

# Bulverde Marketplace

## Mixed-Use Development in North San Antonio

Bulverde Road and Loop 1604



# Bulverde Marketplace

## Traffic Counts & Demographics

### Project Highlights:

- +/- 70,000 SF of office and +/- 300,000 SF of retail and restaurant space
- New 330 urban style apartments
- New major thoroughfare with three signaled intersections and one mile of road frontage
- Pedestrian oriented development located on the new Bulverde Rd. parkway
- Internal private street with traffic circle and cross walks
- Extensive common areas, walkways and landscape
- State of the art grocery store (H.E.B. Grocery Co.)

### Availability:

- Street retail and restaurant space
- Inline retail, office, & restaurant space
- Pad development
- Full Service Office

### Traffic Counts:

- 92,500 VPD - Loop 1604
- 33,900 VPD - Bulverde Road

Demographics	1 mile	3 mile	5 mile
Population	6,859	88,642	189,681
Households	2,569	32,749	71,048
Avg HH Income	\$102,139	\$86,567	\$85,275



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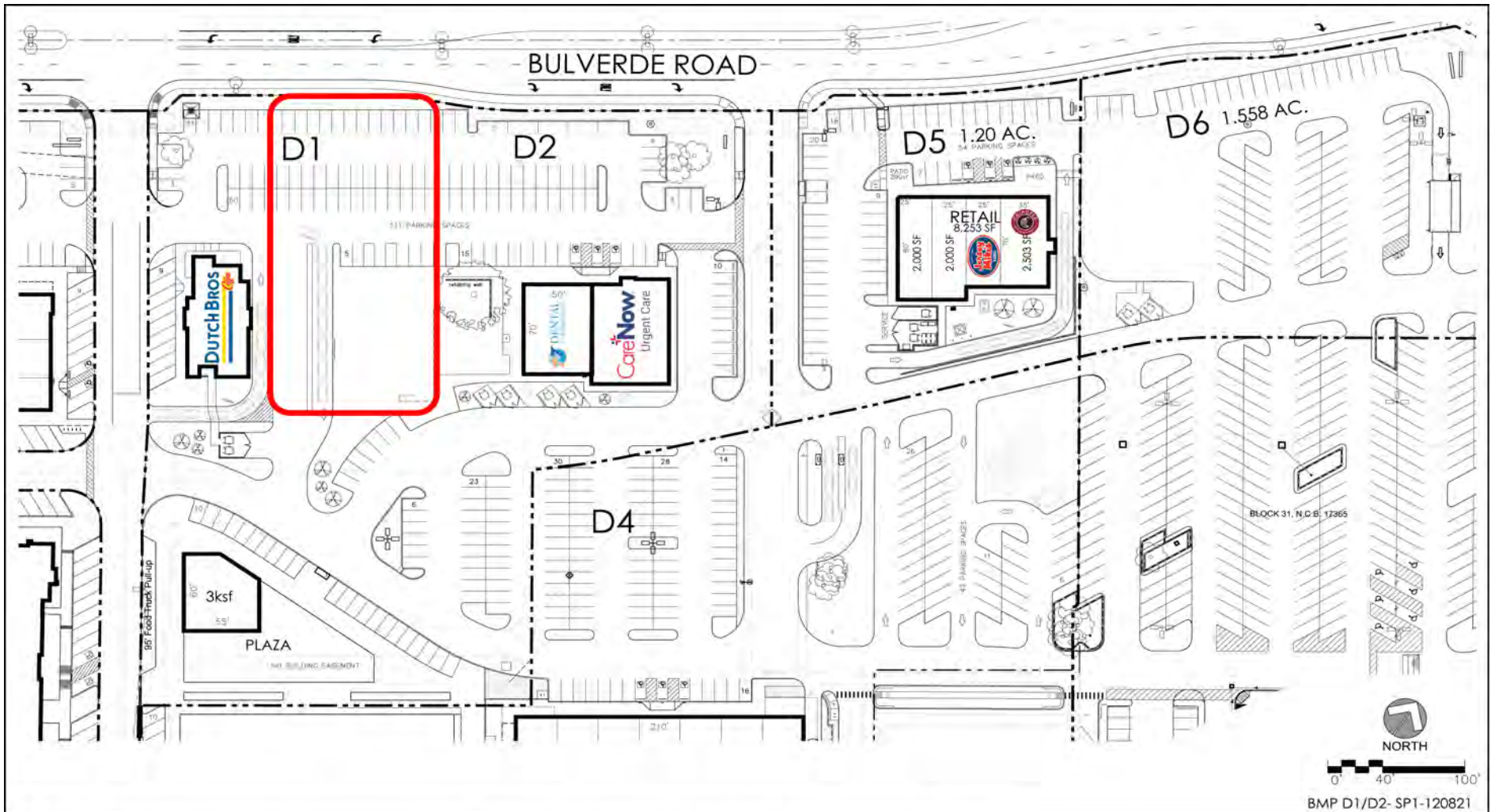
Bulverde Rd. & Loop 1604 Intersection





