

# *Aztex Holdings*

24843 State Highway 46 W, Spring Branch, TX 78070



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Your receipt of this Memorandum constitutes your acknowledgment that (i) it is a confidential Memorandum solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property, (ii) you will hold it in the strictest confidence, (iii) you will not disclose it or its contents to any third party without the prior written authorization of the owner of the Property (“Owner”) or CBRE, Inc., and (iv) you will not use any part of this Memorandum in any manner detrimental to the Owner or CBRE, Inc.

If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to CBRE, Inc.

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This Memorandum contains select information pertaining to the Property and the to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented “as is” without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. This Memorandum describes certain documents, including leases and other materials, in summary form. These summaries may not be complete nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property’s suitability for your needs. ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.

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## THE OFFERING

*Sale-Leaseback Opportunity:  
Rare 15-Year Sale Leaseback  
opportunity on a site with  
newer built 2023 structures  
with a proven tenant with  
annual revenue between \$5 and  
\$8MM on over 2.5 acres.*

## HIGHLIGHTS

Their strong track record of profitability and stable operations provide an investor with a great opportunity, and the 15-year term demonstrates their long-term commitment to the property.

**Strategically Positioned in the Hill Country Growth Corridor:** Located in Bulverde, one of the fastest-growing areas north of San Antonio, the site benefits from its position between major economic centers like San Antonio and New

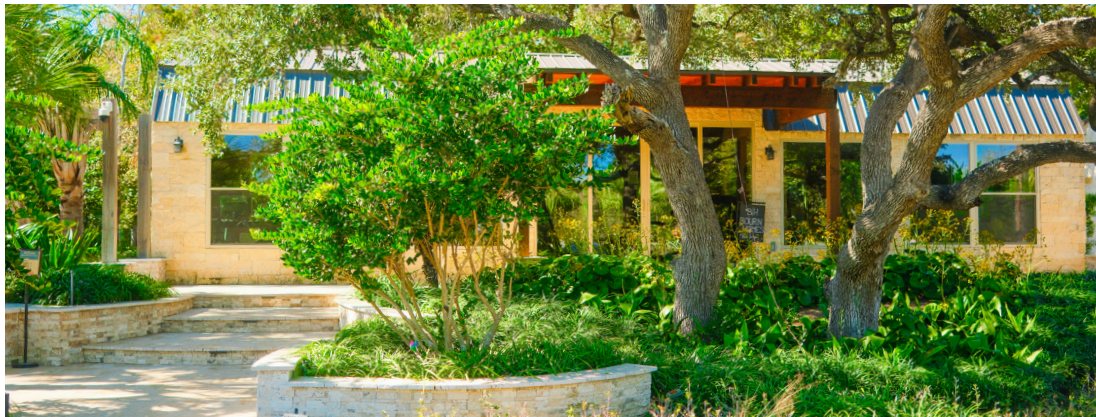
Braunfels, offering excellent workforce availability and regional reach.

**Tenant-Friendly Accessibility and Amenities:** The property's central location, easy highway access, and nearby conveniences, including retail, dining, fuel stations, and service providers, make it highly functional and attractive for industrial users seeking operational efficiency.

## PROPERTY OVERVIEW

*Aztex Holdings of Texas brings 40+ years of experience designing and building luxury, innovative in-ground swimming pools, water features and landscape arrangements.*

<b>SQUARE FEET</b>	4,075
<b>ACREAGE</b>	2.57 Acres
<b>YEAR OF IMPROVEMENTS</b>	2023
<b>LAND SQUARE FOOTAGE</b>	111,939
<b>BUILDINGS</b>	5
<b>CONSTRUCTION</b>	Wood Frame/Metal/Masonry
<b>ASKING PRICE</b>	\$1,450,000
<b>CAP RATE</b>	8.28%
<b>NET OPERATING INCOME</b>	\$120,000



## PROPERTY DESCRIPTION

*Prime Location with Immediate Highway Access:  
Situated just off US-281 and TX-46, this property offers  
seamless connectivity to major regional routes.*

Its proximity to Loop 1604 (18 miles) and I-35 (22 miles) ensures efficient access to San Antonio and the broader Central Texas corridor, making it ideal for distribution and logistics operations.

