



Bulverde Crossing - NEC Loop 1604 & Bulverde

BIRNBAUM PROPERTY COMPANY

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PROPERTY INFORMATION

Location:

Prominently positioned on the Northeast corner of Loop 1604 and Bulverde Road in North Central San Antonio, this retail development will play host to local regional and nationally recognized tenants, including Gold's Gym, Chase Bank, Taco Bell, Popeye's, Lenny's Subs and Valencia Nails and Spa to name a few. This site offers Highway exposure and great access to the ever growing Bulverde Rd. corridor.

Size:

50+ acre retail development tract.

Pad Sites:

Pad sites ranging from .88 to 2.17 acres

Traffic Counts

TXDOT 2015
City of San Antonio 2015

Approximately 92,475 VPD - Loop 1604

Approximately 33,910 VPD - Bulverde Rd

Demographics (2017)

1 mile **3 mile** **5 mile**

Population

3,327 85,254 195,475

Households

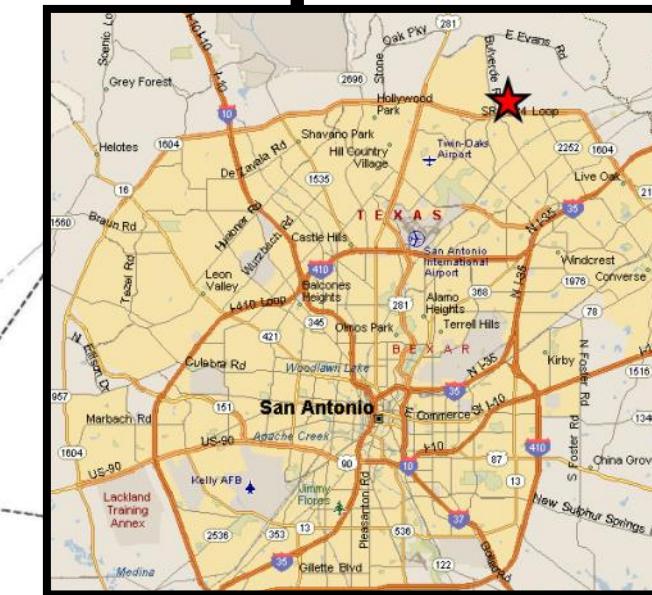
1,213 31,730 74,839

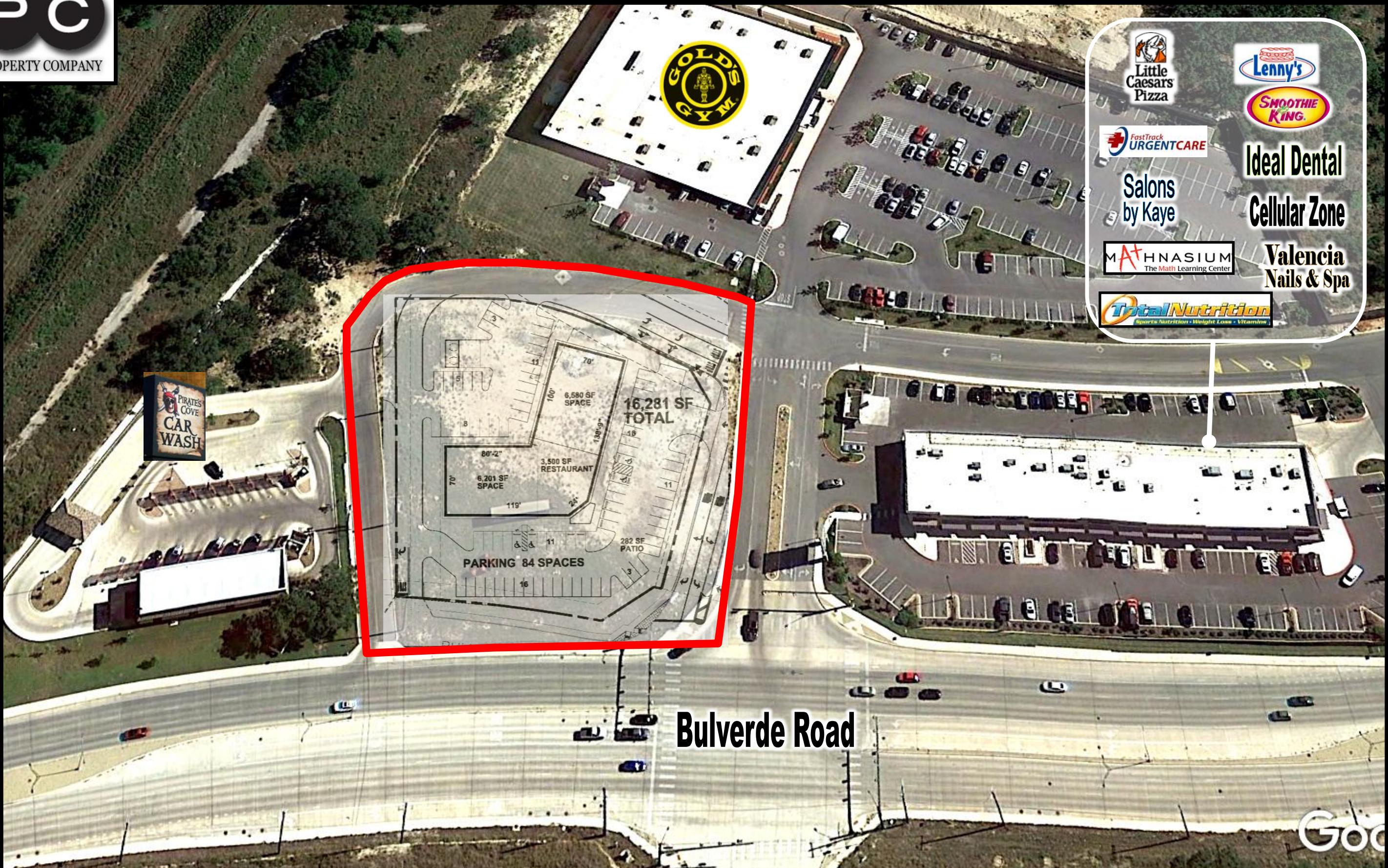
Avg HH Income

\$115,078 \$94,151 \$90,639

Median Age

42.0 38.1 37.4





Bulverde Road



SITE
72,965 SF
1.68 AC.

**15,750sf
Mixed Retail**

53 TOTAL PARKS REQ'D. (1:300)
63 PARKING SPACES PROVIDED

RETAIL
15,750 SF

145'

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Pop-Facts Demographics

Description	17910 BULVERDE RD, SAN ANTONIO, TX, 78259-3761: Radius Analysis Area Group: Radius 1.0 mile(s)		17910 BULVERDE RD, SAN ANTONIO, TX, 78259-3761: Radius Analysis Area Group: Radius 3.0 mile(s)		17910 BULVERDE RD, SAN ANTONIO, TX, 78259-3761: Radius Analysis Area Group: Radius 5.0 mile(s)	
	Total	%	Total	%	Total	%
Pop-Facts Summary						
Population						
2022 Projection	3,665		92,890		212,992	
2017 Estimate	3,327		85,254		195,475	
2010 Census	2,736		74,398		168,128	
2000 Census	2,555		56,876		124,540	
Growth 2017 - 2022		10.15%		8.96%		8.96%
Growth 2010 - 2017		21.62%		14.59%		16.27%
Growth 2000 - 2010		7.06%		30.81%		35.00%
Households						
2022 Projection	1,349		34,621		81,670	
2017 Estimate	1,213		31,730		74,839	
2010 Census	959		27,668		64,292	
2000 Census	815		20,391		46,695	
Growth 2017 - 2022		11.24%		9.11%		9.13%
Growth 2010 - 2017		26.45%		14.68%		16.41%
Growth 2000 - 2010		17.66%		35.69%		37.68%
Family Households						
