dhrealty partners inc
COMMERCIAL PROPERTIES
Brokerage • Management • Investments • Accounting

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A DISTINCTIVE COMMERCIAL INVESTMENT OPPORTUNITY ON BULVERDE RD

18221 Bulverde Rd | San Antonio, TX 78259



HISTORICAL PROPERTY PHOTOS
https://bit.ly/3U9flOB

FOR SALE

HISTORICAL PROPERTY PHOTOS
https://bit.ly/3U9fIOB

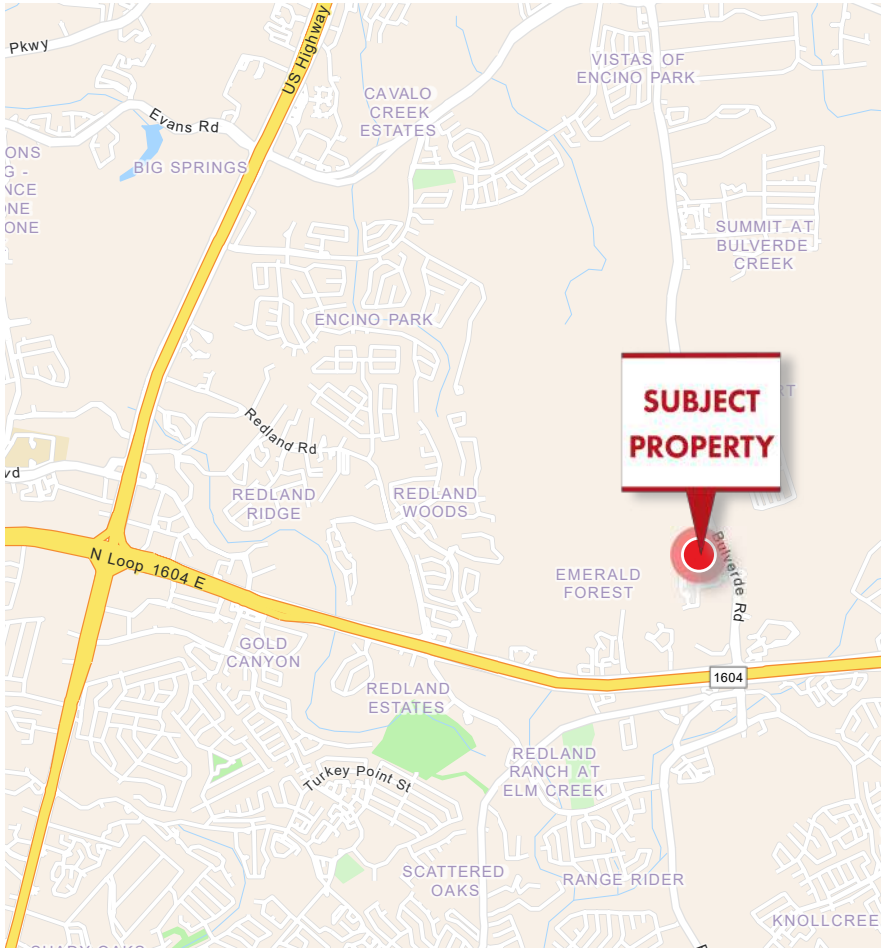
DRONE FOOTAGE
https://youtu.be/HbHOKLSjthI

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HIGHLIGHTS

- Commercial Investment & Adaptive Reuse Opportunity
- Medical, Professional Office & Business Services Potential
- Multiple Existing Structures with Distinctive Architectural Character
- Mature Live Oaks & Landscaped Grounds
- Prominent Bulverde Road Location Near Loop 1604 & US-281
- Near Methodist Hospital Stone Oak, Major Retail & Established Residential Communities

DESCRIPTION

Located along Bulverde Road in North San Antonio, this 2.787-acre property features multiple existing structures, distinctive architectural details, mature live oak trees, and expansive outdoor areas. The main structure showcases hand-hewn beams, high ceilings, fireplaces, and multiple living areas. The additional structures offer further potential for renovation and adaptive reuse, providing a unique foundation for a buyer to reimagine the property while retaining its original character. The property presents an opportunity for an investor or owner-user to explore comprehensive renovation, adaptive reuse, or potential ground-up redevelopment for professional office, medical office, wellness, or other compatible uses, subject to zoning and applicable approvals. The existing buildings offer character and underlying potential for a buyer willing to invest in their restoration. Buyers should independently verify building conditions, measurements, utility service, access, and suitability for their intended use.

