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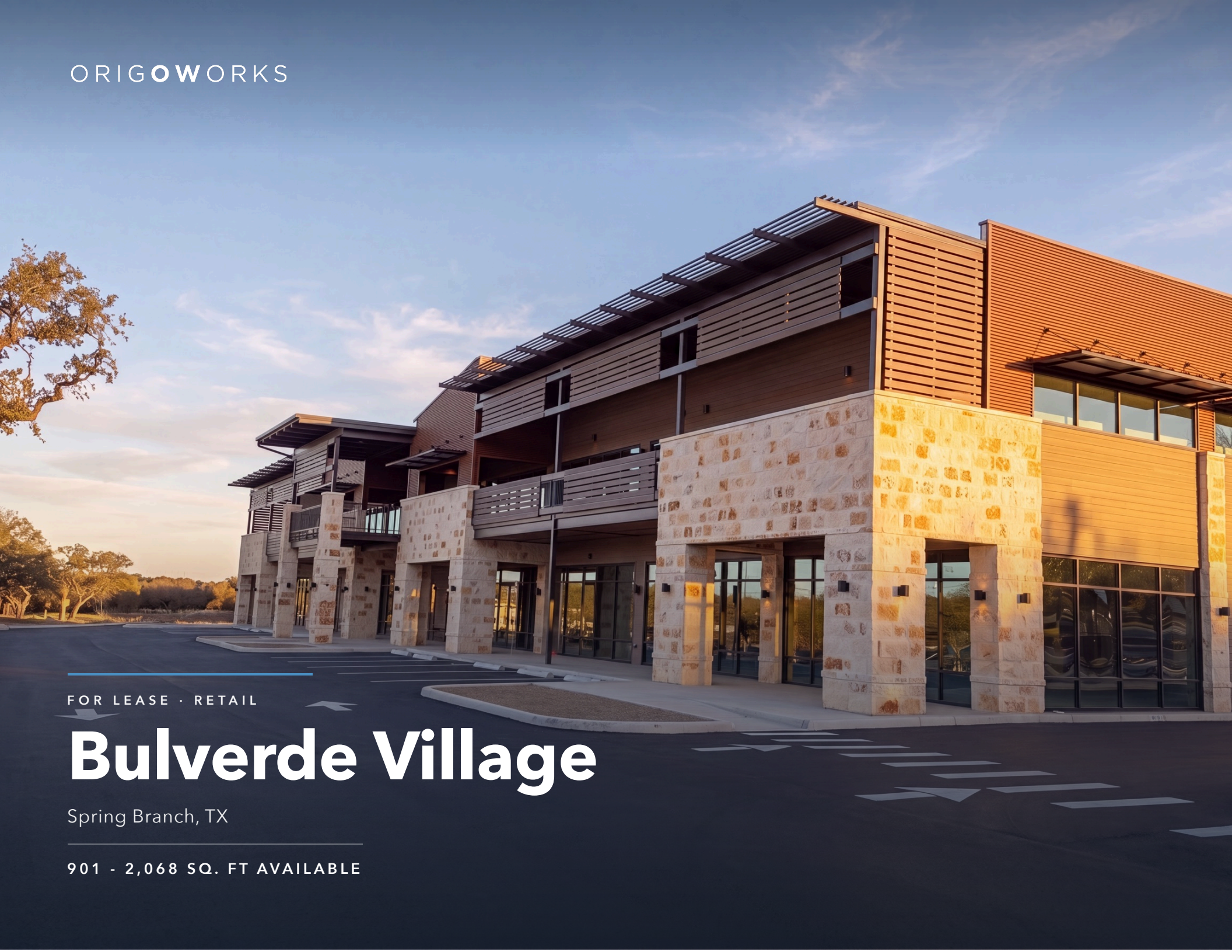

FOR LEASE · RETAIL

Bulverde Village

Spring Branch, TX

901 - 2,068 SQ. FT AVAILABLE

Site Plan

AVAILABLE SPACE

SUITE	SQ. FT.
201	901 SF
202	1,322 SF
203	1,359 SF
204	2,068 SF
205	2,068 SF
206	1,337 SF
207	1,322 SF
208	901 SF

CURRENT TENANTS

SUITE	TENANT	SQ. FT.
101-102	HTeaO	2,307 SF
103-104	LUXX Nail Bar	3,689 SF
105	Borrego Fine Jewelry	2,202 SF
106-107	Fig & Ivy Boutique	2,389 SF
108	Tropical Smoothie Cafe	1,382 SF

Location & Market

FOR LEASE · RETAIL

ORIGOWORKS

Bulverde Village

20409 State Hwy 46 W, Springbranch, TX 78070

SIZE	AVAILABLE	TRAFFIC COUNT	PRICE
26,712 SQ. FT	901 - 2,068 SQ. FT	24,332 VPD	Call for pricing

Bulverde Village anchors the intersection of State Highway 46 and US-281, two primary arteries serving the affluent Spring Branch and Bulverde communities — a five-mile trade area averaging nearly $146,000 in household income. It sits across from Walmart Supercenter and H-E-B plus! and minutes from Canyon Lake and the Guadalupe River.

- At the junction of State Hwy 46 and US-281 with excellent visibility and access
- Across from major anchors including Walmart Supercenter and H-E-B plus!
- Affluent trade area — nearly $146,000 average household income within five miles
- Minutes from Canyon Lake, the Guadalupe River and area state parks
- Second-floor suites available from 901 to 2,068 SF

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