Bulverde Marketplace

Mixed-Use Development in North San Antonio

Bulverde Road and Loop 1604

Coming 2021
New Retail, Office and Restaurant Space

fulcrum DEVELOPMENT

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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 Marketplace

Bulverde Rd. & Loop 1604 Intersection

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Bulverde Marketplace Master Plan

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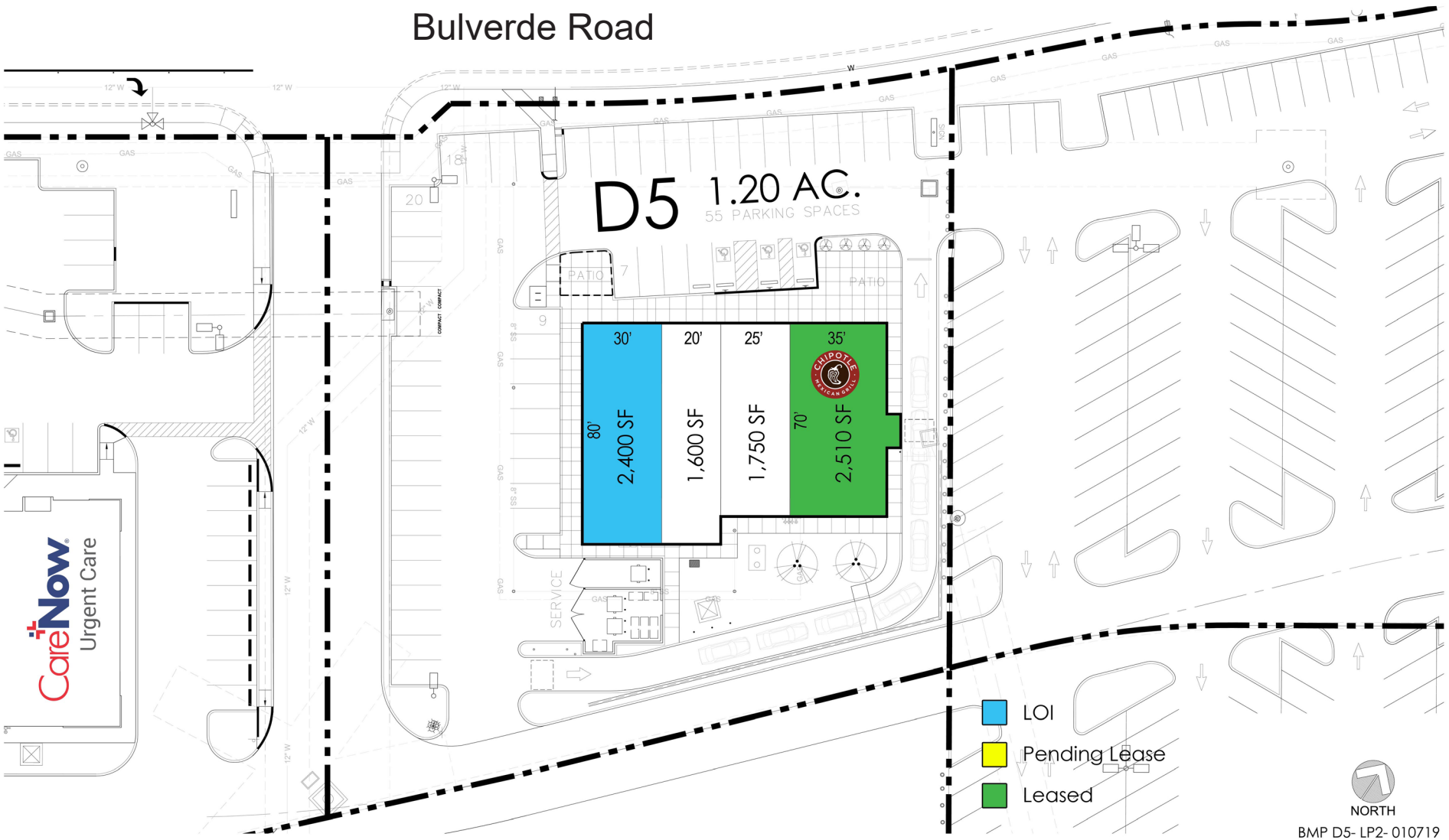
Bulverde Marketplace D-5 Retail Site Plan



