



Bulverde, Texas

User / Investor Opportunity

30815 US Highway 281 North
Bulverde, Texas 78163





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The Offering

JLL is marketing the fee simple interest in 30815 US Highway 281 North (the “Property”), consisting of an 11,870 SF office building and a 2,100 SF auxiliary building on 10.03 acres of land.

This exclusive hill country property has a campus-like setting, surrounded by mature oak trees and established landscaping, altogether secured by gated access. The interior finishes are Class A and have been impeccably maintained, as has the parking lot and exterior landscaping. Located within the highly desirable Far North Central submarket, the project is conveniently located on US Highway 281, which is the central North/South artery in San Antonio. The property possesses US 281 frontage and benefits from two prominent monument signs which are visible traveling both north and southbound on the highway. The property is located approximately four (4) miles south of the Highway 46 intersection and is directly in one of the major paths of growth for the region. US Highway 281 connects to both Loop 1604 and Loop 410, providing convenient access to Downtown, The Pearl, San Antonio International Airport, and a host of residential neighborhoods. The Texas Department of Transportation is in the process of upgrading US 281 north of Loop 1604 to the Comal County line for improved traffic flow. Construction began in March of 2019 and is scheduled to be completed in early 2023. This phase will include four new non-tolled freeway lanes as well as two new high occupancy vehicle lanes.

PROPERTY HIGHLIGHTS

- **Flexibility.** The flexible nature of the buildings and associated excess land lends itself to many different uses, thus appealing to a wide range of users and investors.
- **Location.** The property is located along US Highway 281 in the desirable Far North Central submarket of San Antonio, in a region that is experiencing a tremendous amount of development.
- **Existing Condition.** Both buildings on the property have been very well maintained per corporate standards. The interior and exterior construction is of high quality and is aesthetically pleasing, providing a competitive cost advantage over ground up construction.
- **Infrastructure.** The parking lot, fencing and front gate, and exterior lighting have all been well cared for. In addition to the two buildings, there is also an outdoor multipurpose area with a covered pavilion for outdoor gatherings and corporate events.
- **Expansion.** The large land tract associated with the property provides flexibility to expand the future owner’s development vision.
- **Visibility.** The property is located on the west side of US Highway 281, between FM 1863 and State Highway 46. With two prominent stone marquees directly facing 281, the visibility of the entrance to the site is unmatched.

PROPERTY SUMMARY

Address	30815 US Highway 281 North
Product Type	Office Multipurpose
Square Footage	11,870 SF office building 2,100 SF multipurpose building
Site Size	10.03 acres
Year Built	2004 2005
Zoning	C-2 (Commercial District)
Floors	One 2-story building and one single-story building
Parking	57 total surface spaces

Property Details

30815 US Highway 281 North consists of two buildings totalling 13,970 square feet on 10.03 acres of land. The main building is a two-story, limestone structure with a wraparound porch. The auxiliary building is constructed of vinyl paneling and sits just to the northwest of the main structure.

DETAILED BUILDING SPECIFICATIONS

Address	30815 US Highway 281 North Bulverde, TX 78163
Land Size	10.03 acres
Rentable Square Feet	13,970 RSF total
Elevator	TKD Model tac20, hydraulic, 2000 pound capacity elevator
Parking	57 total surface spaces
Roof	The roof of the main building is standing seam metal installed in 2004. The roof of the auxiliary building is corrugated metal installed in 2005.
HVAC	Office building serviced by pad mounted split-systems with direct expansion (DX) cooling and electric resistance heating. The condensing units are mounted on exterior concrete pads. There are 6 split-system cooling and heating units ranging from 2.5 to 10-tons for a total cooling capacity of approximately 45 tons. Auxiliary building is serviced by a pad mounted split-system with direct expansion (DX) cooling and electric resistance heating. The condensing unit is mounted on an exterior concrete pad. The unit is rated at 5-tons. Conditioned air is circulated through ductwork by attic mounted air-handlers to ceiling-mounted diffusers. Air is returned through return air grills mounted in the ceiling. Restrooms are provided with exhaust fans vented to the exterior.