2022 Projection	1,103		25,218		56,835	
2017 Estimate	993		23,121		52,056	
2010 Census	790		20,155		44,637	
2000 Census	725		15,731		34,090	
Growth 2017 - 2022		11.08%		9.07%		9.18%
Growth 2010 - 2017		25.64%		14.72%		16.62%
Growth 2000 - 2010		9.01%		28.12%		30.94%

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	Total	%	Total	%	Total	%
2017 Est. Households by HH Income						
Income < \$15,000	10	0.87%	1,221	3.85%	4,318	5.77%
Income \$15,000 - \$24,999	29	2.42%	1,767	5.57%	5,169	6.91%
Income \$25,000 - \$34,999	54	4.49%	2,131	6.71%	6,031	8.06%
Income \$35,000 - \$49,999	107	8.81%	3,587	11.30%	8,886	11.87%
Income \$50,000 - \$74,999	196	16.15%	6,285	19.81%	14,686	19.62%
Income \$75,000 - \$99,999	199	16.43%	5,024	15.83%	11,323	15.13%
Income \$100,000 - \$124,999	186	15.33%	4,133	13.03%	8,472	11.32%
Income \$125,000 - \$149,999	157	12.91%	3,005	9.47%	5,850	7.82%
Income \$150,000 - \$199,999	164	13.50%	2,729	8.60%	5,379	7.19%
Income \$200,000 - \$249,999	59	4.83%	1,011	3.19%	2,134	2.85%
Income \$250,000 - \$499,999	46	3.79%	737	2.32%	2,087	2.79%
Income \$500,000+	6	0.47%	101	0.32%	504	0.67%
2017 Est. Average Household Income	\$115,078		\$94,151		\$90,639	
2017 Est. Median Household Income	\$101,367		\$79,355		\$72,155	

2017 Median HH Inc. by Single-Class. Race or Eth.

White Alone	\$102,030	\$82,979	\$75,037
Black or African American Alone	\$107,425	\$68,579	\$56,636
American Indian and Alaska Native Alone	\$73,382	\$48,371	\$44,012
Asian Alone	\$133,058	\$89,256	\$79,566
Native Hawaiian and Other Pacific Islander Alone	\$158,732	\$62,505	\$60,178
Some Other Race Alone	\$67,971	\$58,102	\$59,297
Two or More Races	\$150,620	\$82,626	\$75,988
Hispanic or Latino	\$90,858	\$72,434	\$64,962
Not Hispanic or Latino	\$105,482	\$83,559	\$77,070

2017 Est. Family HH Type by Presence of Own Child.

Married-Couple Family, own children	386	38.88%	8,453	36.56%	18,761	36.04%
Married-Couple Family, no own children	460	46.37%	9,522	41.18%	20,811	39.98%
Male Householder, own children	18	1.79%	767	3.32%	1,751	3.36%
Male Householder, no own children	17	1.68%	651	2.82%	1,594	3.06%
Female Householder, own children	66	6.62%	2,209	9.55%	5,448	10.47%
Female Householder, no own children	46	4.66%	1,519	6.57%	3,692	7.09%