

# 5 ACRES - 5324 US HWY 281 N

5324 US HIGHWAY 281 N, SPRING BRANCH, TX 78070



## PROPERTY DESCRIPTION

For Sale / For Lease. Over the last ten years, the city of Bulverde has undergone remarkable expansion, unveiling substantial prospects for the development of retail and service enterprises. This property is located 1.5 miles North of the City of Bulverde, and only 18 miles from the North Central side of San Antonio. The 5 Acre tract has an estimated 400' of frontage to US Hwy 281 and is located within the Bulverde ETJ. The 1.5 mile commute to Bulverde intersection of US Hwy 281 & Hwy 46 has business potential as the economic growth for the area continues to be developed. VPD are estimated between 23,971 - 27,067.

## OFFERING SUMMARY

Sale Price:	\$1,350,000
Lease Rate:	Negotiable
Available SF:	5 SF
Lot Size:	5 Acres

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	463	2,664	5,374
Total Population	1,356	7,830	15,029
Average HH Income	\$155,995	\$147,431	\$130,842

## PROPERTY HIGHLIGHTS

- \* 5 Acres Commercial lot - FOR SALE / FOR LEASE
- \* Bulverde ETJ - minimum restrictions
- \* 400' +/- Frontage to US Hwy 281 N
- \* Sale Includes House/Office, 3/2, yr 1994, sf 1986, Well/Septic
- \* 1.5 Mile commute to HEB Plus, Walmart Supercenter, Home Depot



**ASSOCIATES**

Each office independently owned and operated

1862 W. Bitters Rd, Ste 300  
San Antonio, TX 78248

210.880.1823

**DANIEL S. GARCIA, ACP, CRS, CIPS**

Real Estate Advisor

210.340.3000

danielgarcia@remax.net

TX #0554345

DANIELGARCIA.US, REMAXCOMMERCIAL.COM



FOR SALE/LEASE | LAND

ADDITIONAL PHOTOS

# 5 ACRES - 5324 US HWY 281 N

5324 US HIGHWAY 281 N, SPRING BRANCH, TX 78070



**ASSOCIATES**  
Each office independently owned and operated

**DANIEL S. GARCIA, ACP, CRS, CIPS**  
Real Estate Advisor

210.340.3000

danielgarcia@remax.net

TX #0554345

DANIELGARCIA.US, REMAXCOMMERCIAL.COM

1862 W. Bitters Rd, Ste 300  
San Antonio, TX 78248

210.880.1823

*All information contained herein is deemed reliable but not guaranteed. Each office independently owned and operated*