Property details

DETAILED BUILDING SPECIFICATIONS (CONTINUED)

Main Electrical Distribution	The office building is rated at 1000 amps, 208/120 volt, three-phase, four-wire The auxiliary building is rated at 225 amps, 208/120 volt, three-phase, four-wire
Utilities	CPS Energy provides power and natural gas to the building Building is on a septic system; there is also an on-site well that serves the irrigation system and building exterior water spigots
Signage	Two illuminated monument signs facing US Highway 281
Additional Interior Features	20+ workstations 11 private offices, 2 standard conference rooms and 1 large conference / training room / 2 copy / work rooms Common area restrooms for men and women located on both floors Two private individual restrooms Break and kitchen area with seating and access to outdoor balcony Access to wraparound porches on the first and second floors



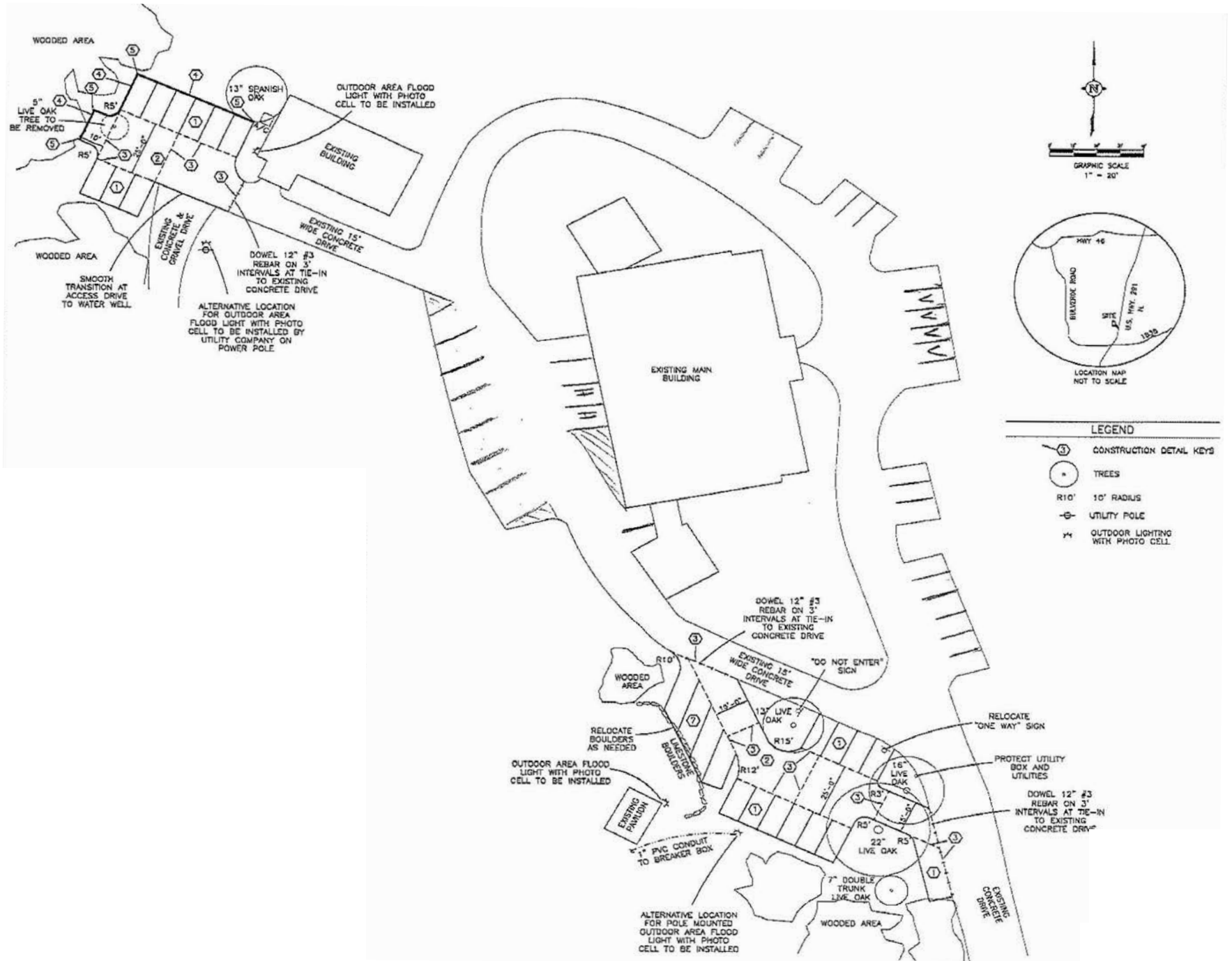
Property details



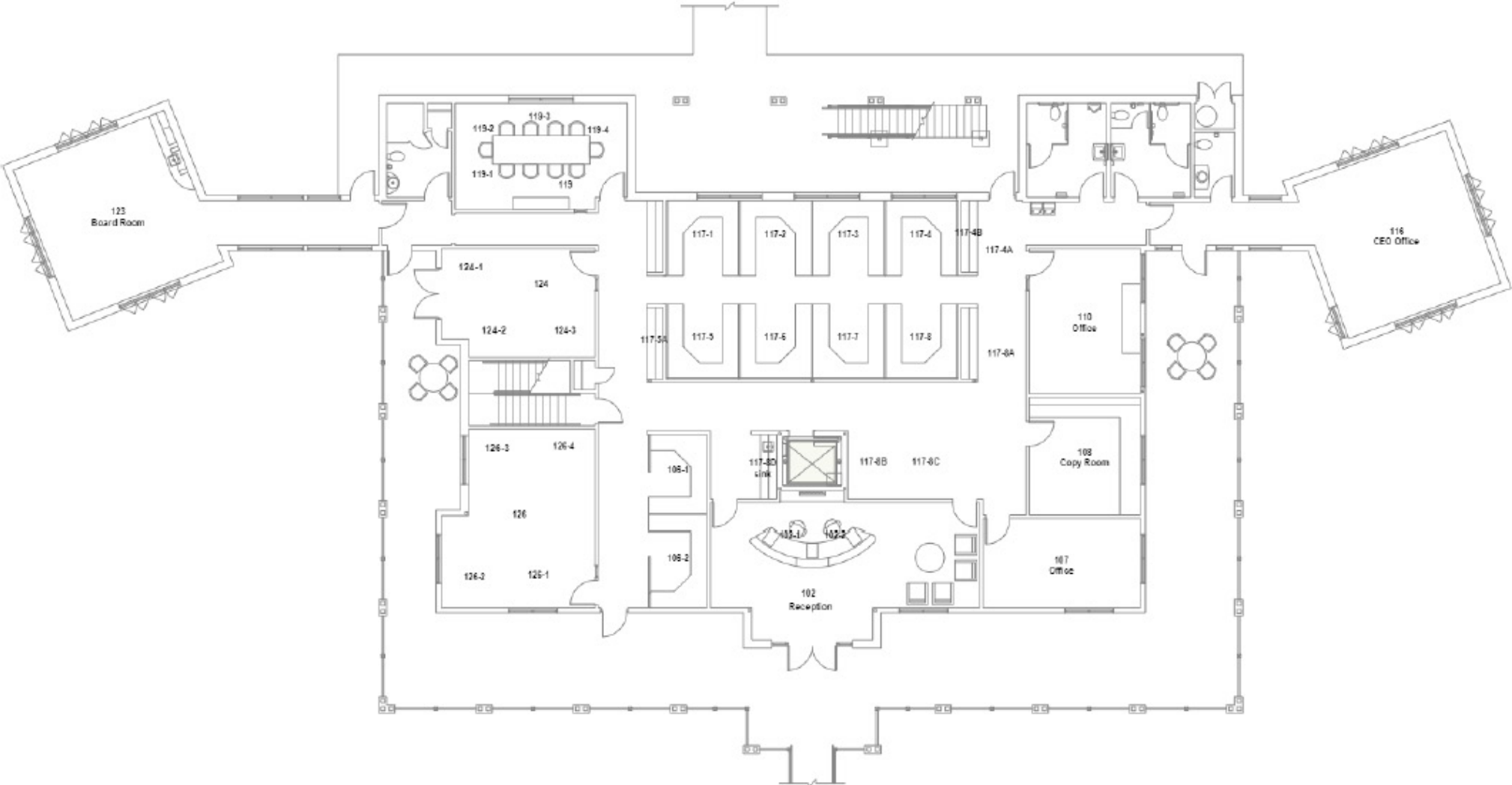
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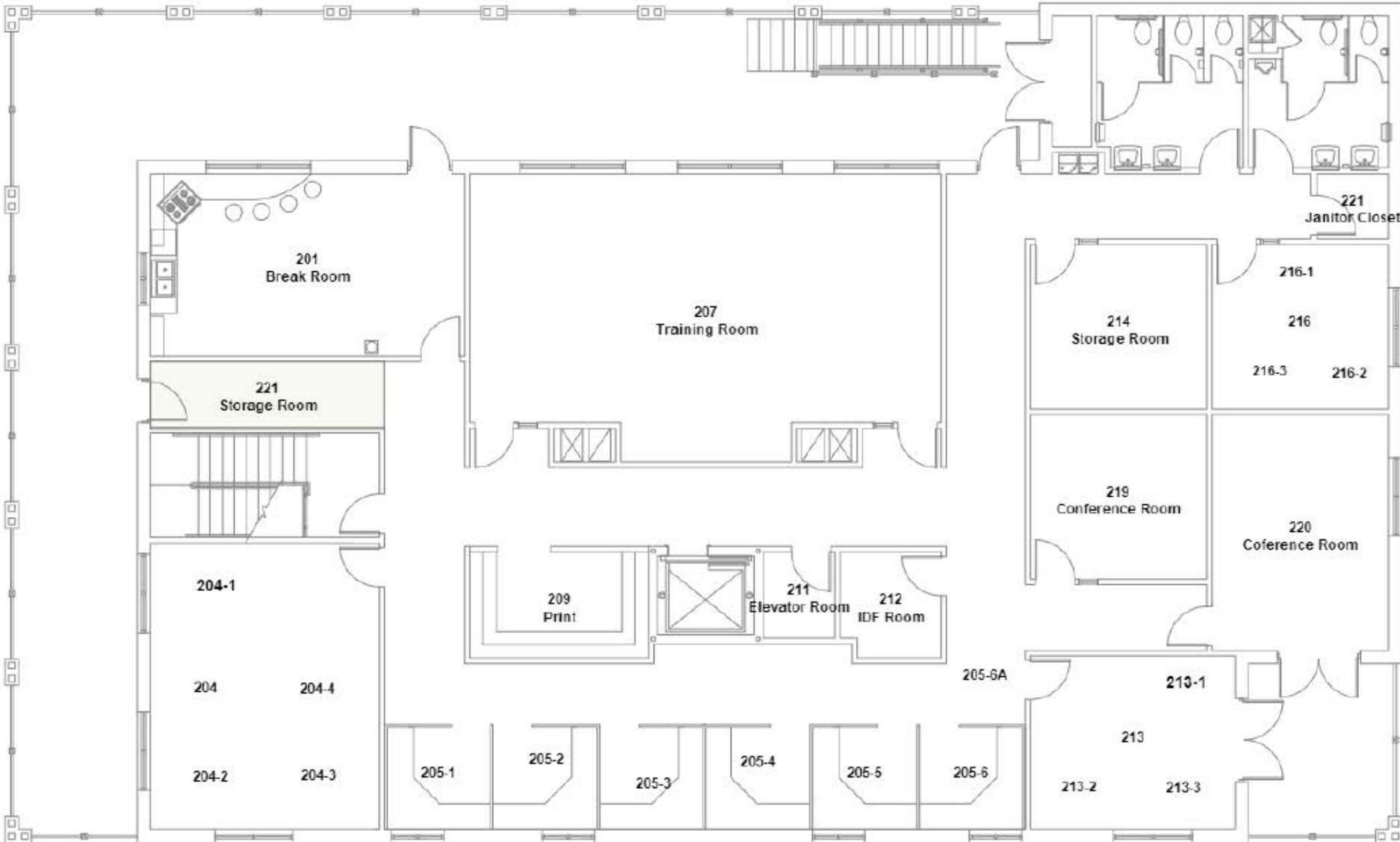
Site plan



