



BULVERDE & EVANS RD.

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

RETAIL SPACE AVAILABLE FOR LEASE

Wes Kimball

210.349.7711. Ext. 227

wkimball@birnbaumproperty.com

Jordon Mullen

210.349.7711. Ext. 229

jmullen@birnbaumproperty.com

🌐 www.birnbaumproperty.com

NWC BULVERDE & EVANS



POPULATION 2025

1 mile	7,704
3 mile	69,126
5 mile	168,994



HOUSEHOLD INCOME 2025

1 mile	\$168,120
3 mile	\$140,930
5 mile	\$133,101

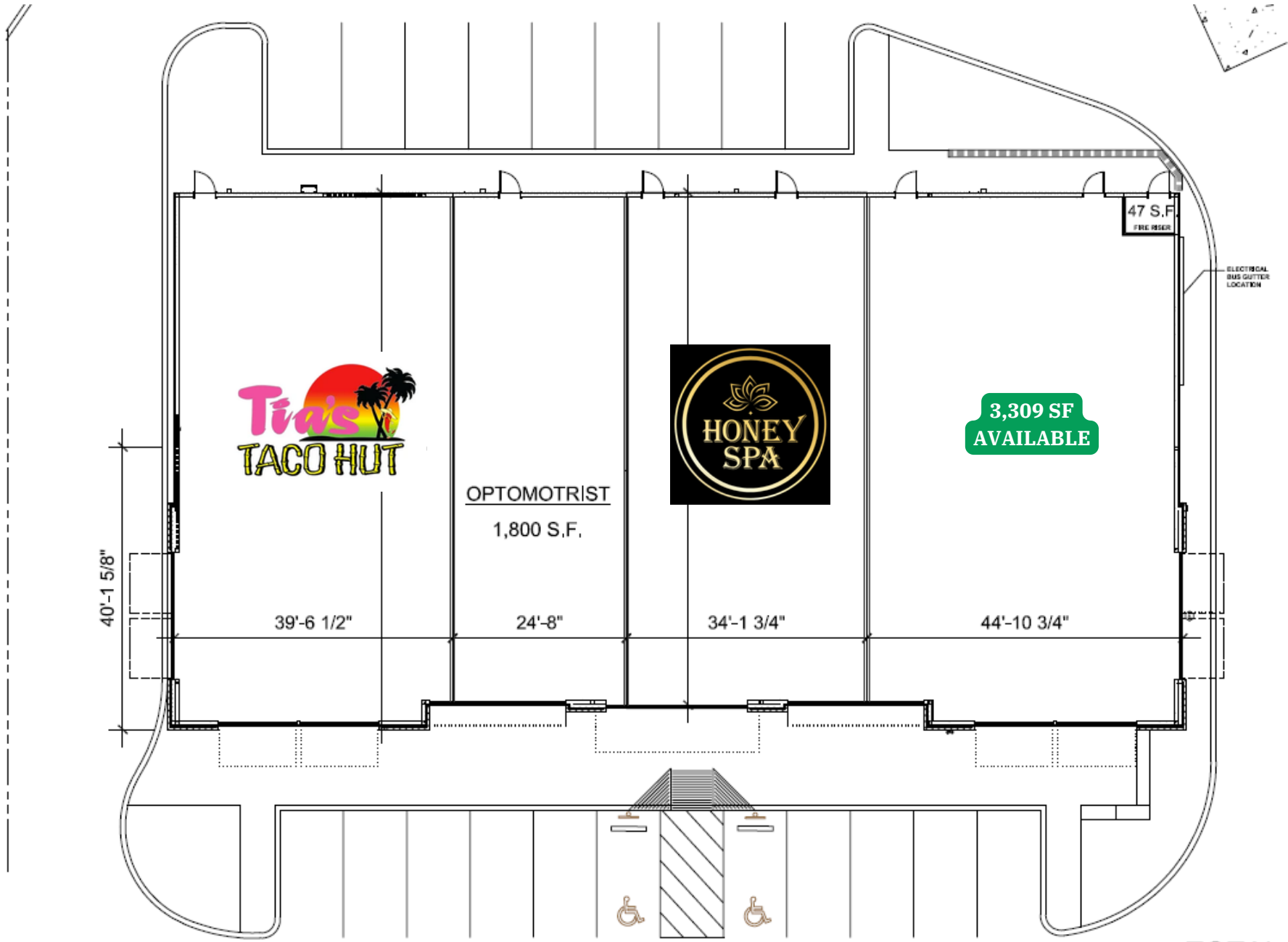


TRAFFIC COUNTS 2024

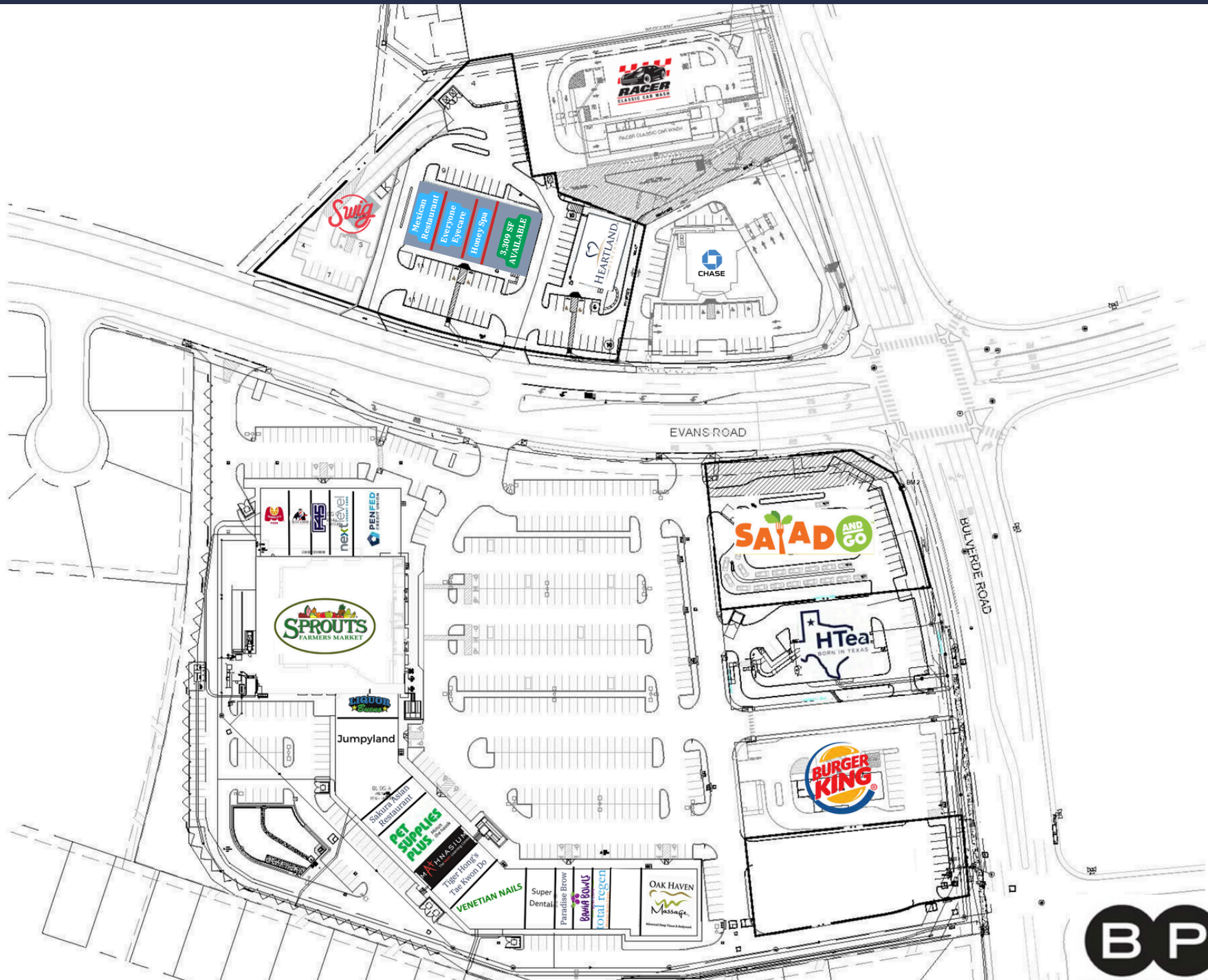
Evans Rd.	26,696 VPD
Bulverde Rd.	37,390 VPD



