



BULVERDE & EVANS RD.

📍 Bulverde Rd. and Evans Rd., San Antonio, Texas 78259

RETAIL SPACE AVAILABLE FOR LEASE

Wes Kimball

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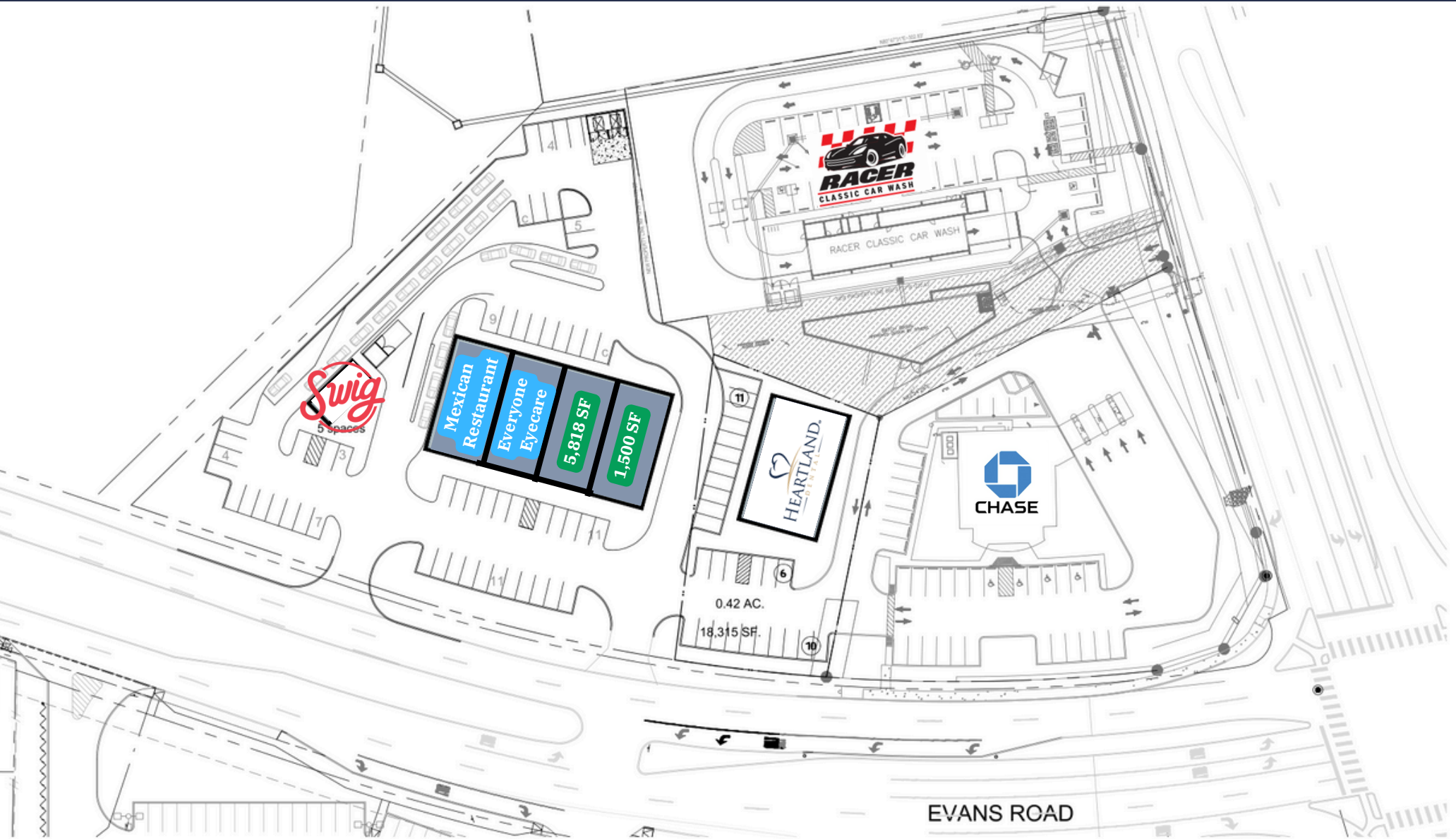
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BIRNBAUM PROPERTY COMPANY

 www.birnbaumproperty.com

NWC BULVERDE & EVANS



Developed By:



SITE PLAN Northwest Corner

Bulverde Road and Evans Road
San Antonio, Texas

RETAIL

BEFORE SWIG
12,378 S.F.
62 spaces 5 per 1,000 sf.



