


# BORGFELD CROSSING

Intersection of Borgfeld Dr. & Highland Crest, San Antonio TX

MEDICAL / RETAIL / SERVICE PROJECT COMING SOON

BPC
BIRNBAUM PROPERTY COMPANY
www.birnbaumproperty.com

**Wes Kimball**
210.349.7711. Ext. 227
wkimball@birnbaumproperty.com

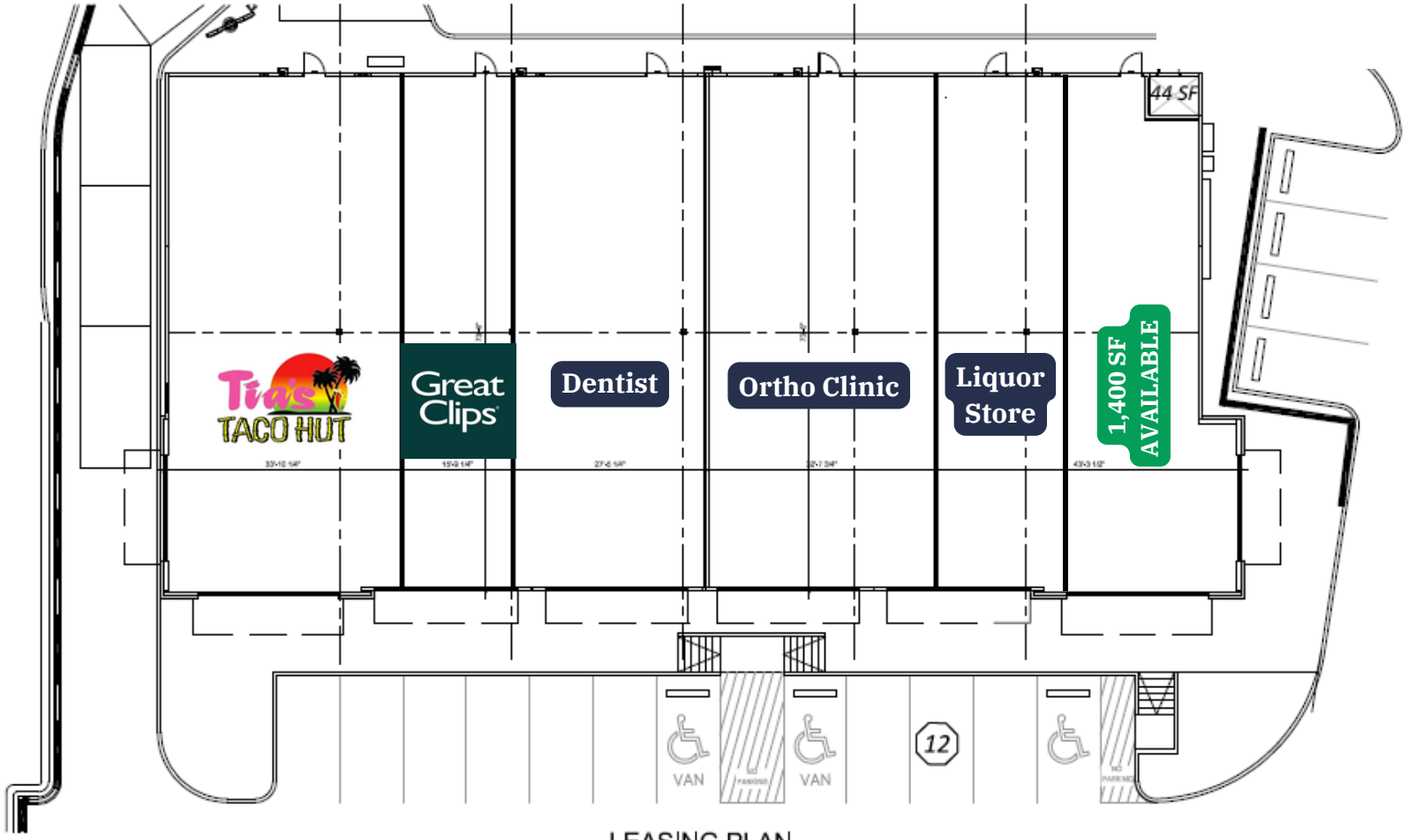
**Jordon Mullen**
210.349.7711. Ext. 229
jmullen@birnbaumproperty.com

