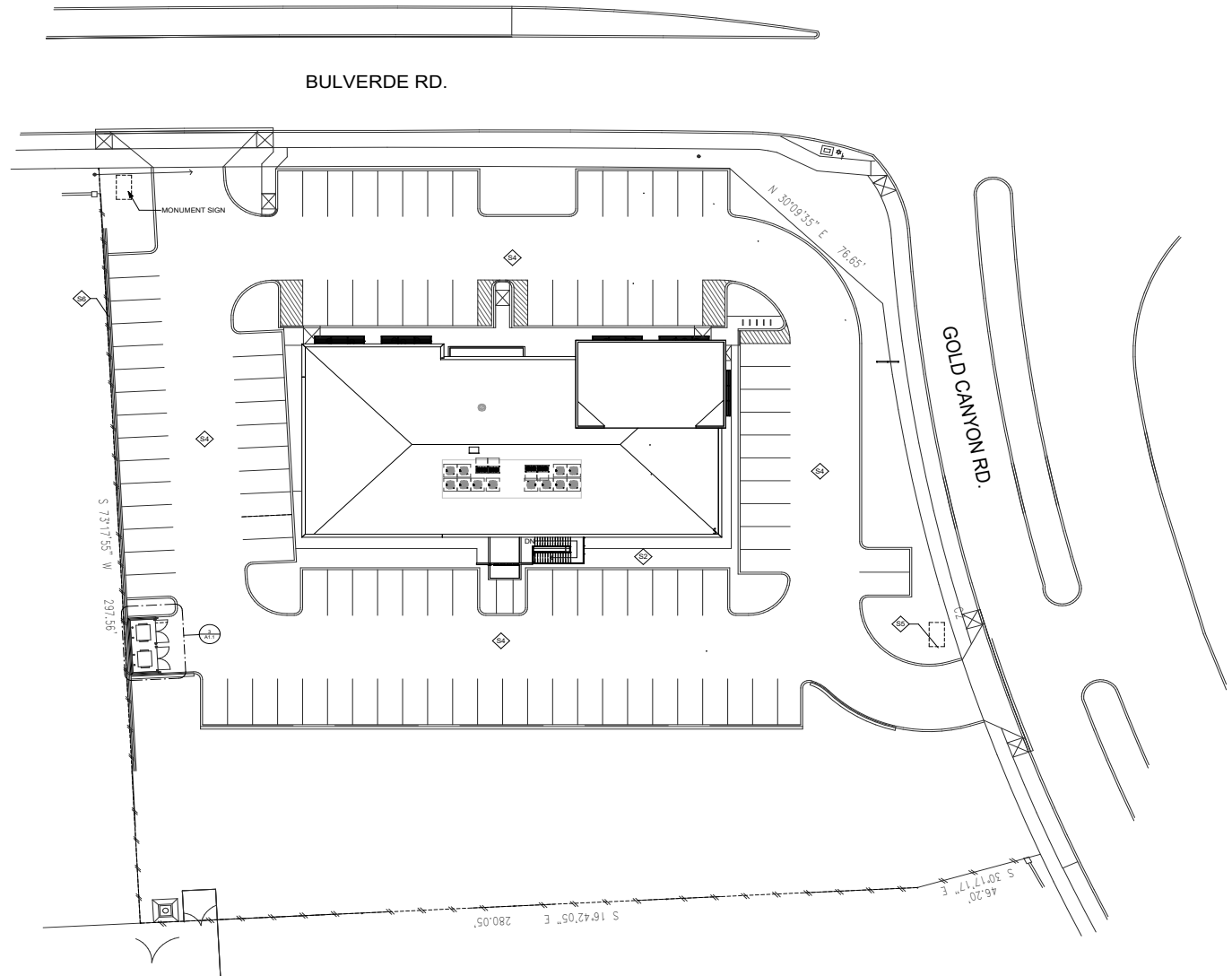


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