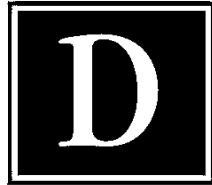


**6.5+/- Acres  
Commercial  
Loop 1604 and Bulverde Road  
San Antonio, Texas**



**DRAKE COMMERCIAL GROUP**

DEBORAH BAUER  
TRAVIS BAUER

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\* The information in this brochure has been obtained from various sources deemed reliable for presentation purposes only. This information is subject to errors and omissions. If interested in this property, each party should independently verify any and all information.

# 6.5 Acres | Commercial

## Loop 1604 and Bulverde Road, San Antonio, Texas



### Platted lots available

SW corner of Loop 1604 and Bulverde Road

- Access directly onto Loop 1604 and Jones Maltzberger Road
- Zoned C3 - ERZD
- Fully platted
- Detention pond already built and located on north side of 1604 W of Bulverde. Shares pond with Goodwill, Oden Hughes property and Northern Hills church.
- Water and sewer adjacent to each platted lot
- Schools: Redland Oaks Elementary, Driscoll Middle School and Macarthur High School
- Pricing upon request

Demographics a/o 2018	1 Mile	3 Mile	5 Mile
Estimated Population	6,498	90,952	199,622
Housing Units	2,246	34,075	75,707
Avg. Household Income	\$100,733	\$77,657	\$72,587
Median Age	38.8	37.6	37.2

Source: CoStar



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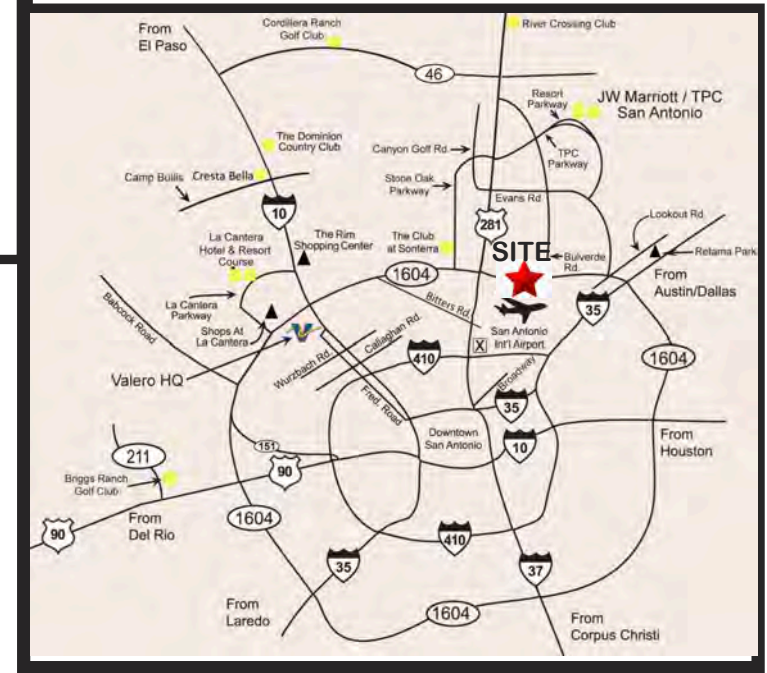
# 6.5 +/- Acres | Commercial

## Loop 1604 and Bulverde Road, San Antonio, Texas

Collection Street	Cross Street	Cross St Dist/Dir	Traffic Volume	Count Year
C W Anderson Loop	Bulverde Rd	0.23 E	79,000	2017
N Loop 1604 E	Bulverde Rd	0.09 E	15,332	2014
Bulverde Rd	Jones Maltsberger Rd	0.07 W	16,010	2017
Bulverde Rd	Classen Rd	0.03 S	16,029	2014
Jones Maltsberger Rd	Bulverde Rd	0.29 E	4,390	2017
Bulverde Rd	SH 1604 Access Rd	0.06 S	17,282	2012
Bulverde Rd	N Loop 1604 E	0.06 S	25,382	2017
Bulverde Rd	Redland Rd	0.22 S	11,801	2017
N Loop 1604 E	Bulverde Rd	0.09 W	14,527	2014
Classen Rd	Bulverde Rd	0.16 W	8,040	2017

