


**0.64 Acres Available**



 **JLL** SEE A BRIGHTER WAY

# For Lease

**Bulverde & Evans Rd.**

22111 Bulverde Rd. San Antonio, TX 78259

**Andrew Cornwell**

Vice President

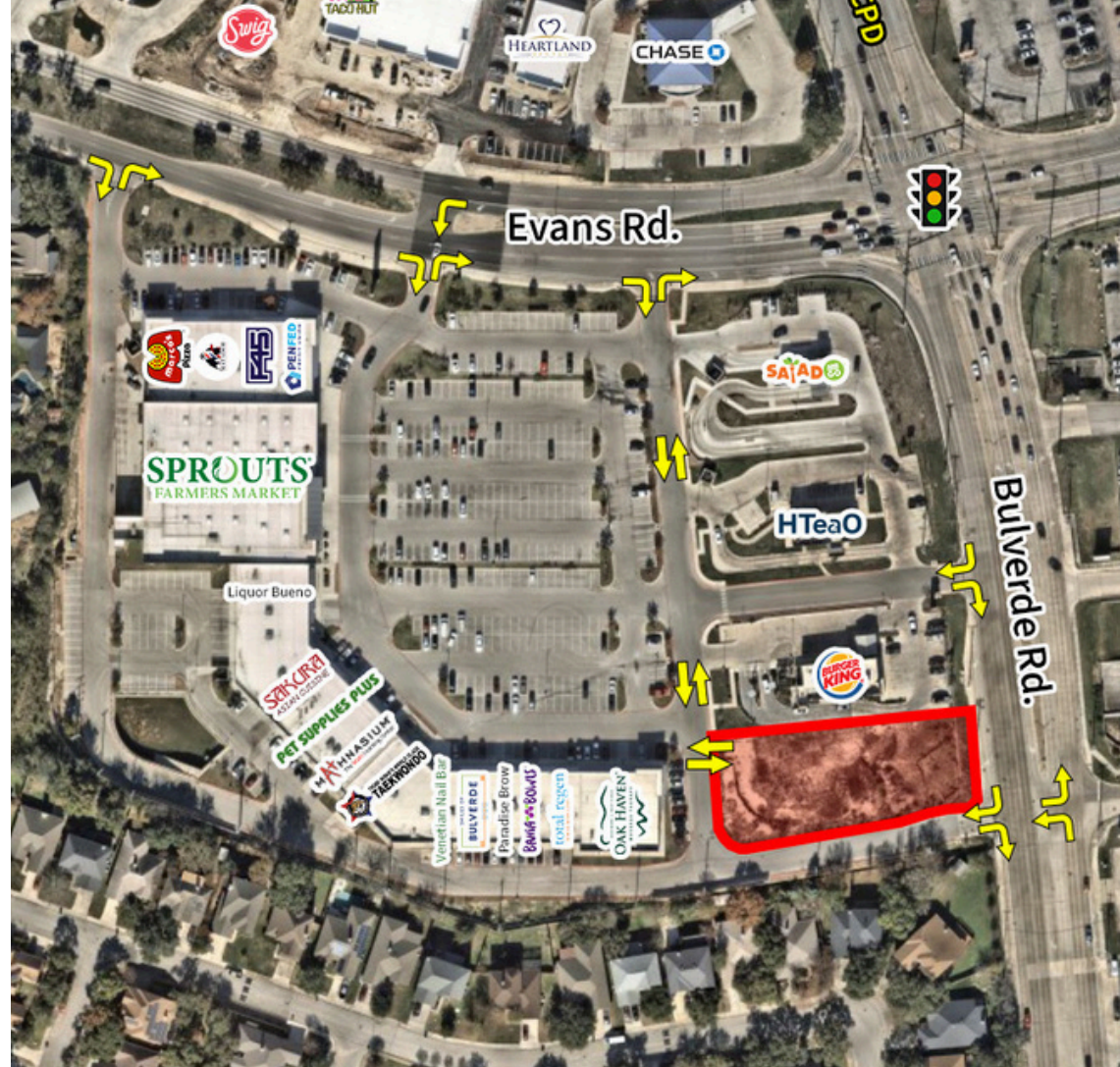
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## Property Overview & Demographics

