

HEB ANCHORED MIXED USE DEVELOPMENT @ BULVERDE MARKETPLACE – FOR LEASE

SEC TX-1604 & Bulverde Rd, San Antonio, TX 78247



RYAN BADER
(210) 963-8152
RYAN@FULCRUMSA.COM

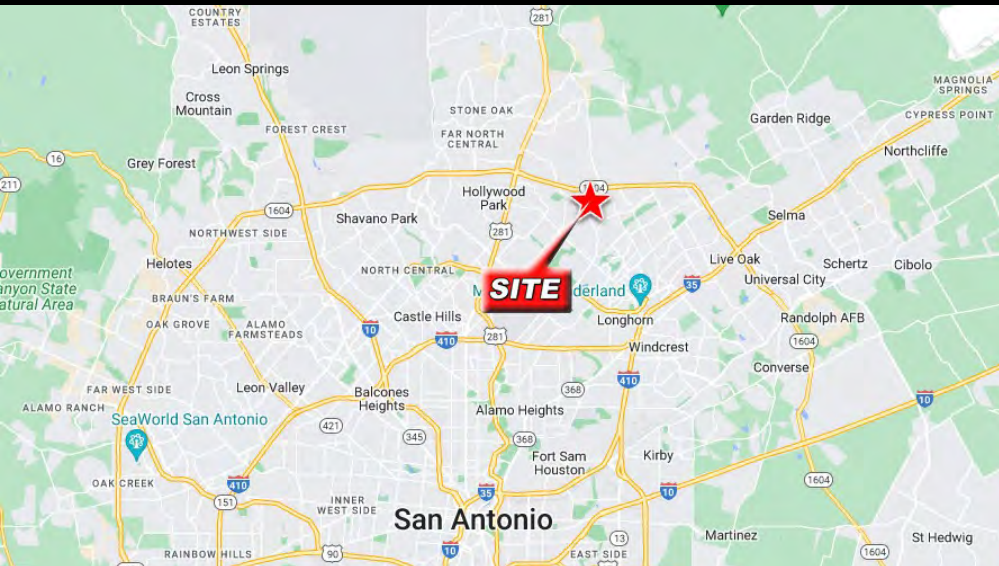
MARCUS SHAFFER
(210) 963-8158
MARCUS@FULCRUMSA.COM

FULCRUM DEVELOPMENT
10003 NW MILITARY HWY, SUITE #2205,
SAN ANTONIO, TX 78231
210-593-0777 | WWW.FULCRUMSA.COM

PROPERTY OVERVIEW

Bulverde Marketplace

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Property Details & Highlights

- » Total SF: 32,875
- » Available SF: 22,292
- » Building A: 8,852 SF
- » Building B: 8,690 SF
- » Price: Upon Request
- » Anchored by H.E.B Grocery Co.
- » The Center is being designed for a mix of dining and retail tenants
- » Located in a dense residential area
- » Less than 6 Miles north of San Antonio International Airport
- » Easy Access to Loop 1604

Overview

Bulverde Marketplace is an up-and-coming mixed-use development located in North San Antonio, TX. The showcased property in this flyer is Lot D9, which is set to host a retail center with a total SF of 32,875. Bulverde Marketplace as a whole will contain around 400,000 SF upon it's completion and will host a variety of retail, restaurants, offices, and services.

Demographic Snapshot – Traffic Counts

Bulverde Rd: 38,312 VPD (TXDOT 2020)

Loop 1604: 109,716 VPD (TXDOT 2022)