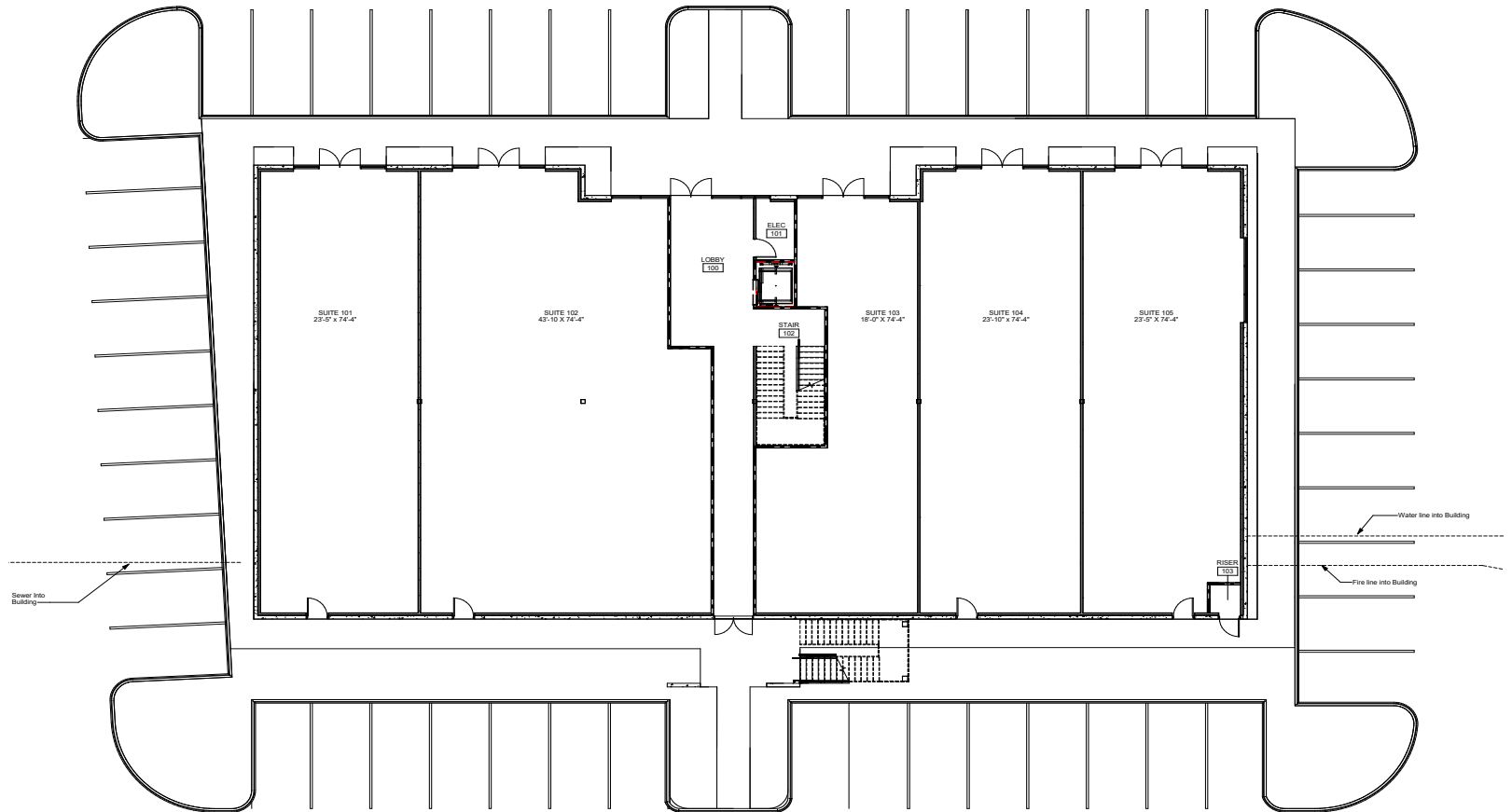
# Site Plan



