

FOR SALE

±20 ACRES
OF HILL COUNTRY
SERENITY

1515 OLD BOERNE ROAD
BULVERDE, TX 78163
\$1,450,000



FOR MORE
INFORMATION
PLEASE CONTACT

BRENT HOLMES
210.218.3933
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COLDWELL BANKER

**D'ANN HARPER,
REALTORS®**

CBCALAMO.COM

All information furnished regarding property offered is from sources deemed reliable but no warranty or representation is made to the accuracy or completeness thereof and same is subject to changes of price or terms, prior sales dispositions, or withdrawal without notice.

SALE

PRIME LOCATION NEAR HWY 46 & HWY 281
1515 Old Boerne Rd, Bulverde, TX 78163



OFFERING SUMMARY:

Sale Price:	\$1,450,000
Lot Size:	± 20 Acres
Zoning:	R-2

YOUR PRIVATE HILL COUNTRY ESTATE – MINUTES FROM CITY CONVENIENCES!

Discover a rare opportunity to own ±20 pristine acres in the heart of the Texas Hill Country, just minutes from Bulverde, Spring Branch, and the conveniences of Hwy 281. This property offers the perfect blend of privacy, mature trees, gentle topography, and build sites - ideal for a custom home, family compound, or ranch retreat. Properties of this size, location, and character are increasingly rare—this is your opportunity to experience the space, beauty, and potential of an exceptional Hill Country escape without sacrificing access to modern amenities.

Zoned R-2

Current zoning allows for 1 + acre residential lot development as well as limited Commercial uses... Public or private school, Garden center, Neighborhood recreation/amenity center, Public park, Single-family homes. Other uses permitted with Special Use Permit (SUP). Verify zoning/ use with City of Bulverde.

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PROPERTY HIGHLIGHTS:

- ±20 pristine acres in the Texas Hill Country
- Mature trees, natural privacy, and gentle topography
- Ideal for custom home, family compound or ranch retreat
- Utilities at street
- Top rated Comal ISD Schools - Back-to-Back 5A Football State Champs!
- Minutes from restaurants and shopping
- Easy access to Hwy 46 & Hwy 281 for quick commute
- Wildlife exemption potential (If applicable)
- ±0.3 miles to Hwy 46
- ±1.3 miles to H-E-B
- ±1.6 miles to Hwy 281
- ±19 miles to Boerne
- ±20 miles to New Braunfels
- ±22 miles to San Antonio Int'l Airport

**OPPORTUNITIES LIKE THIS DON'T COME OFTEN
SCHEDULE YOUR PRIVATE TOUR TODAY!**

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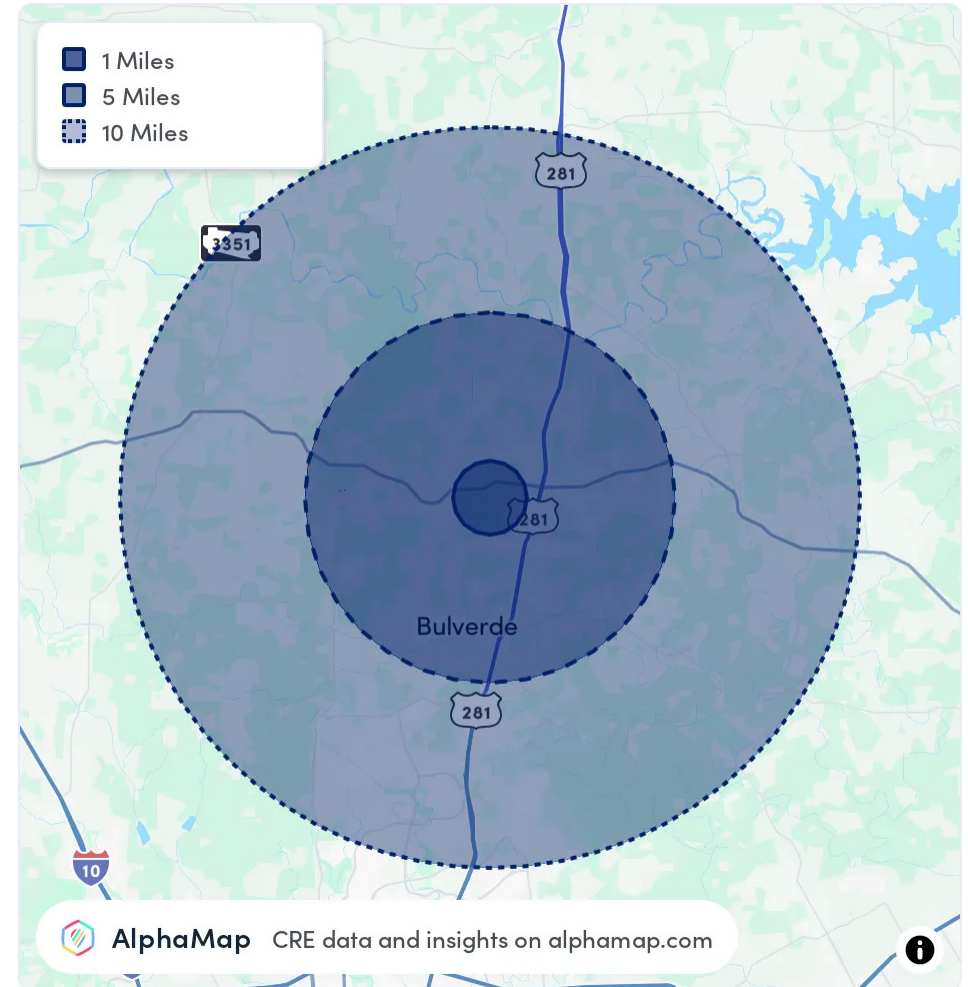
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	1,339	26,326	167,668
Average Age	44	43	40
Average Age (Male)	43	42	39
Average Age (Female)	45	43	40

