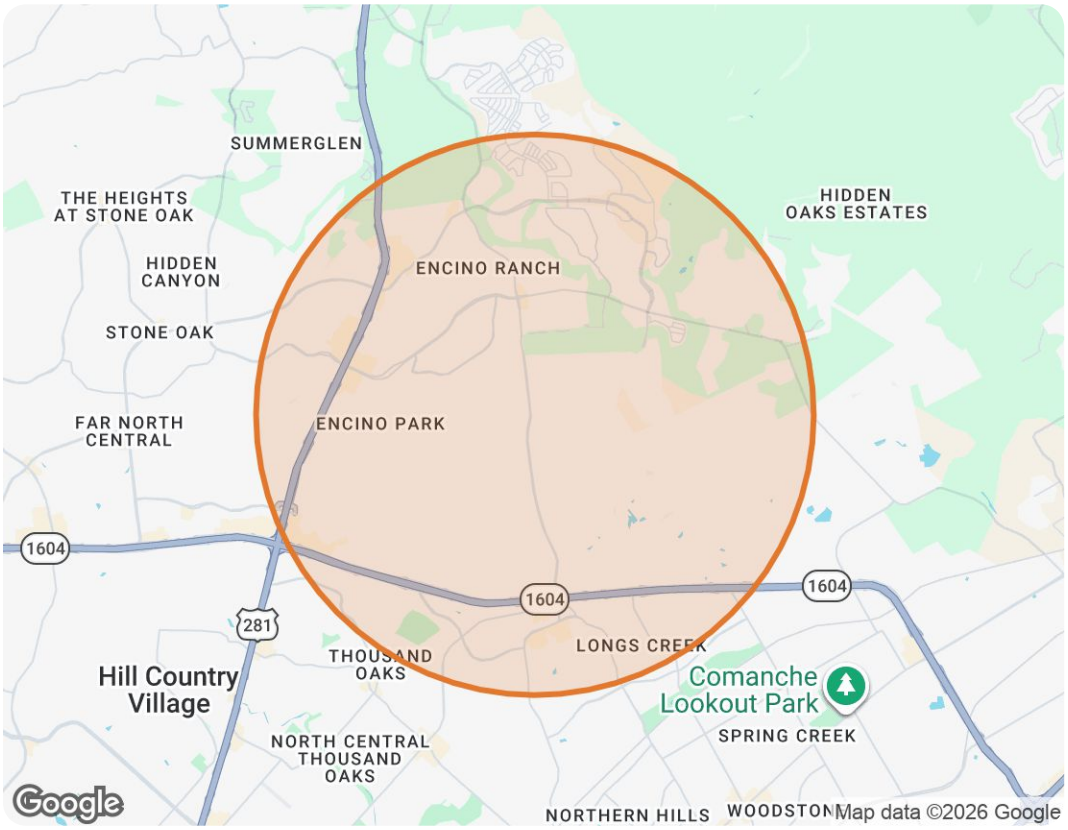
3 mile 19730 Bulverde



Naomi Freeman

Work (469) 766-3976

(214) 679-6182

Ready Real Estate

10440 N. Central Expressway, Suite 800

Dallas, TX 75231

Copyright 2026 Realtors Property Resource® LLC. All Rights Reserved.
Information is not guaranteed. Equal Housing Opportunity.

Trade Area Summary

Attribute Summary for 3 mile 19730 Bulverde

Median Household Income	Median Age	Total Population	1st Dominant Segment
$105,547	37.7	32,262	Modern Minds
Source: 2025/2029 Income (Esri)	**Source:** 2025/2029 Age: 5 Year Increments (Esri)	**Source:** 2025 Age: 1 Year Increments (Esri)	**Source:** 2025 Tapestry Market Segmentation (Households)

