

RETAIL DEVELOPMENT OPPORTUNITY ± 7.76 AC

Bitterblue Commercial Portfolio

NWC of E Borgfeld Dr & Kinder Pkwy
San Antonio, TX 78260

SUBJECT SITE
KINDER RANCH

E BORGFELD DR

KINDER PKWY

Property Overview

HIGH-IMPACT RETAIL PAD SITE in SAN ANTONIO'S GROWTH CORRIDOR

STRATEGIC LOCATION

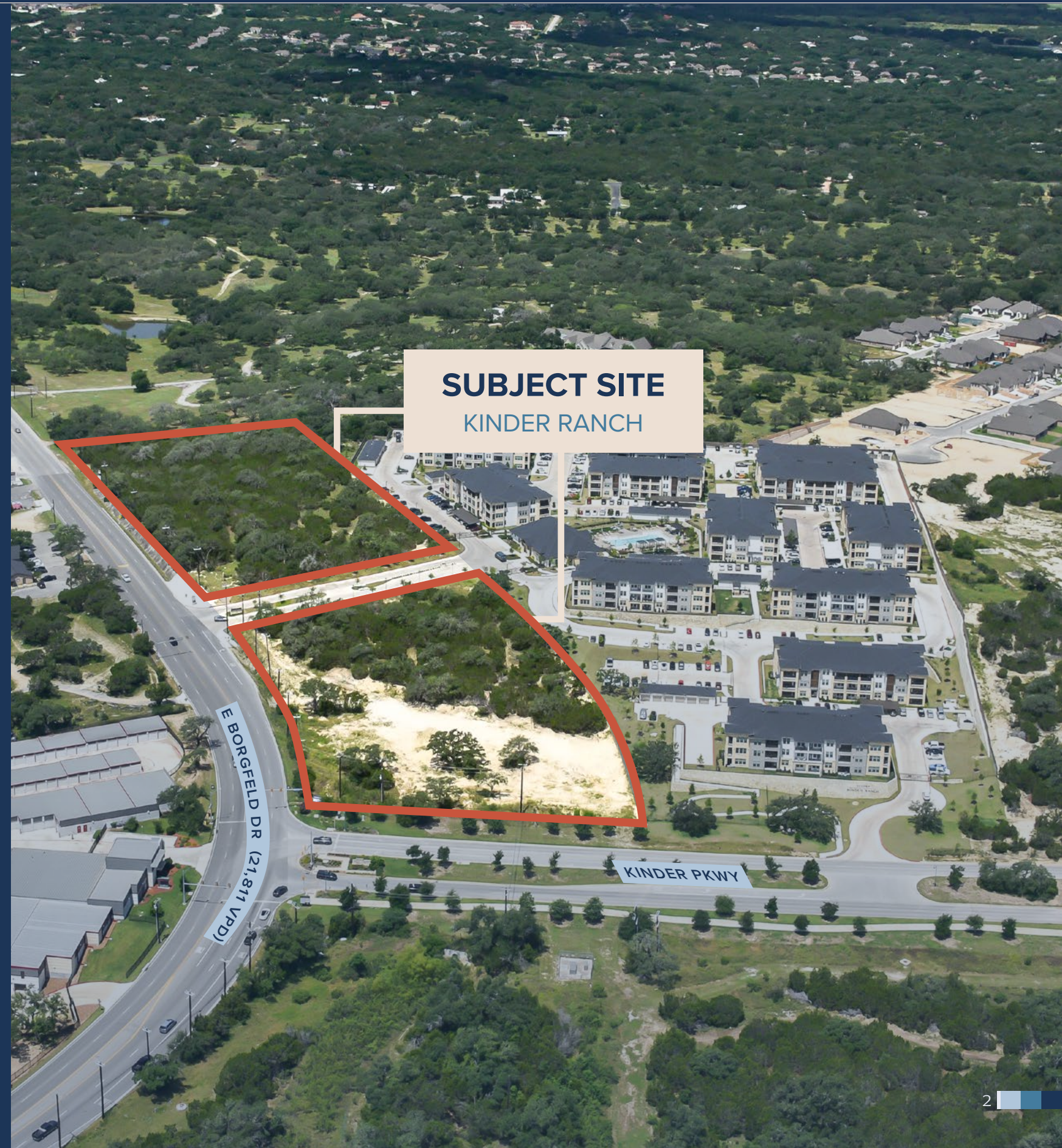
Positioned in a rapidly growing area of North San Antonio, surrounded by new residential developments and major thoroughfares

PRIME VISIBILITY

Highly visible from E Borfgeld Dr and Kinder Pkwy, with consistent exposure to over 21,000 vehicles per day at the overall intersection

STRONG DEMOGRAPHICS

Surrounded by established and growing residential communities with high household incomes and strong consumer demand