# BORGFELD CROSSING

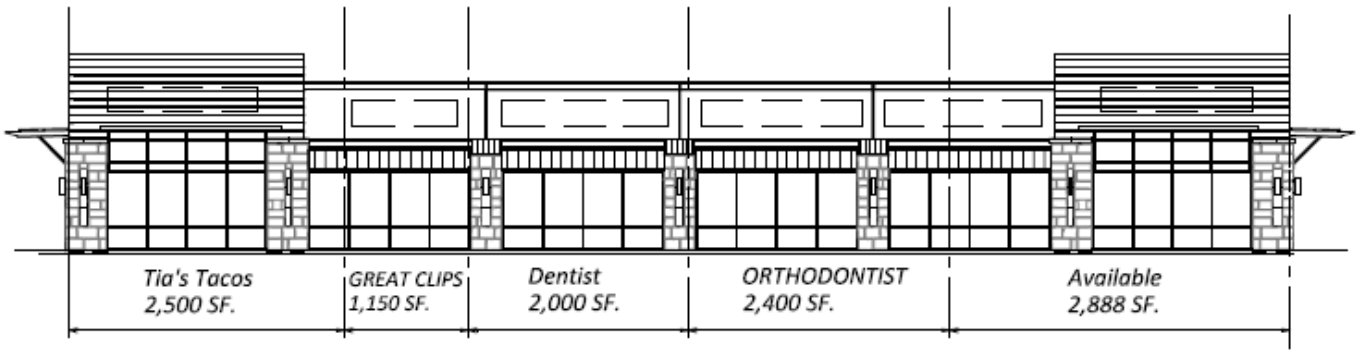



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