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# Floor Plans - Level 1



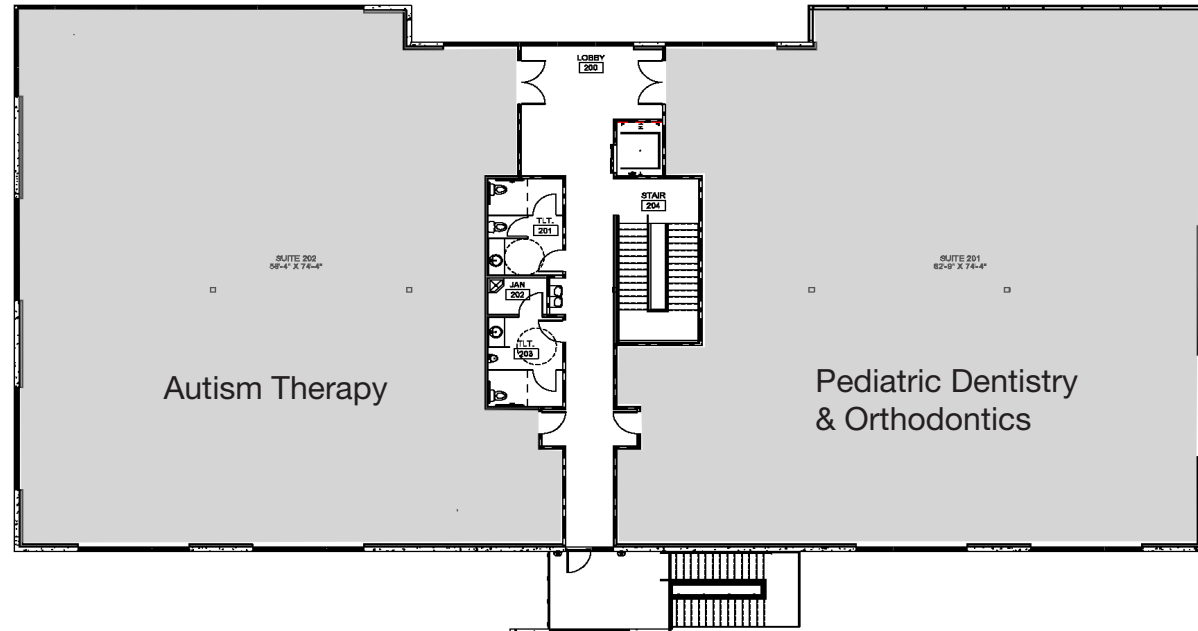
Demising walls are not installed and are shown for concept purposes only\*

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# Floor Plans - Level 2

Level 2: Leased



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# Property Summary

Address	18822 Bulverde Road, San Antonio, TX 78259
Location	SEC of Gold Canyon and Bulverde Rd, San Antonio, Texas 78259
Property Details	1.92 acres 21,486 SF Gross
Legal Description	NCB 17728 BLK 22 LOT 35 (BULVERDE OAKS TRACT 8 COMMERCIAL)
Zoning	C2-ERZD
Road Frontage	228 'Bulverde and 278' Gold Canyon

## Comments

- Ideal for Medical Office and Retail
- Ground floor space available
- Owner occupied building
- High visibility from adjacent thoroughfares
- Easy access to Loop 1604 and US 281
- Great location without the congestion
- Surrounded by numerous well established subdivisions and growing communities
- Ample surface parking

## Traffic Counts

Loop 1604, east of Redland Rd; 118,185 vpd (2019)

Source: TxDOT Statewide Planning Map

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# Quote Sheet

Square Footage Available	Total Available Area	9,716 SF
	Smallest Available Area	1,281 SF
	Largest Available Area	9,716 SF
	Largest Contiguous Area	4,924 SF

(Note: All above figures in Rentable Square Feet)

Base Rental \$27.50

NNN \$8.50 Estimate

First Month's Rental Due upon execution of lease document by Tenant

Term 5 to 10 years

Tenant Improvements \$50.00/SF

Deposit Equal to one (1) month's Base Rental

Financial Information Required prior to submission of lease document by Landlord

Disclosure A copy of the attached Real Estate Agency Disclosure Form should be signed by the appropriate individual and returned to Landlord's leasing representative.

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Actual Base Rental under any proposed lease is a function of the relationship of expense and income characteristics, credit worthiness of tenant, condition of space leased, leasehold input allowances, term of lease and other factors deemed important by the Landlord.

This Quote Sheet does not constitute an offer. Neither this document nor any oral discussions between the parties is intended to be a legally binding agreement, but merely expresses terms and conditions upon which the Landlord may be willing to enter into an agreement. This Quote Sheet is subject to modification, prior leasing or withdrawal without notice and neither party hereto shall be bound until definitive written agreements are executed by and delivered to all parties to the transaction. The information provided herein is deemed reliable, however, no warranties or representations as to the accuracy are intended, whether expressed or implied.

# San Antonio Overview

## Largest U.S. Cities

- 1 New York
- 2 Los Angeles
- 3 Chicago
- 4 Houston
- 5 Phoenix
- 6 Philadelphia
- 7 San Antonio**
- 8 San Diego
- 9 Dallas
- 10 San Jose