Consumer Segmentation

Top Tapestry Segments	Modern Minds	Flourishing Families	Boomburbs	Savvy Suburbanites	Professional Pride
% of Households	4,442 (36.5%)	3,722 (30.6%)	2,420 (19.9%)	1,091 (9.0%)	484 (4.0%)
Life Stage Group	Contemporary Households	Family Portraits	Family Portraits	Mature and Retired Living	Mature and Retired Living
Life Mode Group	Tech Trailblazers	Family Prosperity	Family Prosperity	Premier Estates	Premier Estates
Urbanicity Group(s)	Urban Core Urban Vicinity Suburb	Suburb	Suburb	Suburb	Suburb
Residence Type	Multi-Units, Single Family	Single Family	Single Family	Single Family	Single Family
Household Type	Married Couples, Singles Living Alone	Married Couples	Married Couples	Married Couples	Married Couples
Average Household Size	2.37	2.8	3.12	2.72	3.2
Median Age	34.6	39	34.5	44	38.6
Diversity Index	78.5	58.6	74.6	46.9	67.1
Median Household Income	$91,039	$111,751	$131,202	$139,696	$187,750
Median Net Worth	$121,498	$499,190	$539,415	$915,346	$1,178,630
Homeownership	41%	85%	83%	91%	89%
Rent Burdened Households	35%	31%	33%	28%	31%
Labor Force Participation Rate	76%	69%	72%	68%	71%
Unemployment Rate	3%	3%	3%	3%	3%
% with Bachelor's Degree or Higher	50%	40%	49%	53%	67%
Lifestyle Patterns	Consumers tend to place orders online from warehouse clubs and department stores. These residents spend money on clothing, travel, and dining out, including fast food.	For in-store shopping, they frequent large retail hardware and hobby stores, while online shopping caters to a variety of household, children, pet, and personal items. Residents prioritize spending on medical, auto, and life insurance, as well as retirement planning. Pickup trucks and SUVs are common vehicle choices.	Residents tend to shop at club stores and make purchases using online platforms. Spending centers around children, including clothing, medicine, toys, and entertainment. Residents pay for garden maintenance, home cleaning, and pet care services.	Residents frequently use credit cards, and they seldom have outstanding monthly balances. They tend to invest a significant amount of resources on home improvement and landscaping. Residents have a variety of investment and retirement accounts.	Residents tend to shop at large retail establishments. They often buy organic foods and frequent fast-casual restaurants. Home improvement and remodeling projects are common, and homeowners often seek professional assistance for lawn maintenance and landscaping.

This represents an estimated sale price for this property. It is not the same as the opinion of value in an appraisal developed by a licensed appraiser under the Uniform Standards of Professional Appraisal Practice.

Copyright 2026 Realtors Property Resource® LLC. All Rights Reserved.
Information is not guaranteed. Equal Housing Opportunity.

3 mile 19730 Bulverde

Consumer Segment Details

About this segment

Modern Minds

Ranked	In this area	In the United States
1st	**36.5%**	**1.9%**
dominant segment for this area	of households fall into this segment	of households fall into this segment

Who Are They?

This fast-growing segment is primarily located just outside downtown sections of large cities or in nearby suburbs. Residents are mostly in the 25 to 44 age range, and nearly half of individuals aged 25 and older hold a bachelor's degree. The segment has grown due to recent immigration, adding to the notable population of individuals born outside the U.S. already living here. Key employment sectors include health care, technology, retail, education, and manufacturing, and incomes often fall in the upper tier. The segment is a mix of homeowners and renters, residing in both single-family and multifamily units. Homes are generally newer, and two-thirds of owned homes are valued above $300,000. Households typically own multiple vehicles. While many have the option to work from home, most commute by car.

Key Statistics

- **Median age:** 34.6
- **Median household size:** 2.37
- **Predominant household structure (Census 2020):** Married couples; singles living alone
- **Median household income:** $91,039
- **Median net worth:** $121,498
- **Percentage of individuals with completion of a bachelor's degree or higher:** 49.6%

Housing and Employment

- **Predominant Urbanicity Type:** Suburb; Urban Core; Urban Vicinity
- **Median home value:** $429,764
- **Homeownership rate:** 41.4%
- **Rent burdened households (American Community Survey 2019-2023):** 34.5%
- **Labor force participation rate:** 76.1%
- **Unemployment rate:** 3.3%

Lifestyle Patterns

- Consumers tend to place orders online from warehouse clubs and department stores.
- These residents spend money on clothing, travel, and dining out, including fast food.
- Social media is commonly used for sharing photos and videos, professional networking, and following favorite brands, sports, and hobbies.
- Individuals tend to explore new exercise and diet regimes and often opt for active vacations.

The demographic segmentation shown here can help you understand the life stages of consumers in a market. Data provider Esri classifies U.S. residential neighborhoods into 67 unique market segments base on socioeconomic and demographic characteristics. **Source: Esri 2025 Update Frequency: Annually**

Copyright 2026 Realtors Property Resource® LLC. All Rights Reserved.
Information is not guaranteed. Equal Housing Opportunity.

3 mile 19730 Bulverde

Consumer Segment Details

About this segment

Flourishing Families

Ranked	In this area	In the United States
2nd	**30.6%**	**3.6%**
dominant segment for this area	of households fall into this segment	of households fall into this segment

Who Are They?