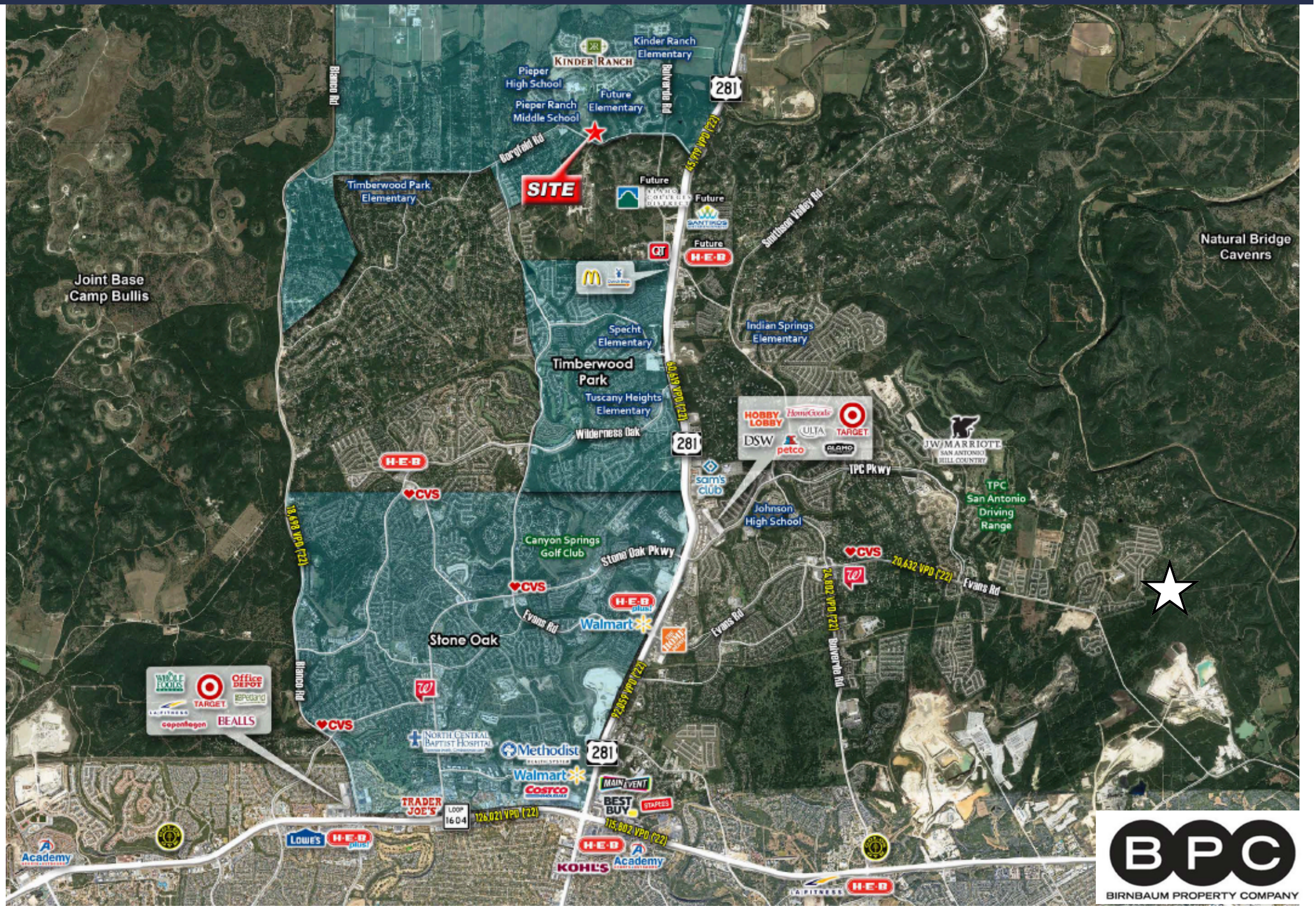



LEASING PLAN
10,938 rsf.

