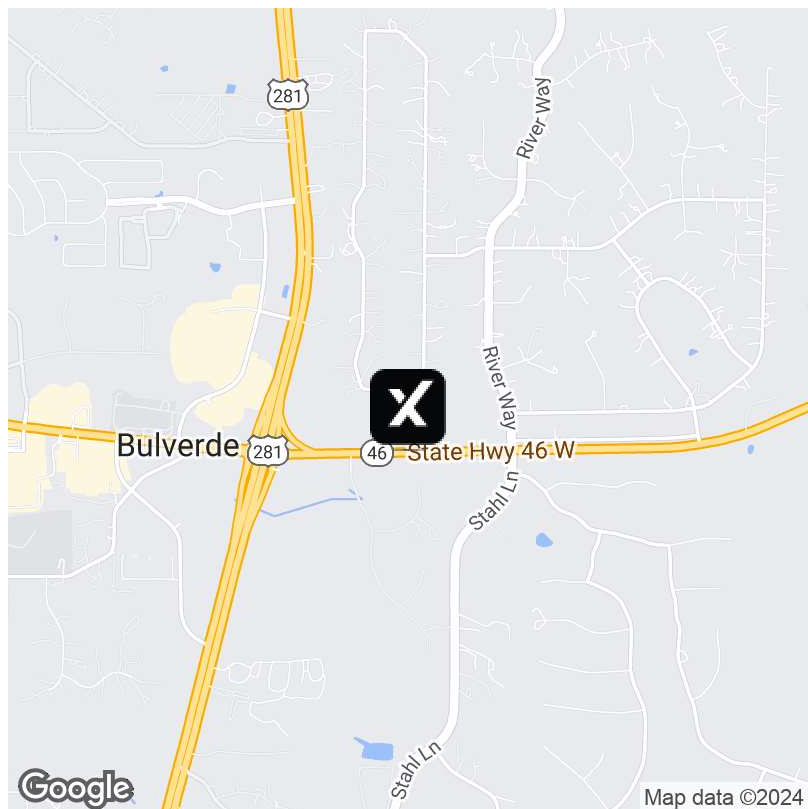


FOR LEASE | Ridgeview Oaks Sublease

19750 State Highway 46 W, Spring Branch, TX 78070



Offering Summary

Lease Rate:	Negotiable
Building Size:	12,240 SF
Available SF:	2,400 SF
Lot Size:	3,382,346,880 SF
Number of Units:	12
Year Built:	2006
Market:	San Antonio
Submarket:	Far North Central

Property Overview

Seize a rare sublease opportunity in the heart of Bulverde's commercial hub at Ridgeview Oaks. Two contiguous suites in a high-traffic retail strip are now available, offering a strategic foothold just 25 miles from San Antonio and 20 miles from New Braunfels. These turnkey spaces are ideal for businesses looking to capitalize on the region's impressive growth and consumer demand.

The suites provide flexible floor plans to fit a variety of business needs, ample parking for customers, and the convenience of modern amenities. With favorable sublease terms, this is an exceptional chance to position your retail or service-based business in a community that's on the cusp of economic expansion. Make your mark in Ridgeview Oaks, where location and opportunity intersect.

Property Highlights

- Prime sublease opportunity at Ridgeview Oaks, Bulverde.
- Two adjacent high-traffic retail suites available.
- Strategic location: 25 miles from San Antonio, 20 miles from New Braunfels.
- Turnkey spaces for businesses capitalizing on growth.
- Flexible floor plans, ample customer parking, and modern amenities.
- Attractive sublease terms.
- Make your mark where location and opportunity meet.