Members of these communities reside mostly in lower-density, rapidly growing suburbs in the South and Midwest. Most householders are between the ages of 35 and 64, and households are mainly comprised of large families with children. Marriage rates are high. Members of this segment are often employed in professional roles and earn middle-tier incomes. Many are self-employed, and some households support their earnings with interest, dividends, or rental properties. Available housing is predominantly composed of single-family units built in the 1990s and 2000s, with home values and rents that mirror national averages. The rate of new development is notably higher here than in most other regions. Many households have multiple vehicles, and long commutes are common.

Key Statistics

- **Median age:** 39.0
- **Median household size:** 2.80
- **Predominant household structure (Census 2020):** Married couples
- **Median household income:** $111,751
- **Median net worth:** $499,190
- **Percentage of individuals with completion of a bachelor's degree or higher:** 40.2%

Housing and Employment

- **Predominant Urbanicity Type:** Suburb
- **Median home value:** $379,560
- **Homeownership rate:** 85.2%
- **Rent burdened households (American Community Survey 2019-2023):** 31.1%
- **Labor force participation rate:** 69.4%
- **Unemployment rate:** 3.1%

Lifestyle Patterns

- For in-store shopping, they frequent large retail hardware and hobby stores, while online shopping caters to a variety of household, children, pet, and personal items.
- Residents prioritize spending on medical, auto, and life insurance, as well as retirement planning. Pickup trucks and SUVs are common vehicle choices.
- They often play board games and read books.
- Residents tend to travel domestically.

The demographic segmentation shown here can help you understand the life stages of consumers in a market. Data provider Esri classifies U.S. residential neighborhoods into 67 unique market segments base on socioeconomic and demographic characteristics. **Source: Esri 2025 Update Frequency: Annually**

Copyright 2026 Realtors Property Resource® LLC. All Rights Reserved.
Information is not guaranteed. Equal Housing Opportunity.

3 mile 19730 Bulverde

Consumer Segment Details

About this segment

Boomburbs

Ranked	In this area	In the United States
3rd	**19.9%**	**2.6%**
dominant segment for this area	of households fall into this segment	of households fall into this segment

Who Are They?

These neighborhoods are primarily located in the suburbs of metropolitan areas with populations exceeding 500,000, mainly in the South and West. Most members of the segment are between 25 and 54, with an overall population that is young; nearly a third are under the age of 18. Married couples with or without children are prevalent in this segment. Household incomes are predominantly upper tier, and workers are frequently employed full time in fields including government, management, sales, business, and finance. They reside in newer single-family homes, typically constructed in 2000 or later. More than half of the homes are valued between $300,000 and $500,000. Nearly a third of households own three or more vehicles.

Key Statistics

- **Median age:** 34.5
- **Median household size:** 3.12
- **Predominant household structure (Census 2020):** Married couples
- **Median household income:** $131,202
- **Median net worth:** $539,415
- **Percentage of individuals with completion of a bachelor's degree or higher:** 49.2%

Housing and Employment

- **Predominant Urbanicity Type:** Suburb
- **Median home value:** $462,376
- **Homeownership rate:** 82.9%
- **Rent burdened households (American Community Survey 2019-2023):** 33.2%
- **Labor force participation rate:** 71.8%
- **Unemployment rate:** 3.0%

Lifestyle Patterns

- Residents tend to shop at club stores and make purchases using online platforms.
- Spending centers around children, including clothing, medicine, toys, and entertainment. Residents pay for garden maintenance, home cleaning, and pet care services.
- They tend to purchase internet-connectable televisions, all-in-one printers, home security systems, smart thermostats, and lighting systems.
- Individuals engage in regular exercise, eat organic foods, and spend time hiking and reading. They travel frequently, both domestically and internationally.

The demographic segmentation shown here can help you understand the life stages of consumers in a market. Data provider Esri classifies U.S. residential neighborhoods into 67 unique market segments base on socioeconomic and demographic characteristics. **Source: Esri 2025 Update Frequency: Annually**

Copyright 2026 Realtors Property Resource® LLC. All Rights Reserved.
Information is not guaranteed. Equal Housing Opportunity.

3 mile 19730 Bulverde

Consumer Segment Details

About this segment

Savvy Suburbanites

Ranked	In this area	In the United States
4th	**9.0%**	**4.5%**
dominant segment for this area	of households fall into this segment	of households fall into this segment

Who Are They?