HOUSEHOLD & INCOME	1 MILE	5 MILES	10 MILES
Total Households	475	9,547	58,196
Persons per HH	2.8	2.8	2.9
Average HH Income	\$171,308	\$180,735	\$157,851
Average House Value	\$546,130	\$561,428	\$515,372
Per Capita Income	\$61,181	\$64,548	\$54,431

Map and demographics data derived from AlphaMap



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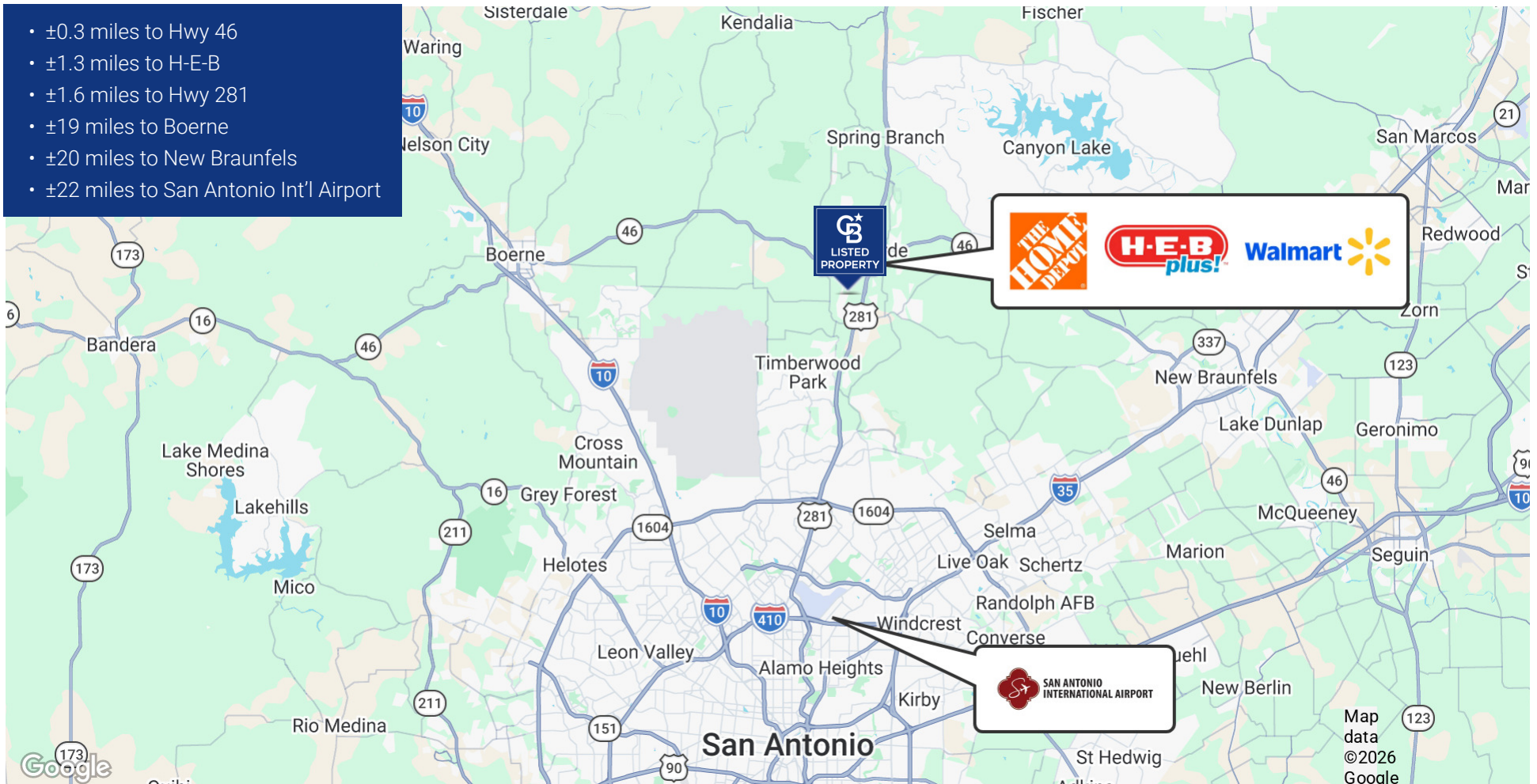
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SALE

POINTS OF INTEREST

1515 Old Boerne Rd, Bulverde, TX 78163

- ±0.3 miles to Hwy 46
- ±1.3 miles to H-E-B
- ±1.6 miles to Hwy 281
- ±19 miles to Boerne
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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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

Coldwell Banker Commercial Alamo City	416239	Irispoli@cbharper.com	2104837000
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
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Marlee Allen	628144	marlee@cbharper.com	2104837010
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Brent Holmes	713693	bholmes@cbcalamo.com	2102183933
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date