Drew Whelchel
210.549.6728 x125
drew@210cre.com

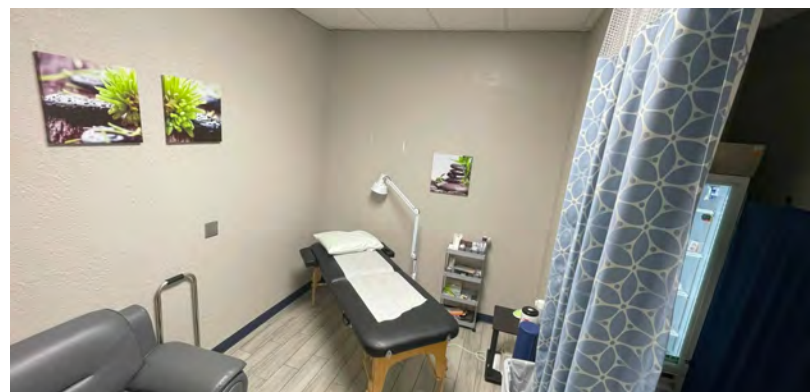
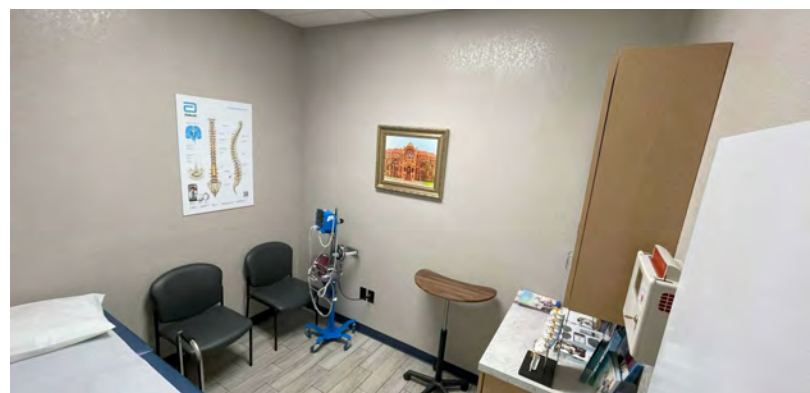
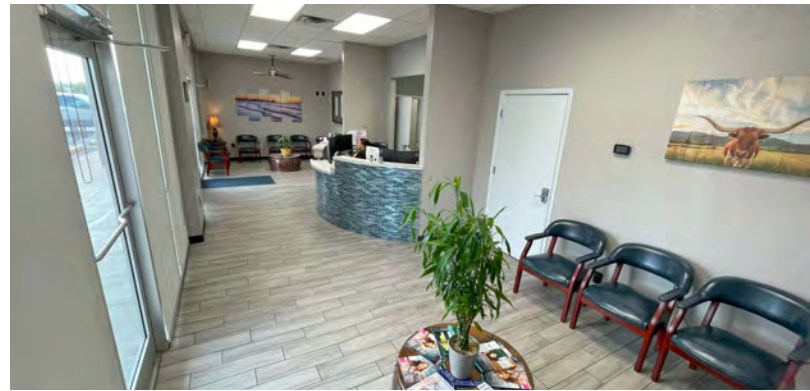
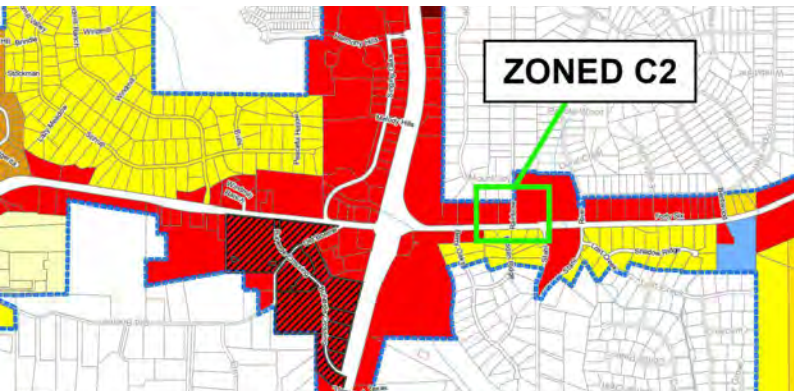
Seth Prescott
210.478.8999
seth@pcres.com



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 LEASE | Ridgeview Oaks Sublease