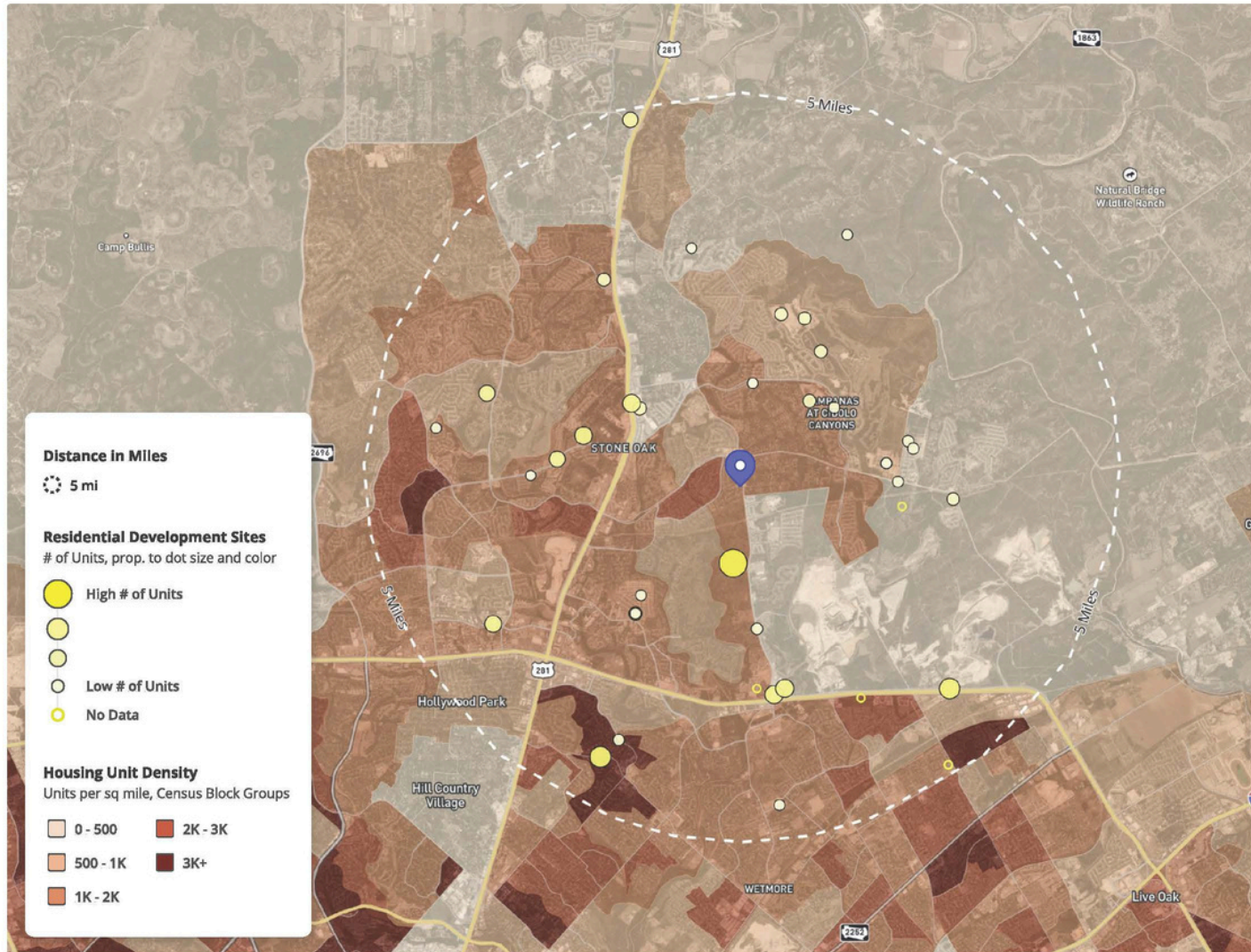
- Located on the Northwest corner of two major roads (Bulverde & Evans) feeding US Highway 281 and Loop 1604
- Grocery anchored corner with Sprouts
- New home development and mid- to high- income demographics surrounding the site
- Strong daytime traffic heading north and south along Bulverde Road



<b>Location</b>	22111 Bulverde Rd. San Antonio, TX 78259
<b>Land Size</b>	0.64 Acres
<b>Traffic Counts</b>	<u>Bulverde Rd:</u> 37,390 CPD <u>Evans Rd:</u> 15,348 CPD
<b>Lease Rates</b>	Call Broker for Rates

2024 Demographics	1 mile	3 miles	5 miles
Estimated Population	8,533	68,382	170,166
Estimated Households	3,138	25,152	63,998
Average HH Income	\$164,596	\$145,870	\$138,967
Daytime Population	6,387	56,672	160,992





Residential Development Sites represent estimated current BCI BuildCentral data for planned, in progress, and recently completed residential development projects. Map and data tables are based STI Popstats 2024 and BCI BuildCentral.

## Residential Development Sites (BCI)

<b>11</b> Sites Planned	<b>6</b> Under Construction	<b>24</b> Completed (12 months)
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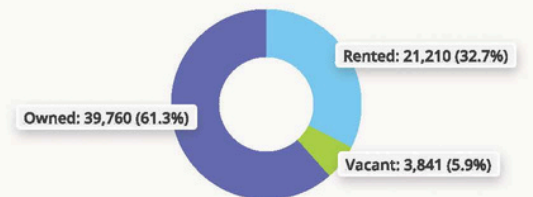
**Total New Estimated Residential Units** **6,484**

Single-Family Units	22.7%	1,471
Multi-Family Units	61.9%	4,013
Mixed-Use Units	15.4%	1,000

## Trade Area Demographics

Population	168,150	↑ 4.7% (2029)
Households	60,970	↑ 4.4% (2029)
Group Quarters	1,166	36
Median Home Value	\$408,419	132

**Total Housing Units** **64,811**



## Contact Broker for Information

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Vice President

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