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## D1 Site Plan



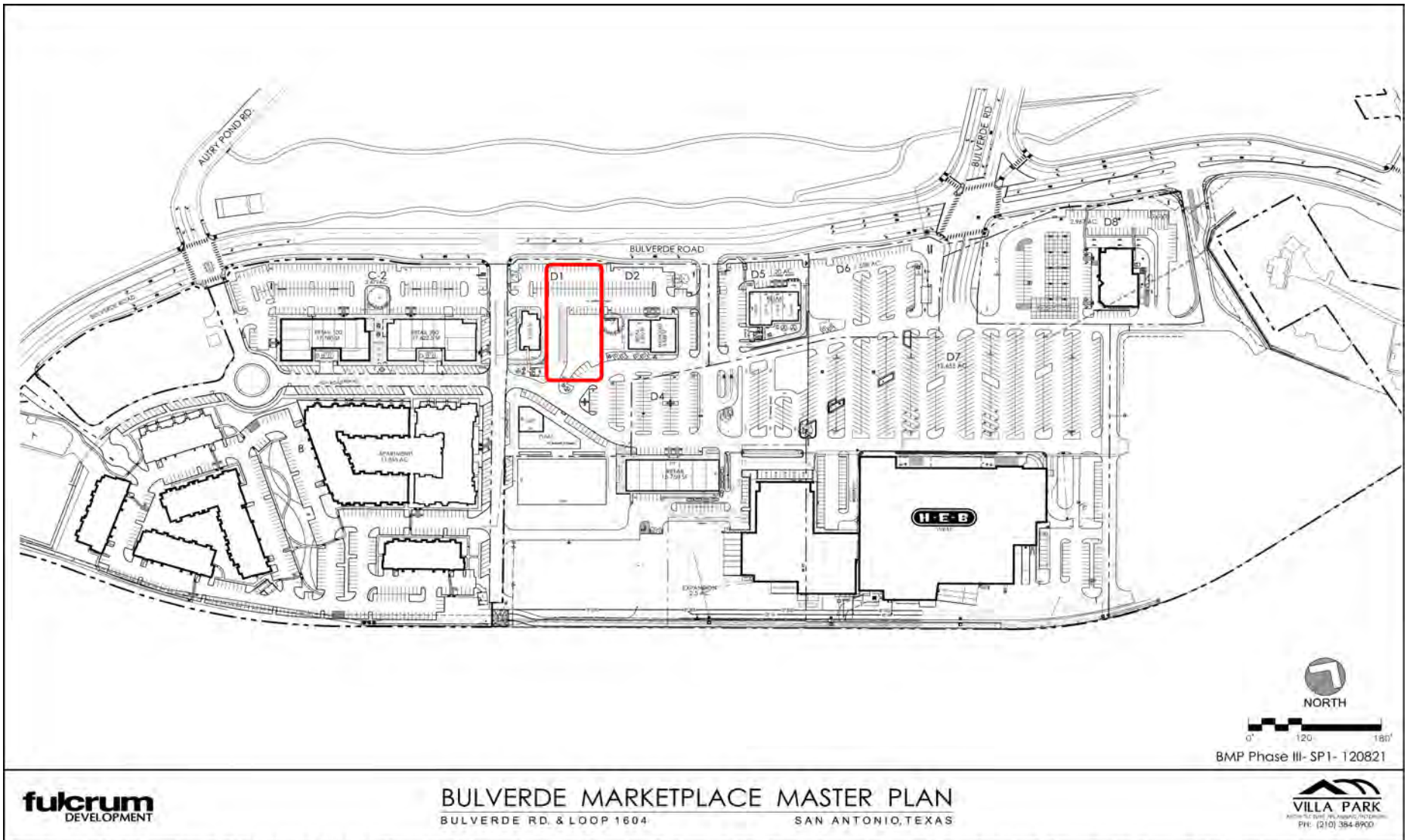
BMP D1/D2- SP1-120821

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DEVELOPMENT

**BULVERDE MARKETPLACE MASTER PLAN**  
BULVERDE RD. & LOOP 1604  
SAN ANTONIO, TEXAS

**VILLA PARK**  
ARCHITECTURE, PLANNING & DESIGN  
PH: (210) 384-8900

NOTE: THIS CONCEPTUAL SITE PLAN IS FOR MARKETING PURPOSES ONLY, & HAS BEEN PREPARED FOR CLIENT BASED UPON PRELIMINARY AVAILABLE SITE INFORMATION DEEMED RELIABLE. ALL DIMENSIONS, GRADES & AREA CALCULATIONS ARE SUBJECT TO VERIFICATION & MODIFICATION BY A PROFESSIONAL CIVIL ENGINEER FOR COMPLIANCE WITH ALL NATIONAL, STATE, & LOCAL REGULATIONS. NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION.



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