Source: CoStar

## TxDot Traffic Counts



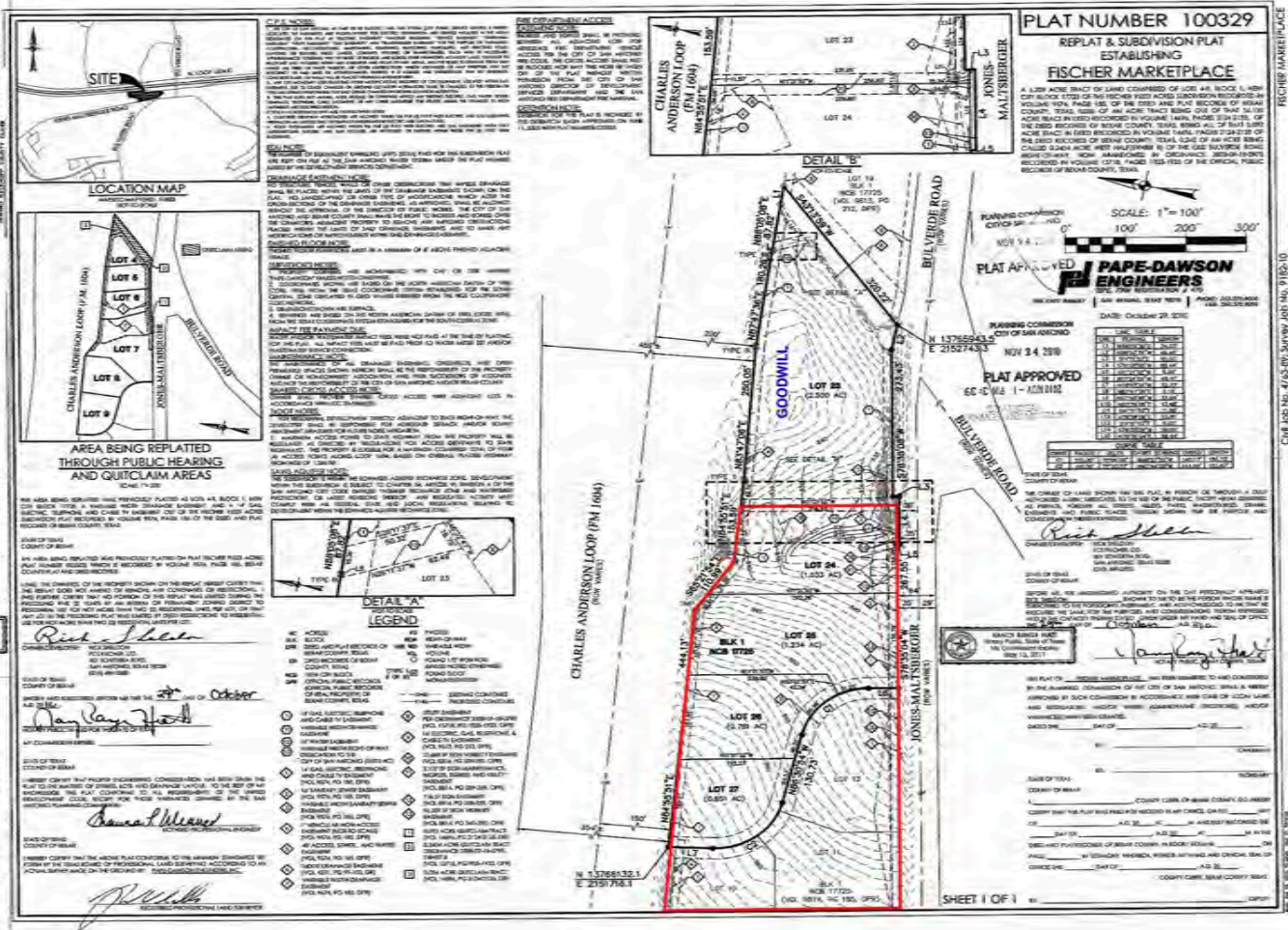
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From the San Antonio Business Journal

## Massive development planned for I604 and Bulverde

Sept. 1, 2017

Austin-based developer Oden Hughes just can't get enough of San Antonio's Northside. The company, which is already developing several apartment complexes along N Loop 1604, announced a major addition to the corridor Friday.