**Zoning and Development Flexibility:** The subject property is located in Comal County, outside the incorporated limits of the City of Bulverde. As a result, it is not subject to municipal zoning regulations, allowing a broad range of legally permissible uses under current county guidelines. Additionally, there are no known deed restrictions or private covenants limiting development or operations. This lack of regulatory constraints provides strong versatility for future use, whether commercial, industrial, or other purposes.

### Texas Has NO State Income Tax

- **Close to San Antonio Int'l Airport**  
Only 26 miles from San Antonio International Airport, a key hub for passenger and cargo traffic, providing strong air freight connectivity for industrial and commercial tenants.
- **Hill Country Growth Corridor**  
Located in Bulverde, one of the fastest-growing areas north of San Antonio, the site benefits from its position between major economic centers and service centers like San Antonio & New Braunfels, offering excellent workforce availability and regional reach.



San Antonio Int'l Airport Arts, Music & Culture



5-MILE  
AERIAL

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**Walmart**  **verizon**

**Jackson Hewitt** **DISCOUNT TIRE** **HOTWORX**  
TAX SERVICE


**JAMES AVERY**  
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 **State Farm** **SUPERCUTS** 

**MATTRESS FIRM** **SportClips**   
HAIRCUTS

**MATHNASIUM** **Marble SLAB CREAMERY**  
The Math Learning Center

**Gracie Barra**  
Spring Branch 

**SMOKEY MO'S**  
TX BBQ 



 **AutoZone**

 **TRACTOR SUPPLY CO**  

**KUMON** **cricket**   
Great Clips




 **Assisting Hands**  
Home Care



**Warrior Park CrossFit**

Site






  
**DERKSEN**  
PORTABLE BUILDINGS  
Comal Active

 **Allstate**  

 **First United**  
SPEND LIFE WISELY™





 **CHASE**   
**PAPAJOHNS**

 **LESLIE'S**  **SUBWAY**

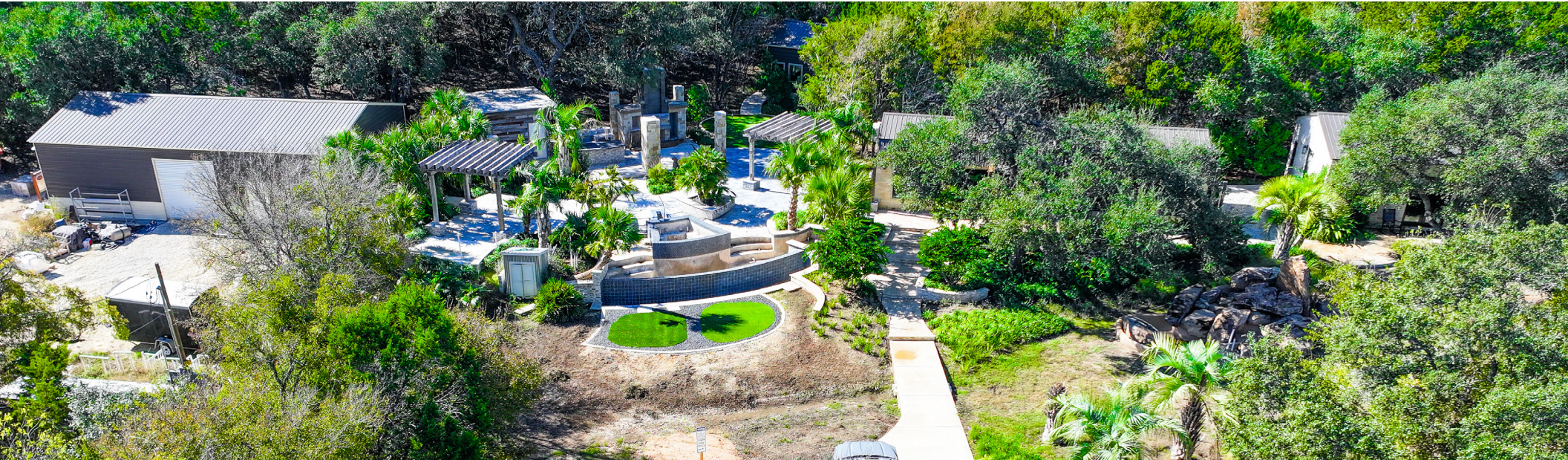


46

281

## AREA DEMOGRAPHICS

DEMOGRAPHIC BRIEF	3 MILES	5 MILES	7 MILES	10 MILES
2025 Population	5,522	16,940	46,558	112,311
2030 Population - Projection	7,036	20,557	56,129	126,996
2025-2030 Growth Rate	4.97%	3.95%	3.81%	2.49%
Average Household Income	\$190,336	\$176,260	\$182,533	\$179,923
Median Household Income	\$150,000	\$137,331	\$143,364	\$139,429
Average Home Price	\$702,215	\$637,125	\$609,208	\$585,740
Owner Occupied Housing	1,884	5,830	15,911	34,118



## FINANCE GUIDANCE

### *Aztex Holdings - Bulverde, TX*

	Option 1	Option 2	Option 3
Loan to Value	Up to 70%	Up to 65%	Up to 70%
Fixed Term	5 – 7 years	3 – 7 years	Floating
Term	5 – 10 years	10 years	5 – 10 years
Interest Rate	5.85 – 6.25%	5.95 - 6.35%	6.50-6.75% - <i>Floating Rate</i>
Amortization	25 - 30 years	25 – 30 years	25 years
Prepayment	Flexible	No Prepay Penalty	Stepdown

Above are preliminary soft quotes procured by CBRE's Middle Market Commercial Team. Rates as of 11.28.2025.  
Subject to review of tenant and sponsor strength