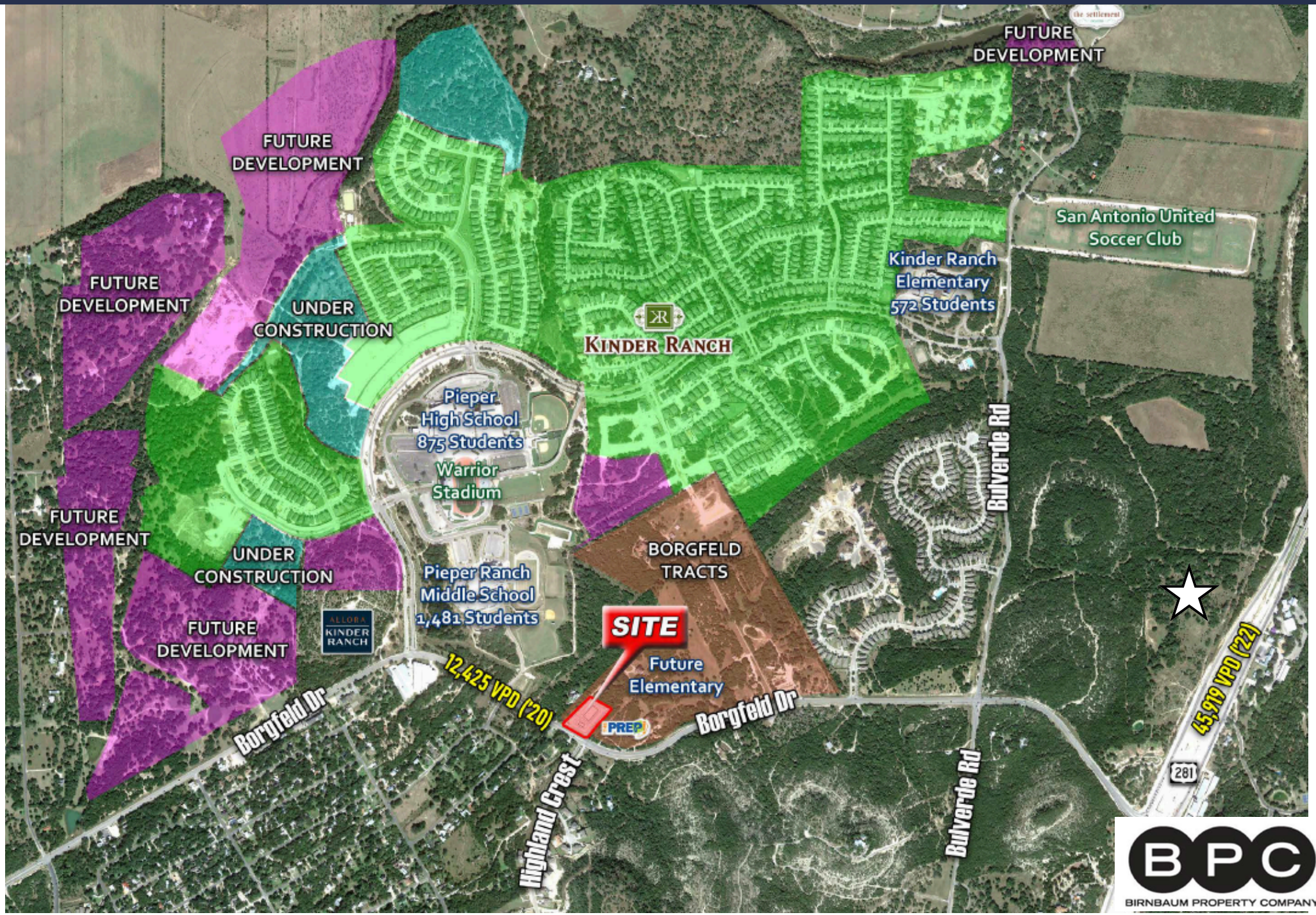



TRUE NORTH
PLAN NORTH

# TRADE AREA


Kinder Ranch Elementary
Pieper High School
Future Elementary
Pieper Ranch Middle School
Bergfeld Rd
Bianco Rd
Bulverde Rd
281
45,979 VPD ('22)
SITE
Future
Timberwood Park Elementary
Future
Future
Southern Valley Rd
Natural Bridge Cavenrs
Joint Base Camp Bullis
Specht Elementary
Indian Springs Elementary
Timberwood Park
Tuscany Heights Elementary
Wilderness Oak
60,619 VPD ('22)
281
TPC Pkwy
TPC San Antonio Driving Range
Johnson High School
Canyon Springs Golf Club
Stone Oak Pkwy
18,498 VPD ('22)
20,632 VPD ('22)
Evans Rd
24,802 VPD ('22)
Stone Oak
Bulverde Rd
Bianco Rd
72,859 VPD ('22)
281
North Central Baptist Hospital
Methodist
Walmart
Costco
TRADER JOE'S
Loop 1604
126,021 VPD ('22)
115,802 VPD ('22)
KOHL'S
Academy
Lowe's
BIRNBAUM PROPERTY COMPANY

# GROWTH MAP




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# DEMOGRAPHICS

## Pop-Facts® Demographics | Summary

claritas

**Trade Area:** Borgfeld Dr. & Highland Crest - 1 mi., Borgfeld Dr. & Highland Crest - 3 mi., Borgfeld Dr. & Highland Crest - 5 mi.

