



A. BASS PROPERTIES LLC

www.abassproperties.com

# OFFICE/WAREHOUSE FOR SALE OR LEASE

33401 BLANCO RD, BULVERDE, TEXAS 78163



## LOCATION:

The property is on Blanco Rd, south of Highway 46 and north of Ammann Rd, in Bulverde, Texas

## BUILDING SIZE:

±1,911 SF (former residence)

## WAREHOUSE SIZES:

Warehouse 1: 900 SF (30'x30')  
Warehouse 2: 1,200 SF (40'x30')

## LAND SIZE:

±6.998 Acres

## SALE PRICE:

\$1,300,000

## LEASE RATE:

\$5,000/mo +NNN

## DEMOGRAPHICS:

### 3 Mile Radius

2021 Total Population: 2,088  
2026 Projected Population: 3,289  
Average Household Income: \$135,582

### 5 Mile Radius

2021 Total Population: 10,695  
2026 Projected Population: 14,948  
Average Household Income: \$153,439

### 10 Mile Radius

2021 Total Population: 129,194  
2026 Projected Population: 150,859  
Average Household Income: \$144,170

## TRAFFIC COUNTS:

Highway 46: 10,494 VPD (TXDOT 2019)  
Blanco Dr: 4,026 VPD south of site  
Blanco Dr: 3,142 VPD north of site

**CONTACT:** Alan P. Bass | [alan@abassproperties.com](mailto:alan@abassproperties.com) | 210.849.9665 | A. Bass Properties LLC

The information contained herein was obtained from sources believed reliable; however, A. Bass Properties makes no guarantees, warranties or representations as to its completeness or accuracy. It is your responsibility to independently confirm its accuracy and completeness. Any presentation of size, quality or quantity of any of the physical characteristics of the property should be verified by you or your advisors.



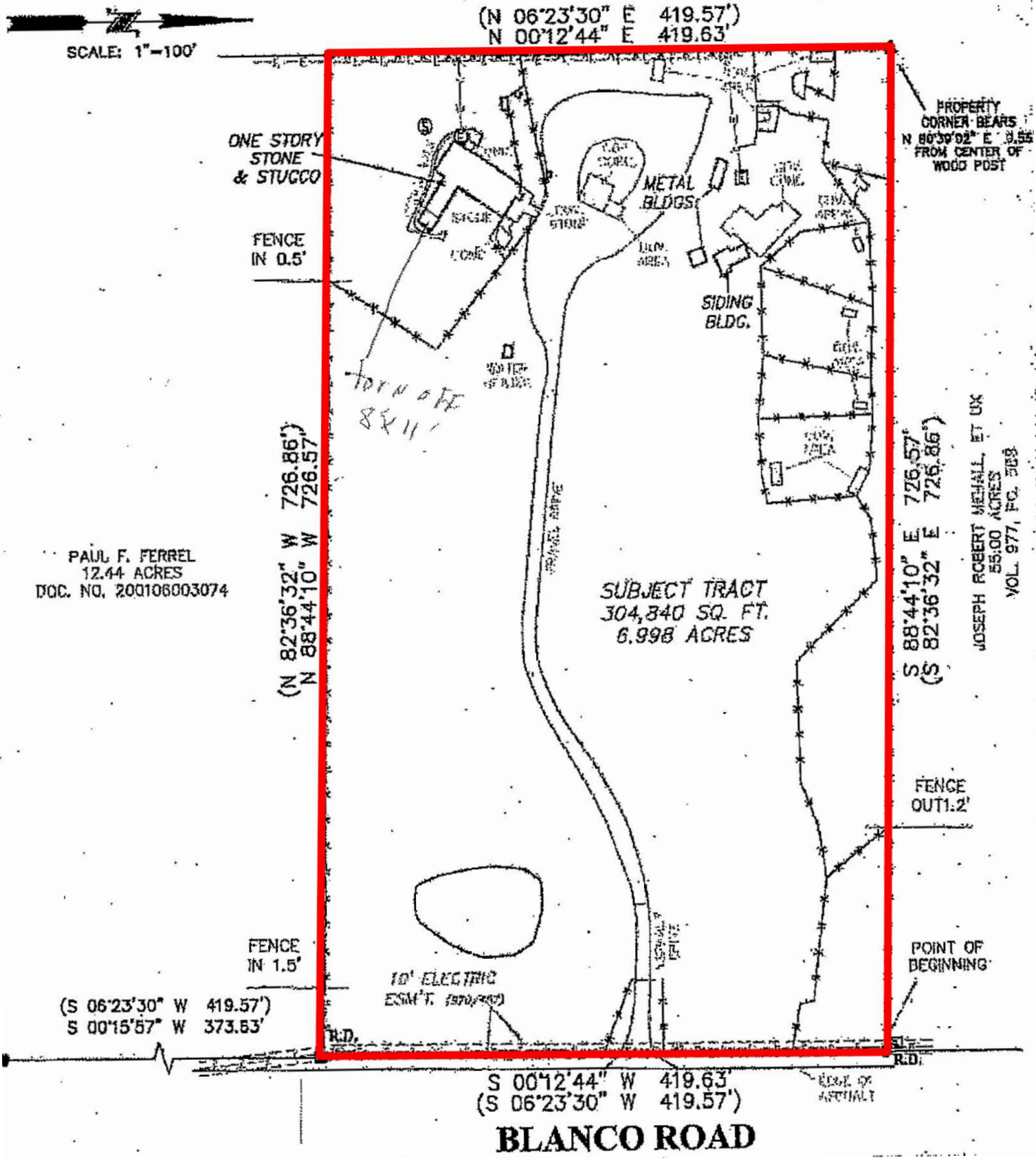
FOR SALE OR LEASE  
ALAN P. BASS  
**210.849.9665**  
ALAN@ABASSPROPERTIES.COM

