



1.40 AC
AVAILABLE



BULVERDE RD AND LOOP 1604

 NEC Loop 1604 and Bulverde Rd., San Antonio, Texas 78259



Wes Kimball

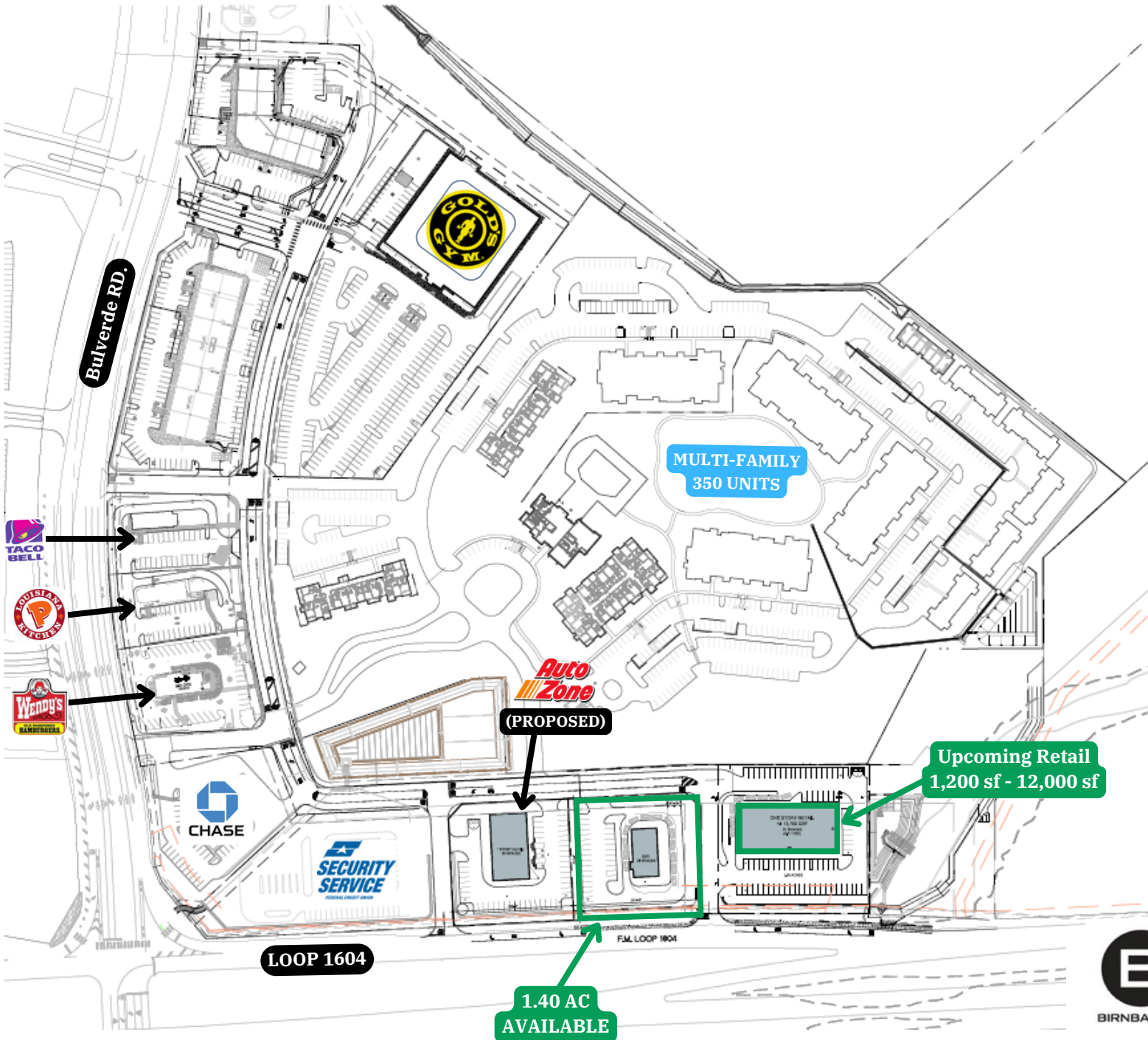
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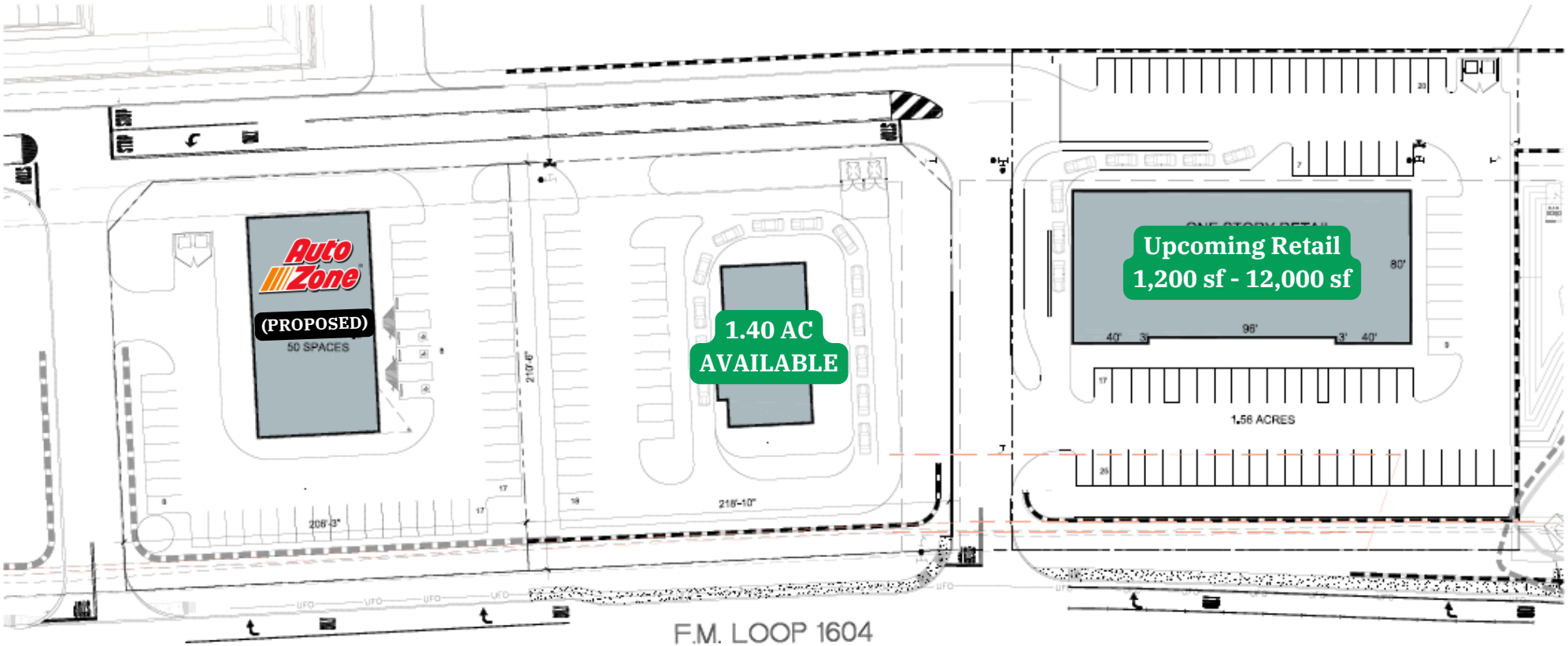
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BULVERDE & 1604