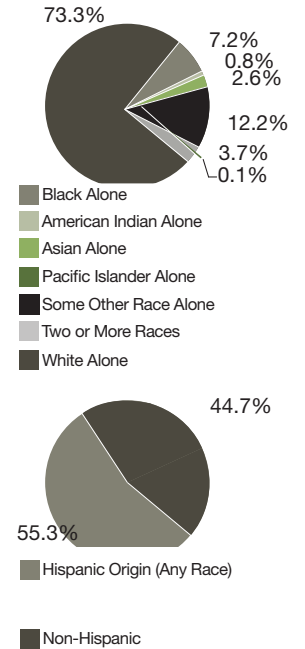
## San Antonio-New Braunfels Metro Area

	Population	Median Age	Total Households
2000 Census	1,711,703	32.9	601,265
2010 Census	2,142,508	34.1	763,022
2021 Estimate	2,605,310	36.0	930,556
2026 Projection	2,834,097	36.7	1,013,865

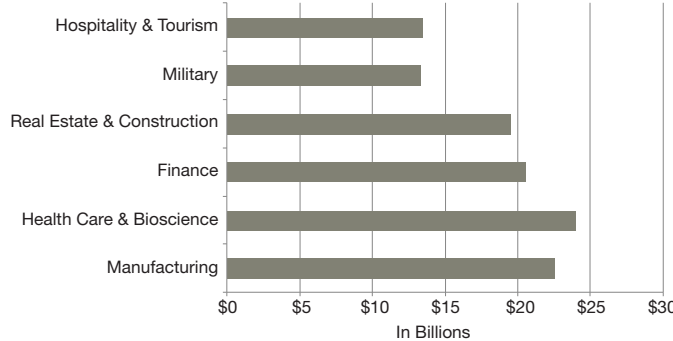
  

	Avg. Household Income	Median Household Income	Per Capita Income
2000 Census	\$51,426	\$39,029	\$18,443
2010 Census	\$62,458	\$50,146	\$22,135
2021 Estimate	\$83,925	\$61,131	\$30,121
2026 Projection	\$93,430	\$67,188	\$33,557

## Ethnicity



## Major Industries



Fortune 500 Companies		
SAT	Rankings	US
1	Valero Energy	24
2	USAA	101
3	iHeartMedia	466
4	NuStar Energy	998

Located in South Central Texas within Bexar County, San Antonio occupies approximately 504 square miles. Situated about 140 miles north of the Gulf of Mexico where the Gulf Coastal Plain and Texas Hill Country meet.

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# Demographics: 1-Mile

Summary	Census 2010		2021		2026	
Population	1,724		3,566		4,066	
Households	716		1,503		1,725	
Families	597		1,225		1,403	
Average Household Size	2.41		2.37		2.36	
Owner Occupied Housing Units	658		915		1,045	
Renter Occupied Housing Units	58		588		680	
Median Age	42.3		44.9		46.3	
Trends: 2021-2026 Annual Rate	Area		State		National	
Population	2.66%		1.54%		0.71%	
Households	2.79%		1.53%		0.71%	
Families	2.75%		1.49%		0.64%	
Owner HHs	2.69%		1.79%		0.91%	
Median Household Income	1.93%		2.15%		2.41%	
Households by Income	Census 2010		2021		2026	
	Number	Percent	Number	Percent	Number	Percent
<\$15,000	34	2.3%	30	1.7%	30	1.7%
\$15,000 - \$24,999	57	3.8%	55	3.2%	55	3.2%
\$25,000 - \$34,999	66	4.4%	68	3.9%	68	3.9%
\$35,000 - \$49,999	235	15.6%	252	14.6%	252	14.6%
\$50,000 - \$74,999	234	15.6%	253	14.7%	253	14.7%
\$75,000 - \$99,999	191	12.7%	212	12.3%	212	12.3%
\$100,000 - \$149,999	355	23.6%	431	25.0%	431	25.0%
\$150,000 - \$199,999	217	14.4%	285	16.5%	285	16.5%
\$200,000+	114	7.6%	139	8.1%	139	8.1%
Median Household Income	\$89,870		\$98,872		\$98,872	
Average Household Income	\$106,145		\$115,370		\$115,370	
Per Capita Income	\$39,445		\$42,879		\$42,879	
Population by Age	Census 2010		2021		2026	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	77	4.5%	139	3.9%	157	3.9%
5 - 9	116	6.7%	189	5.3%	210	5.2%
10 - 14	153	8.9%	263	7.4%	261	6.4%
15 - 19	127	7.4%	259	7.3%	260	6.4%
20 - 24	69	4.0%	144	4.0%	167	4.1%
25 - 34	137	7.9%	292	8.2%	345	8.5%
35 - 44	263	15.2%	505	14.2%	548	13.5%
45 - 54	318	18.4%	550	15.4%	631	15.5%
55 - 64	290	16.8%	635	17.8%	667	16.4%
65 - 74	117	6.8%	398	11.2%	518	12.7%
75 - 84	48	2.8%	160	4.5%	244	6.0%
85+	10	0.6%	33	0.9%	56	1.4%
Race and Ethnicity	Census 2010		2021		2026	
	Number	Percent	Number	Percent	Number	Percent
White Alone	1,506	87.4%	2,964	83.1%	3,315	81.5%
Black Alone	49	2.8%	132	3.7%	161	4.0%
American Indian Alone	7	0.4%	21	0.6%	25	0.6%
Asian Alone	62	3.6%	184	5.2%	243	6.0%
Pacific Islander Alone	3	0.2%	6	0.2%	7	0.2%
Some Other Race Alone	48	2.8%	137	3.8%	164	4.0%
Two or More Races	49	2.8%	122	3.4%	152	3.7%
Hispanic Origin (Any Race)	420	24.4%	1,107	31.0%	1,362	33.5%