NORTH

0 30' 60'

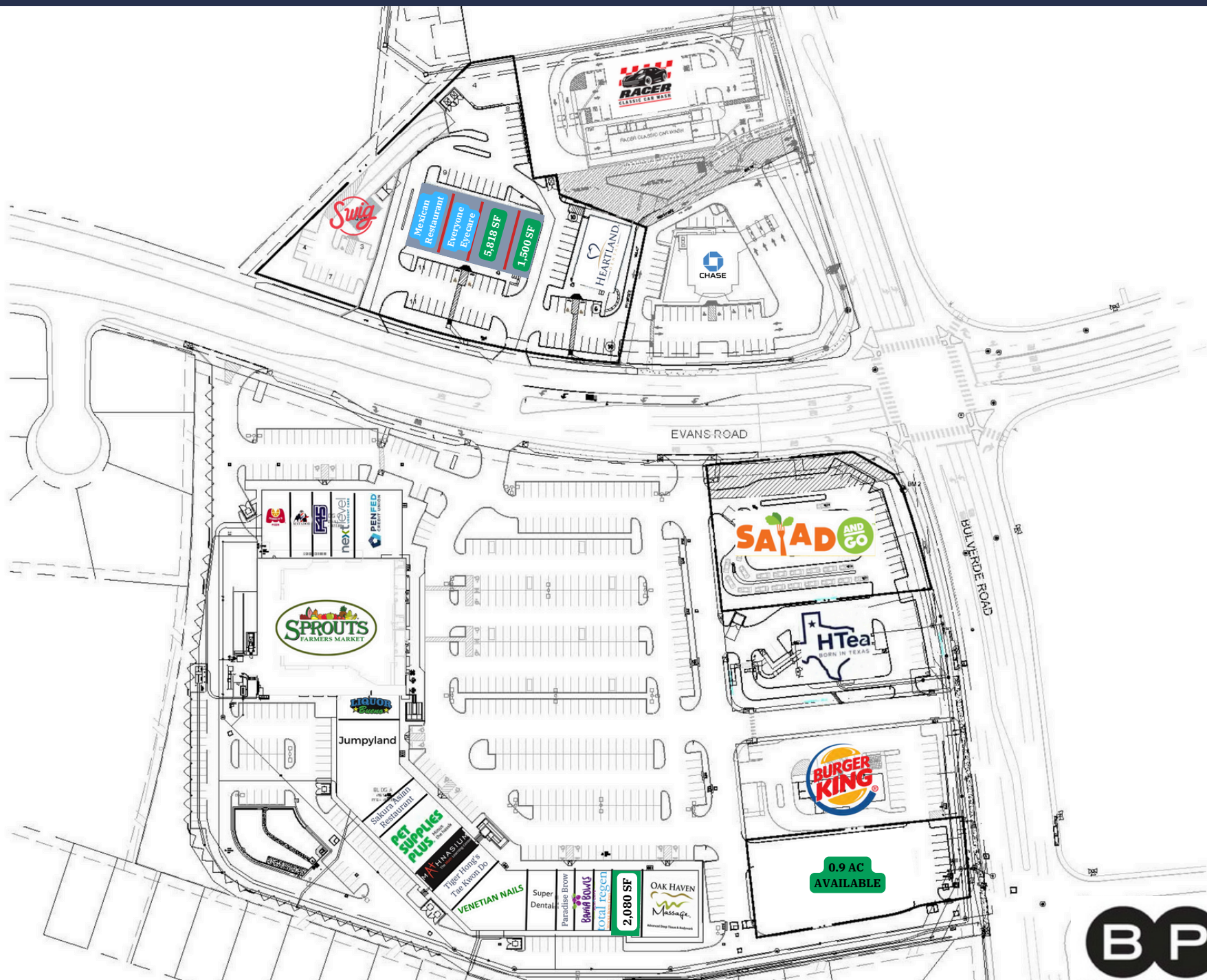
chesneymoralespartners, inc.
architecture/interior design

