

2350 BULVERDE RD

EAGLES LANDING LODGE



PROPERTY DESCRIPTION

Offering a unique business and real estate property, no corners cut on an amazing renovation of the former Comal County Court #3 building. Current owner hosts guests from wedding events, local artist's workshops, the Wounded Warrior program, church events, women's retreats, business travelers, family reunions, graduation events, holiday gatherings, anniversary celebrations, couples get-aways, VRBO and AirBnB. The business has been very successful because of the location and a great website. There are local restaurants and bars with live music within walking distance, an airport around the corner, some cute shops across & down the street and a Hallmark atmosphere especially around the holidays. With more marketing and possibly adding a wedding venue on the extra land; this property offers many opportunities for increasing the income.

Website: www.eagleslandinglodgebulverde.com

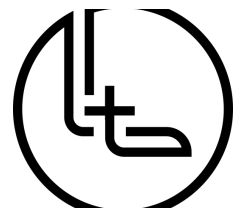
LUKE OWENS-BRAGG

210.451.0143

info@lockwoodrealtygroup.com

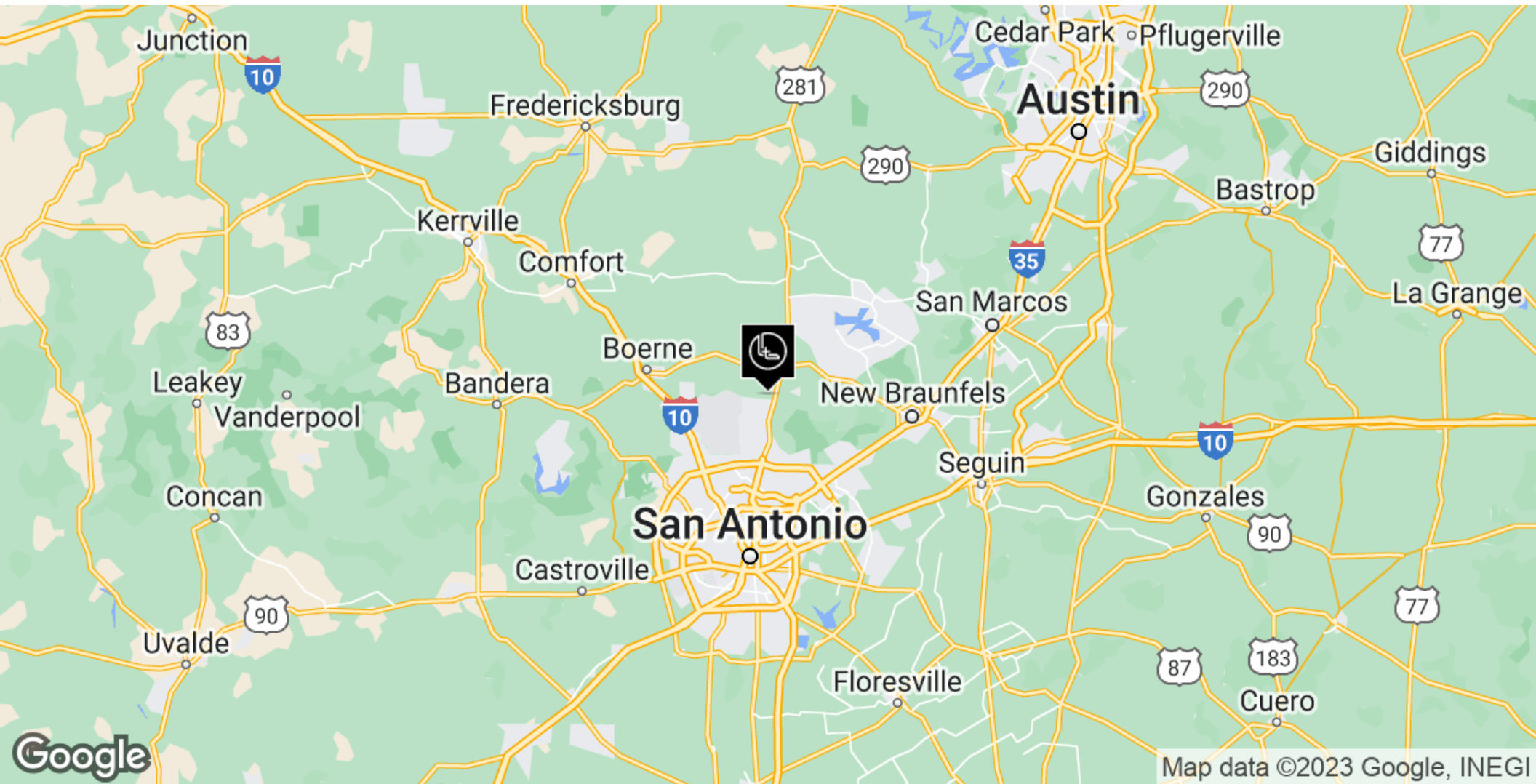
OFFERING SUMMARY

Sale Price:	\$1,799,000
Projected 2022 NOI	\$105,000.00
Lodge Breakdown	1 Apartment 3 Private Suites
Lot Size:	1.07 Acres
Building Size:	2,500 SF