These neighborhoods tend to be concentrated in New England and the Mid-Atlantic. Some couples have children who have grown up and left the house, and around a quarter still have kids at home. Residents work in professional fields such as management and finance. The combined wages of both spouses position these families solidly in the middle to upper income tiers. Investments, retirement income, and valuable properties also contribute to the high net worth of households commonly found in these neighborhoods. Residents in this segment gravitate toward suburban communities, which include both newly developed and well-established areas, within major metropolitan areas. Nearly all homes are single-family and owner-occupied, with very few rental properties available, and most homes were built between 1970 and 2000.

Key Statistics

- **Median age:** 44.0
- **Median household size:** 2.72
- **Predominant household structure (Census 2020):** Married couples
- **Median household income:** $139,696
- **Median net worth:** $915,346
- **Percentage of individuals with completion of a bachelor's degree or higher:** 53.3%

Housing and Employment

- **Predominant Urbanicity Type:** Suburb
- **Median home value:** $471,521
- **Homeownership rate:** 90.9%
- **Rent burdened households (American Community Survey 2019-2023):** 27.6%
- **Labor force participation rate:** 68.0%
- **Unemployment rate:** 2.9%

Lifestyle Patterns

- Residents frequently use credit cards, and they seldom have outstanding monthly balances.
- They tend to invest a significant amount of resources on home improvement and landscaping. Residents have a variety of investment and retirement accounts.
- Households tend to have access to cell phones and the internet to stay connected.
- Residents tend to engage with their communities through fundraising and local politics. Vacation destinations often include beaches and national parks.

The demographic segmentation shown here can help you understand the life stages of consumers in a market. Data provider Esri classifies U.S. residential neighborhoods into 67 unique market segments base on socioeconomic and demographic characteristics. **Source: Esri 2025 Update Frequency: Annually**

Copyright 2026 Realtors Property Resource® LLC. All Rights Reserved.
Information is not guaranteed. Equal Housing Opportunity.

3 mile 19730 Bulverde

Consumer Segment Details

About this segment

Professional Pride

Ranked	In this area	In the United States
5th	**4.0%**	**2.1%**
dominant segment for this area	of households fall into this segment	of households fall into this segment

Who Are They?

While these neighborhoods can be found nationwide, they are most prevalent in the South and West. Over three-quarters of all residents are married, and many households have multiple children enrolled in K-12 schools. Over half of residents hold bachelor's or graduate degrees, and they tend to be employed in technology, engineering, and management roles. A significant portion of these individuals choose to work from home. Households tend to have dual incomes, and many individuals earn some of the highest salaries in the nation. Residents typically live in communities featuring newly constructed, owner-occupied single-family homes in the expanding outer suburbs and exurbs of major metropolitan areas. Many homeowners have a mortgage due to new construction costs.

Key Statistics

- **Median age:** 38.6
- **Median household size:** 3.20
- **Predominant household structure (Census 2020):** Married couples
- **Median household income:** $187,750
- **Median net worth:** $1,178,630
- **Percentage of individuals with completion of a bachelor's degree or higher:** 66.8%

Housing and Employment

- **Predominant Urbanicity Type:** Suburb
- **Median home value:** $645,271
- **Homeownership rate:** 89.4%
- **Rent burdened households (American Community Survey 2019-2023):** 31.2%
- **Labor force participation rate:** 71.3%
- **Unemployment rate:** 2.9%

Lifestyle Patterns

- Residents tend to shop at large retail establishments. They often buy organic foods and frequent fast-casual restaurants.
- Home improvement and remodeling projects are common, and homeowners often seek professional assistance for lawn maintenance and landscaping.
- Their houses are equipped with modern technology such as smart home devices and appliances.
- Residents tend to prioritize fitness and recreational activities, and they often support youth athletics and participate in sports.

The demographic segmentation shown here can help you understand the life stages of consumers in a market. Data provider Esri classifies U.S. residential neighborhoods into 67 unique market segments base on socioeconomic and demographic characteristics. **Source: Esri 2025 Update Frequency: Annually**

