



**CBRE**

30070 US-281, BULVERDE, TX 78163

# Retail Development in Expanding Bulverde Market

PAD SITES AND ANCHOR POSITIONS AVAILABLE

## Contacts

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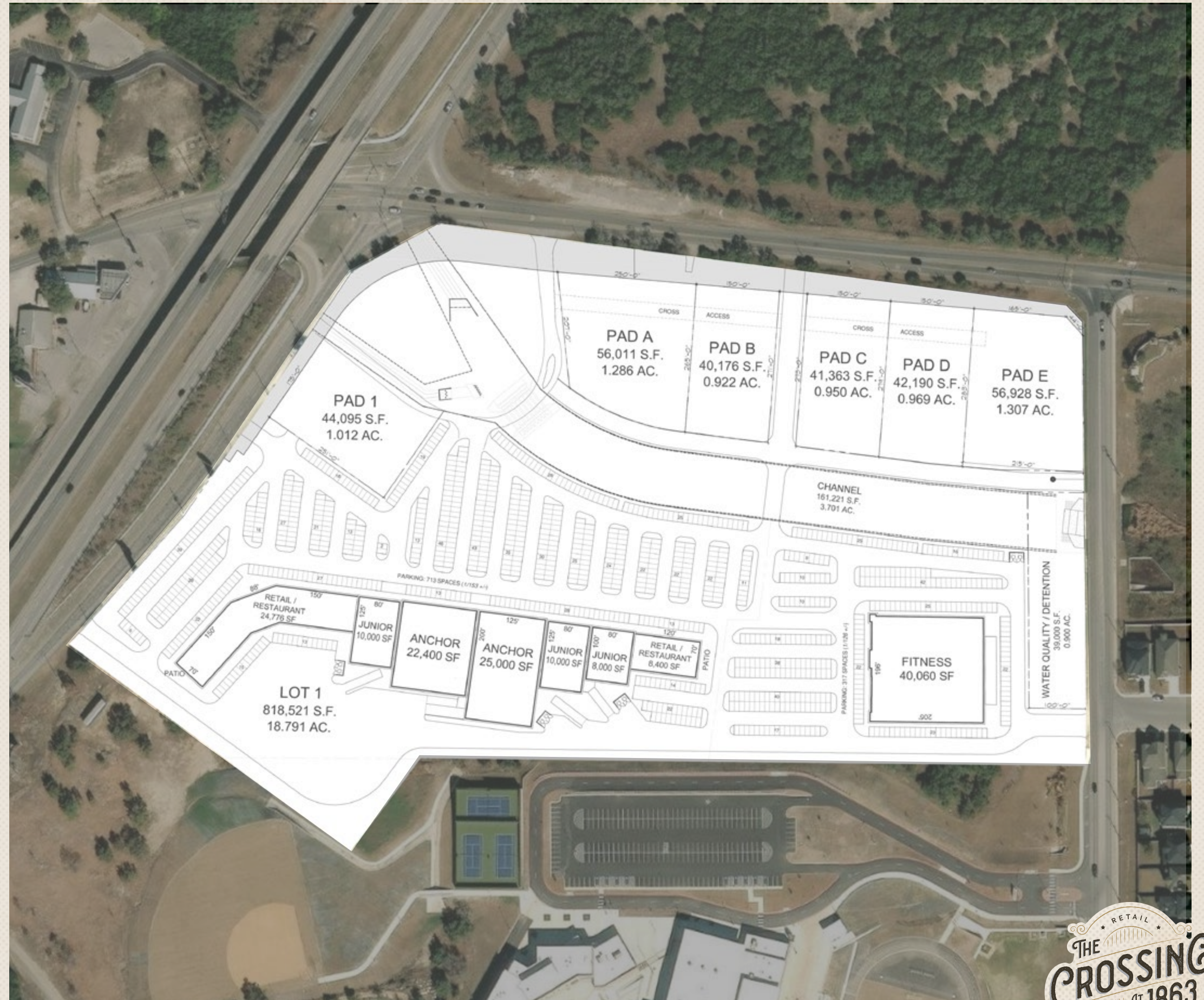
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# The Opportunity

This 32 acre development is located just outside of San Antonio, in the City of Bulverde which is a growing community that boasts ongoing, rapid population growth, high income households, and significant infrastructure improvements.

