Bulverde Marketplace Mixed-Use Development in North San Antonio





10003 NW Military Hwy, Suite #2205 San Antonio, TX 78231 t 210.593.0777 v f 210.593.0780

www.fulcrumsa.com

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

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

Traffic Counts:

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





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Bulverde Rd. & Loop 1604 Intersection





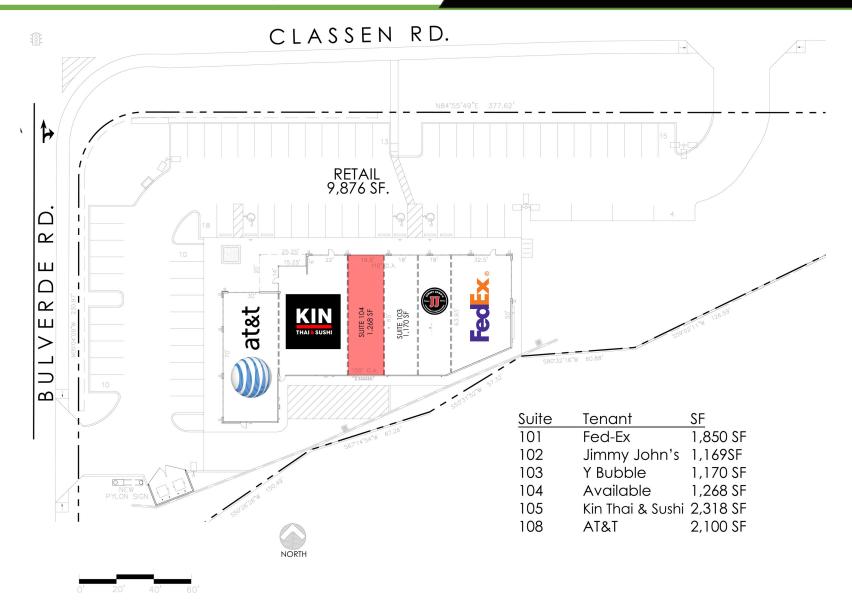
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Bulverde North Building 2 Site Plan





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