

Agent Report



Addr: 2355 Bulverde Rd #4
Status: **NEW** **Class:** Commercial Improved Property
Area: 2601 **Grid:** **List Price:** \$2,700
Int.St./Dir: US 281, take 1863 exit, go west on Bulverde Rd. Building is on right after the gas station, next door to Verde Bistro.
City: Bulverde **Zip:** 78163 **AdSf:** 1770
County: Comal **CAN#:** 740206008204
Lease Only: Yes **Avl. w/Lease:** Yes **\$:** \$2,700
Legal: A-206 Sur-192 G Herrera, Acres 2.
Building Name: BULVERDE RD **Zoning:** C2
Buildings: 1 **# Stories:** 1
Units: 1 **# Rentals:** 1
Drive-In Doors: 0 **Ceiling Height:** 8
Total Parking: 10 **Type:** Multi-Use

Income/Expense	Values	Estimated SqFt	Source: Appsl Dist	Utility Suppliers
Gross Income:		Apartment:		Gas:
Annual Tax:		Retail:		Electric:
Insurance:		Office:		Garbage:
Gas & Electric:		Warehouse/Ind:		Water: City
Water/Sewer:		Other:		Sewer: Septic
Waste Removal:		Net Leasable Area:		Other:
Maintenance:		Gross Building Area:		
Other Expense:		Office Price/SqFt:		
Net Operating Income:		Other Price/SqFt:		

Base Taxes	Financials	Taxes
County: \$1,500	Preferred Title Co.: McKnight Title	Existing Exmpt/Abatements:
City: \$0	PrTerms: Lease Only	
School: \$0		Lot Size:
Other: \$0		Lot Dimensions:
Total: \$1,500		

Owner:	Jane B Wood Family Partnership	The compensation and bonus fields have been removed in accordance to the NAR Settlement, which requires compensation information to be excluded in the MLS. Click here for more information	Owner LREA/LREB: No
List Agent:	Leigh Neves	736530 (432) 940-4029 leigh.neves@gmail.com	

Sell Concess: No
 Concessions in the MLS are negotiable between the buyer and seller, without conditions tied to payment to a cooperating buyer broker. Listed amounts are non-binding, with the seller solely deciding the contribution towards the buyer's expenses during negotiations

Sub Agency Allowed?:				
List Office:	Keller Williams Heritage	KLWM00	(210) 493-3030	gbrandt@mykwsa.com
Ph to Show:	432-940-4029	Lockbox Type: Combo	Showing Contact: Agent	Agency Rsv:

AgentRmrks: Co-listed with Rex Blackburn. Base rent plus taxes and insurance, call for details.

Remarks: Commercial Lease - Prime Retail/Office Space in Downtown Bulverde, TX. Now available for lease-1,770 square feet of flexible commercial space located in charming downtown Bulverde, TX. This spacious blank slate is ready for your vision, whether you're launching a new retail shop, expanding your office, or opening a service business. The space features an open-concept layout-a clean, wide-open interior that makes customization easy to suit your unique business needs. A private restroom is already in pl... (text truncated for print)

Foundation:		Roof:	Metal
Heating:	Central	Rail Service:	No
Air Conditioning:	Central	Accessible/Adaptive:	No
Flood Plain:	None	Loading Facilities:	None
Construction:	Wood, Metal	Easements:	None
Restrictions:	Deed, Other	Lot Description:	
Docs Avail:	Floor Plan	Other Structures:	
Amenities:	Not Applicable/None		
Sale Includes:	Buildings		
Utilities:	Electricity, Water, Septic		

Contingent Info:		DOM/CDOM: 8 / 8	Sold Price:
Contract Date:	Sale Trms:	Sell Points:	SQFT/Acre:
Closing Date:	Price per SQFT: \$1.52		
Sell Ofc:	Selling Agent:		Source SQFT Acre:

All measurements, taxes, age, financial & school data are approximate and provided by other sources. Buyer should independently verify same before relying thereon.
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The Federal Fair Housing refers to Title VIII of the Civil Rights Act of 1968. This Act, in addition to the Texas Fair Housing Act, protects your right to rent an apartment, buy a home, obtain a mortgage, or purchase homeowners insurance free from discrimination based on Race, Color, National Origin, Religion, Sex, Familial Status or Disability.