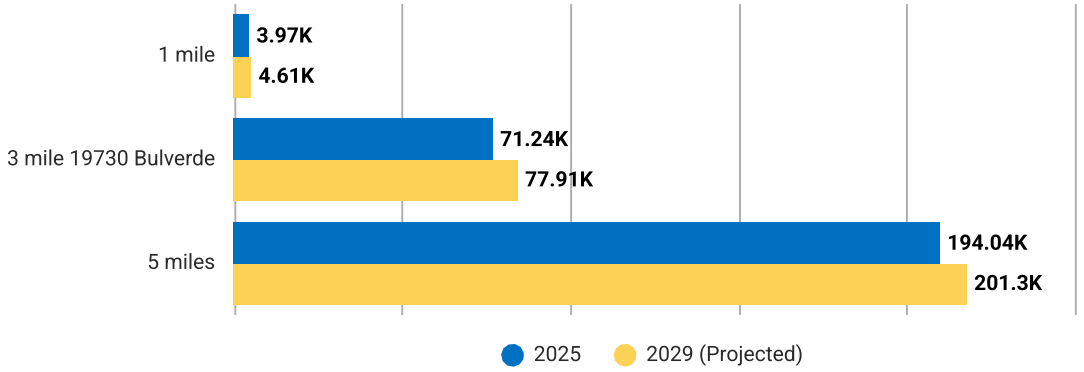
Copyright 2026 Realtors Property Resource® LLC. All Rights Reserved.
Information is not guaranteed. Equal Housing Opportunity.

Population

Source: U.S. Census American Community Survey via Esri, 2025
Update Frequency: Annually

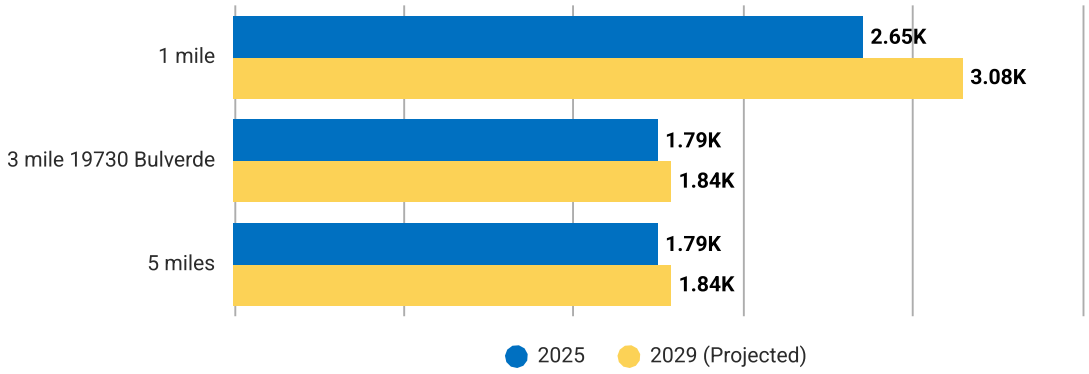
Total Population

This chart shows the total population in an area, compared with other geographies.



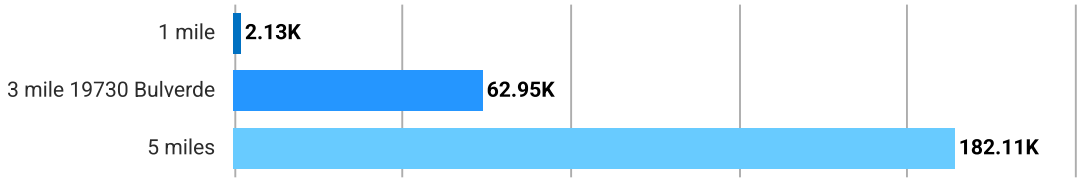
Population Density

This chart shows the number of people per square mile in an area, compared with other geographies.



Total Daytime Population

This chart shows the number of people who are present in an area during normal business hours, including workers, and compares that population to other geographies. Daytime population is in contrast to the "resident" population present during evening and nighttime hours.

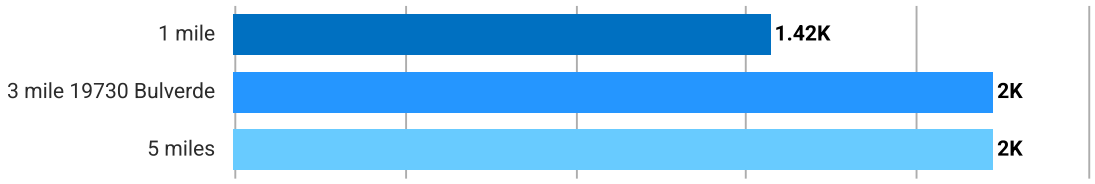


Copyright 2026 Realtors Property Resource® LLC. All Rights Reserved.
Information is not guaranteed. Equal Housing Opportunity.