The developer will be break ground next week on the first phase of an unnamed 57-acre, 1,000-unit multifamily and commercial project at the northwest corner of N. Loop 1604 and Bulverde Road. Potentially spanning four phases, the first phase of construction will include a 338-unit apartment complex and nearly 16 acres of commercial property facing N Loop 1604.

Oden Hughes purchased the parcel from H-E-B. The sale was completed last week.

The first 338 units will be delivered in late 2018 and will feature outdoor amenities such as a two-level pool with waterfall edge, a running trail and a dog park. Oden Hughes' Vice President of Development Tim Shaughnessy said the first complex will feature 1, 2 and 3 bedroom apartments as well as a few for-rent townhouses, with rents ranging from \$1,000-\$1,900.

The developer says after site work and infrastructure are completed in 2018, which will include a new street through the site connecting N. Loop 1604 and Bulverde Road, the commercial plots on the property will be sold. Though Oden Hughes has not begun speaking to developers about the commercial space, they hope to begin soon.

"We welcome interest from any commercial developers now that we've purchased the land," said Shaughnessy. "The concept right now is a variety of uses. Hotels, restaurants, assisted living, there's demand for it all in that area. We will be very flexible with the end product and will entertain any commercial uses developers can come up with."

Oden Hughes is currently working on other projects in the area including the 308-unit Amara Apartments, the completed 312-unit Lenox Stone Oak and the 356-unit Landmark Grandview, which will break ground on its second phase next year.

The company also previous developed the 350-unit Platinum Shavano Oaks, which it has since sold. That project featured a few similarities to the new one, including the

land being bought from H-E-B and that it featured commercial plots that were eventually sold to another developer.

Shaughnessy says Oden Hughes is very interested in other areas of San Antonio like Southtown, downtown and Alamo Heights. He also says the Northside could see further development by them, as it offers many attractive qualities.

"It's got a lot going for it. Good schools, great retail corridors, lots of employers, and the project will have fantastic visibility from I604. All those cars are potential leases and customers," said Shaughnessy.

There's no word on when the entire project would finish up and Shaughnessy admits it will be a long term build out. The groundbreaking dates for subsequent phases will be determined by the market's demand.

Oden Hughes Construction will serve as general contractor on the multifamily project, which was designed by Kelly Grossman Architects. Oden Hughes Management will lease and manage the apartment community.

Ryan Salchert  
Reporter  
San Antonio Business Journal



ODEN HUGHES

This massive planned project by Oden Hughes will include three apartment complexes, an assisted living center and retail spaces, which will be sold in 2018 after infrastructure and site work is finished.



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From the San Antonio Business Journal:  
<http://www.bizjournals.com/sanantonio/news/2017/09/01/massive-development-planned-for-1604-and-bulverde.html>



*From the San Antonio Business Journal*

## **H-E-B Celebrates New Store Opening on Bulverde Rd**

Aug. 10, 2017

A sizeable crowd gathered to celebrate the ribbon cutting of H-E-B's latest store at 1604 and Bulverde Thursday morning.

The 117,000 square-foot store at 17238 Bulverde Road will feature a few new and unique offerings. The new store will be rolling out Optical by H-E-B, an eye wear provider within the store. The new optical shop will be its first location in San Antonio.

The store also has San Antonio's first True Texas BBQ, a restaurant offering Texas barbeque staples as well as a drive-thru.

The new location will also feature curbside pickup, where shoppers can order groceries online to pick them up at the store without having to leave their car.

This will be H-E-B's 44th location within San Antonio. The public grand opening is set for Aug. 11.



Story with slideshow at the San Antonio Business Journal

Ryan Salchert  
Reporter  
*San Antonio Business Journal*



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From the San Antonio Business Journal:  
<http://www.bizjournals.com/sanantonio/news/2017/08/10/h-e-b-celebrates-new-store-opening.html>

## H-E-B Upping the Ante on Customer Convenience

04/10/2017

SAN ANTONIO — A New H-E-B location coming to the market this summer will feature a first for the retailer — A drive-thru for its in-store restaurant.