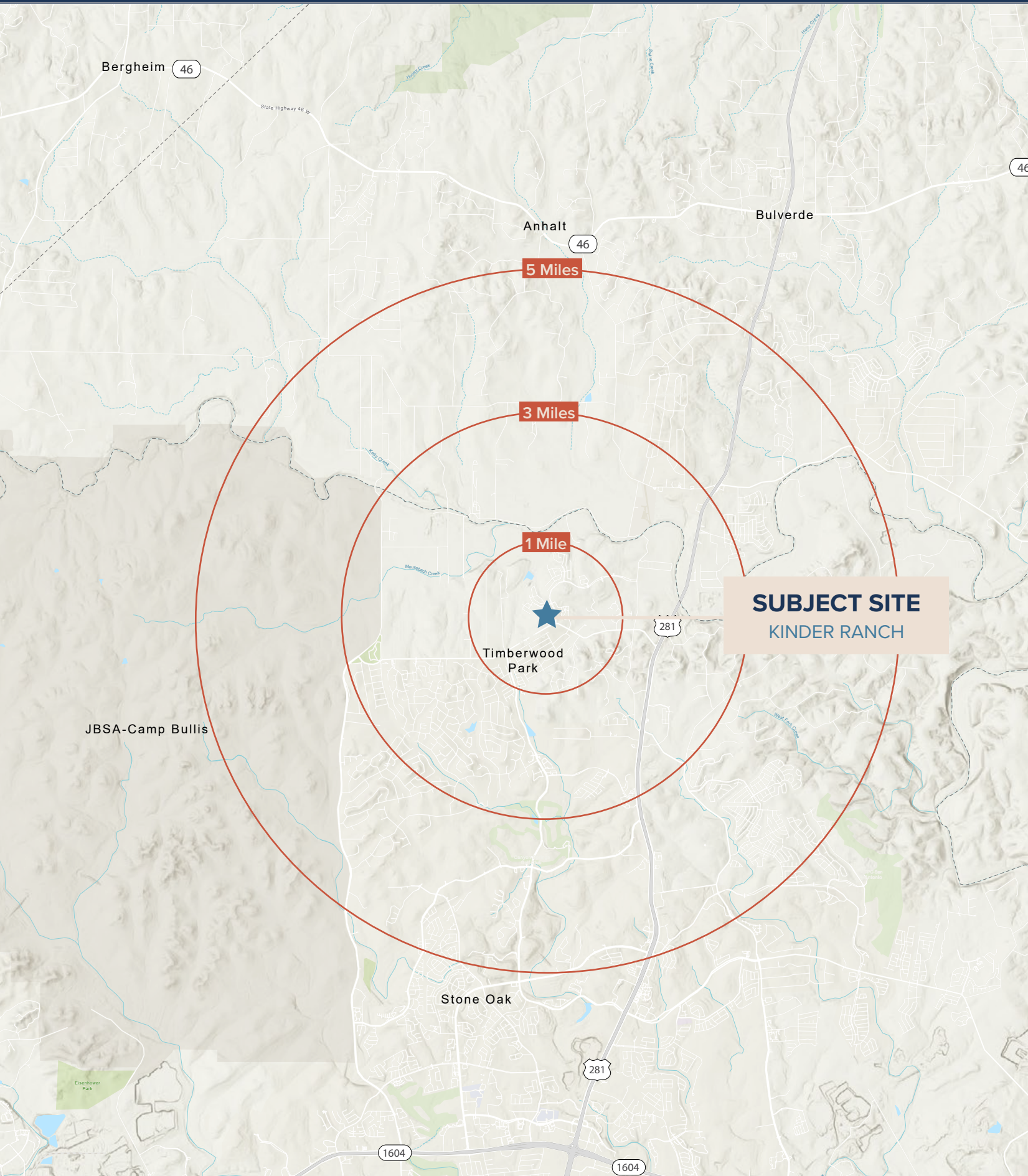


Address	NWC of E Borgfeld Dr & Kinder Pkwy San Antonio, TX 78260
Size	Up to 7.76 Acres
Zoning	OCL
Utilities	Water, Sanitary Sewer and Electric Available

SITE CHARACTERISTICS

- High growth submarket
- Surrounded by high-income neighborhoods of Timberwood Park and Stone Oak
- Close to US Hwy 281
- Water / Sanitary Sewer and Electric Available *
** Buyer to confirm all utilities and other items in due diligence*
- Approved Master Development Plan
- Approved SAWS Utility Service Agreement





Demographic Insights

	1 Mile	3 Miles	5 Miles
Population			
2024 Population	7,767	34,404	88,334
2029 Population	9,731	38,133	96,866
2024-2029 Annual Population Growth Rate	4.61%	2.08%	1.86%
Generations			
Generation Alpha	11.7%	10.8%	10.5%
Generation Z	26.4%	25.0%	26.0%
Millennials	21.9%	22.1%	22.1%
Generation X	22.5%	22.7%	23.6%
Baby Boomers	15.2%	16.8%	15.4%
Greatest Generations	2.4%	2.7%	2.5%
Household Income			
Average Household Income	\$181,641	\$176,198	\$174,498
Median Household Income	\$139,971	\$137,051	\$136,457
Housing Value			
2024 Median Home Value	\$464,044	\$458,263	\$464,793
2024 Average Home Value	\$491,507	\$494,406	\$505,899
Housing Units			
2024 Owner Occupied Housing Units	2,405	10,275	23,819
2024 Renter Occupied Housing Units	174	1,559	6,032



BULVERDE
MIDDLE SCHOOL
800 STUDENTS

COPPER CANYON
SUBDIVISION



PIEPER RANCH
ELEMENTARY SCHOOL
572 STUDENTS



WILLIS RANCH
SUBDIVISION

KINDER RANCH
SUBDIVISION

PIEPER HIGH SCHOOL
875 STUDENTS

PIEPER RANCH
MIDDLE SCHOOL
1,481 STUDENTS

HIGHLAND ESTATES
SUBDIVISION

ALLORA KINDER RANCH
324 UNITS

KINDER PKWY

E BORGFELD DR (21,811 VPD)

SUBJECT SITE
KINDER RANCH





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DEVELOPMENT
OPPORTUNITY
±7.76 AC

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CONTACTS

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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written

agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Date

