
30695 Hwy 281 Warehouse

Demographic Detail Report

30695 US Highway 281, Bulverde, TX 78163

Building Type: **Industrial**
 RBA: **7,295 SF**
 Land Area: **2.5 AC**
 Total **7,295 SF**

Warehse Avail: **7,295 SF**
 Office Avail: **-**
 % Leased: **100%**
 Rent/SF/Yr: **Negotiable**



Radius	1 Mile		3 Mile		5 Mile	
Population						
2026 Projection	1,959		10,289		33,080	
2021 Estimate	1,624		8,707		29,558	
2010 Census	1,126		5,753		23,820	
Growth 2021 - 2026	20.63%		18.17%		11.92%	
Growth 2010 - 2021	44.23%		51.35%		24.09%	
2021 Population by Age						
	1,624		8,707		29,558	
Age 0 - 4	73	4.50%	412	4.73%	1,691	5.72%
Age 5 - 9	82	5.05%	470	5.40%	1,930	6.53%
Age 10 - 14	100	6.16%	569	6.53%	2,165	7.32%
Age 15 - 19	107	6.59%	610	7.01%	2,176	7.36%
Age 20 - 24	88	5.42%	519	5.96%	1,831	6.19%
Age 25 - 29	80	4.93%	455	5.23%	1,668	5.64%
Age 30 - 34	73	4.50%	393	4.51%	1,584	5.36%
Age 35 - 39	77	4.74%	416	4.78%	1,780	6.02%
Age 40 - 44	86	5.30%	474	5.44%	1,909	6.46%
Age 45 - 49	112	6.90%	623	7.16%	2,209	7.47%
Age 50 - 54	124	7.64%	672	7.72%	2,133	7.22%
Age 55 - 59	146	8.99%	752	8.64%	2,203	7.45%
Age 60 - 64	142	8.74%	705	8.10%	1,966	6.65%
Age 65 - 69	124	7.64%	607	6.97%	1,647	5.57%
Age 70 - 74	96	5.91%	470	5.40%	1,245	4.21%
Age 75 - 79	57	3.51%	283	3.25%	732	2.48%
Age 80 - 84	32	1.97%	160	1.84%	403	1.36%
Age 85+	25	1.54%	119	1.37%	286	0.97%
Age 65+	334	20.57%	1,639	18.82%	4,313	14.59%
Median Age	47.10		45.30		39.90	
Average Age	43.10		41.80		38.60	

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Radius	1 Mile		3 Mile		5 Mile	
2021 Population By Race	1,624		8,707		29,558	
White	1,543	95.01%	8,119	93.25%	26,476	89.57%
Black	21	1.29%	187	2.15%	1,131	3.83%
Am. Indian & Alaskan	14	0.86%	59	0.68%	188	0.64%
Asian	17	1.05%	143	1.64%	916	3.10%
Hawaiian & Pacific Island	0	0.00%	6	0.07%	57	0.19%
Other	29	1.79%	193	2.22%	790	2.67%
Population by Hispanic Origin	1,624		8,707		29,558	
Non-Hispanic Origin	1,255	77.28%	6,621	76.04%	21,178	71.65%
Hispanic Origin	369	22.72%	2,086	23.96%	8,380	28.35%
2021 Median Age, Male	46.90		44.70		39.20	
2021 Average Age, Male	43.00		41.50		38.20	
2021 Median Age, Female	47.20		45.70		40.50	
2021 Average Age, Female	43.30		42.10		38.90	
2021 Population by Occupation Classification	1,348		7,132		23,336	
Civilian Employed	729	54.08%	4,035	56.58%	14,344	61.47%
Civilian Unemployed	30	2.23%	216	3.03%	699	3.00%
Civilian Non-Labor Force	581	43.10%	2,822	39.57%	8,069	34.58%
Armed Forces	8	0.59%	59	0.83%	224	0.96%
Households by Marital Status						
Married	442		2,309		7,374	
Married No Children	273		1,396		3,935	
Married w/Children	169		912		3,439	
2021 Population by Education	1,213		6,347		20,877	
Some High School, No Diploma	41	3.38%	259	4.08%	895	4.29%
High School Grad (Incl Equivalency)	128	10.55%	1,120	17.65%	3,905	18.70%
Some College, No Degree	484	39.90%	2,267	35.72%	6,472	31.00%
Associate Degree	39	3.22%	219	3.45%	1,111	5.32%
Bachelor Degree	307	25.31%	1,590	25.05%	5,201	24.91%
Advanced Degree	214	17.64%	892	14.05%	3,293	15.77%