4901 Broadway, Suite 250 | San Antonio, Texas 78209
210.828.9481 | 210.828.9719 | TBAE Firm Reg. BR1010
chesneymorales.com

5/27/22

This document is incomplete and is not to be used for regulatory approval, permit or construction.
Chesney Morales Partners, Inc. - Frederick F. Liedtka Texas Reg. 14727

BULVERDE & EVANS

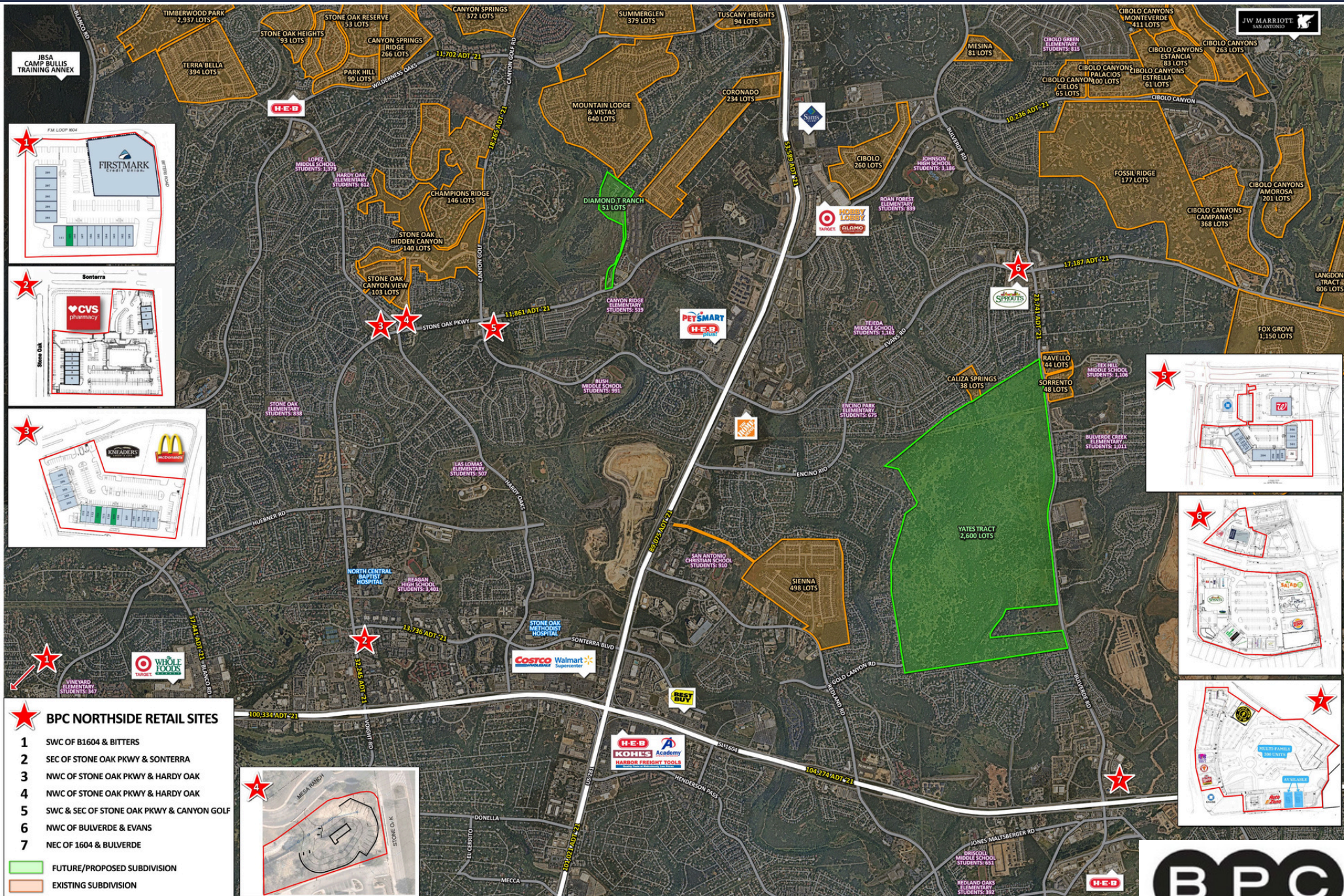


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GROWTH MAP



BPC
BIRNBAUM PROPERTY COMPANY

DEMOGRAPHICS

Pop-Facts® Demographic Quick Facts

NWC Bulverde and Evans						
	1mi		3mi		5mi	
	Total	%	Total	%	Total	%
Asian Alone	834	10.18	4,866	8.47	11,214	6.89
Native Hawaiian/Pacific Islander Alone	16	0.20	165	0.29	362	0.22
Some Other Race Alone	370	4.52	3,729	6.50	11,550	7.10
Two or More Races	411	5.02	3,173	5.53	7,694	4.73
Hispanic/Latino	2,721	33.23	21,786	37.94	65,292	40.14
Not Hispanic/Latino	5,468	66.77	35,632	62.06	97,353	59.86
2022 Occupied Housing Units by Tenure						
Owner-Occupied	1,943	70.12	14,765	73.15	41,532	71.56
Renter-Occupied	828	29.88	5,420	26.85	16,509	28.44
Average Household Size	--	2.97	--	2.85	--	2.79
2022 Households by Household Income						
Income < \$15,000	114	4.11	734	3.64	2,614	4.50
Income \$15,000 - \$24,999	93	3.36	484	2.40	1,865	3.21
Income \$25,000 - \$34,999	172	6.21	992	4.92	3,162	5.45
Income \$35,000 - \$49,999	245	8.84	1,645	8.15	4,873	8.40