3 mile 19730 Bulverde

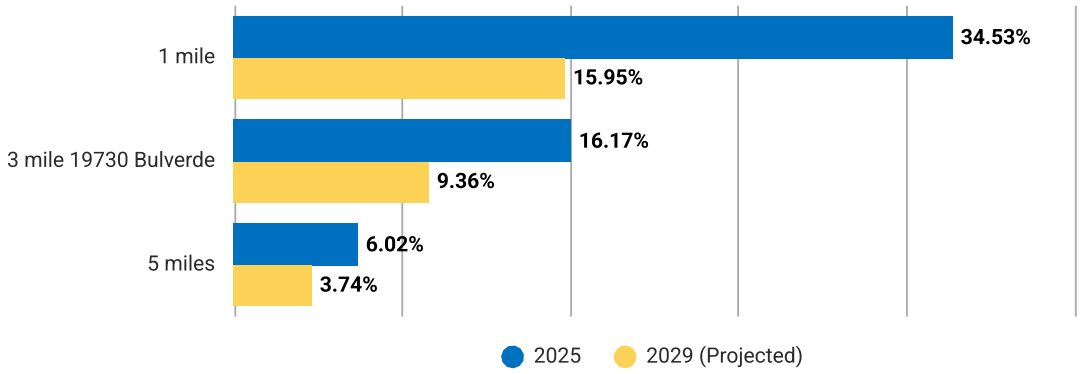
Daytime Population Density

This chart shows the number people who are present in an area during normal business hours, including workers, per square mile in an area, compared with other geographies. Daytime population is in contrast to the "resident" population present during evening and nighttime hours.



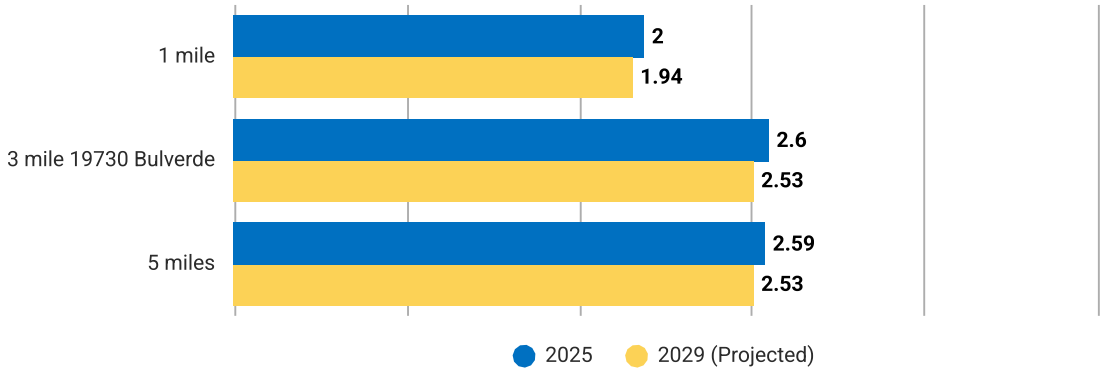
Population Change Since 2020

This chart shows the percentage change in area's population from 2020 to 2025, compared with other geographies.



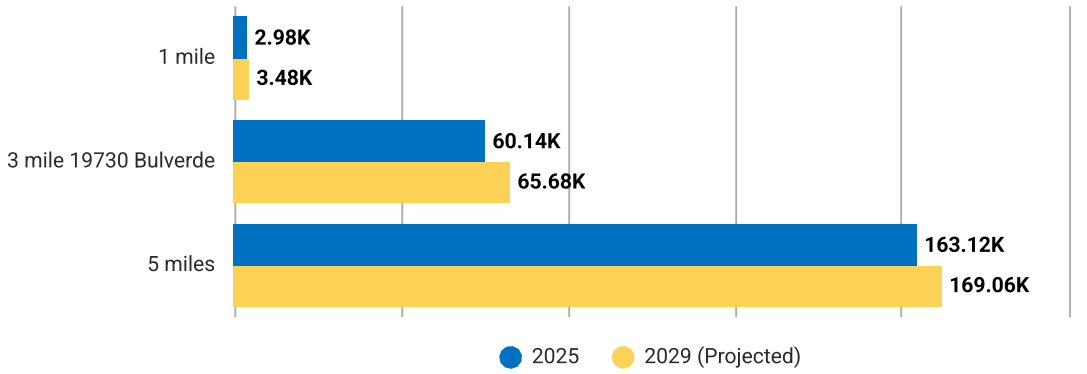
Average Household Size

This chart shows the average household size in an area, compared with other geographies.