SITE PLAN



SITE PLAN



LAND USE SUMMARY

ALL BUILDINGS 4-STORY

BUILDING #1:	40 UNITS
BUILDING #2:	40 UNITS
BUILDING #3:	48 UNITS
BUILDING #4:	48 UNITS
BUILDING #5:	48 UNITS
BUILDING #6:	48 UNITS
BUILDING #7:	40 UNITS

TOTAL: 312 UNITS

GARAGE APARTMENTS (#8): 12 UNITS

TOTAL: 324 UNITS

TOTAL PARKING: 610 SPACES +/-
TOTAL SITE AREA: 20.94 AC +/-

1. ENTRY MONUMENT
2. UPPER & LOWER ENTRY DRIVE
3. ENTRY BRIDGE
4. EXISTING OAK HAMMOCK FRONT PARK
5. EXPANDED STORMWATER BASIN
6. FUTURE ACCESS ROAD
7. CLUBHOUSE
8. FITNESS
9. POOL
10. COMMUNITY EVENT LAWN
11. 42" SPECIMEN OAK TREE
12. POTENTIAL PRIVATE REAR ENTRY
13. TRASH COMPACTOR

N LOOP 1604 E

DEMOGRAPHICS

Pop-Facts® Demographic Snapshot | Summary



Trade Area: Bulverde Rd. & Loop 1604 - 1 mi., Bulverde Rd. & Loop 1604 - 3 mi., Bulverde Rd. & Loop 1604 - 5 mi.

	Bulverde Rd. & Loop 1604 - 1 mi.	Bulverde Rd. & Loop 1604 - 3 mi.	Bulverde Rd. & Loop 1604 - 5 mi.
Population			
2010 Census	5,756	82,040	169,672
2020 Census	7,015	89,405	198,504
2026 Estimate	7,960	92,538	211,708
2031 Projection	8,784	96,844	224,201
Population Growth			
Percent Change: 2010 to 2020	21.87	8.98	16.99
Percent Change: 2020 to 2026	13.47	3.50	6.65
Percent Change: 2026 to 2031	10.35	4.65	5.90

	Bulverde Rd. & Loop 1604 - 1 mi.	Bulverde Rd. & Loop 1604 - 3 mi.	Bulverde Rd. & Loop 1604 - 5 mi.
Households			
2010 Census	1,975	30,839	65,255
2020 Census	2,786	34,546	77,041
2026 Estimate	3,283	36,268	82,694
2031 Projection	3,668	38,226	87,832
Household Growth			
Percent Change: 2010 to 2020	41.06	12.02	18.06
Percent Change: 2020 to 2026	17.84	4.99	7.34
Percent Change: 2026 to 2031	11.73	5.40	6.21

	Bulverde Rd. & Loop 1604 - 1 mi.	Bulverde Rd. & Loop 1604 - 3 mi.	Bulverde Rd. & Loop 1604 - 5 mi.
Family Households			
2010 Census	1,617	22,186	44,941
2020 Census	1,855	24,141	52,186
2026 Estimate	2,184	25,328	56,180
2031 Projection	2,437	26,695	59,772
Family Household Growth			
Percent Change: 2010 to 2020	14.72	8.81	16.12
Percent Change: 2020 to 2026	17.74	4.92	7.65
Percent Change: 2026 to 2031	11.58	5.40	6.39

Benchmark: USA

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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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