BUILDING SIZE

±5,275 SF *(Square footage reflects recorded living area only, per BCAD. Additional accessory structures and porch areas are excluded. Buyer to verify.)*

ZONING

O-1

SALE PRICE

$2,000,000

LAND SIZE

±2.787 AC (±121,402 SF)

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PHOTOS









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NEARBY POINTS OF INTEREST

Placer.ai



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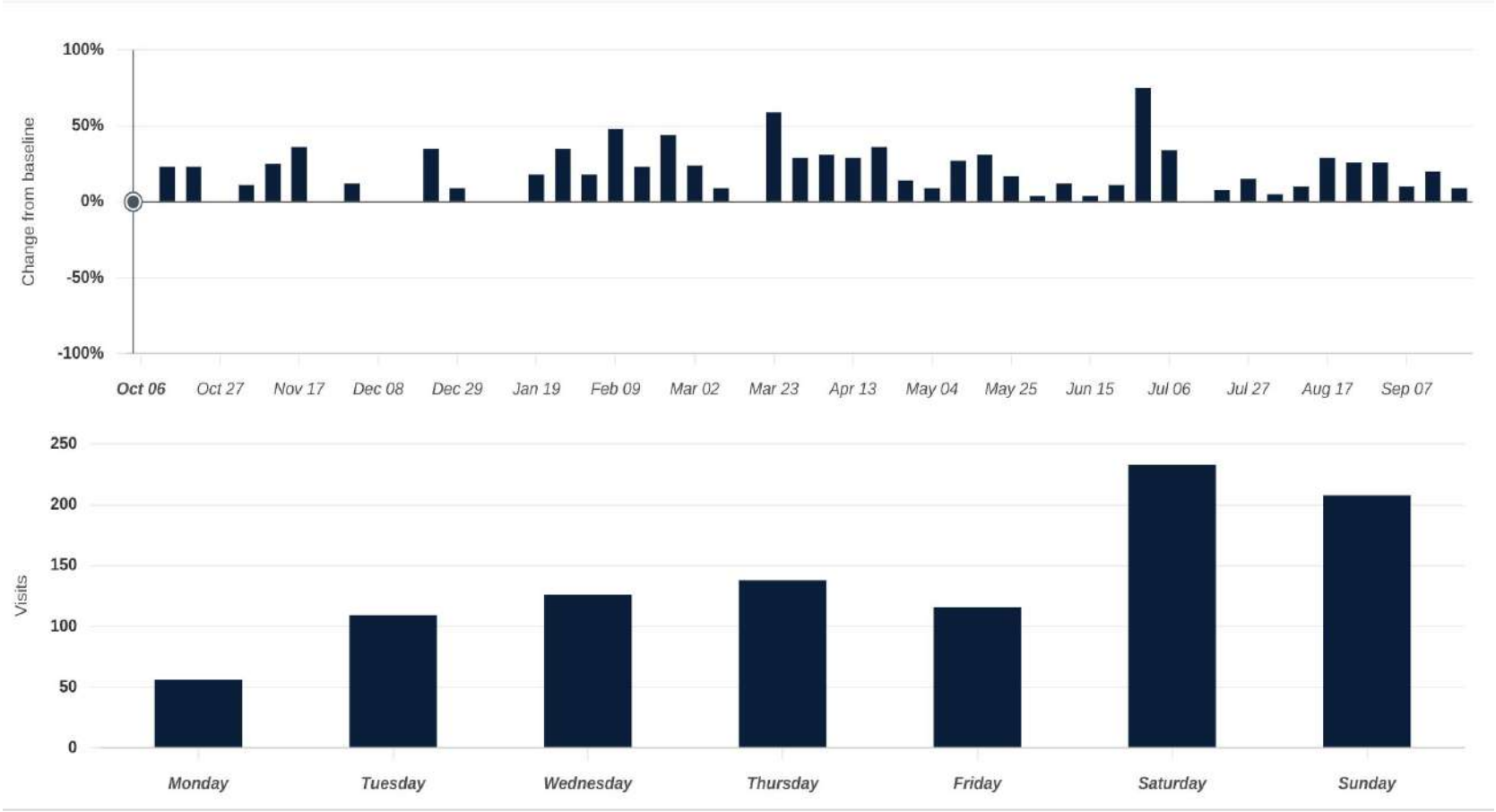
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VISITATION STATISTICS