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PAUL F. FERREL  
12.44 ACRES  
DOC. NO. 200106003074

(N 82°36'32" W 726.86')  
(N 88°44'10" W 726.57')

(S 06°23'30" W 419.57')  
(S 00°15'57" W 373.53')

(N 06°23'30" E 419.57')  
(N 00°12'44" E 419.63')

SUBJECT TRACT  
304,840 SQ. FT.  
6.998 ACRES

PROPERTY CORNER BEARS  
N 80°39'02" E 3.55'  
FROM CENTER OF  
WOOD POST

(S 88°44'10" E 726.57')  
(S 82°36'32" E 726.86')

JOSEPH ROBERT McHALL, ET UX  
55.00 ACRES  
VOL. 977, PG. 589

FENCE OUT 1.2'

POINT OF BEGINNING

(S 00°12'44" W 419.63')  
(S 06°23'30" W 419.57')

BLANCO ROAD



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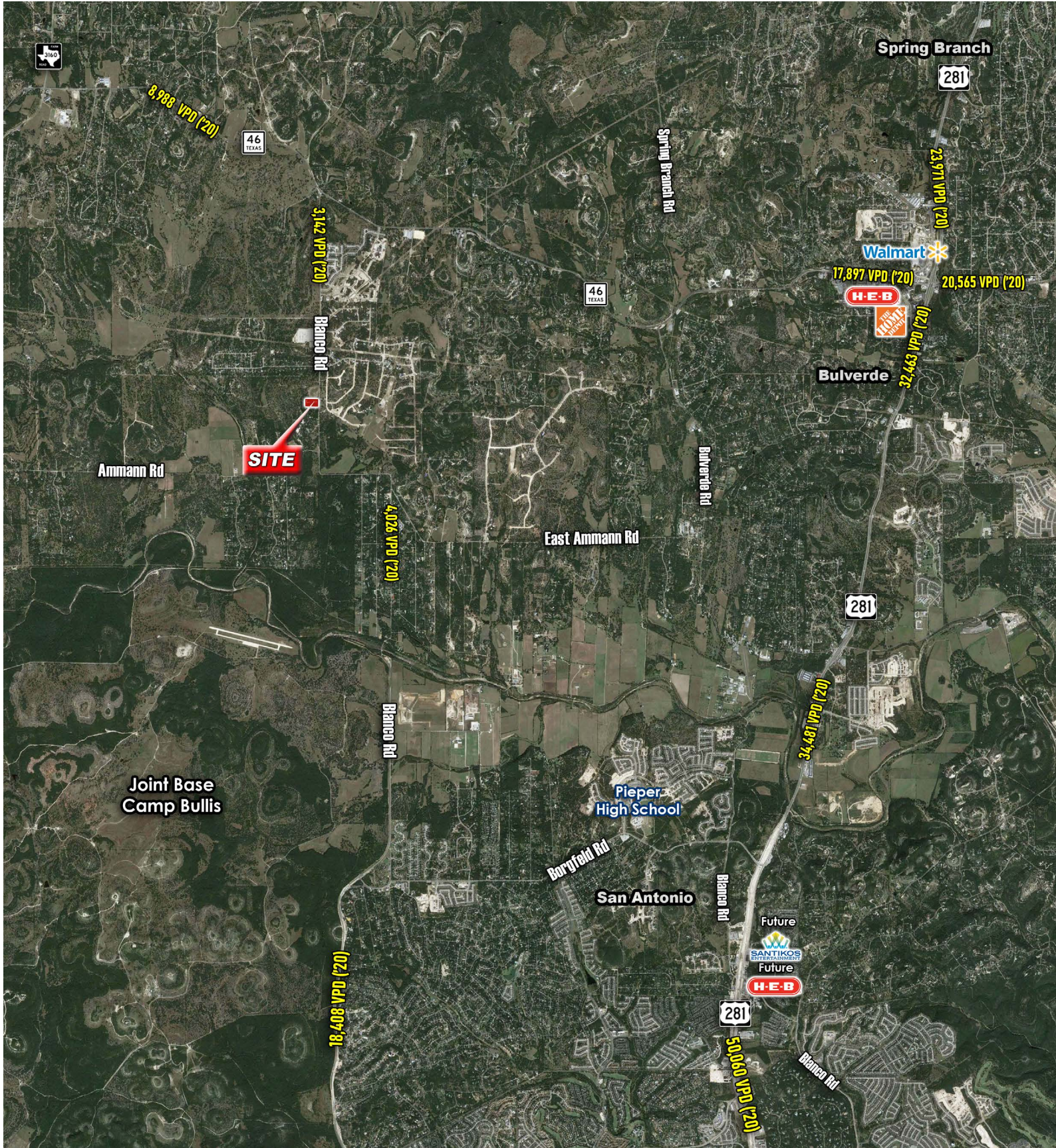
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# Information About Brokerage Services

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.

**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.

**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:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o 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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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>Alan Paul Bass</b>	<b>334893</b>	<b>alan@abassproperties.com</b>	<b>210.849.9665</b>
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate’s Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date