## Middle Market Commercial Financing Team

### Davis Edwards

Associate Vice President

+1 504 952 8191

davis.edwards@cbre.com

### Farhan Kabani

Executive Vice President

+1 214 636 2595

farhan.kabani@cbre.com

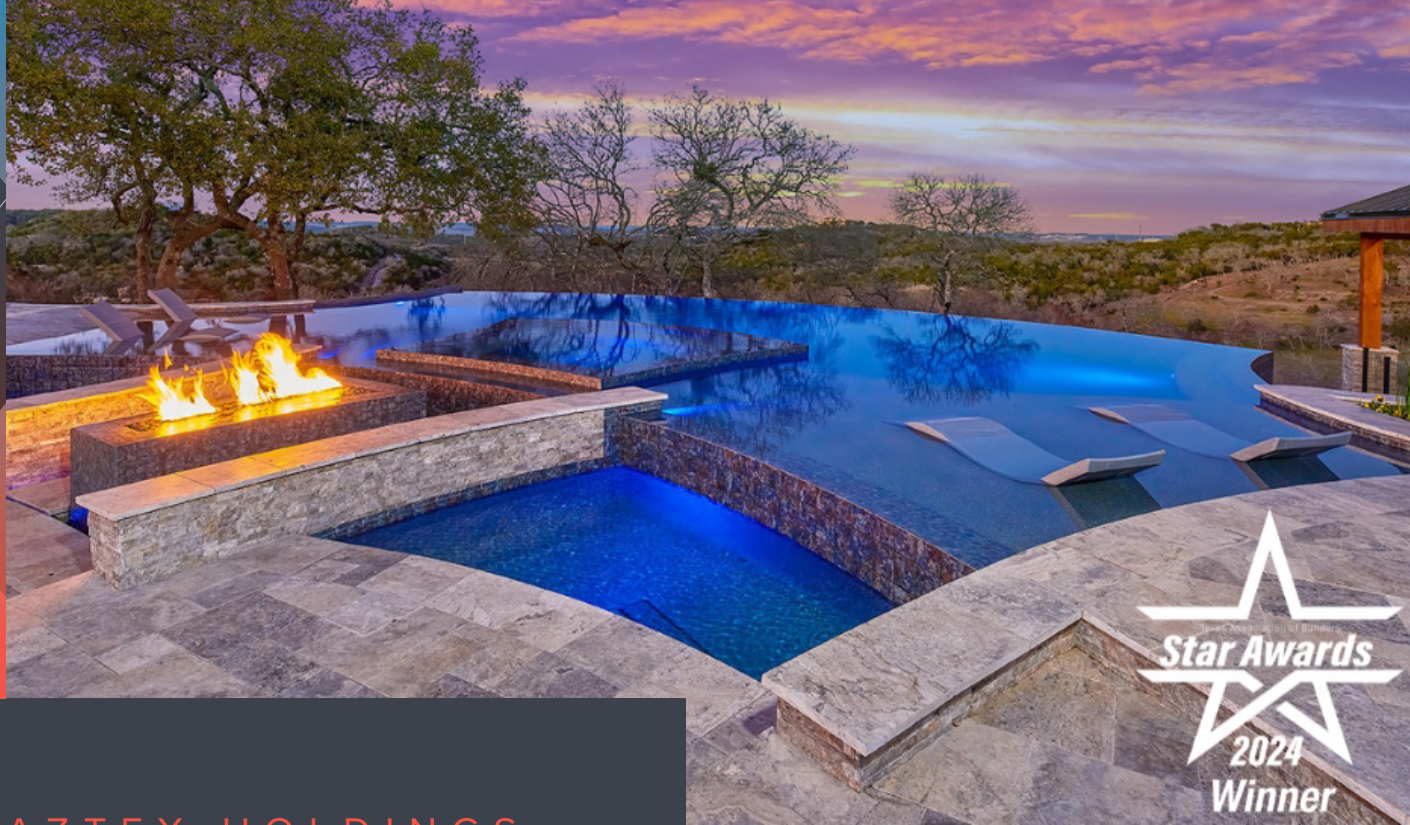
### Iram Mitha

Director

+1 404 923 1202

iram.mitha@cbre.com

**CBRE**



## AZTEX HOLDINGS

*Choose Aztex Holdings and experience the unmatched combination of stunning design, recognized excellence and service that sets them apart.*

### ABOUT AZTEX

Aztex Holdings of Texas brings 40+ years of experience designing and building luxury, innovative in-ground swimming pools, water features, and landscape arrangements for clients in the Northside San Antonio, Boerne, Fair Oaks, New Braunfels, Copper Ridge, Vintage Oaks, and Helotes locations. Our experience developing budgets and executing construction projects has made us a leader in the pool construction industry. We continue to be the source that discerning homeowners and real-estate developers turn to for real-world knowledge about pools. With a team of the most qualified and

friendly personnel in the industry, our mission is to promote the balance of work and relaxation that is embodied by a well-built pool. We want your pool to be a work of art that your family enjoys for generations to come.

Identifying and exceeding quality expectations is our primary objective while designing and building your pool, and we know that a mutually beneficial relationship between owner and contractor is the key to our success. We look forward to adding you to our long list of satisfied clients.

## AZTEX DIFFERENCE

- ✔ Aztex Promise
- ✔ Owner Supervised
- ✔ 70% In-House Construction
- ✔ Personalized Pool Tours
- ✔ 150+ References
- ✔ Perfect Record, No Complaints
- ✔ BBB A+ Rating
- ✔ All Masonry In-House
