



BULVERDE

SETTING

STARLIGHT DR

15.7 Miles to Loop 337

FARM-TO-MARKET RD 1863

FOR SALE

# Industrial Property N Bexar County

30520 Smithson Valley Road, San Antonio, TX 78261

County Joint Project:  
and Re-alignment of  
Smithson Valley Rd

Property Lines and Distances  
area Approximate.

eXp Commercial | 9600 Great Hills Trl | Austin, TX 78759 |

**Tom Hackleman**  
210.549.6728 x100  
Tom@210CRE.com  
TX #615018

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PROPERTY INFORMATION	3	eXp Commercial, LLC, a Delaware limited liability company operates a commercial real estate business and is an affiliate ("Affiliate") of eXp World Holdings, Inc., a Delaware corporation (together with its subsidiaries and Affiliate, "eXp"). eXp and the reported owner(s) ("Owner(s)") of the property referenced herein ("Property") present this Confidential Offering Memorandum ("Memorandum") to assist the recipient(s) ("You" or "Your") in evaluating the Property and it is intended solely for Your limited use in determining whether you desire to acquire the Property. This Memorandum contains a brief summary of selected information pertaining to the Property and should not be considered all-inclusive or permanent. The information in this Memorandum has been obtained from sources believed to be reliable, t however, eXp has not verified it and neither Owner(s) nor eXp make any guaranty, warranty or representation, express or implied, as to the accuracy or completeness of this Memorandum or the information contained herein.
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It is highly recommended that You independently verify each item of information contained in this Memorandum and have the same reviewed by your tax accountant, investment advisor, and/or legal counsel. This Memorandum and any ongoing or future communications You may have with eXp and/or Owner(s) and its and their respective officers, brokers, agents, affiliates or employees regarding this Memorandum or the Property does not in any way constitute or convey any guaranty, warranty or representation, express or implied, or legal, investment or tax advice to You. All assumptions, projections, estimates and/or opinions expressed or implied in this Memorandum are provided as examples only and all information is subject to change, error, omissions and/or withdrawal without notice. Any references in the Memorandum to boundary, area, height, acreage, building or premises size or square footage are approximations only and should be independently verified by You. Any references in the Memorandum to any lease or tenant information, including and without limitation to the premises, rental rates, rent escalations, common area expenses, percentage rents and lease maturities should be independently verified by You. You should conduct your own investigations and due diligence of the Property, including without limitation to environmental and physical condition inspections and reach your own conclusions regarding the suitability of the Property for investment.

eXp and Owner(s) assume no responsibility for the accuracy or completeness of any information contained in this Memorandum. eXp and Owner(s) expressly disclaim any implied or expressed warranties of merchantability, fitness for a particular purpose or non-infringement of intellectual property relating to this Memorandum. In no event shall eXp or Owner(s), and its and their respective officers, brokers, agents, affiliates or employees, be liable for any damages resulting from the reliance on or use of any information in this Memorandum, including but not limited to direct, special, indirect, consequential or incidental damages.

By accepting receipt of this Memorandum, You agree to the following: (a) This Memorandum is of a highly confidential nature; it will be held in the strictest confidence and shall be returned to eXp upon request; (b) You will not contact any property manager, contractor, employee or tenant of the Property regarding the Property or this Memorandum, without prior approval of eXp or Owner(s); and (c) You understand and agree that Affiliate represents Owner(s) and not You and (iv) this Memorandum and the information contained herein shall not be used by You in any way that is detrimental to Owner(s), or eXp. Neither eXp nor Owner(s) shall have any obligation to pay any commission, finder's fee, or any other compensation to any Broker, Agent or other person. You may provide information to persons retained by You to evaluate the Property only after first obtaining a signed Confidentiality Agreement from such persons and providing a copy of such agreement to eXp via email at [legal@exprealty.net](mailto:legal@exprealty.net).

The Owner(s) shall have no legal commitment or obligation to You or any person(s) or entity reviewing this Memorandum or making an offer to purchase, lease, or finance the Property unless and until written agreement(s) for the purchase or finance of the Property are considered satisfactory to Owner(s) in its sole and absolute discretion and have been fully executed, delivered, and approved by the Owner(s) and any conditions to the Owner's obligations therein have been fully satisfied or waived.