NWC BULVERDE & EVANS



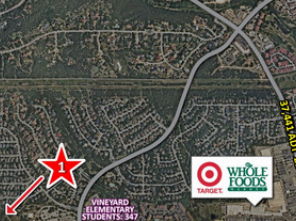
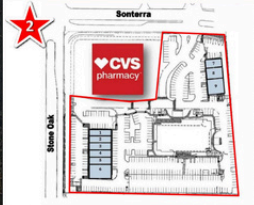
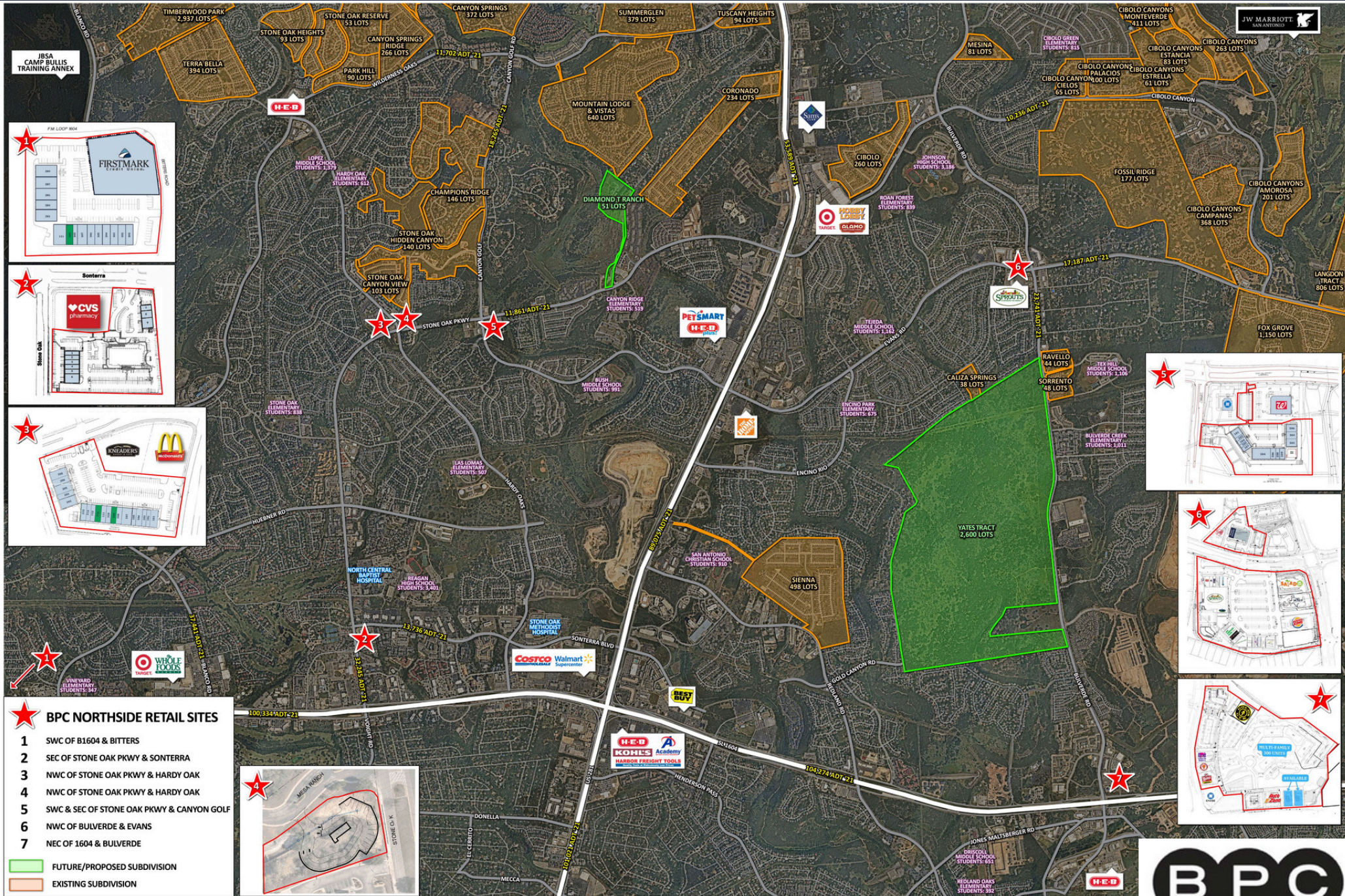
BULVERDE & EVANS



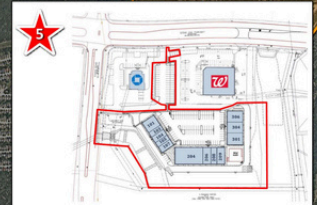
BIRNBAUM PROPERTY COMPANY

www.birnbaumproperty.com

GROWTH MAP



- ★ BPC NORTHSIDE RETAIL SITES**
- 1 SWC OF B1604 & BITTERS
 - 2 SEC OF STONE OAK PKWY & SONTERRA
 - 3 NWC OF STONE OAK PKWY & HARDY OAK
 - 4 NWC OF STONE OAK PKWY & HARDY OAK
 - 5 SWC & SEC OF STONE OAK PKWY & CANYON GOLF
 - 6 NWC OF BULVERDE & EVANS
 - 7 NEC OF 1604 & BULVERDE
- FUTURE/PROPOSED SUBDIVISION
 EXISTING SUBDIVISION



BIRNBAUM PROPERTY COMPANY

www.birnbaumproperty.com

DEMOGRAPHICS

Pop-Facts® Demographics | Demographic Quick Facts



Trade Area: 3643 E. Evans Rd - 1 mi., 3643 E. Evans Rd - 3 mi., 3643 E. Evans Rd - 5 mi.