Population Living in Family Households

This chart shows the percentage of an area's population that lives in a household with one or more individuals related by birth, marriage or adoption, compared with other geographies.

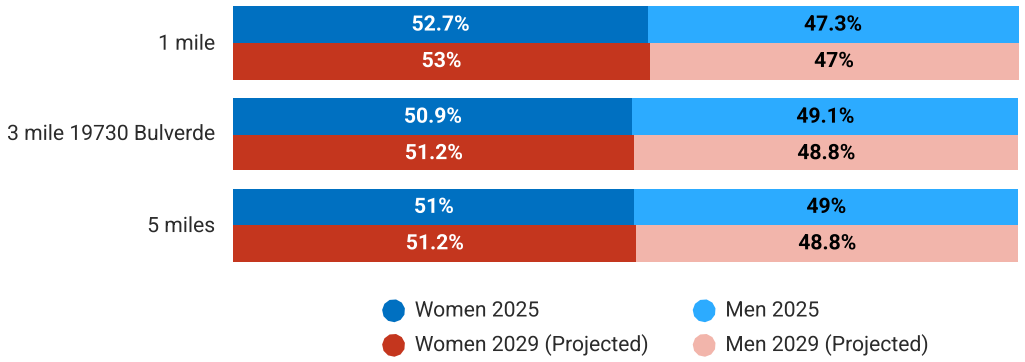


Copyright 2026 Realtors Property Resource® LLC. All Rights Reserved.
Information is not guaranteed. Equal Housing Opportunity.

3 mile 19730 Bulverde

Female / Male Ratio

This chart shows the ratio of females to males in an area, compared with other geographies.



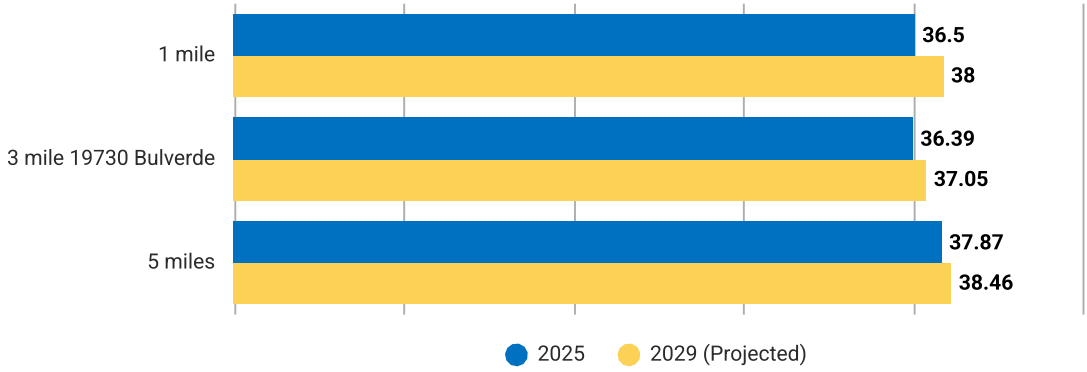
Age

Source: U.S. Census American Community Survey via Esri, 2025

Update Frequency: Annually

Median Age

This chart shows the median age in an area, compared with other geographies.

