



FOR SALE

Heimer Cove (2) Property in Bulverde

30247-30255 Heimer CV, Bulverde, TX 78163

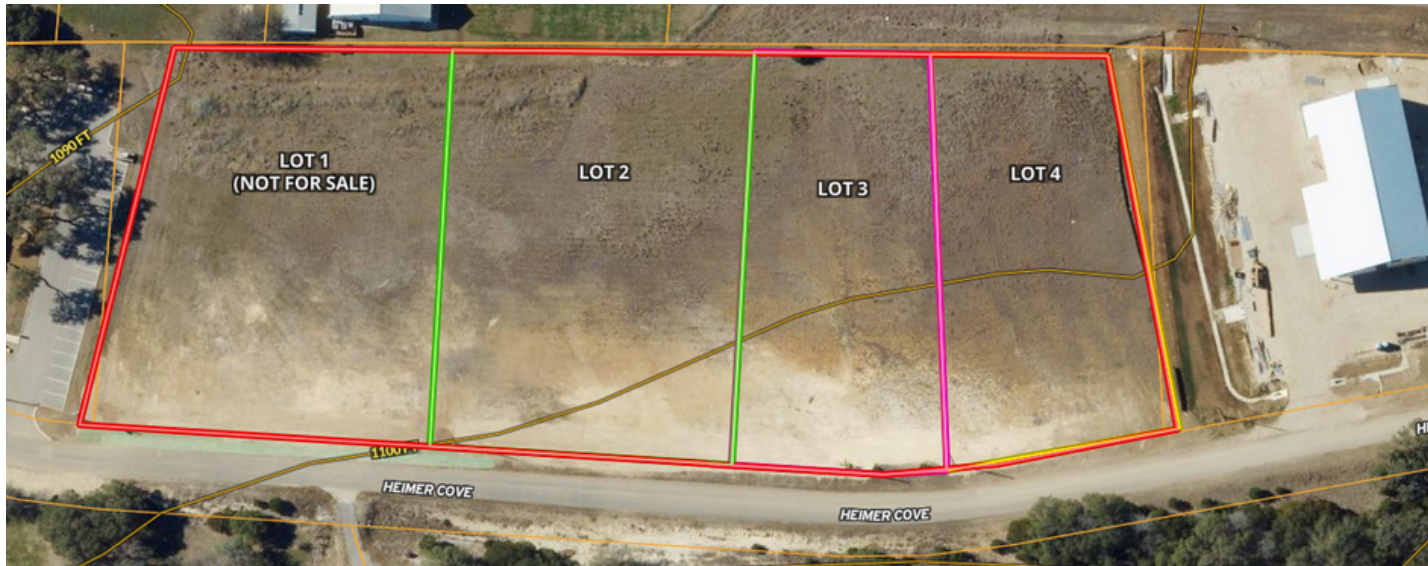
eXp Commercial | 9600 Great Hills Trl | Austin, TX 78759 |

Tom Hackleman

210.549.6728 x100
Tom@210CRE.com
TX #615018

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OFFERING SUMMARY

Sale Price (all 3 Lots):	\$1,153,000
Size (all 3 Lots):	3.502 Acres
Lot 2 Size:	1.5 Acres
Lot 2 Price:	\$495,000
Lot 3 Size:	1 Acres
Lot 3 Price:	\$329,000
Lot 4 Size:	1 Acres
Lot 4 Price:	\$329,000
Zoning:	PDD
Market:	Bulverde

PROPERTY OVERVIEW

This relatively flat property is ready for your new building, relocated business, or hold and wait for the property values to appreciate. Bulverde is the Front Porch to the Hill Country, and this property is located in the Downtown Bulverde Village where you will enjoy the benefits of a smaller town, and located next to Bulverde City Hall and New Police Station.