## Features

- **20,000 SF- 200,000 SF** of Anchor positions available
- **1,200 SF -15,000 SF** of small shop space available
- Direct access to **US-281**
- Highway improvements that deliver dedicated **on/off access for both southbound (going to work) and northbound (going home)** traffic at lighted intersection for ease of access



# Strategic 281 On/ Off access

Ingress  
Egress

US 281 / 46,989 VPD

FM 1863 / 13,180 VPD

32 AC RETAIL SITE

BULVERDE MIDDLE SCHOOL  
814 STUDENTS

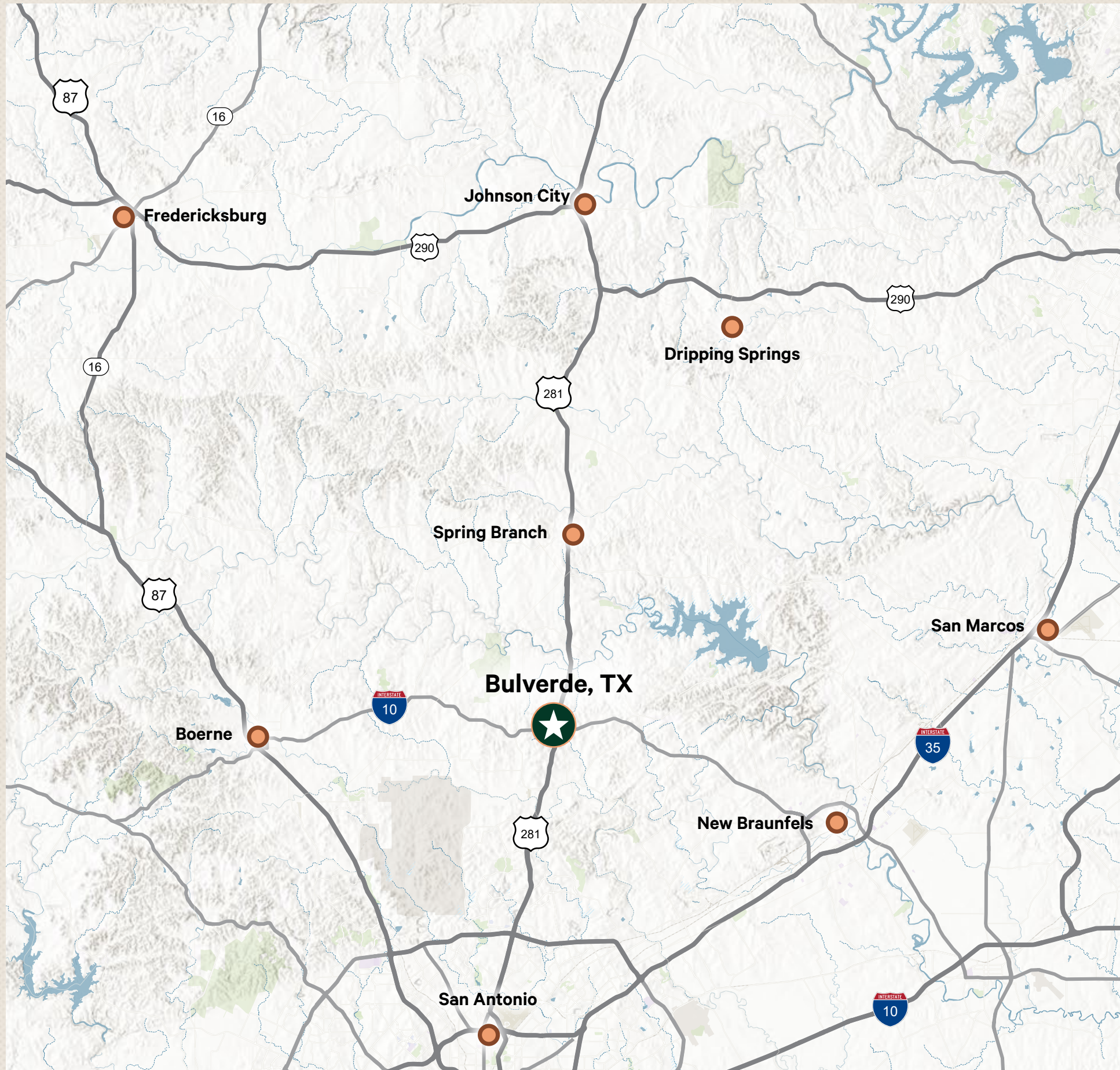


# Untapped Retail Node

With projections that San Antonio's population will swell by one million residents in the next 25 years, Bulverde can expect more people will want to escape the bustle of a growing metropolitan area for hometown-style living in Texas Hill Country. With no major shopping centers within a 4-mile radius, The Crossing is ideally positioned to serve this growing customer base.

	1 Mile	3 Miles	5 Miles
2024 Population	4,031	15,095	61,885
2029 Projected Population	4,903	17,648	69,701
2024 Average Household Size	2.82	2.81	2.89
2024 Households	1,431	5,369	21,364
2024 Average Household Income	\$191,273	\$184,046	\$172,111
2024 Average Value of Housing Units	\$521,058	\$524,823	\$512,843
Daytime Workers	855	3,790	13,583





## The Location

# HWY 281 Interconnectivity

Location	Distance
Spring Branch	12 min / 10 miles
San Antonio	26 min / 25 miles
Boerne	29 min / 21 miles
New Braunfels	30 min / 20 miles
Johnson City	42 min / 38 miles
San Marcos	46 min / 38 miles
Dripping Springs	55 min / 48 miles
Fredericksburg	1 hr 8 min / 58 miles