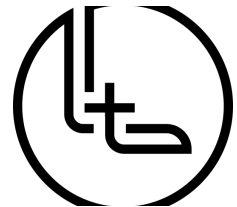


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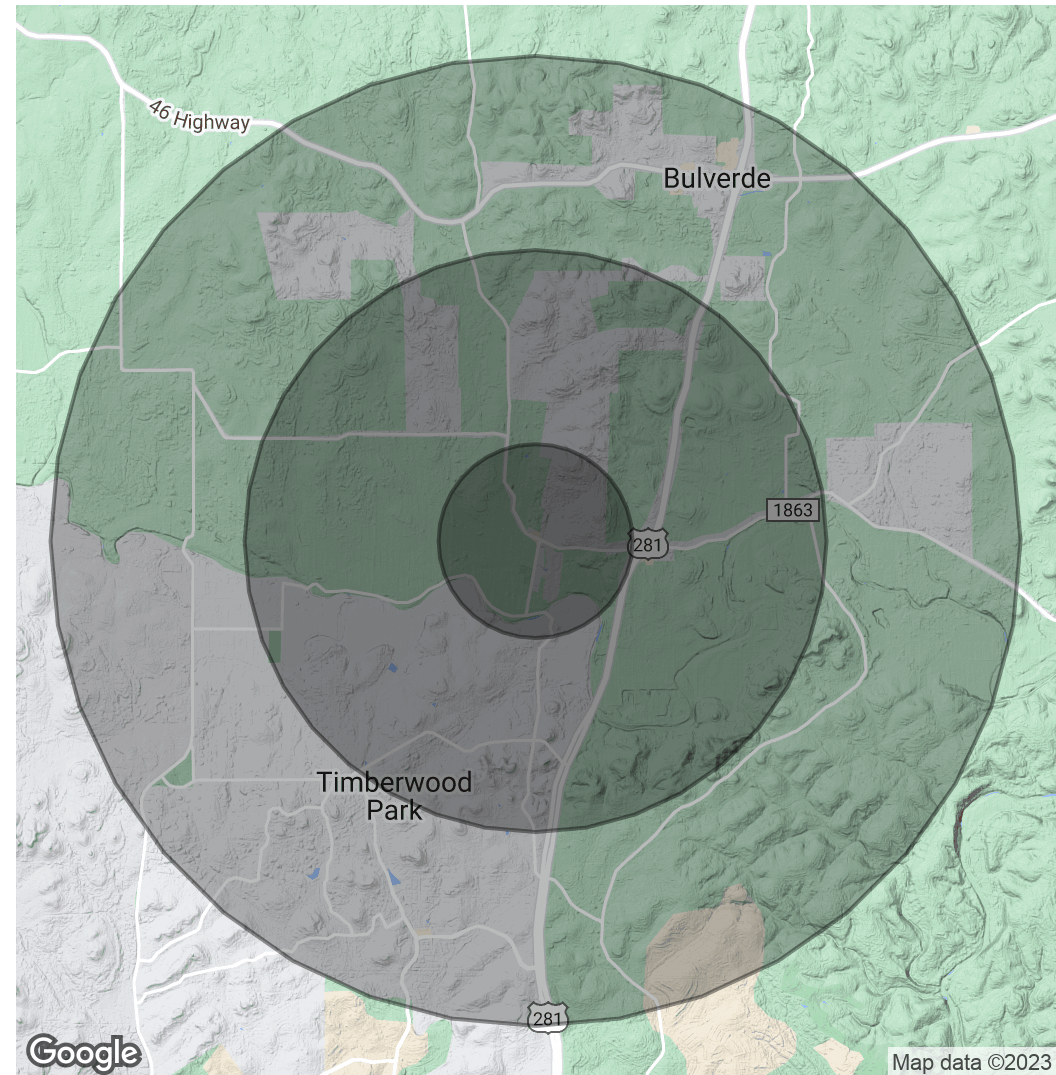
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	913	8,668	33,331
Average Age	44.9	40.8	40.6
Average Age (Male)	46.1	41.8	41.2
Average Age (Female)	43.9	41.2	39.8

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	324	2,878	11,044
# of Persons per HH	2.8	3.0	3.0
Average HH Income	\$115,654	\$121,159	\$126,248
Average House Value	\$306,647	\$317,568	\$341,168

** Demographic data derived from 2020 ACS - US Census*



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