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026.

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# Demographics: 3-Mile

Summary	Census 2010		2021		2026	
Population	60,133		70,852		75,835	
Households	22,120		26,046		27,838	
Families	16,279		18,963		20,239	
Average Household Size	2.70		2.71		2.71	
Owner Occupied Housing Units	16,167		17,304		18,535	
Renter Occupied Housing Units	5,953		8,741		9,303	
Median Age	36.0		38.2		38.4	
Trends: 2021-2026 Annual Rate	Area		State		National	
Population	1.37%		1.54%		0.71%	
Households	1.34%		1.53%		0.71%	
Families	1.31%		1.49%		0.64%	
Owner HHs	1.38%		1.79%		0.91%	
Median Household Income	1.65%		2.15%		2.41%	
Households by Income	Census 2010		2021		2026	
	Number	Percent	Number	Percent	Number	Percent
<\$15,000	996	3.8%	890	3.2%	890	3.2%
\$15,000 - \$24,999	1,035	4.0%	894	3.2%	894	3.2%
\$25,000 - \$34,999	1,608	6.2%	1,463	5.3%	1,463	5.3%
\$35,000 - \$49,999	2,490	9.6%	2,448	8.8%	2,448	8.8%
\$50,000 - \$74,999	4,978	19.1%	5,061	18.2%	5,061	18.2%
\$75,000 - \$99,999	4,116	15.8%	4,276	15.4%	4,276	15.4%
\$100,000 - \$149,999	5,794	22.2%	6,555	23.5%	6,555	23.5%
\$150,000 - \$199,999	2,931	11.3%	3,703	13.3%	3,703	13.3%
\$200,000+	2,098	8.1%	2,548	9.2%	2,548	9.2%
Median Household Income	\$84,775		\$92,015		\$92,015	
Average Household Income	\$103,471		\$114,380		\$114,380	
Per Capita Income	\$38,053		\$42,010		\$42,010	
Population by Age	Census 2010		2021		2026	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	3,795	6.3%	3,999	5.6%	4,387	5.8%
5 - 9	4,399	7.3%	4,474	6.3%	4,690	6.2%
10 - 14	5,099	8.5%	4,930	7.0%	4,935	6.5%
15 - 19	4,351	7.2%	4,512	6.4%	4,520	6.0%
20 - 24	3,322	5.5%	4,068	5.7%	3,670	4.8%
25 - 34	8,105	13.5%	10,029	14.2%	11,591	15.3%
35 - 44	9,749	16.2%	10,665	15.1%	11,825	15.6%
45 - 54	9,678	16.1%	9,898	14.0%	9,955	13.1%
55 - 64	6,823	11.3%	9,189	13.0%	9,093	12.0%
65 - 74	3,101	5.2%	6,040	8.5%	6,799	9.0%
75 - 84	1,319	2.2%	2,413	3.4%	3,541	4.7%
85+	390	0.6%	637	0.9%	829	1.1%
Race and Ethnicity	Census 2010		2021		2026	
	Number	Percent	Number	Percent	Number	Percent
White Alone	48,502	80.7%	54,422	76.8%	57,145	75.4%
Black Alone	3,258	5.4%	4,354	6.1%	4,876	6.4%
American Indian Alone	306	0.5%	368	0.5%	393	0.5%
Asian Alone	2,457	4.1%	3,787	5.3%	4,631	6.1%
Pacific Islander Alone	101	0.2%	154	0.2%	181	0.2%
Some Other Race Alone	3,401	5.7%	4,730	6.7%	5,124	6.8%
Two or More Races	2,107	3.5%	3,036	4.3%	3,486	4.6%
Hispanic Origin (Any Race)	19,925	33.1%	27,314	38.6%	30,881	40.7%