The Owner(s) expressly reserves the right, at its sole and absolute discretion, to reject any or all expressions of interest or offers to purchase or lease the Property, and/or to terminate discussion with You or any other person or entity at any time with or without notice, which may or may not arise as a result of review of the Memorandum.

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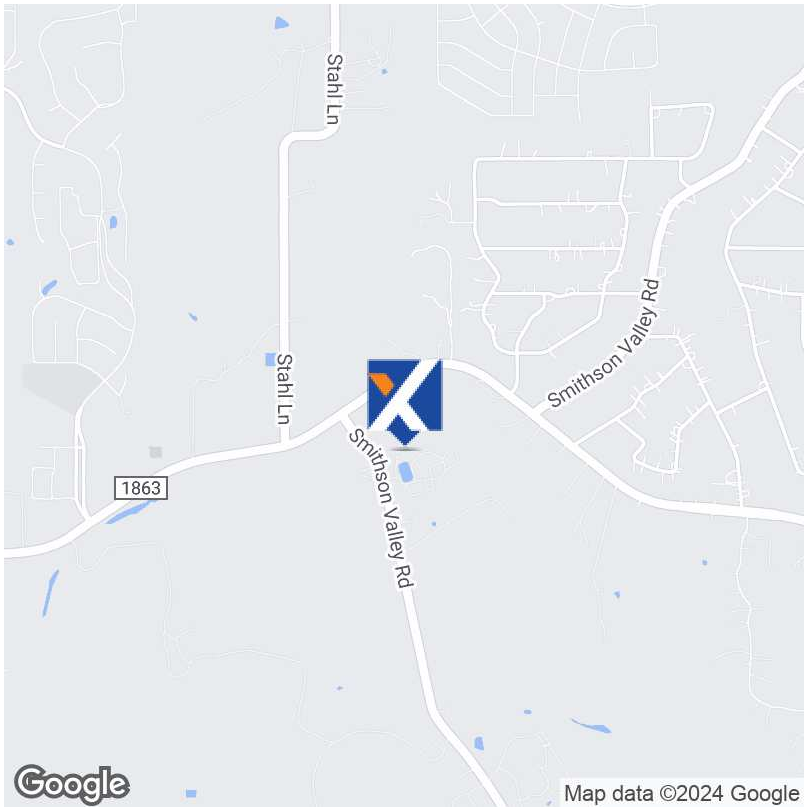
# PROPERTY INFORMATION

County Joint Project:  
and Re-alignment of  
Athson Valley Rd

27.577 Acres

Property Lines and Distances  
area Approximate.

FOR SALE | Executive Summary



OFFERING SUMMARY

Sale Price:	Call Broker for Pricing
Available SF:	
Lot Size:	27.577 Acres
Price / Acre:	-
Zoning:	OCL
Market:	San Antonio MSA
Submarket:	Bulverde

PROPERTY OVERVIEW

This property is perfectly situated in Northern Bexar County and just minutes from Bulverde, Spring Branch, New Braunfels, and the fast paced growth of Western Comal County. This property is perfect for Industrial, Outside Storage, Cement Batch Plant, Industrial Park, bring your own creativity, this property has no use restrictions and no zoning. 16.5 Acres out of Floodplain.

Owner Financing Available: 6% Interest w/25% Down, 20 yr Amortization, 10 year Balloon.

Disclaimer:

The information contained herein has been gathered from sources deemed reliable; however, the Vantage Realty Group, eXp Commercial, and its associates, members, agents, and employees cannot guarantee the accuracy of such information. No representation is made as to the possible investment value or type of use. Prospective buyers are urged to verify all information to their satisfaction and consult with their tax and legal advisors before making a final determination.

PROPERTY HIGHLIGHTS

- Industrial
- No City Tax
- No Restrictions and No Zoning
- 16.5 Acres out of the Floodplain

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# FOR SALE | Additional Photos