Demographic Snapshot – 1-3-5 Mile Radius Rings

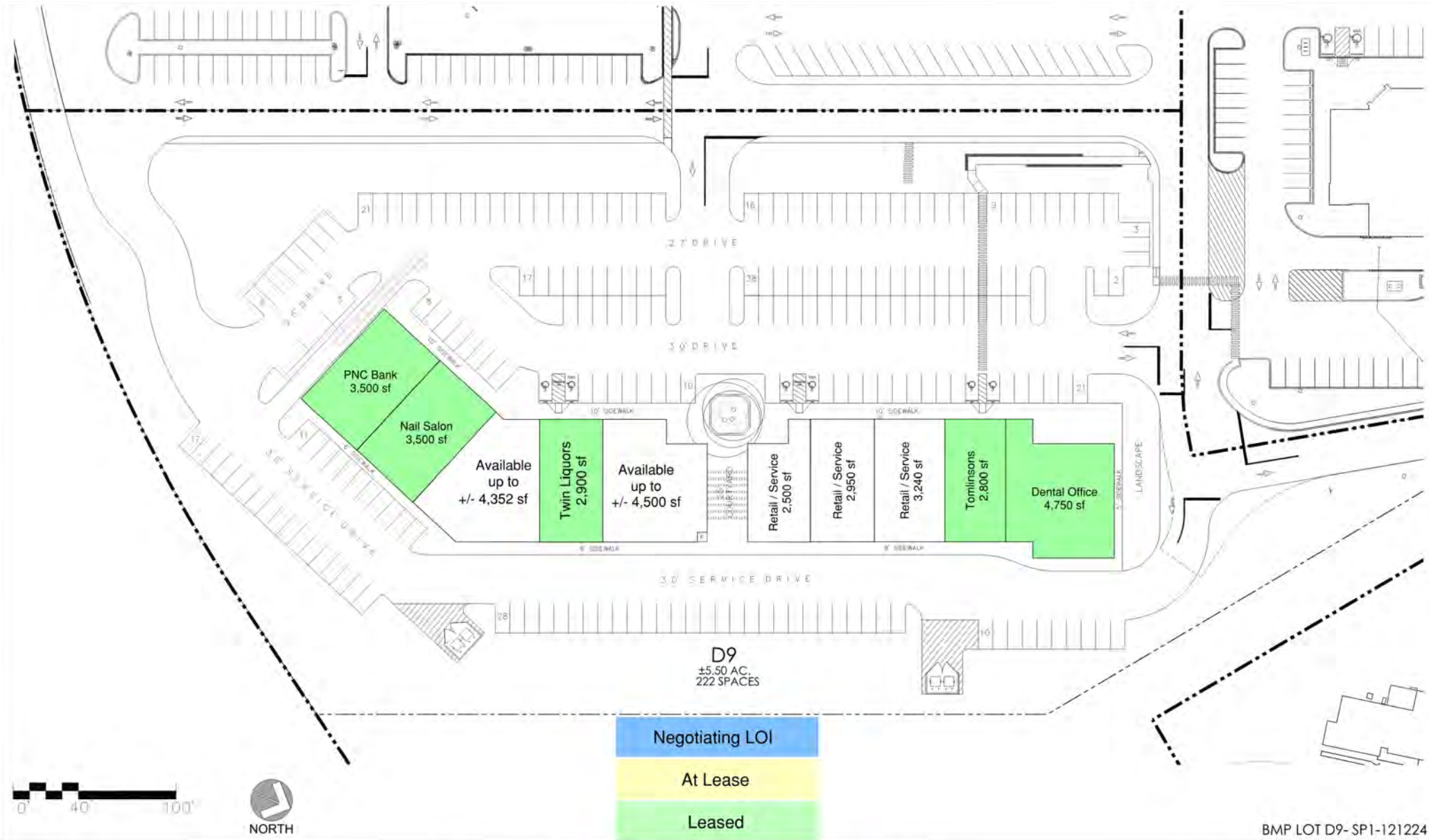
2023 POPULATION	HOUSEHOLDS	AVG HH INCOME
1-Mile: 6,621	1-Mile: 2,875	1-Mile: \$120,949
3 Mile: 91,853	3 Mile: 35,396	3 Mile: \$107,072
5 Mile: 208,350	5 Mile: 81,793	5 Mile: \$104,949