According to the *San Antonio Express News*

(<http://www.mysanantonio.com/business/local/article/BBQ-drive-thru-curbside-pickup-coming-to-new-11053499.php>), the store's True Texas BBQ will feature the service; none of the company's other in-store restaurants offer drive-thru service.

The new 118,000-square-foot H-E-B will anchor the Bulverde Marketplace, a retail center being developed by local firm Fulcrum Development in San Antonio. The store's fast-casual restaurant will serve "fresh, natural meat" smoked in the store as well as tacos with freshly-made tortillas and eggs during the breakfast rush, Dya Campos, company spokesperson, told the news outlet.

The new store will welcome customers in August.

"Even if families don't need to necessarily do a full shop, the True Texas BBQ will be a spot where families can go and dine together and enjoy what is arguably some of the best barbeque in Texas," Campos said.

In addition to adding drive-thru to its services, H-E-B is expanding its curbside delivery service to the new location and a 93,000-square-foot store set to open in October, also in San Antonio. Curbside delivery

service is available at 22 H-E-B stores including four in San Antonio.

According to the news report, both new San Antonio stores will also feature Optical by H-E-B, the chain's prescription eyewear offering, previously only available at two stores in Hutto and Spring, Texas.

H-E-B will also expand its convenience store portfolio at the Bulverde location with its own food offerings, filling station and car wash. H-E-B currently has nine convenience stores in Texas with six in the San Antonio area, the report added.

San Antonio-based H-E-B has more than 340 stores in Texas and Mexico.



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*From the San Antonio Business Journal*

## Local multifamily developer closes on 11 acres, across from future H-E-B

Jan. 11, 2017

The construction pipeline in Northeast San Antonio is getting a new 330-unit multifamily development now that a local developer has snapped up portion of a 104-acre mixed-use development.

The NRP Group is adding another set of apartment plans on its plate after closing on 11.3 acres at Fulcrum Development's Bulverde Marketplace, a project at the Bulverde Road and Loop 1604 intersection. Fulcrum operated under BMP 1604 Developers Ltd. name in the sale, the deed for which was filed at the end of last year.

San Antonio-based Fulcrum now adds NRP to a list of high-profile retailers it has brought to the bustling intersection, including H-E-B.

Fulcrum Development Associate Benjamin Dreszer said the grocer will anchor the mixed-use development, which will ultimately span more than 350,000 square feet of gross leasable area. NRP's plans to deliver 330 of what Dreszer called "urban-style apartment units" will be adjacent to a future group of retail buildings. Dreszer added that all of the buildings at Bulverde Marketplace will be pedestrian-linked to give apartment residents the chance to "shop and eat without having to use a car." He declined to comment on the grocer's plans to also develop its second San Antonio-area convenience store, which I reported on earlier this week.

H-E-B will break ground on the new \$12.68 million location soon. Fulcrum is installing the utilities and infrastructure to serve the grocer and future retail development around the corridor, which has been serviced by the public-private partnership between the local developer and the city of San Antonio to build a major thoroughfare extension for Bulverde Road.

NRP did not immediately respond to requests for further details on the Bulverde complex, but an associate confirmed the developer's involvement in the mixed entertainment, grocery, restaurant and office project. The deal is another addition to NRP's



FULCRUM DEVELOPMENT

NRP's stake in the Bulverde and Loop 1604 development will be an 11-acre portion of a 104-acre mixed-use project.

projects around the city, which include plans at the Lone Star Brewery redevelopment, the downtown Hemisfair Park, a handful throughout South and East San Antonio, as well as one along Wurzbach Parkway.

The sale price of the deal between NRP and Fulcrum was not disclosed.

**Katie Burke**  
Reporter  
*San Antonio Business Journal*



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From the San Antonio Business Journal:  
<http://www.bizjournals.com/sanantonio/news/2017/01/11/san-antonio-developer-closes-on-11-acres.html>



## 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.

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Date