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Cibola Creek

27.577 Acres

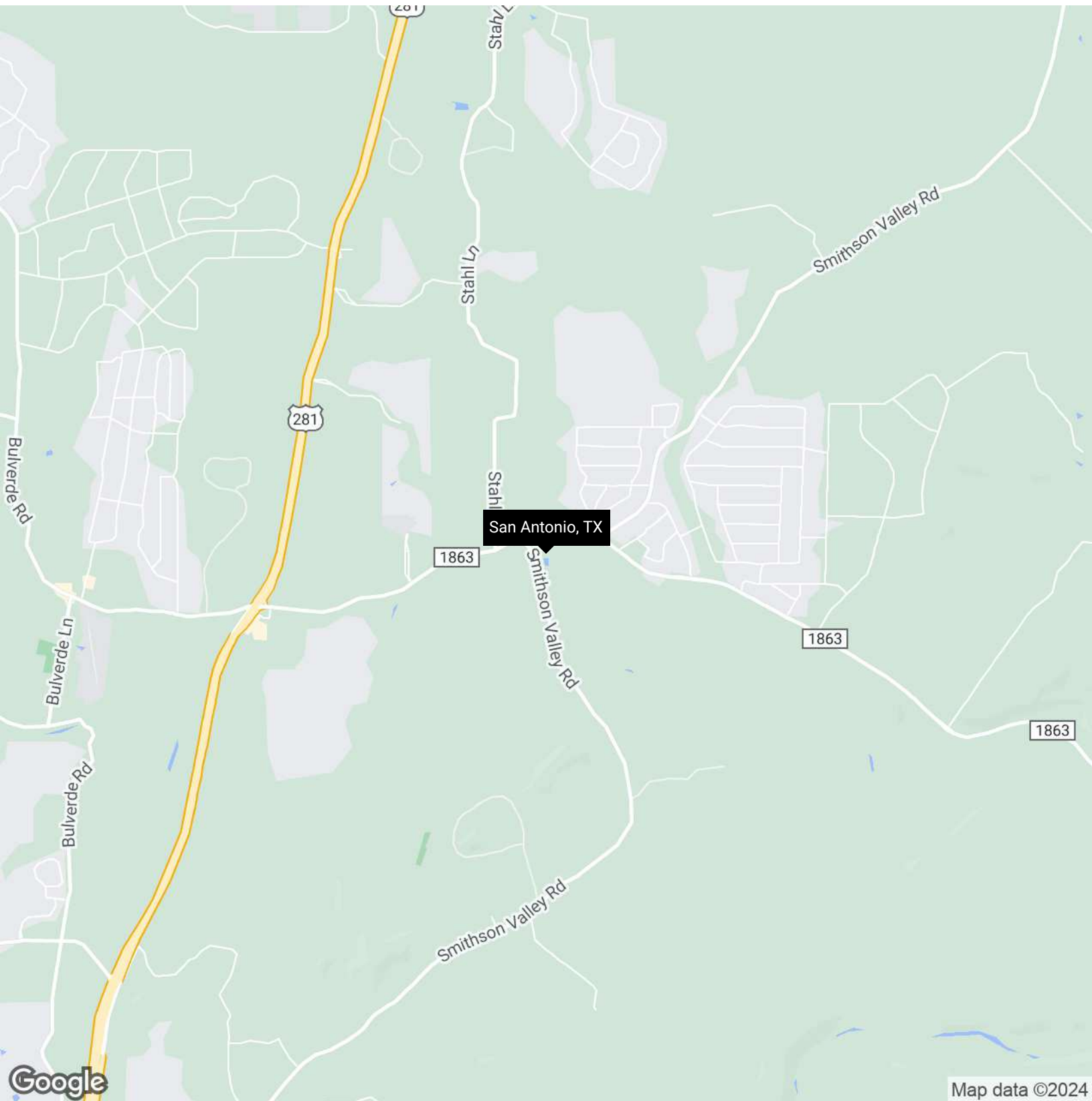
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## LOCATION INFORMATION

