

FOR SALE

±98 ACRES
IN NORTH SAN ANTONIO /
BEXAR COUNTY GROWTH CORRIDOR

285 OBST ROAD
BULVERDE, TX 78163
\$4,000,000



**FOR MORE
INFORMATION
PLEASE CONTACT**

MATTHEW DRIFFILL
The Dea Driffill Group,
210.862.1192
mdriffill@cbharper.com

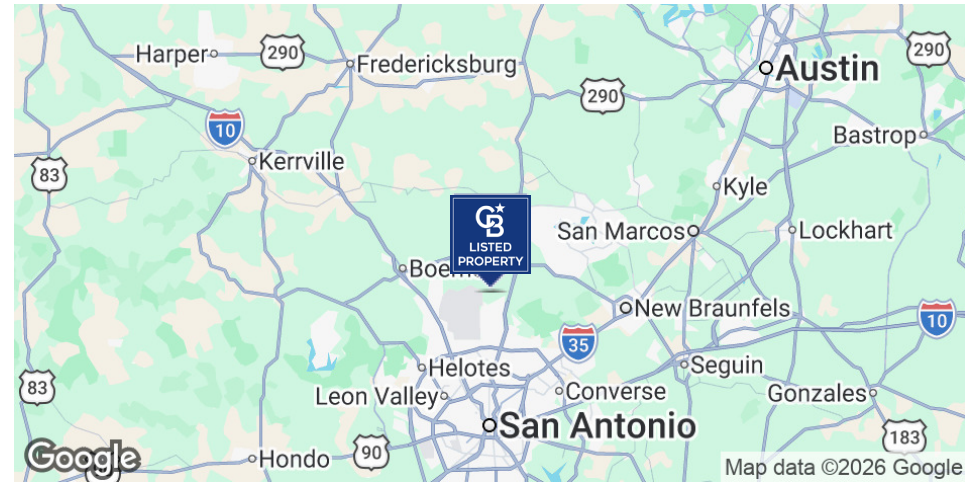
BRADLEY GRAVES
Brad Graves Group
210.379.8165
bgraves@cbharper.com

 **COLDWELL BANKER
COMMERCIAL** | ALAMO CITY
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

±98 ACRES IN NORTH SAN ANTONIO / BEXAR COUNTY GROWTH CORRIDOR
285 Obst Road, Bulverde, TX 78163



Sale Price:	\$4,000,000
Building Size:	± 1,750 SQFT
Lot Size:	± 98 Acres
Zoning:	OCL

PROPERTY OVERVIEW:

Exceptional **98± acre** equestrian estate and boarding facility nestled along scenic Cibolo Creek, offering a rare opportunity to own one of the area's most complete horse properties. Conveniently located just **10 miles north of San Antonio**, this turnkey operation combines premier equestrian amenities with comfortable living accommodations, abundant water resources, and room to grow.

Designed for boarding, training, breeding, clinics, and competition, the property features a **12-stall horse barn** complete with tack room, feed room, and full bath, pipe-fenced horse pastures ranging from approximately **5,000 to 28,000** square feet with run-in shelters, room to construct eight to ten additional pastures, a regulation dressage arena, barrel racing arena, grass riding arena, half-mile gallop track, round pen, hitching posts, wash racks, and numerous equestrian jumps and obstacles.

The ranch is **fully perimeter fenced** and cross fenced with outstanding infrastructure including five wells (two currently in use), five septic systems, electricity and fiber internet extending throughout the property, livestock facilities, hay storage, multiple Conex shipping containers for equipment storage, and an RV cover complete with water, electric, and septic hookups.

MATTHEW DRIFFILL

The Dea Driffill Group,
210.862.1192
mdriffill@cbharper.com

BRADLEY GRAVES

Brad Graves Group
210.379.8165
bgraves@cbharper.com



COLDWELL BANKER
COMMERCIAL
ALAMO CITY

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

±98 ACRES IN NORTH SAN ANTONIO / BEXAR COUNTY GROWTH CORRIDOR

285 Obst Road, Bulverde, TX 78163



The primary residence is a charming **1,750-square-foot** home offering two bedrooms, one bath, and a welcoming wraparound covered porch overlooking the ranch. Additional living quarters include two cabins, two manufactured homes, and an office trailer, providing accommodations for ranch staff, trainers, guests, or income-producing rentals.