19750 State Highway 46 W, Spring Branch, TX 78070



Drew Whelchel
210.549.6728 x125
drew@210cre.com

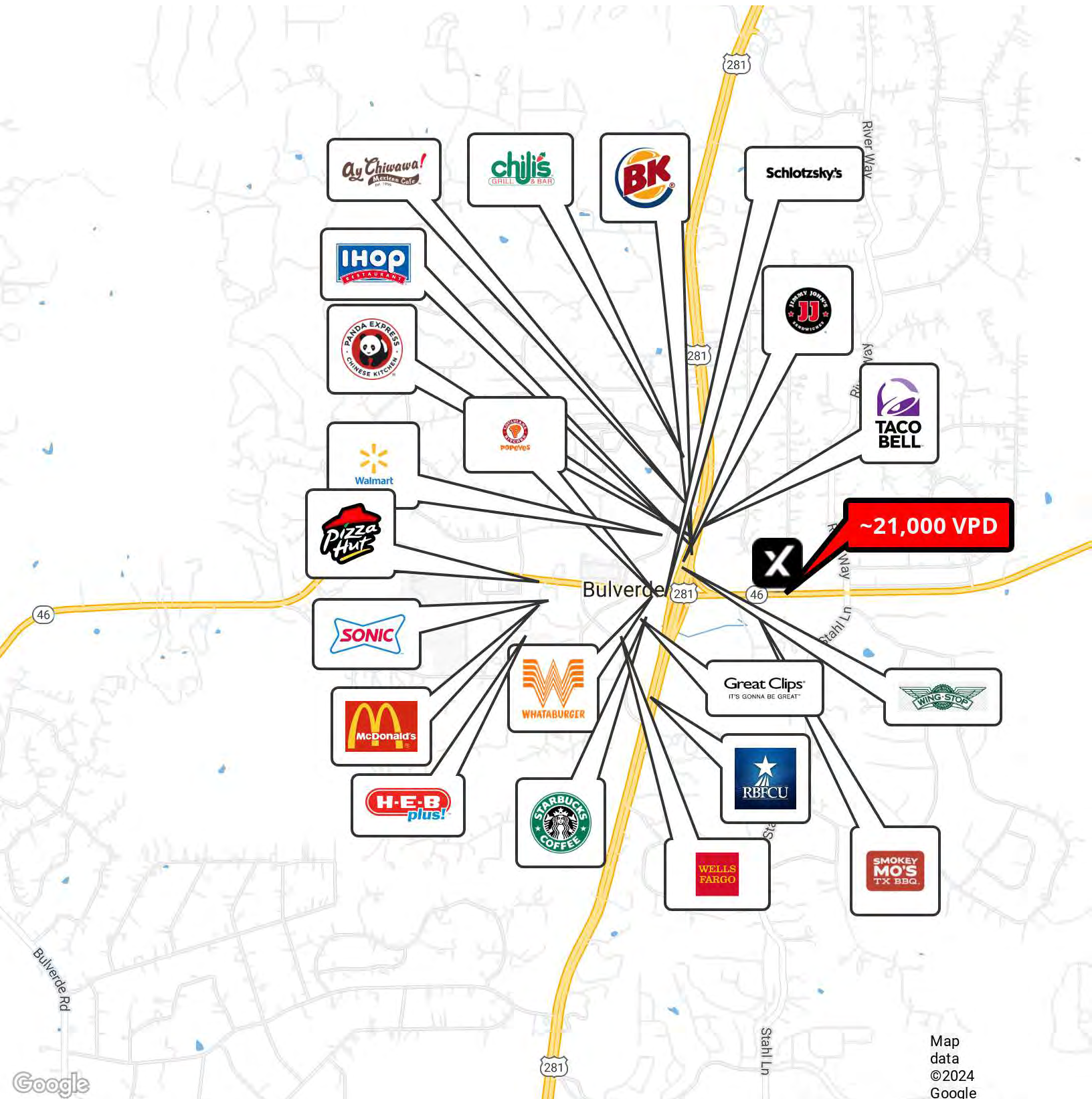
Seth Prescott
210.478.8999
seth@pcres.com

expTM
COMMERCIAL

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 LEASE | Ridgeview Oaks Sublease