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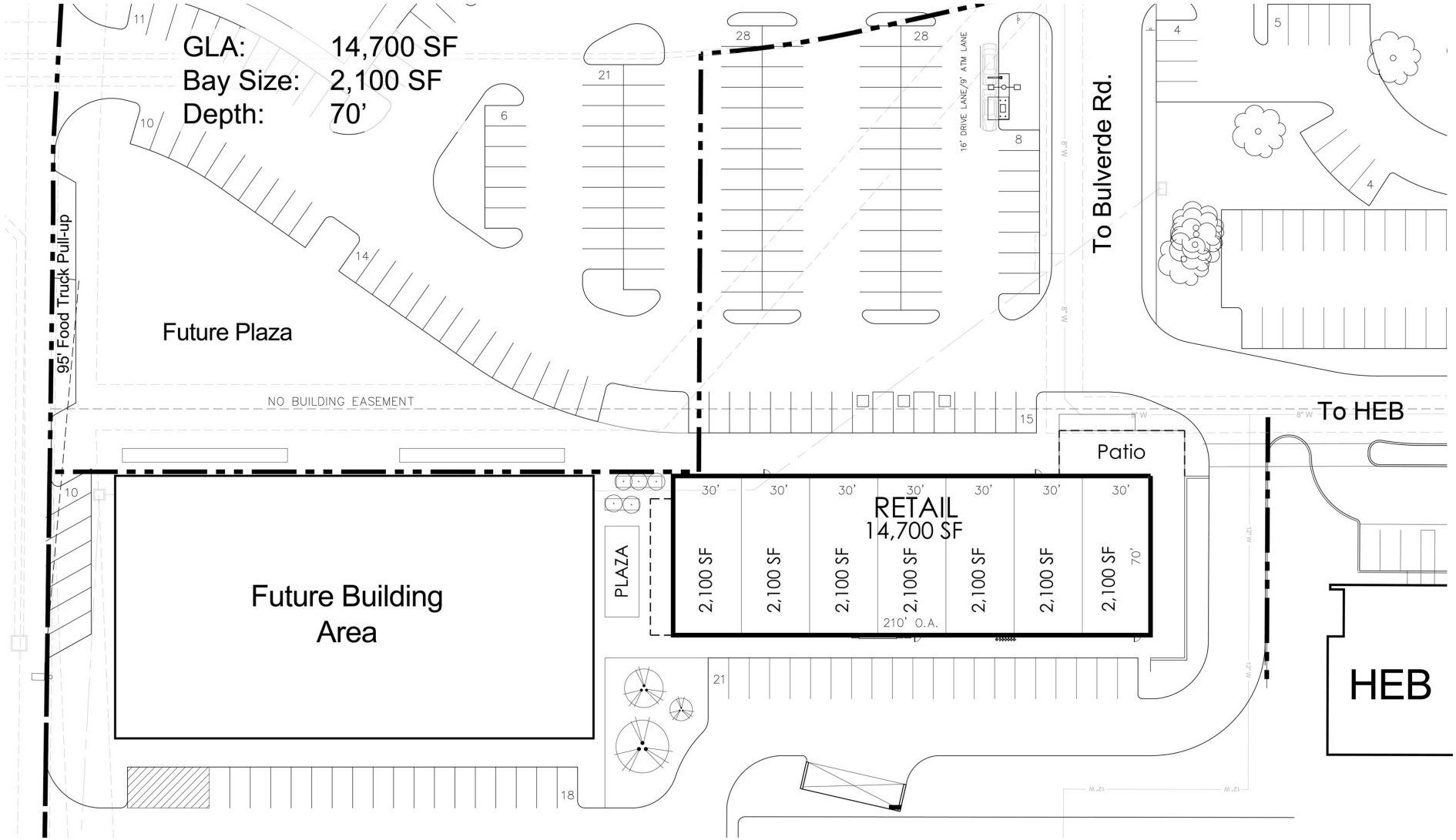
Retail Building D4 Coming 2021