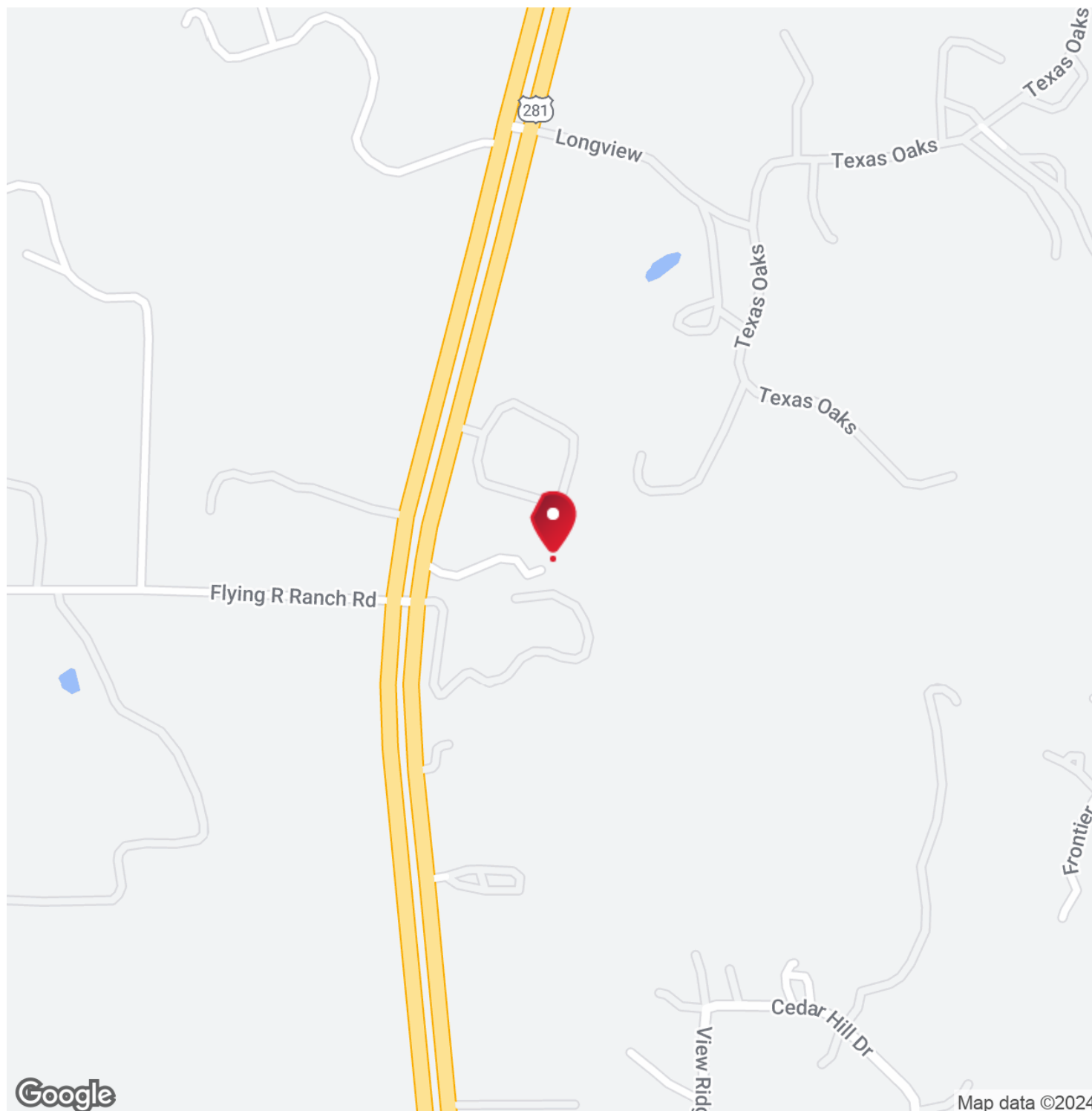
FOR SALE/LEASE

LAND

LOCATION MAP

# 5 ACRES - 5324 US HWY 281 N

5324 US HIGHWAY 281 N, SPRING BRANCH, TX 78070



ASSOCIATES

Each office independently owned and operated

1862 W. Bitters Rd, Ste 300  
San Antonio, TX 78248

210.880.1823

DANIELGARCIA.US, REMAXCOMMERCIAL.COM

**DANIEL S. GARCIA, ACP, CRS, CIPS**

Real Estate Advisor

210.340.3000

danielgarcia@remax.net

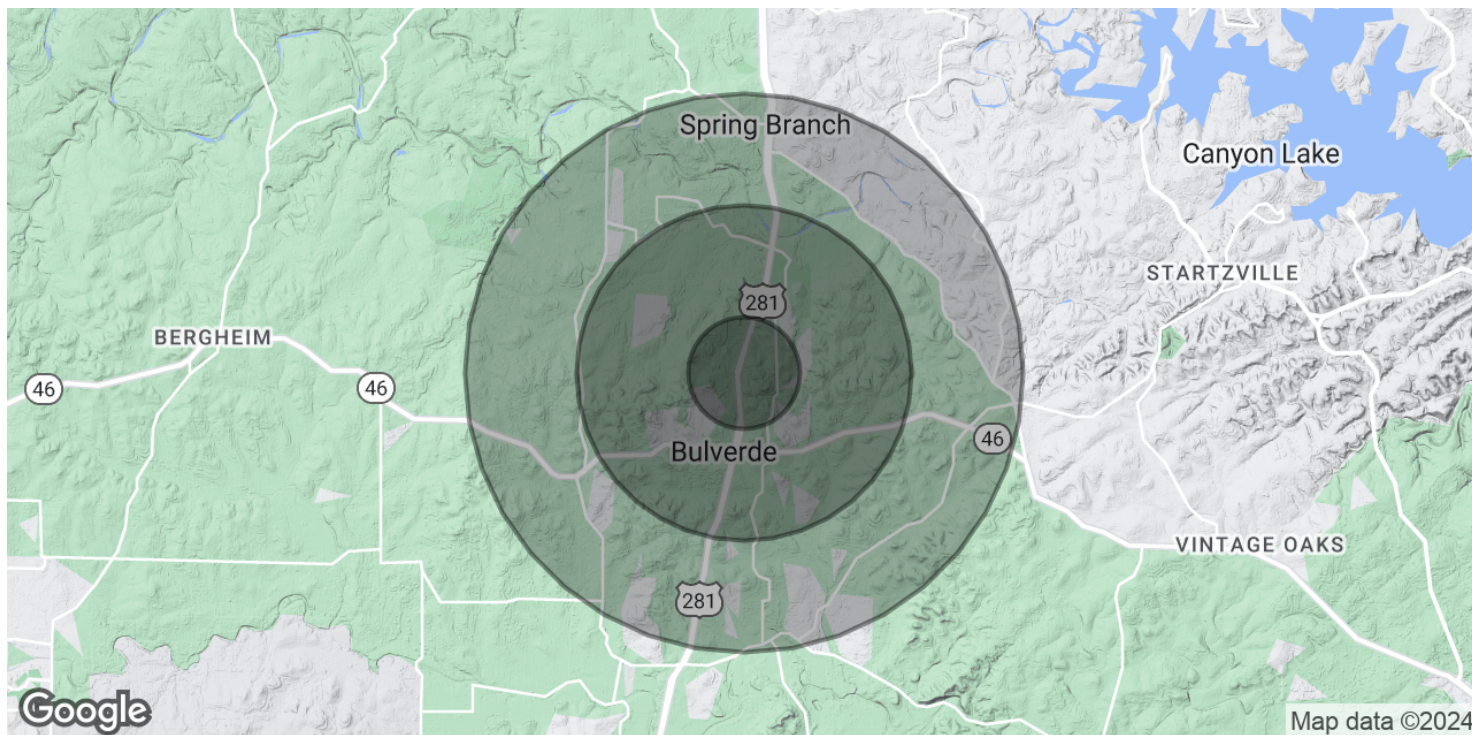
TX #0554345

All information contained herein is deemed reliable but not guaranteed. Each office independently owned and operated



# 5 ACRES - 5324 US HWY 281 N

5324 US HIGHWAY 281 N, SPRING BRANCH, TX 78070



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,356	7,830	15,029
Average Age	44.5	46.9	47.9
Average Age (Male)	46.3	46.4	47.2
Average Age (Female)	41.6	46.3	47.9

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	463	2,664	5,374
# of Persons per HH	2.9	2.9	2.8
Average HH Income	\$155,995	\$147,431	\$130,842
Average House Value	\$510,929	\$423,785	\$391,070

\* Demographic data derived from 2020 ACS - US Census



**ASSOCIATES**

Each office independently owned and operated

1862 W. Bitters Rd, Ste 300  
San Antonio, TX 78248

210.880.1823

**DANIEL S. GARCIA, ACP, CRS, CIPS**

Real Estate Advisor

210.340.3000

danielgarcia@remax.net

TX #0554345

DANIELGARCIA.US, REMAXCOMMERCIAL.COM