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# FOR SALE | Regional Map



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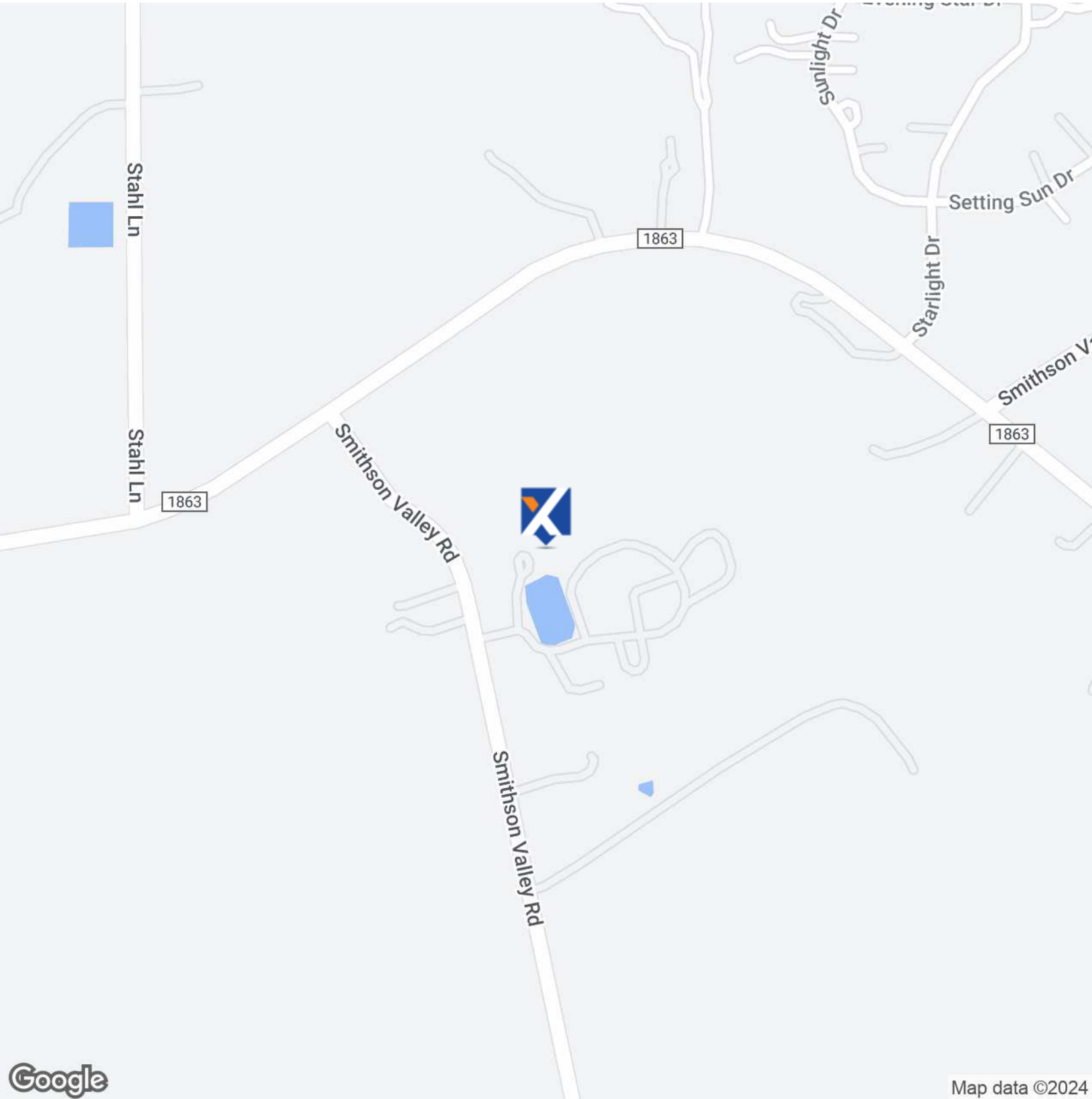
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FOR SALE | **Location Map**