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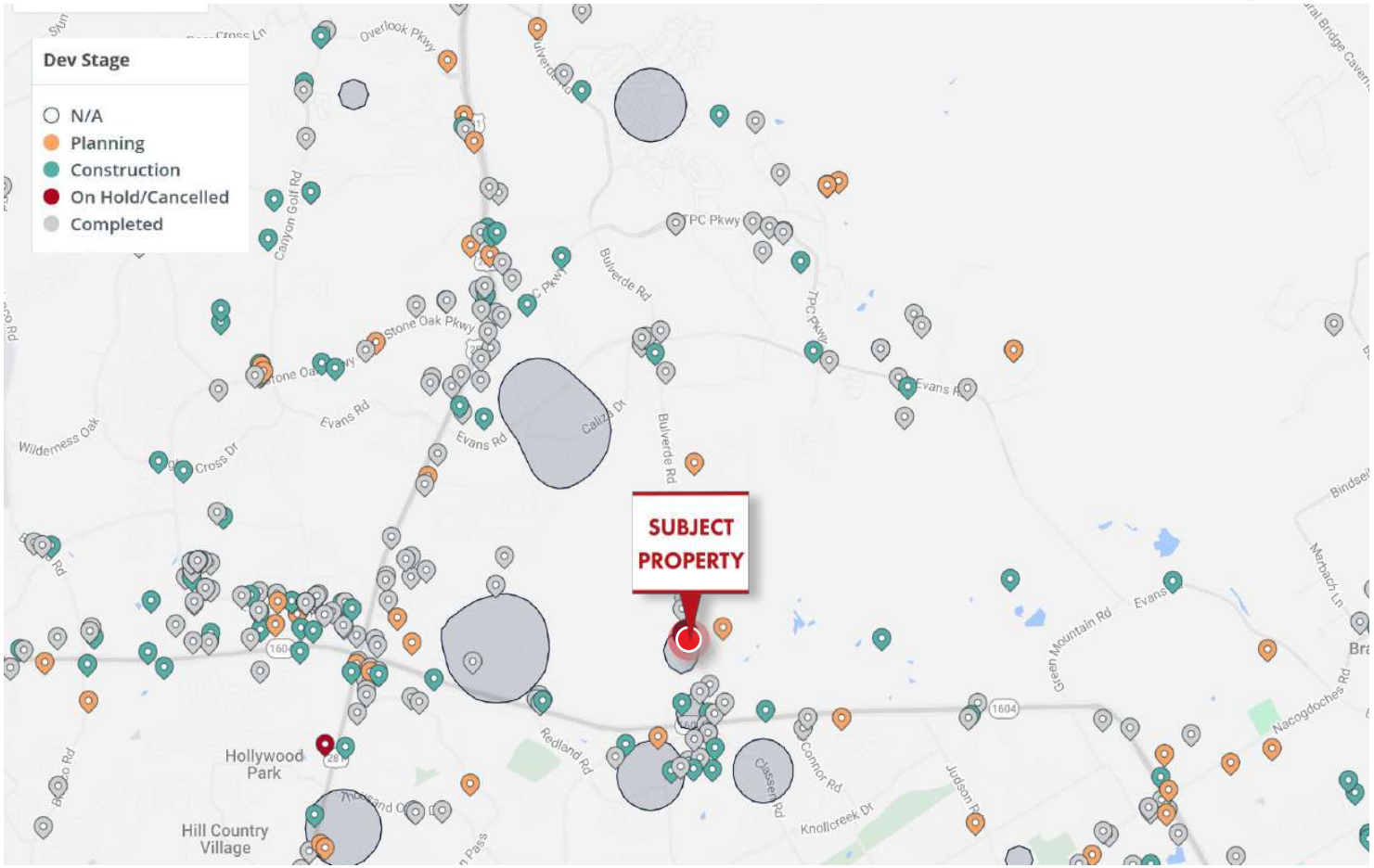
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NEARBY DEVELOPMENT



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HAZARDOUS MATERIAL DISCLOSURE

Every purchaser, seller, landlord and/or tenant of any interest in real property ("Property") is notified that prior or current uses of the Property or adjacent properties may have resulted in hazardous or undesirable materials being located on the Property. These materials may not be visible or easily detected. Current or future laws may require removal or clean-up of areas containing these materials. In order to determine if hazardous or undesirable materials are present on the Property, expert inspections are necessary and removal or clean-up of these materials will require the services of experts. Real Estate Agents are not qualified experts.

If you are a seller or landlord, it is your responsibility to ensure that the transaction documents include disclosures and/or disclaimers that are appropriate for the transaction and the Property.

If you are a purchaser or tenant, it is your responsibility to ensure that the transaction documents include provisions to permit consultation with attorneys, environmental consultants and others to make prudent investigations, and further that such inspections are conducted.

ADA DISCLOSURE

In order to ensure that all business establishments are accessible to persons with a variety of disabilities, the Americans with Disabilities Act was enacted under federal law and there are also state and local laws that may require alterations to a Property in order to allow access. Texas has enacted the Architectural Barriers Removal Act to also accommodate persons with disabilities. Real Estate Agents are not qualified to advise you if the Property complies with these laws or what changes may be necessary. You should consult with attorneys, engineers and other experts to determine if the Property is in compliance with these laws.

FLOOD PLAIN INFORMATION DISCLOSURE

It is the sole responsibility of every purchaser, seller, landlord and/or tenant of any interest in Property to independently review the appropriate flood plain designation maps proposed and adopted by federal, state, and local resources including, but not limited to, the Federal Emergency Management Association ("FEMA") and the San Antonio River Authority ("SARA"), in order to determine the potential flood risk of their Property. Real Estate Agents are not qualified to assess and cannot warrant, guarantee, or make any representations about the flood risk of a particular piece of Property. All decisions made or actions taken or not taken by a purchaser, seller, landlord and/or tenant with respect to the flood risk of a particular piece of Property shall be the sole responsibility of such party.

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San Antonio, TX
78209

11-03-2025

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.

EQUAL HOUSING OPPORTUNITY

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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

DH Realty Partners, Inc.	147342	www.dhrp.us	210 222 2424
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
Daniel Briggs	311372	danielbriggs@dhrp.us	210 222 2424
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
Michael D. Hoover	391636	hoover@dhrp.us	210 222 2424
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Melanie Simmons	797349	melaniesimmons@dhrp.us	210 222 2424
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ _____ Date _____