PROPERTY HIGHLIGHTS

- Flat Site
- Ready to be developed
- No Trees
- Shared Detention
- Water Line is in place
- Fire Hydrants Near By
- Zoned by a PDD which provides for a wide variety of uses

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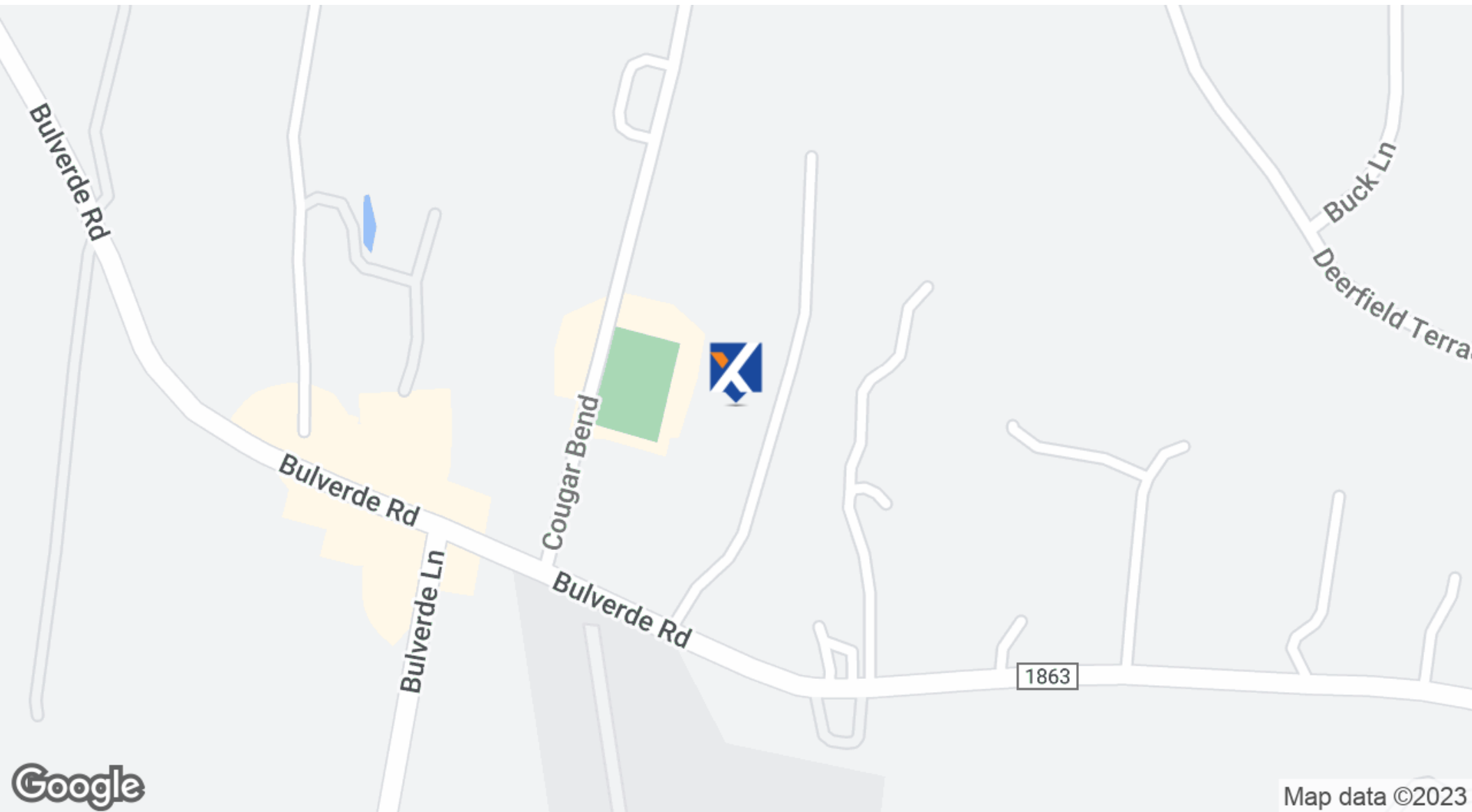
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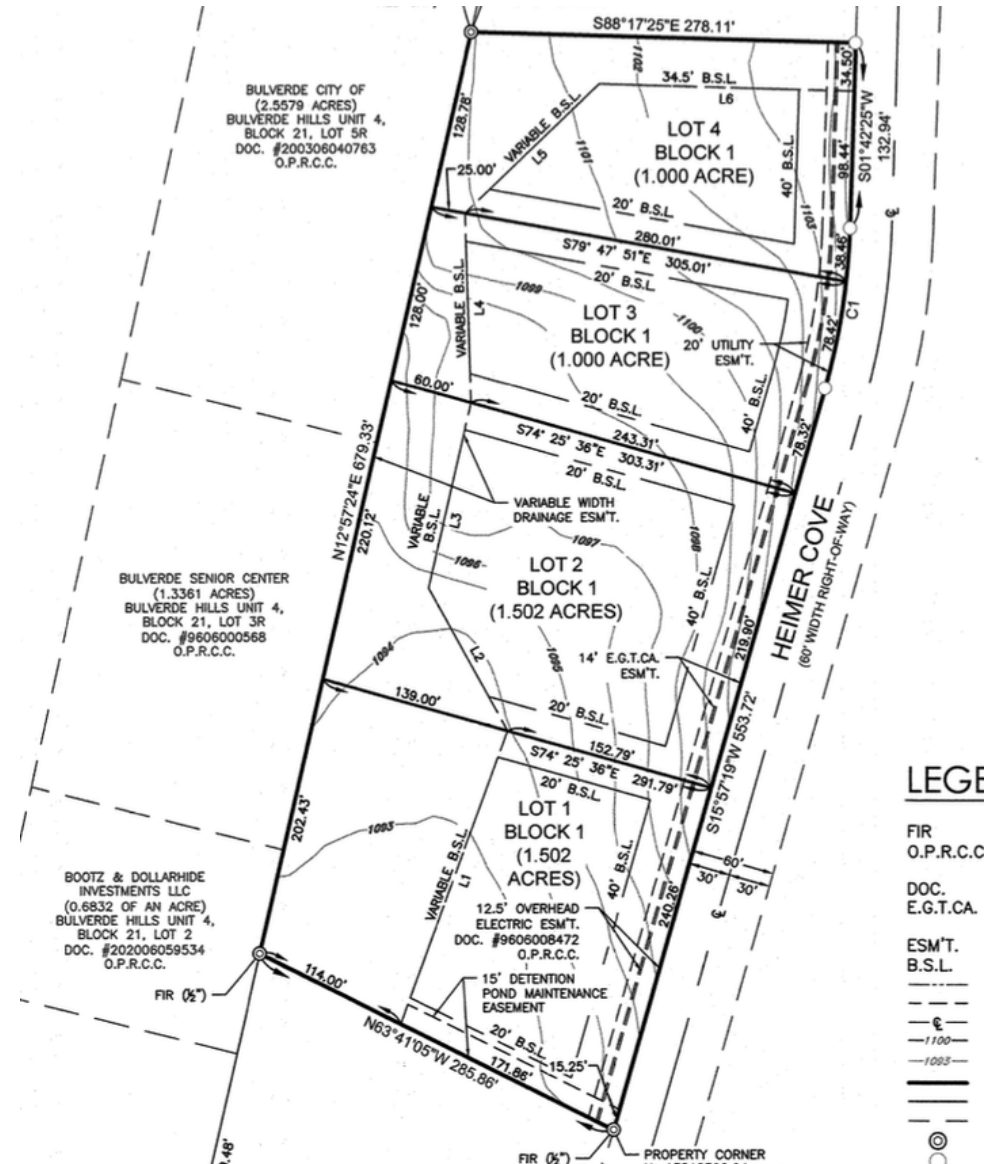
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