	3643 E. Evans Rd - 1 mi.		3643 E. Evans Rd - 3 mi.		3643 E. Evans Rd - 5 mi.	
	Total	%	Total	%	Total	%
2025 Est. Population by Single-Classification Race						
White Alone	4,402	57.14	34,503	49.91	88,489	52.36
Black/African American Alone	482	6.26	5,644	8.16	11,758	6.96
American Indian/Alaskan Native Alone	46	0.60	506	0.73	1,291	0.76
Asian Alone	491	6.37	6,432	9.30	11,782	6.97
Native Hawaiian/Pacific Islander Alone	22	0.29	168	0.24	330	0.20
Some Other Race Alone	491	6.37	5,445	7.88	13,709	8.11
Two or More Races	1,771	22.99	16,429	23.77	41,635	24.64
2025 Est. Population by Ethnicity						
Hispanic/Latino	2,727	35.40	26,678	38.59	68,067	40.28
Not Hispanic/Latino	4,978	64.62	42,449	61.41	100,927	59.72
2025 Occupied Housing Units by Tenure						
Owner-Occupied	1,920	70.43	15,670	64.58	41,266	67.23
Renter-Occupied	806	29.57	8,596	35.42	20,113	32.77
Average Household Size	--	2.83	--	2.83	--	2.73
2025 Households by Household Income						
Income < \$15,000	105	3.85	994	4.10	2,704	4.41
Income \$15,000 - \$24,999	73	2.68	696	2.87	2,204	3.59
Income \$25,000 - \$34,999	152	5.58	1,009	4.16	2,833	4.62
Income \$35,000 - \$49,999	181	6.64	2,003	8.25	5,547	9.04
Income \$50,000 - \$74,999	345	12.66	3,281	13.52	8,903	14.51
Income \$75,000 - \$99,999	387	14.20	4,013	16.54	9,168	14.94
Income \$100,000 - \$124,999	278	10.20	2,593	10.69	6,386	10.40
Income \$125,000 - \$149,999	195	7.15	1,896	7.81	5,146	8.38
Income \$150,000 - \$199,999	305	11.19	3,170	13.06	7,893	12.86
Income \$200,000 - \$249,999	171	6.27	1,538	6.34	3,806	6.20
Income \$250,000 - \$499,999	286	10.49	2,075	8.55	4,818	7.85
Income \$500,000+	249	9.13	999	4.12	1,971	3.21
Average Household Income	--	168,120.00	--	140,930.00	--	133,101.00
Median Household Income	--	109,795.12	--	101,087.16	--	97,966.81
2025 Est. Median HH Income by Single-Classification Race						
White Alone	--	127,349.50	--	103,234.17	--	100,727.96
Black/African American Alone	--	81,826.66	--	79,326.50	--	82,302.85
American Indian/Alaskan Native Alone	--	50,000.00	--	75,390.22	--	73,214.53
Asian Alone	--	117,160.50	--	131,762.04	--	119,816.73
Native Hawaiian/Pacific Islander Alone	--	112,500.00	--	62,631.63	--	54,502.51
Some Other Race Alone	--	61,720.03	--	83,297.14	--	89,482.96
Two or More Races	--	98,643.25	--	104,881.47	--	95,848.67
2025 Est. Median HH Income by Ethnicity						
Hispanic/Latino	--	97,156.75	--	95,569.57	--	92,128.40
Not Hispanic/Latino	--	117,520.46	--	105,444.26	--	101,949.38

Benchmark: USA

© 2025 Claritas, LLC. All rights reserved. Source: ©Claritas, LLC 2025. (<https://claritas.easpotlight.com/Spotlight/About/3/2025>)



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:
 - 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.

Birnbaum Property Company	501357	mbirnbaum@birnbaumpropety.com	210-349-7711
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Michael Birnbaum	161284	mbirnbaum@birnbaumpropety.com	210-349-7711
Designated Broker of Firm	License No.	Email	Phone