LEASE PLAN

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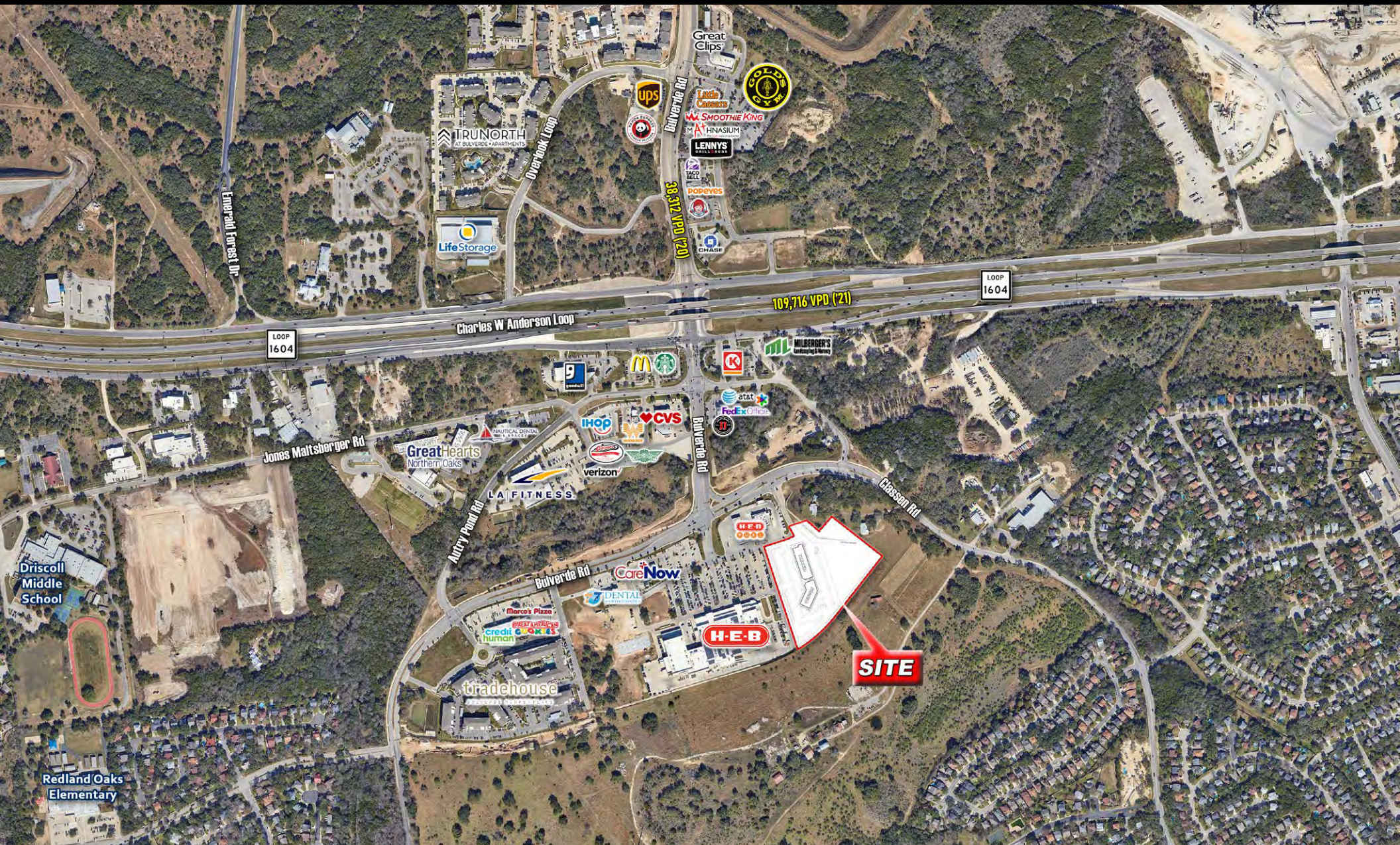


BMP LOT D9- SP1-121224

SITE AERIAL

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Bulverde Marketplace D-9



BUILDING RENDERINGS

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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.

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.

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.

Fulcrum Property Group

#405486

fulcrum@fulcrumsa.com

210-593-0777

Licensed Broker /Broker Firm Name or Primary Assumed Business Name

License No.

Email

Phone

Jacques Robert Braha

#318614

jack@fulcrumsa.com

210-593-0777 x304

Designated Broker of Firm

License No.

Email

Phone

Marcus Matthew Shaffer

#580035

marcus@fulcrumsa.com

210-593-0777 x414

Ryan C. Bader

#490929

ryan@fulcrumsa.com

210-593-0777 x302

Sales Agent/Associate's Name

License No.

Email

Phone

Regulated by the
Texas Real Estate Commission

Buyer/Tenant/Seller/Landlord Initials

Date

Information available at www.trec.texas.gov