**Data Note:** Income is expressed in current dollars.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026.

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# Demographics: 5-Mile

Summary	Census 2010		2021		2026	
Population	163,450		193,184		206,236	
Households	61,480		72,713		77,609	
Families	43,610		51,114		54,472	
Average Household Size	2.65		2.65		2.65	
Owner Occupied Housing Units	43,157		48,471		51,939	
Renter Occupied Housing Units	18,323		24,242		25,670	
Median Age	36.0		37.9		37.9	
Trends: 2021-2026 Annual Rate	Area		State		National	
Population	1.32%		1.54%		0.71%	
Households	1.31%		1.53%		0.71%	
Families	1.28%		1.49%		0.64%	
Owner HHs	1.39%		1.79%		0.91%	
Median Household Income	1.45%		2.15%		2.41%	
Households by Income	Census 2010		2021		2026	
	Number	Percent	Number	Percent	Number	Percent
<\$15,000	3,913	5.4%	3,524	4.5%	3,524	4.5%
\$15,000 - \$24,999	3,502	4.8%	3,098	4.0%	3,098	4.0%
\$25,000 - \$34,999	5,138	7.1%	4,728	6.1%	4,728	6.1%
\$35,000 - \$49,999	7,584	10.4%	7,493	9.7%	7,493	9.7%
\$50,000 - \$74,999	14,962	20.6%	15,556	20.0%	15,556	20.0%
\$75,000 - \$99,999	10,534	14.5%	11,328	14.6%	11,328	14.6%
\$100,000 - \$149,999	14,628	20.1%	16,543	21.3%	16,543	21.3%
\$150,000 - \$199,999	6,711	9.2%	8,381	10.8%	8,381	10.8%
\$200,000+	5,740	7.9%	6,957	9.0%	6,957	9.0%
Median Household Income	\$77,265		\$83,032		\$83,032	
Average Household Income	\$98,306		\$108,799		\$108,799	
Per Capita Income	\$37,061		\$41,009		\$41,009	
Population by Age	Census 2010		2021		2026	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	10,734	6.6%	11,572	6.0%	12,719	6.2%
5 - 9	11,877	7.3%	12,566	6.5%	13,220	6.4%
10 - 14	13,120	8.0%	13,492	7.0%	13,635	6.6%
15 - 19	11,564	7.1%	12,105	6.3%	12,260	5.9%
20 - 24	9,069	5.5%	11,245	5.8%	10,499	5.1%
25 - 34	22,809	14.0%	27,010	14.0%	31,122	15.1%
35 - 44	25,481	15.6%	29,212	15.1%	32,174	15.6%
45 - 54	24,882	15.2%	25,915	13.4%	26,293	12.7%
55 - 64	18,308	11.2%	23,834	12.3%	23,456	11.4%
65 - 74	9,213	5.6%	16,489	8.5%	18,147	8.8%
75 - 84	4,604	2.8%	7,190	3.7%	9,802	4.8%
85+	1,788	1.1%	2,555	1.3%	2,910	1.4%
Race and Ethnicity	Census 2010		2021		2026	
	Number	Percent	Number	Percent	Number	Percent
White Alone	129,684	79.3%	145,761	75.5%	152,785	74.1%
Black Alone	9,390	5.7%	12,533	6.5%	13,928	6.8%
American Indian Alone	900	0.6%	1,075	0.6%	1,146	0.6%
Asian Alone	6,447	3.9%	10,188	5.3%	12,471	6.0%
Pacific Islander Alone	265	0.2%	434	0.2%	512	0.2%
Some Other Race Alone	10,991	6.7%	14,901	7.7%	15,956	7.7%
Two or More Races	5,774	3.5%	8,291	4.3%	9,437	4.6%
Hispanic Origin (Any Race)	57,713	35.3%	78,316	40.5%	87,780	42.6%

**Data Note:** Income is expressed in current dollars.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026.

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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.

<b>REOC General Partner, LLC</b>	<b>493853</b>	<b><a href="mailto:bharris@reocsanantonio.com">bharris@reocsanantonio.com</a></b>	<b>(210) 524-4000</b>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<b>Kimberly Sue Gately</b>	<b>652669</b>	<b><a href="mailto:kgately@reocsanantonio.com">kgately@reocsanantonio.com</a></b>	<b>(210) 524-4000</b>
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date



## 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.

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Date





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