



FOR SALE

284 Acres - Bulverde Lewis Creek Ranch

21745 Hwy 46 W, Spring Branch, TX 78070

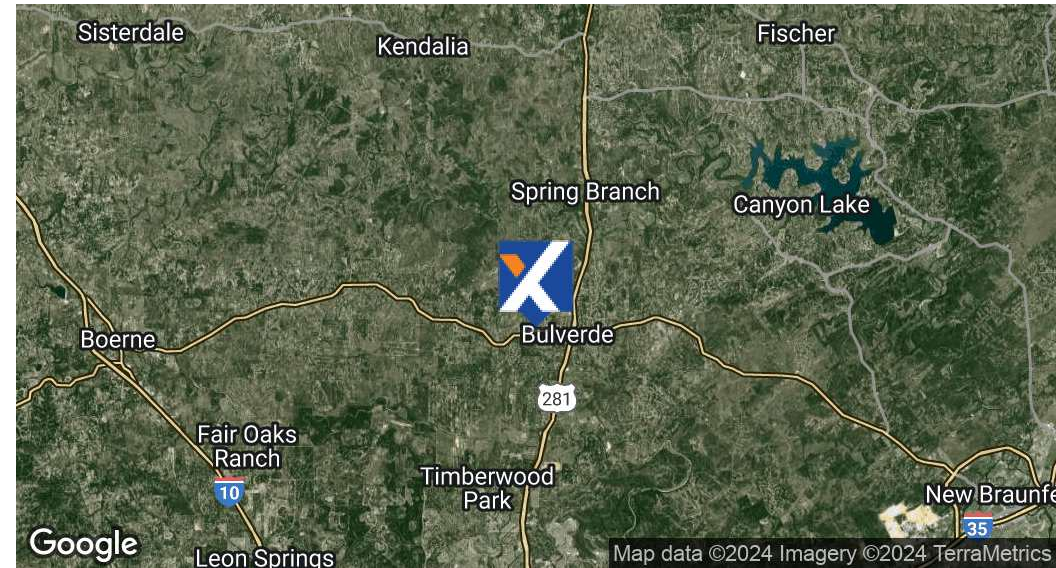
eXp Commercial | 9600 Great Hills Trl | Austin, TX 78759 |

Tom Hackleman

210.549.6728 x100
Tom@210CRE.com
TX #615018

FOR SALE | Lewis Creek Ranch

21745 Hwy 46 W, Spring Branch, TX 78070



OFFERING SUMMARY

Sale Price:	\$18,500,000
Lot Size:	284 Acres
Price / Acre:	\$65,141
Zoning:	R2
Market:	Western Comal County
Submarket:	Bulverde Spring Branch

PROPERTY OVERVIEW

The Lewis Creek Ranch has many nicely wooded lots that will offer the finest in Hill Country living. The approved Master Development Plan with the City of Bulverde that allows for 177 large single family one acre lots in 7 phases. The property is vested with several variances regarding trees, slopes, parkland, etc. This beautiful property is strategically located just West of the Hwy 46 and 281 commercial core with easy access via Hwy 46 or Bulverde Road. Access to shopping, entertainment, and recreation are minutes away, including HEB, Wal-Mart, Home Depot, restaurants and many more offerings. The Comal Independent School District boasts some of the best schools in the state and the schools for this property are within a few miles, not to mention several private and religious schools nearby.

PROPERTY HIGHLIGHTS

- Secluded Hill Country Setting
- Hill Country Views
- Prime Location located in Bulverde w/ low taxes
- Within 2 minutes for local shopping (HEB+ Grocery, Home Depot, Wal-Mart, etc.)
- Less than 15 minutes to San Antonio
- Numerous outdoor local and state recreation areas

Tom Hackleman

210.549.6728 x100
Tom@210CRE.com
TX #615018



FOR SALE | Lewis Creek Ranch

21745 Hwy 46 W, Spring Branch, TX 78070



Tom Hackleman

210.549.6728 x100
Tom@210CRE.com
TX #615018

expTM
COMMERCIAL

VANTAGE
REALTY GROUP

eXp Commercial, LLC, its direct and indirect parents and their subsidiaries (together, "We") obtained the information above from sources believed to be reliable, however, We have not verified its accuracy and make no guarantee, warranty or representation, expressed or implied, about such information. The information contained above is submitted subject to the possibility of errors, omissions, price changes, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Any projections, opinions, assumptions or estimates of the information contained above or provided in connection therewith, either expressed or implied, are for example only, and they may not represent current or future performance of the subject property. You, together with your tax and legal advisors, should conduct your own thorough investigation of the subject property and potential investment.

FOR SALE | Lewis Creek Ranch

21745 Hwy 46 W, Spring Branch, TX 78070



Tom Hackleman

210.549.6728 x100
Tom@210CRE.com
TX #615018

expTM
COMMERCIAL

VANTAGE
REALTY GROUP

eXp Commercial, LLC, its direct and indirect parents and their subsidiaries (together, "We") obtained the information above from sources believed to be reliable, however, We have not verified its accuracy and make no guarantee, warranty or representation, expressed or implied, about such information. The information contained above is submitted subject to the possibility of errors, omissions, price changes, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Any projections, opinions, assumptions or estimates of the information contained above or provided in connection therewith, either expressed or implied, are for example only, and they may not represent current or future performance of the subject property. You, together with your tax and legal advisors, should conduct your own thorough investigation of the subject property and potential investment.