- ✔ Design & Build Experience

*Comal County is one of the fastest-growing counties in the United States and covers about 575 square miles with an estimated population for 2025 at 197,104.*

## COMAL COUNTY

*Natural Bridge Caverns: Discovered in 1960, these are the largest known commercial caverns in Texas, featuring spectacular limestone formations.*

Bulverde is located in western Comal County, Texas, nestled in the scenic Texas Hill Country along the Edwards Plateau. Known as the “Front Porch of the Hill Country,” Bulverde developed near early ranching routes and later benefited from improved highway access, particularly U.S. Highway 281, which connects the community to San Antonio and the broader region. Originally a rural settlement, Bulverde grew as ranching families established homesteads in the late 19th century, and its identity remains deeply tied to agriculture and ranch life.

**Main Industries:** Bulverde’s economy began with cattle ranching and farming, reflecting the agricultural roots of Comal County. Over time, its proximity to San Antonio and major highways transformed Bulverde into a desirable residential and commercial area. Today, the local economy includes small businesses, retail, construction, and service industries, supported by Comal County’s economic development programs such as tax abatements and reinvestment zones that encourage growth and investment. The area’s blend of rural charm and modern infrastructure makes Bulverde a hub for both commuters and entrepreneurs seeking opportunities in the Hill Country.



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**PLEASE CONTACT:**

**JOHNNY DUNN**

Vice President  
+1 214 252 1175  
johnny.dunn@cbre.com

**THEO STAMOLIS**

Associate  
+1 214 979 6166  
theo.stamolis@cbre.com

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