Outdoor amenities include a covered entertainment pavilion with built-in Santa Maria grill and bar, swimming pool with pool house, outdoor bathrooms, dock overlooking the approximately three-acre reservoir, covered gathering area, and peaceful Cibolo Creek frontage, creating an ideal setting for entertaining, clinics, competitions, or private events.



MATTHEW DRIFFILL

The Dea Driffill Group,
210.862.1192
mdriffill@cbharper.com

BRADLEY GRAVES

Brad Graves Group
210.379.8165
bgraves@cbharper.com



**COLDWELL BANKER
COMMERCIAL**
ALAMO CITY

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

±98 ACRES IN NORTH SAN ANTONIO / BEXAR COUNTY GROWTH CORRIDOR

285 Obst Road, Bulverde, TX 78163



PROPERTY HIGHLIGHTS:

- 98± Acres on Cibolo Creek
- Agricultural Exemption
- No HOA
- No zoning restrictions
- Fully fenced and cross fenced
- 12-stall horse barn
- Regulation dressage arena
- Barrel racing arena
- Grass riding arena
- Half-mile gallop track
- Round pen
- Approximately 12 pipe-fenced horse pastures with room for 8-10 additional paddocks
- Five wells and five septic systems
- Fiber internet and electricity throughout
- RV hookups
- Multiple residences and guest accommodations
- Pool, pavilion, dock, and covered gathering area
- Multiple Conex storage containers
- Turnkey boarding and training operation with expansion potential

Whether your vision includes a premier training facility, breeding operation, show barn, private ranch, or income-producing equestrian business, this remarkable property offers a rare combination of location, infrastructure, versatility, and long-term value.

MATTHEW DRIFFILL

The Dea Driffill Group,
210.862.1192
mdriffill@cbharper.com

BRADLEY GRAVES

Brad Graves Group
210.379.8165
bgraves@cbharper.com



**COLDWELL BANKER
COMMERCIAL**
ALAMO CITY

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

±98 ACRES IN NORTH SAN ANTONIO / BEXAR COUNTY GROWTH CORRIDOR
285 Obst Road, Bulverde, TX 78163



MATTHEW DRIFFILL

The Dea Driffill Group,
210.862.1192
mdriffill@cbharper.com

BRADLEY GRAVES

Brad Graves Group
210.379.8165
bgraves@cbharper.com



COLDWELL BANKER
COMMERCIAL
ALAMO CITY

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

±98 ACRES IN NORTH SAN ANTONIO / BEXAR COUNTY GROWTH CORRIDOR
285 Obst Road, Bulverde, TX 78163