Floor plan | Floor 1



Floor plan | Floor 2



The Location





The Location

The San Antonio metro area

With a population of 1.5 million people, the San Antonio Metropolitan Statistical Area is the 24th largest in the country and the 7th largest city in the United States. Our city is one of the nation's fastest growing metropolitan areas and ranked 2nd in suburban millennial growth. San Antonio has a dynamic & diverse economy, with a focus on technology, education, government and health services. San Antonio is known as "Military City" due to its long history of multiple military installations. San Antonio is home to numerous Fortune 500 companies with headquarters or major footprints in the city:



Rankings:

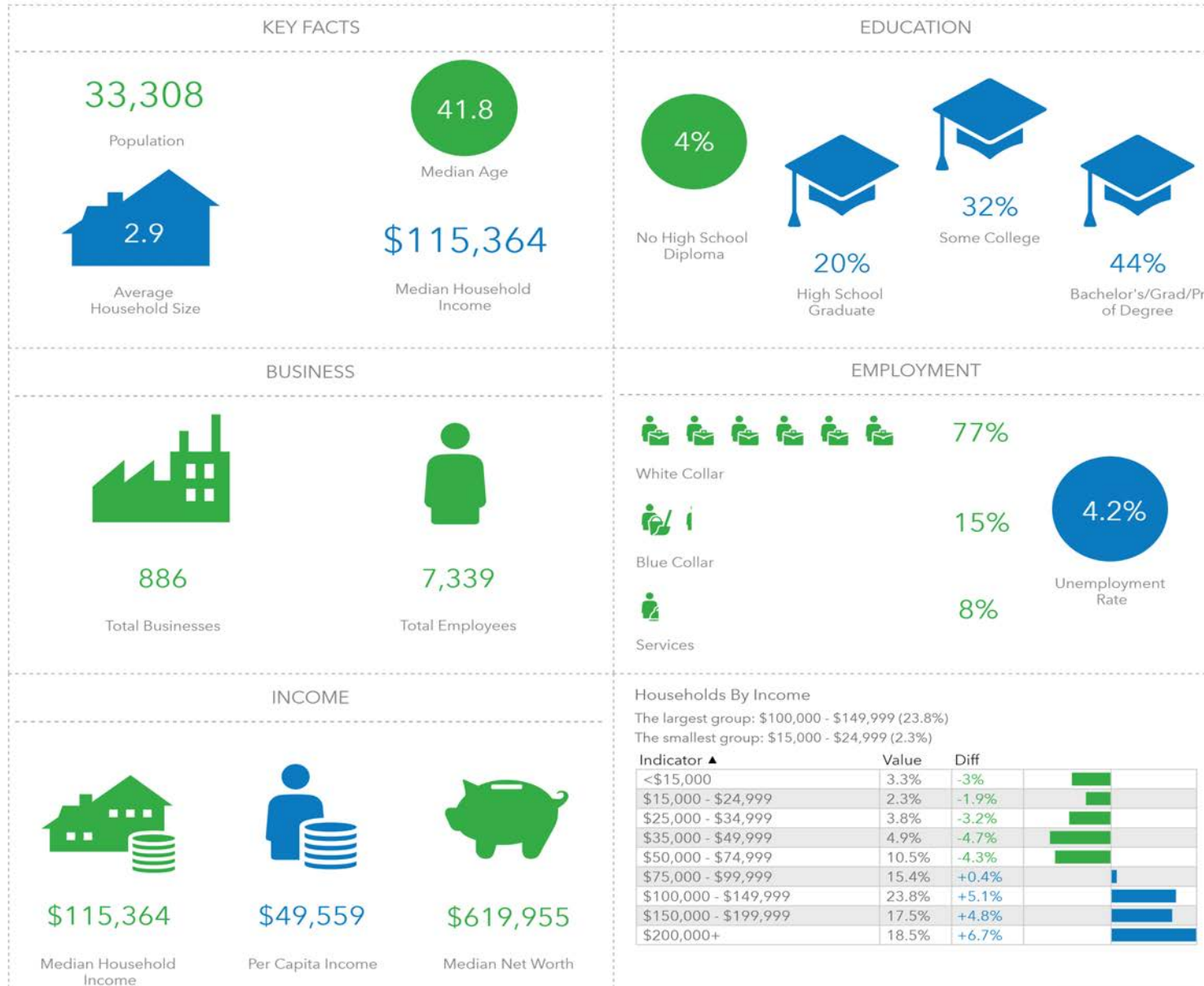
- #1 America's Friendliest Cities
- #1 Hottest City for Millennials - Forbes
- #1 Best City for Young Graduates - Forbes
- #1 Cybersecurity Higher Education program in United States
- #2 Millennial Population Growth - Business Insider
- #2 Largest cyber ecosystem per the San Antonio Economic Development Foundation
- #3 Top 10 Largest Metro Growth - Headlight Data
- #4 New Hot Spots where Americans are Moving Now - Realtor.com

Demographics

30815 US Highway 281 N

5-mile radius

Source: ESRI | 2021



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