



OFFICES ON BULVERDE CROSSING

PREMIUM MEDICAL / PROFESSIONAL OFFICES

 120 Bulverde Crossing
Bulverde, TX 78613

 In Front of
THE HOME DEPOT



BUILD TO SUIT

Customizable office spaces to meet your business needs



2,000 - 6,000 SQ FT AVAILABLE
Flexible layouts for growing businesses of all sizes



PARKING RATIO 5.5 / 1,000 SF
Ample parking for staff and visitors



VPD OVER 50,000
Excellent exposure and visibility along Bulverde Crossing

PROPERTY HIGHLIGHTS

- ✓ Premium medical/professional office building in the heart of Bulverde
- ✓ High traffic location with over 50,000 VPD
- ✓ Located directly in front of Home Depot
- ✓ Build to suit - customize your space
- ✓ 2,000 - 6,000 SF available
- ✓ Ample parking with a 5.5 parking ratio
- ✓ Easy access and exceptional visibility
- ✓ Surrounded by national retailers, restaurants, and thriving residential growth

PROPERTY DETAILS

Property Type:	Office
Subtype:	Medical Office, Executive Office, Traditional Office
Tenancy:	Single Tenant
Lease Type:	Triple Net (NNN)
Size:	2,000 - 6,000 SF (Build to Suit)
Rate:	TBD
Parking Ratio:	5.5 / 1,000 SF
Traffic Count:	Over 50,000 VPD
Location:	In Front of Home Depot



**STARTING CONSTRUCTION
SEPTEMBER 2026**

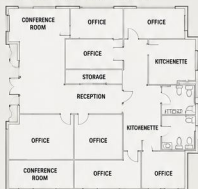
**ESTIMATED COMPLETION
MARCH 2027**

LOCATION MAP



Prime location in Bulverde with easy access to Hwy 281 and Bulverde Rd.

FLOOR PLAN - EXAMPLE LAYOUT



* Layout is for illustration purposes only and can be customized.

ABOUT THE PROPERTY

Offices on Bulverde Crossing will be a modern, one-story medical/professional building offering build to suit office spaces from 2,000 to 6,000 square feet.

Designed with today's professionals in mind, the building will feature high-end finishes, ample parking, and exceptional visibility in one of the fastest-growing areas in Comal County.

Join a thriving business community surrounded by national retailers, residential growth, and strong demographics.

**BE SEEN. BE ACCESSIBLE.
BE IN BULVERDE.**

**FOR MORE INFORMATION
PLEASE CONTACT:**



NIKI MOORE
Lokation Real Estate
281-685-3411



Secure your space in one of Bulverde's most visible and high-traffic locations.