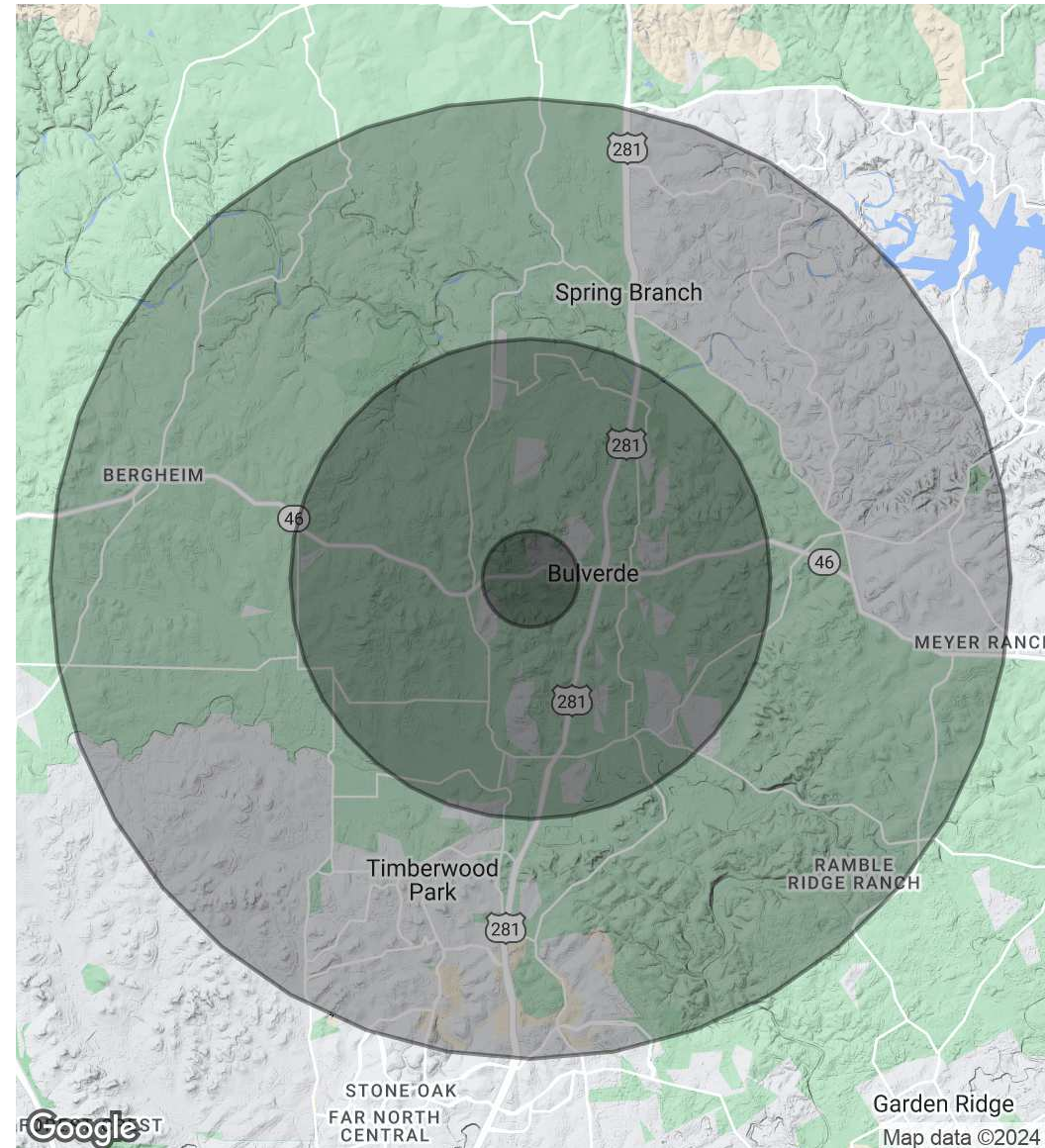
FOR SALE | Lewis Creek Ranch

21745 Hwy 46 W, Spring Branch, TX 78070

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	970	17,281	77,745
Average Age	46.2	45.9	41.5
Average Age (Male)	41.7	45.7	41.4
Average Age (Female)	48.1	46.2	41.5

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	293	6,012	26,977
# of Persons per HH	3.3	2.9	2.9
Average HH Income	\$150,191	\$131,829	\$127,716
Average House Value	\$313,093	\$375,844	\$380,875

2020 American Community Survey (ACS)



Tom Hackleman

210.549.6728 x100
Tom@210CRE.com
TX #615018

expTM
COMMERCIAL

VANTAGE
REALTY GROUP

eXp Commercial, LLC, its direct and indirect parents and their subsidiaries (together, "We") obtained the information above from sources believed to be reliable, however, We have not verified its accuracy and make no guarantee, warranty or representation, expressed or implied, about such information. The information contained above is submitted subject to the possibility of errors, omissions, price changes, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Any projections, opinions, assumptions or estimates of the information contained above or provided in connection therewith, either expressed or implied, are for example only, and they may not represent current or future performance of the subject property. You, together with your tax and legal advisors, should conduct your own thorough investigation of the subject property and potential investment.

FOR SALE | Lewis Creek Ranch

21745 Hwy 46 W, Spring Branch, TX 78070



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

Tom Hackleman

210.549.6728 x100
Tom@210CRE.com
TX #615018



eXp Commercial, LLC, its direct and indirect parents and their subsidiaries (together, "We") obtained the information above from sources believed to be reliable, however, We have not verified its accuracy and make no guarantee, warranty or representation, expressed or implied, about such information. The information contained above is submitted subject to the possibility of errors, omissions, price changes, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Any projections, opinions, assumptions or estimates of the information contained above or provided in connection therewith, either expressed or implied, are for example only, and they may not represent current or future performance of the subject property. You, together with your tax and legal advisors, should conduct your own thorough investigation of the subject property and potential investment.



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