19750 State Highway 46 W, Spring Branch, TX 78070



Drew Whelchel
210.549.6728 x125
drew@210cre.com

Seth Prescott
210.478.8999
seth@pcres.com

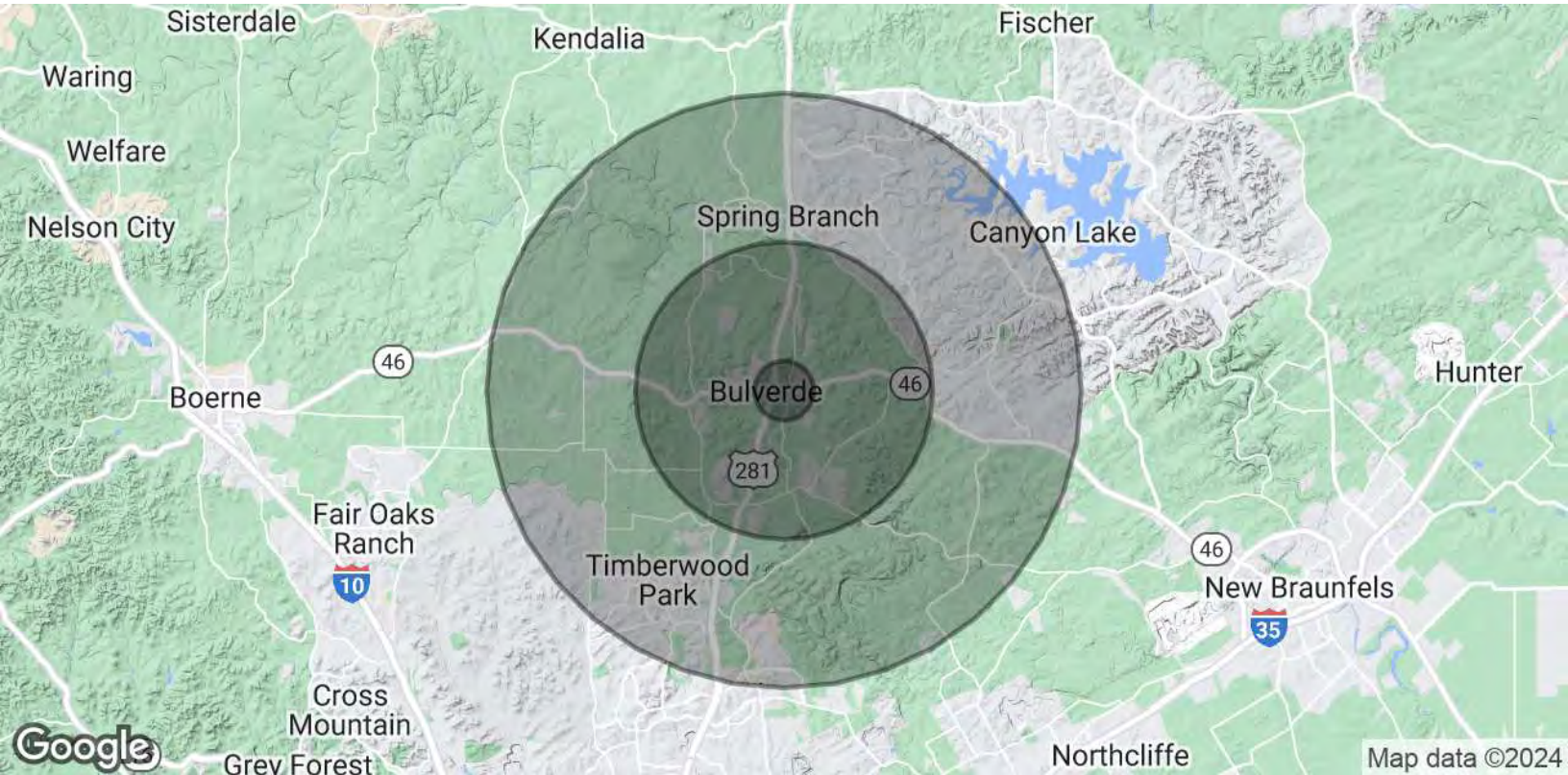
expTM
COMMERCIAL

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 LEASE

Ridgeview Oaks Sublease

19750 State Highway 46 W, Spring Branch, TX 78070



Population	1 Mile	5 Miles	10 Miles
Total Population	1,278	16,868	74,782
Average Age	44.1	48.5	42.1
Average Age (Male)	44.4	48.3	41.9
Average Age (Female)	42.7	48.1	42.2

Households & Income	1 Mile	5 Miles	10 Miles
Total Households	421	6,109	26,892
# of Persons per HH	3.0	2.8	2.8
Average HH Income	\$153,001	\$130,326	\$117,620
Average House Value	\$463,411	\$379,680	\$364,036

Traffic Counts	
HWY 281 & HWY 46	/day

* Demographic data derived from 2020 ACS - US Census

Drew Whelchel

210.549.6728 x125
drew@210cre.com

Seth Prescott

210.478.8999
seth@pcres.com



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.