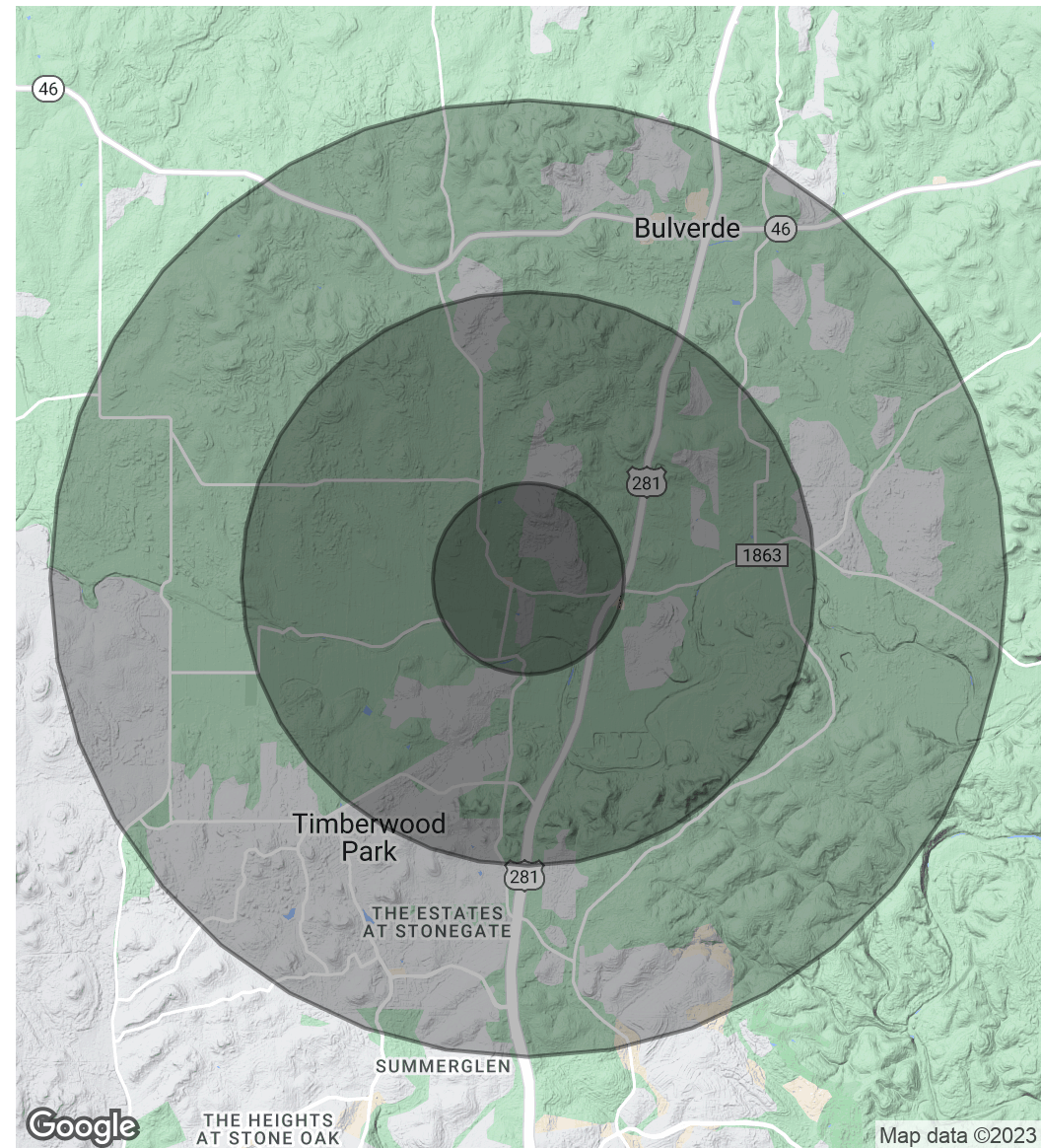
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	919	8,476	32,496
Average Age	47.5	41.2	41.0
Average Age (Male)	48.7	42.0	41.7
Average Age (Female)	45.5	41.6	40.0