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Radius	1 Mile		3 Mile		5 Mile	
2021 Population by Occupation	1,357		7,571		26,677	
Real Estate & Finance	80	5.90%	442	5.84%	1,410	5.29%
Professional & Management	471	34.71%	2,343	30.95%	8,771	32.88%
Public Administration	60	4.42%	286	3.78%	1,008	3.78%
Education & Health	156	11.50%	827	10.92%	3,078	11.54%
Services	65	4.79%	528	6.97%	1,859	6.97%
Information	19	1.40%	80	1.06%	402	1.51%
Sales	217	15.99%	1,125	14.86%	3,798	14.24%
Transportation	7	0.52%	35	0.46%	72	0.27%
Retail	85	6.26%	485	6.41%	1,493	5.60%
Wholesale	49	3.61%	251	3.32%	669	2.51%
Manufacturing	31	2.28%	185	2.44%	637	2.39%
Production	24	1.77%	195	2.58%	752	2.82%
Construction	37	2.73%	358	4.73%	1,141	4.28%
Utilities	6	0.44%	81	1.07%	547	2.05%
Agriculture & Mining	3	0.22%	46	0.61%	184	0.69%
Farming, Fishing, Forestry	0	0.00%	10	0.13%	24	0.09%
Other Services	47	3.46%	294	3.88%	832	3.12%
2021 Worker Travel Time to Job	668		3,833		13,515	
<30 Minutes	191	28.59%	1,293	33.73%	4,888	36.17%
30-60 Minutes	352	52.69%	1,936	50.51%	6,752	49.96%
60+ Minutes	125	18.71%	604	15.76%	1,875	13.87%
2010 Households by HH Size	415		2,053		8,238	
1-Person Households	65	15.66%	304	14.81%	1,173	14.24%
2-Person Households	169	40.72%	825	40.19%	2,962	35.96%
3-Person Households	70	16.87%	341	16.61%	1,473	17.88%
4-Person Households	66	15.90%	327	15.93%	1,527	18.54%
5-Person Households	30	7.23%	157	7.65%	717	8.70%
6-Person Households	9	2.17%	58	2.83%	250	3.03%
7 or more Person Households	6	1.45%	41	2.00%	136	1.65%
2021 Average Household Size	2.70		2.80		2.90	
Households						
2026 Projection	713		3,594		11,282	
2021 Estimate	593		3,048		10,095	
2010 Census	414		2,051		8,238	
Growth 2021 - 2026	20.24%		17.91%		11.76%	
Growth 2010 - 2021	43.24%		48.61%		22.54%	

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Radius	1 Mile		3 Mile		5 Mile	
2021 Households by HH Income	591		3,047		10,094	
<\$25,000	12	2.03%	111	3.64%	453	4.49%
\$25,000 - \$50,000	42	7.11%	237	7.78%	927	9.18%
\$50,000 - \$75,000	49	8.29%	216	7.09%	1,058	10.48%
\$75,000 - \$100,000	47	7.95%	373	12.24%	1,514	15.00%
\$100,000 - \$125,000	30	5.08%	261	8.57%	1,089	10.79%
\$125,000 - \$150,000	122	20.64%	572	18.77%	1,438	14.25%
\$150,000 - \$200,000	182	30.80%	632	20.74%	1,867	18.50%
\$200,000+	107	18.10%	645	21.17%	1,748	17.32%
2021 Avg Household Income	\$158,987		\$155,710		\$141,499	
2021 Med Household Income	\$148,667		\$139,226		\$125,104	
2021 Occupied Housing	593		3,048		10,095	
Owner Occupied	549	92.58%	2,817	92.42%	8,883	87.99%
Renter Occupied	44	7.42%	231	7.58%	1,212	12.01%
2010 Housing Units	594		3,044		10,065	
1 Unit	594	100.00%	3,022	99.28%	9,679	96.16%
2 - 4 Units	0	0.00%	1	0.03%	46	0.46%
5 - 19 Units	0	0.00%	17	0.56%	227	2.26%
20+ Units	0	0.00%	4	0.13%	113	1.12%
2021 Housing Value	549		2,816		8,883	
<\$100,000	5	0.91%	55	1.95%	166	1.87%
\$100,000 - \$200,000	9	1.64%	142	5.04%	417	4.69%
\$200,000 - \$300,000	122	22.22%	597	21.20%	2,557	28.79%
\$300,000 - \$400,000	197	35.88%	833	29.58%	2,448	27.56%
\$400,000 - \$500,000	143	26.05%	756	26.85%	1,867	21.02%
\$500,000 - \$1,000,000	73	13.30%	405	14.38%	1,299	14.62%
\$1,000,000+	0	0.00%	28	0.99%	129	1.45%
2021 Median Home Value	\$370,304		\$373,709		\$353,165	
2021 Housing Units by Yr Built	610		3,194		10,546	
Built 2010+	183	30.00%	1,064	33.31%	2,118	20.08%
Built 2000 - 2010	117	19.18%	582	18.22%	4,657	44.16%
Built 1990 - 1999	166	27.21%	792	24.80%	1,963	18.61%
Built 1980 - 1989	57	9.34%	287	8.99%	835	7.92%
Built 1970 - 1979	55	9.02%	311	9.74%	644	6.11%
Built 1960 - 1969	13	2.13%	68	2.13%	138	1.31%
Built 1950 - 1959	4	0.66%	26	0.81%	51	0.48%
Built <1949	15	2.46%	64	2.00%	140	1.33%
2021 Median Year Built	1999		2000		2003	