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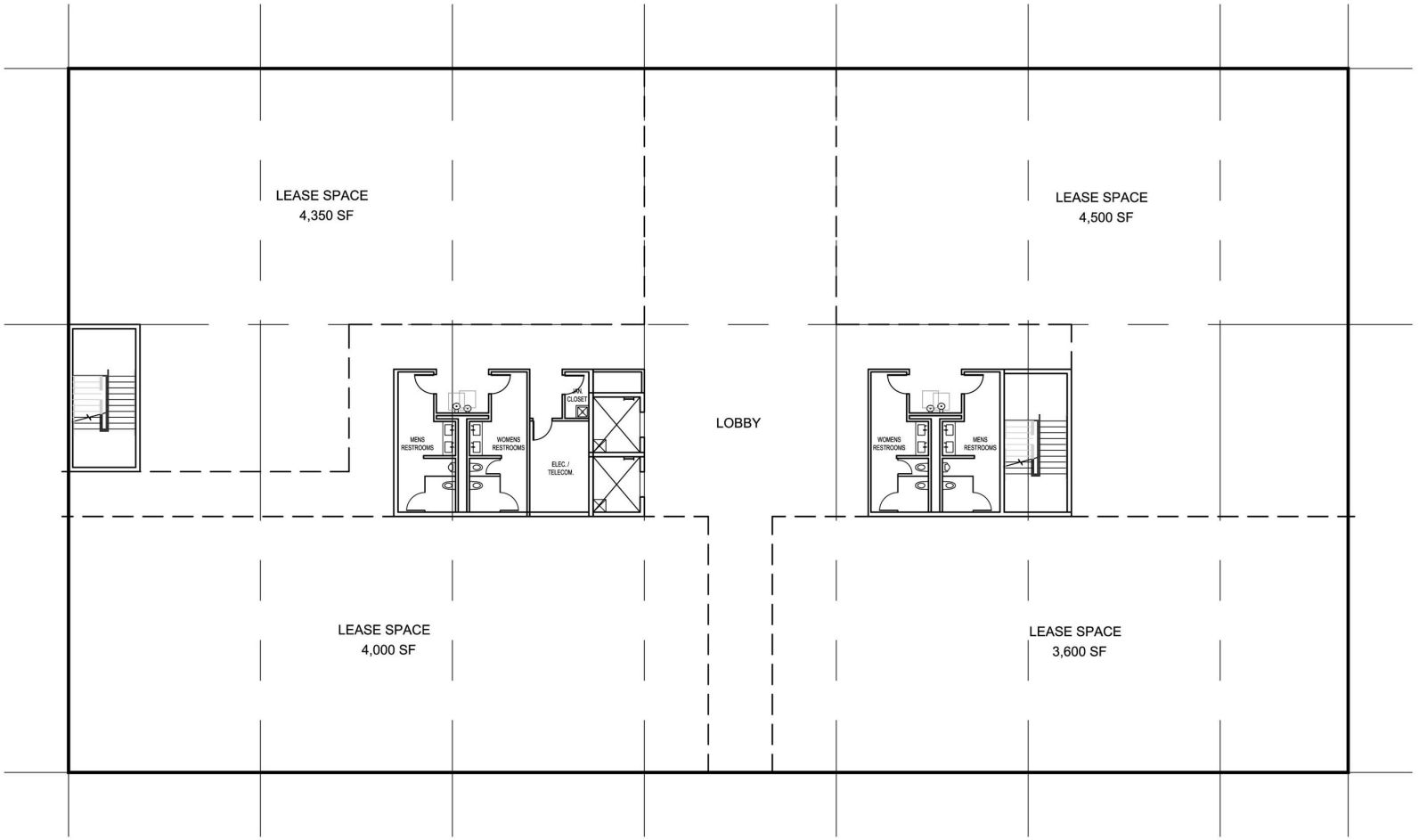
Bulverde Marketplace

Office Building D4



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