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	339	2,804	10,798
# of Persons per HH	2.7	3.0	3.0
Average HH Income	\$115,040	\$123,001	\$126,084
Average House Value	\$310,470	\$321,955	\$339,519

** Demographic data derived from 2020 ACS - US Census*



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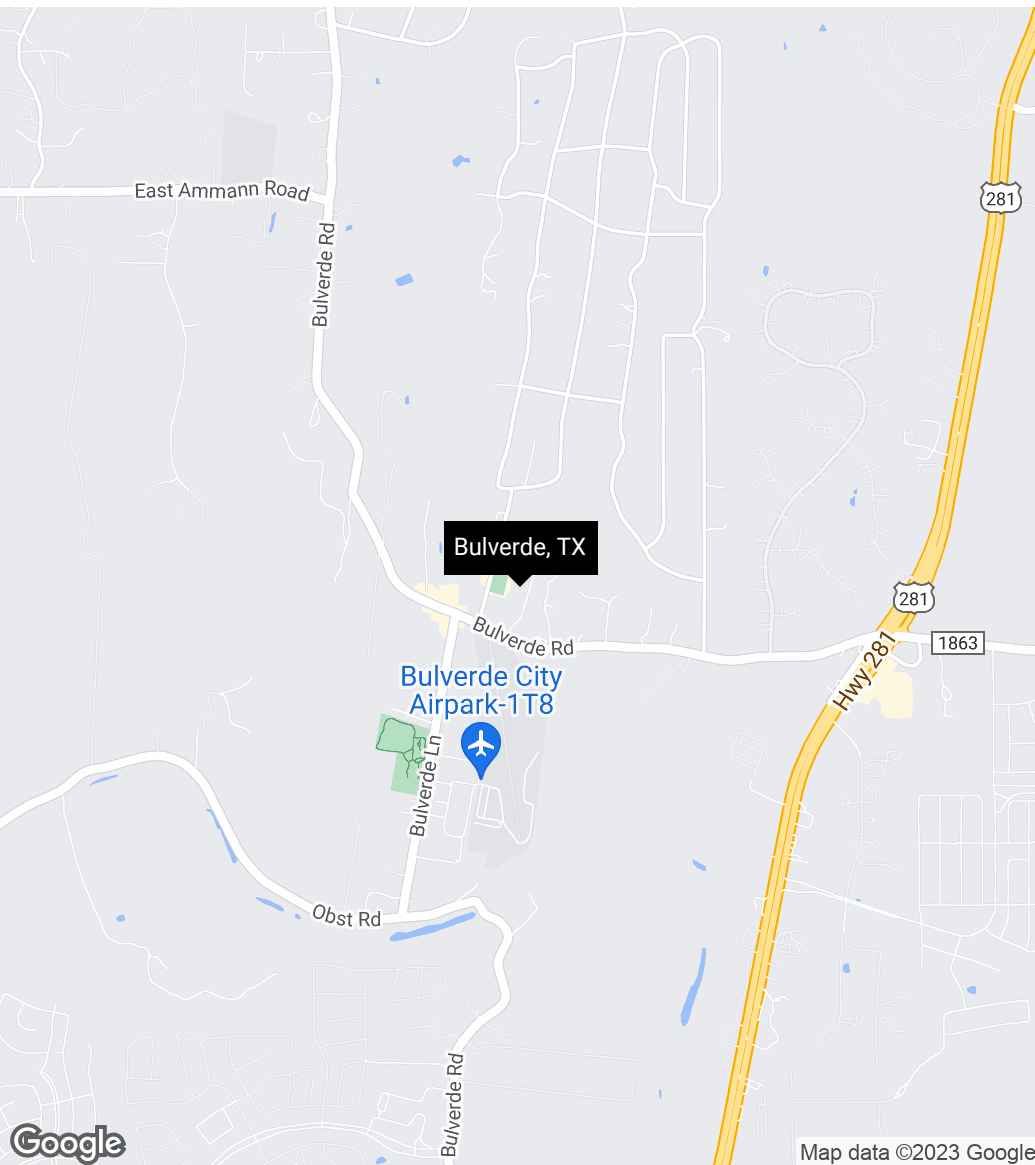
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LOCATION DESCRIPTION

Heimer Cove is 1 mile West of Highway 281, turn right on Heimer Cove and the property is on the Left

Site Map Link:

<https://id.land/ranching/maps/37f2e76590f6d29a112d86f8f5e63cd8/share/unbranded>

LOCATION DETAILS

Population (2023)	6,552
Land Area (mi sq)	15.8 sq mi
Density (mi sq)	414.20 sq mi
Growth Rate (yoy)	4.53% (284)
Growth Rate since 2020	14.23% (816)
Cross Streets	Bulverde Rd
Signal Intersection	No
Road Type	Paved
Market Type	Small
Nearest Highway	Hwy 281
Nearest Airport	1T8 - Bulverde
World Population Review	https://worldpopulationreview.com/us-cities/bulverde-tx-population

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TOM HACKLEMAN

Commercial Agent / Supervisor / Mentor

Tom@210CRE.com

Direct: 210.549.6728 x100

TX #615018

PROFESSIONAL BACKGROUND

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.

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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.

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.

Broker Firm Name:	eXp Commercial, LLC	9010212	TX.Broker@eXpCommercial.com	855-450-0324
Designated Broker of Firm:	Clifford Bogart	313043	TX.Broker@eXpCommercial.com	855-450-0324
Licensed Supervisor of Sales Agent:	Clifford Bogart	313043	TX.Broker@eXpCommercial.com	855-450-0324
Sales Agent:	Tom Hackleman	615018	Tom@210CRE.com	210-549-6728 x 100

Buyer / Tenant / Seller / Landlord Initials

Date