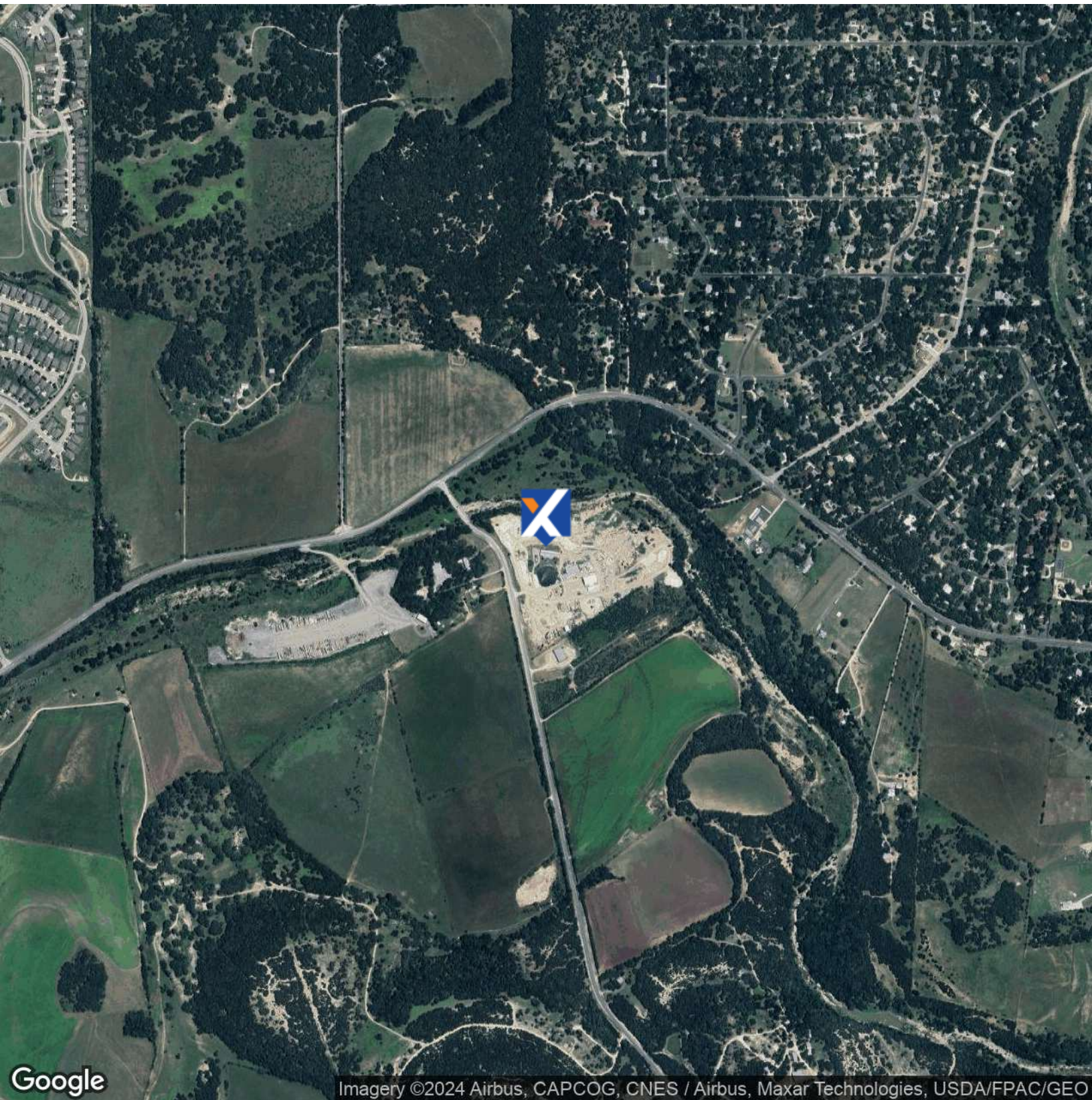
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# FOR SALE | Aerial Map