MATTHEW DRIFFILL

The Dea Driffill Group,
210.862.1192
mdriffill@cbharper.com

BRADLEY GRAVES

Brad Graves Group
210.379.8165
bgraves@cbharper.com



**COLDWELL BANKER
COMMERCIAL**
ALAMO CITY

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

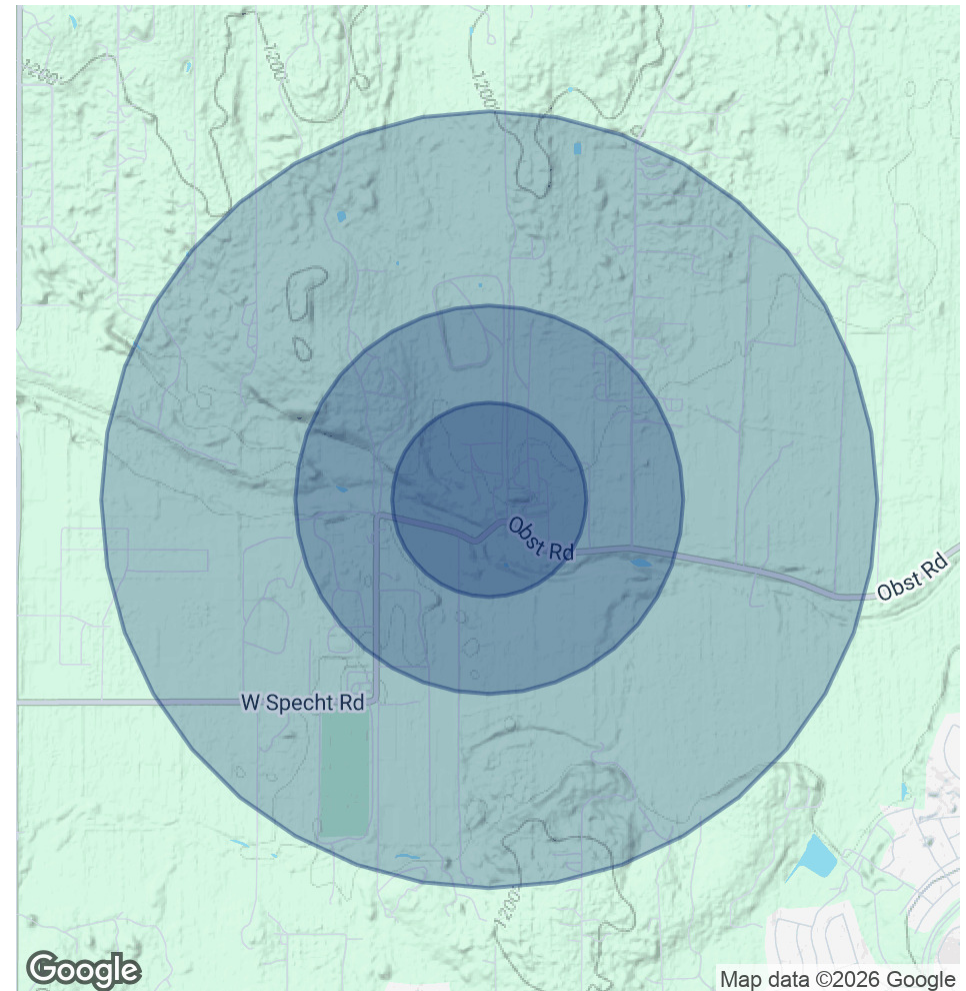
DEMOGRAPHICS

285 Obst Road, Bulverde, TX 78163

POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	65	314	1,352
Average Age	35.1	35.3	35.4
Average Age (Male)	38.9	40.1	40.6
Average Age (Female)	32.1	31.4	31.2

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	16	82	355
# of Persons per HH	4.1	3.8	3.8
Average HH Income	\$195,645	\$186,750	\$186,812
Average House Value	\$518,080	\$508,264	\$506,357