## The Location

# Rapid Growth, Limitless Opportunities

### Bulverde TC (12 Minute Drive)

2025 Total Population 87,674

#### Trade Area Pipeline 2025

Total Households 30,181

Homes Under Construction 4,053

Planned Future Homes 6,527

Average Household Size 2.89

*(Total H + UC + Future) \* Avg HH Stzo - Pipeline Population*

Pipeline Households 40,761

Pipeline Population 117,799

### Singing Hills SC (12 Minute Drive)

2025 Total Population 38,198

#### Trade Area Pipeline 2025

Total Households 13,378

Homes Under Construction 4,750

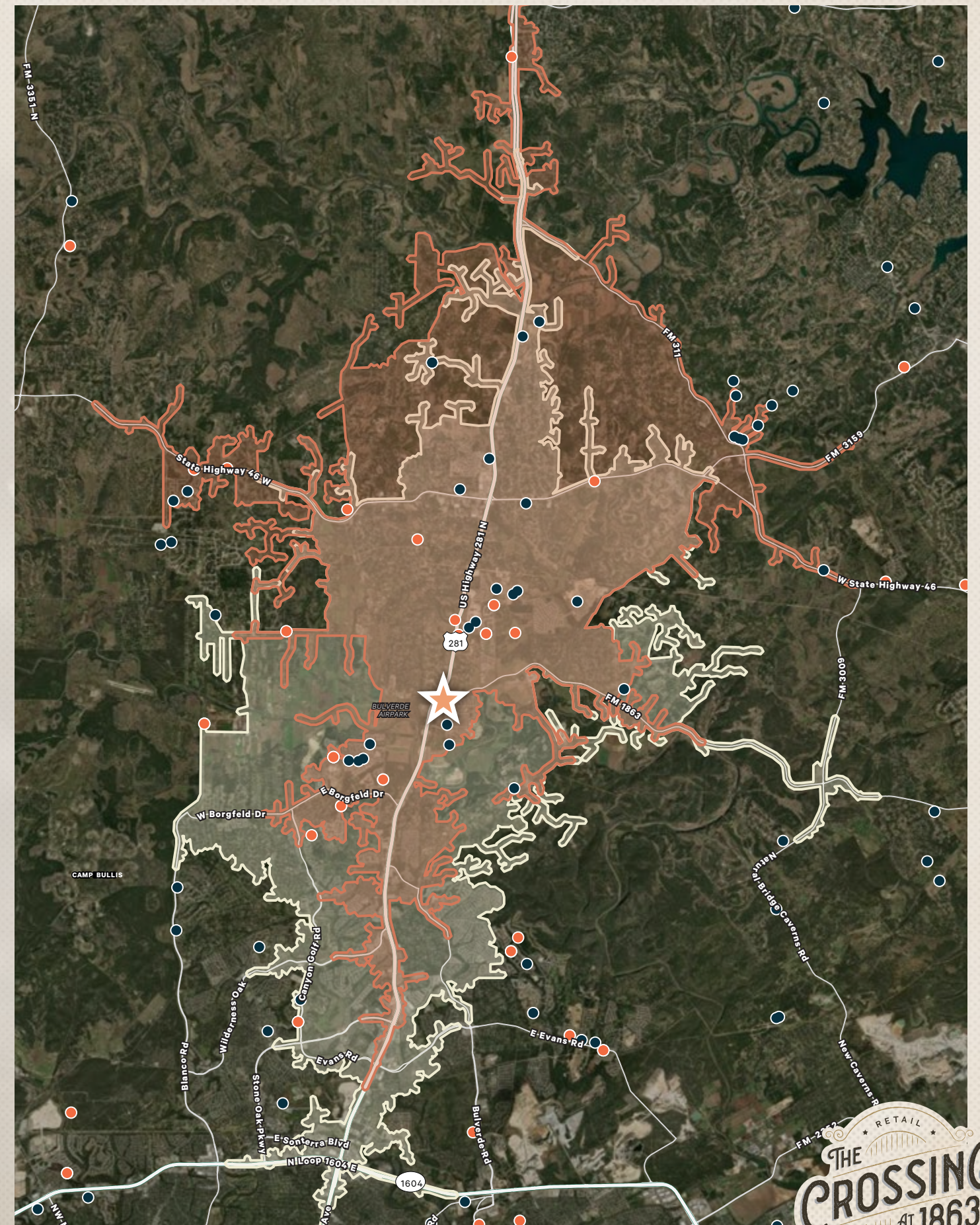
Planned Future Homes 6,527

Average Household Size 2.85

*(Total H + UC + Future) \* Avg HH Stzo - Pipeline Population*

Pipeline Households 24,655

Pipeline Population 70,267





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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.

**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.

**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.

**CBRE, Inc.**

Licensed Broker/Broker Firm Name or Primary Assumed Business Name

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\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date