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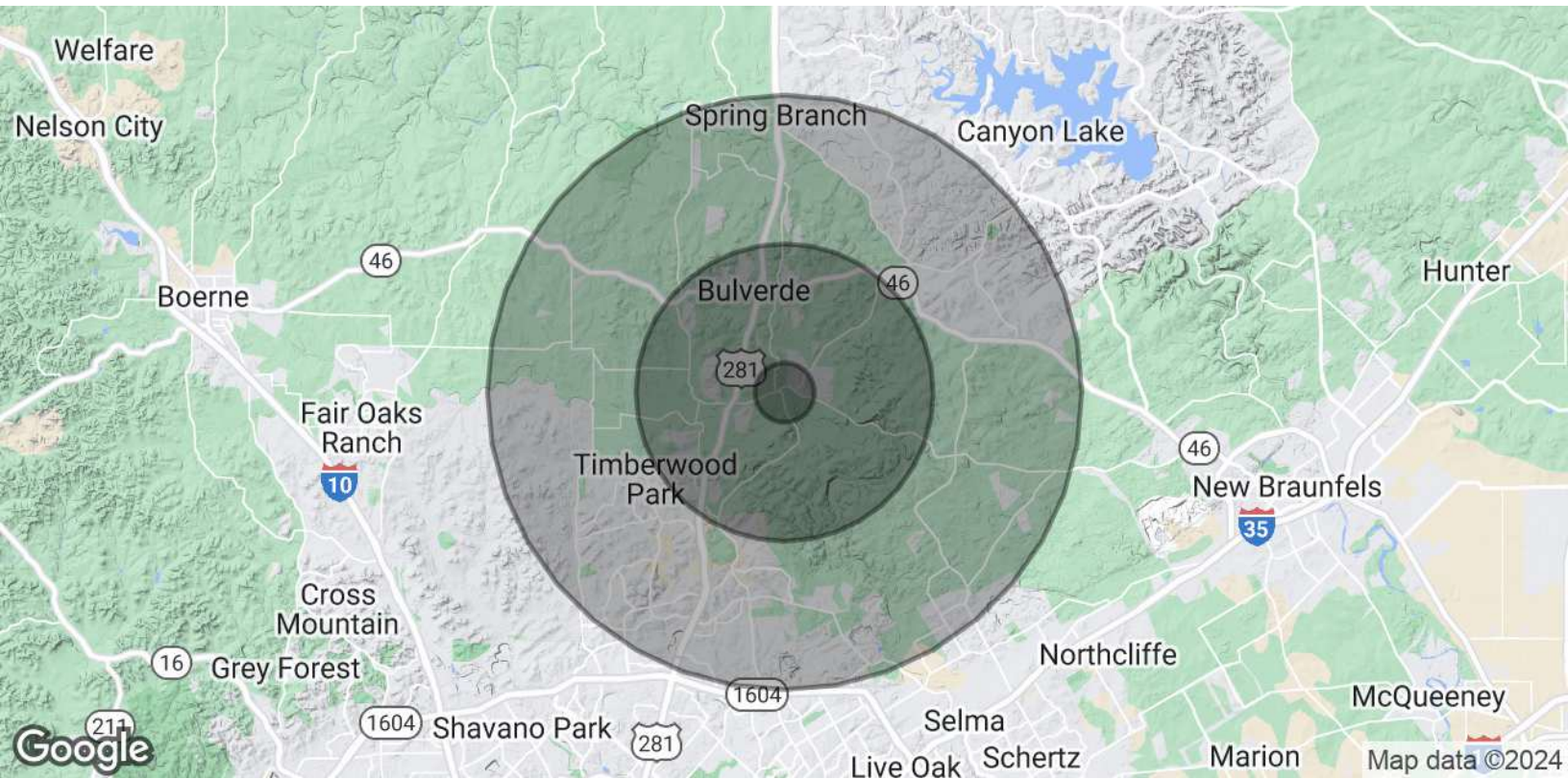
# DEMOGRAPHICS

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# FOR SALE | Demographics Map & Report



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	737	22,284	132,985
Average Age	53.5	43.2	40.1
Average Age (Male)	54.4	43.7	39.7
Average Age (Female)	52.4	42.7	40.1

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	294	7,667	47,302
# of Persons per HH	2.5	2.9	2.8
Average HH Income	\$119,512	\$128,103	\$120,830
Average House Value	\$356,300	\$351,815	\$348,783

\* Demographic data derived from 2020 ACS - US Census

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# ADVISOR BIOS

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# FOR SALE | Advisor Bio 1



## TOM HACKLEMAN

Commercial Agent / Supervisor / Mentor

Tom@210CRE.com

Direct: 210.549.6728 x100

TX #615018

## PROFESSIONAL BACKGROUND

www.210CRE.com - For up to date info on listings.

Tom has worked on projects ranging from a small mountain top log cabin rental chalet village to a 250-acre mixed-use master planned development. He brings over 20 years of Real Estate, Development, and Construction experience. Tom serves on the Executive Committee of the Bulverde Spring Branch Economic Development Foundation, serves on the Board of the Bulverde Spring Branch Chamber of Commerce, and on the board of the BSB Chamber Foundation. He also previously served on The City of Bulverde Planning and Zoning Commission.

Tom's passion for and experience in the Commercial Real Estate and property development industries allows him to provide exceptional value to his clients to solve problems by thinking outside the box while simultaneously achieving the best value for his clients. He enjoys serving and giving back to the community he loves, and he values the time he spends with his family, volunteering at church, and working with his hands.

## MEMBERSHIPS

Bulverde Spring Branch Chamber of Commerce - Board Member and Legacy Leader

Bulverde Spring Branch Chamber of Commerce Foundation - Board Member

Bulverde Spring Branch Economic Development Foundation - Board Member, Executive Committee, and Secretary

H.I.S. (Healthcare, Innovations, and Sciences) Centre - Board Member, Executive Committee, and Treasurer

## eXp Commercial

9600 Great Hills Trl Ste 150W

Austin, TX 78759

855.450.0324

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