Income \$50,000 - \$74,999	368	13.28	3,209	15.90	9,023	15.55
Income \$75,000 - \$99,999	344	12.41	2,802	13.88	7,904	13.62
Income \$100,000 - \$124,999	336	12.13	2,469	12.23	7,256	12.50
Income \$125,000 - \$149,999	300	10.83	2,087	10.34	6,055	10.43
Income \$150,000 - \$199,999	327	11.80	2,548	12.62	6,932	11.94
Income \$200,000 - \$249,999	179	6.46	1,409	6.98	3,682	6.34
Income \$250,000 - \$499,999	216	7.79	1,385	6.86	3,519	6.06
Income \$500,000+	76	2.74	422	2.09	1,157	1.99
Average Household Income	--	131,687.00	--	128,907.00	--	123,465.00
Median Household Income	--	103,571.41	--	102,159.74	--	98,607.77
2022 Est. Median HH Income by Single-Classification Race						
White Alone	--	110,738.53	--	100,981.73	--	99,719.27
Black/African American Alone	--	93,188.35	--	95,704.57	--	85,547.21
American Indian/Alaskan Native Alone	--	59,197.95	--	51,110.40	--	47,896.23
Asian Alone	--	100,937.11	--	113,361.67	--	100,663.93
Native Hawaiian/Pacific Islander Alone	--	100,000.00	--	32,215.79	--	50,508.39
Some Other Race Alone	--	71,671.98	--	97,700.64	--	93,548.82
Two or More Races	--	116,673.32	--	127,527.49	--	118,776.13
Hispanic/Latino	--	96,194.68	--	99,559.15	--	94,219.42
Not Hispanic/Latino	--	107,146.04	--	103,860.38	--	101,236.29



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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

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