2023 American Community Survey (ACS)



MATTHEW DRIFFILL

The Dea Driffill Group,
210.862.1192
mdriffill@cbharper.com

BRADLEY GRAVES

Brad Graves Group
210.379.8165
bgraves@cbharper.com



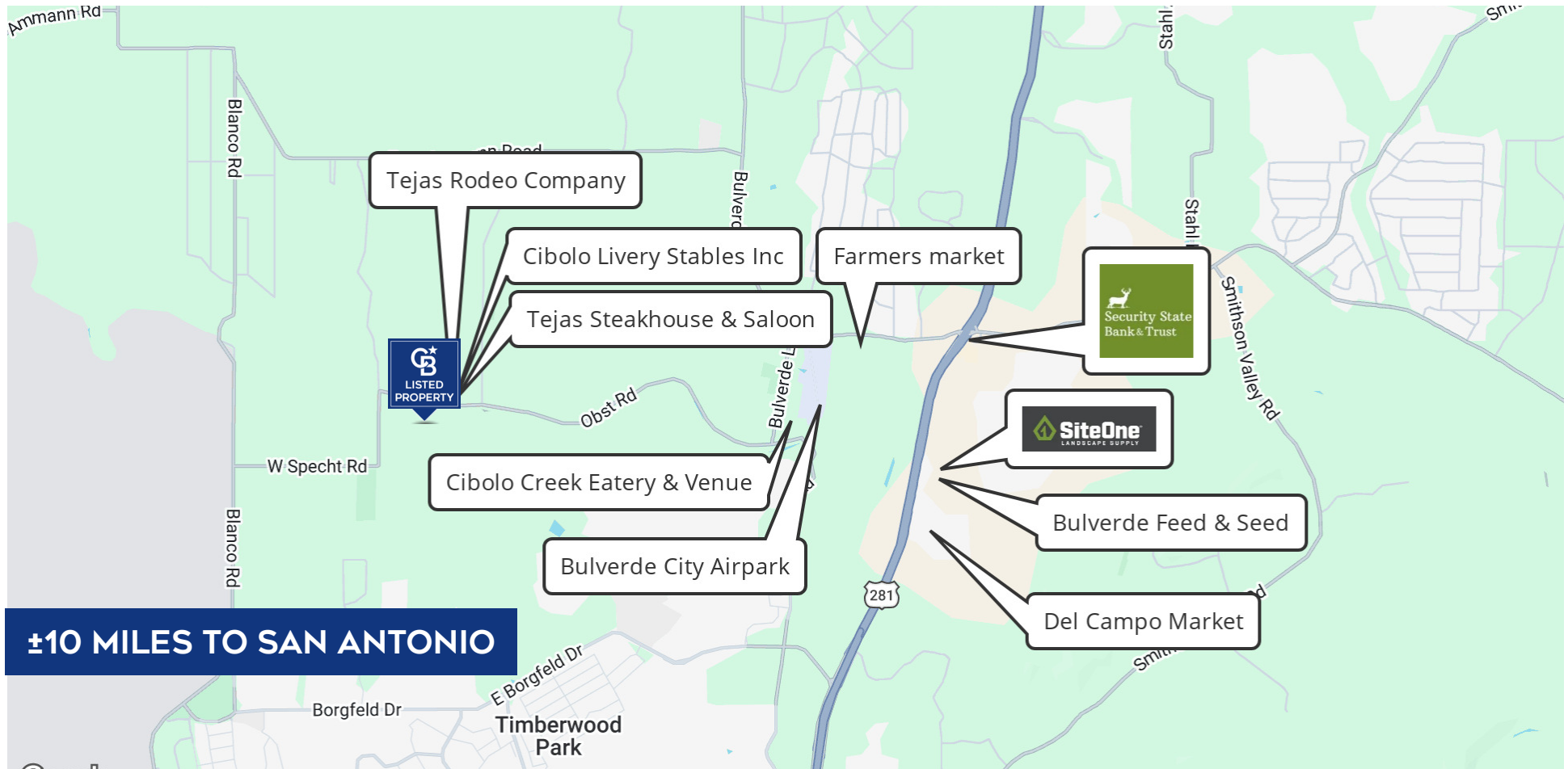
COLDWELL BANKER
COMMERCIAL
ALAMO CITY

©2026 Coldwell Banker. All Rights Reserved. Coldwell Banker Commercial® and the Coldwell Banker Commercial logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Anywhere Advisors LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Equal Opportunity Act.

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

POINTS OF INTEREST
285 Obst Road, Bulverde, TX 78163



MATTHEW DRIFFILL

The Dea Driffill Group,
210.862.1192
mdriffill@cbharper.com

BRADLEY GRAVES

Brad Graves Group
210.379.8165
bgraves@cbharper.com



**COLDWELL BANKER
COMMERCIAL**
ALAMO CITY

©2026 Coldwell Banker. All Rights Reserved. Coldwell Banker Commercial® and the Coldwell Banker Commercial logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Anywhere Advisors LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Equal Opportunity Act.

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.



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 D'Ann Harper REALTORS®	416239	Irispoli@cbharper.com	2104837000
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
Leesa Harper Rispoli	389556	Irispoli@cbharper.com	2104837004
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
Marlee Kutzer	628144	mkutzer@cbharper.com	2104897010
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Matthew Driffill	787578	mdriffill@cbharper.com	2108621192
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date



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.

11-03-2025



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 D'Ann Harper REALTORS®	416239	Irispoli@cbharper.com	2104837000
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
Leesa Harper Rispoli	389556	Irispoli@cbharper.com	2104837004
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
Jeff Porter	330492	jporter@cbharper.com	2104836401
Marlee Kutzer	628144	mkutzer@cbharper.com	2104897010
Agent/Associate, if applicable			
Bradley Graves	554579	bgraves@cbharper.com	2103798165
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date