| | Borgfeld Dr. & Highland Crest - 1 mi. | | Borgfeld Dr. & Highland Crest - 3 mi. | | Borgfeld Dr. & Highland Crest - 5 mi. | |
|---|---|---|---|---|---|---|
| | Total | % | Total | % | Total | % |
| **Population** | | | | | | |
| 2010 Census | 1,263 | 100.00 | 20,286 | 100.00 | 52,510 | 100.00 |
| 2020 Census | 2,232 | 100.00 | 31,091 | 100.00 | 78,650 | 100.00 |
| 2024 Estimate | 2,550 | 100.00 | 34,427 | 100.00 | 87,977 | 100.00 |
| 2029 Projection | 2,892 | 100.00 | 37,741 | 100.00 | 96,867 | 100.00 |
| **Population Growth** | | | | | | |
| Percent Change: 2010 to 2020 | – | 76.72 | – | 53.26 | – | 49.78 |
| Percent Change: 2020 to 2024 | – | 14.25 | – | 10.73 | – | 11.86 |
| Percent Change: 2024 to 2029 | – | 13.41 | – | 9.63 | – | 10.11 |

| | Borgfeld Dr. & Highland Crest - 1 mi. | | Borgfeld Dr. & Highland Crest - 3 mi. | | Borgfeld Dr. & Highland Crest - 5 mi. | |
|---|---|---|---|---|---|---|
| | Total | % | Total | % | Total | % |
| **Households** | | | | | | |
| 2010 Census | 415 | 100.00 | 6,922 | 100.00 | 17,789 | 100.00 |
| 2020 Census | 715 | 100.00 | 10,394 | 100.00 | 26,056 | 100.00 |
| 2024 Estimate | 820 | 100.00 | 11,510 | 100.00 | 29,284 | 100.00 |
| 2029 Projection | 933 | 100.00 | 12,625 | 100.00 | 32,369 | 100.00 |
| **Household Growth** | | | | | | |
| Percent Change: 2010 to 2020 | – | 72.29 | – | 50.16 | – | 46.47 |
| Percent Change: 2020 to 2024 | – | 14.69 | – | 10.74 | – | 12.39 |
| Percent Change: 2024 to 2029 | – | 13.78 | – | 9.69 | – | 10.54 |

| | Borgfeld Dr. & Highland Crest - 1 mi. | | Borgfeld Dr. & Highland Crest - 3 mi. | | Borgfeld Dr. & Highland Crest - 5 mi. | |
|---|---|---|---|---|---|---|
| | Total | % | Total | % | Total | % |
| **Family Households** | | | | | | |
| 2010 Census | 328 | 100.00 | 5,586 | 100.00 | 14,413 | 100.00 |
| 2020 Census | 577 | 100.00 | 8,514 | 100.00 | 21,304 | 100.00 |
| 2024 Estimate | 660 | 100.00 | 9,401 | 100.00 | 23,629 | 100.00 |
| 2029 Projection | 752 | 100.00 | 10,320 | 100.00 | 26,098 | 100.00 |
| **Family Household Growth** | | | | | | |
| Percent Change: 2010 to 2020 | – | 75.92 | – | 52.42 | – | 47.81 |
| Percent Change: 2020 to 2024 | – | 14.38 | – | 10.42 | – | 10.91 |
| Percent Change: 2024 to 2029 | – | 13.94 | – | 9.78 | – | 10.45 |

### POPULATION
2024

| | |
|---|---|
| 1 mile | 2,550 |
| 3 mile | 34,427 |
| 5 mile | 87,977 |

### HOUSEHOLD INCOME
2024

| | |
|---|---|
| 1 mile | $123,953 |
| 3 mile | $157,433 |
| 5 mile | $162,850 |

### TRAFFIC COUNTS
2022

| | |
|---|---|
| Hwy 281 | 45,919 VPD |
| Borgfeld Dr. | 12,425 VPD |

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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.*

EQUAL HOUSING OPPORTUNITY

**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.

| 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 |