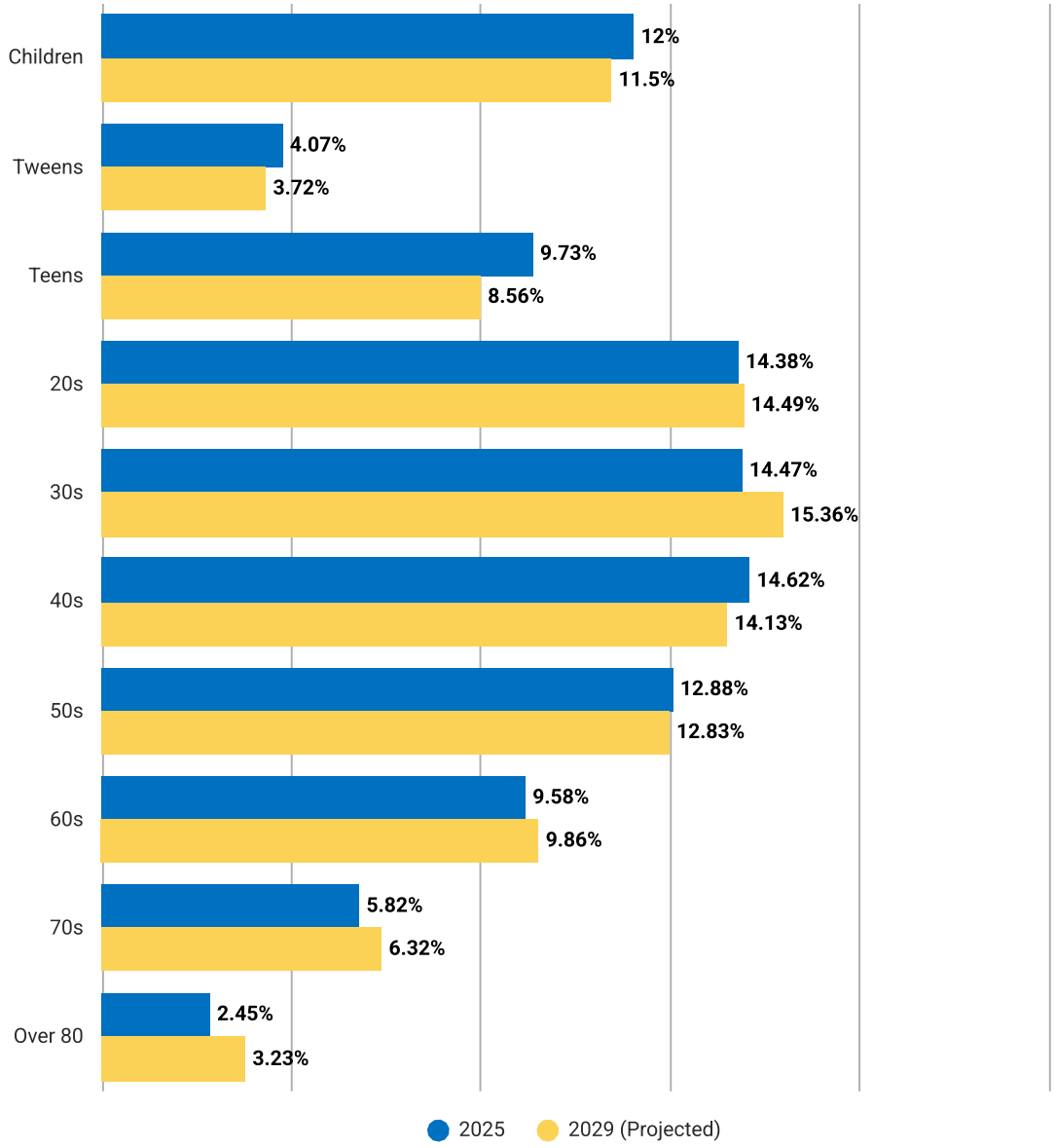


Copyright 2026 Realtors Property Resource® LLC. All Rights Reserved.
Information is not guaranteed. Equal Housing Opportunity.

3 mile 19730 Bulverde

Population by Age

This chart breaks down the population of an area by age group.



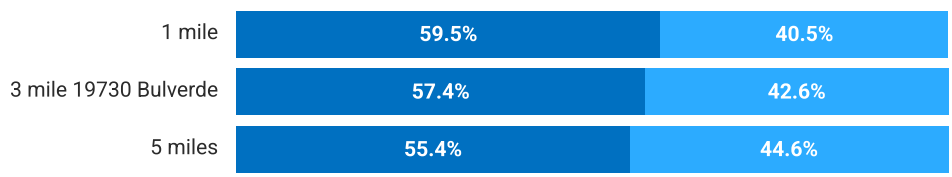
Married

Source: U.S. Census American Community Survey via Esri, 2025

Update Frequency: Annually

Married / Unmarried Adults Ratio

This chart shows the ratio of married to unmarried adults in an area, compared with other geographies.

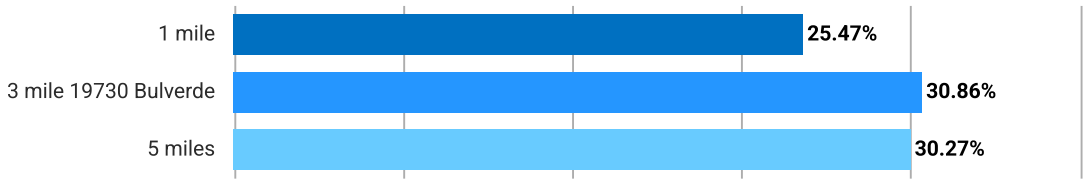


Copyright 2026 Realtors Property Resource® LLC. All Rights Reserved.
Information is not guaranteed. Equal Housing Opportunity.

3 mile 19730 Bulverde

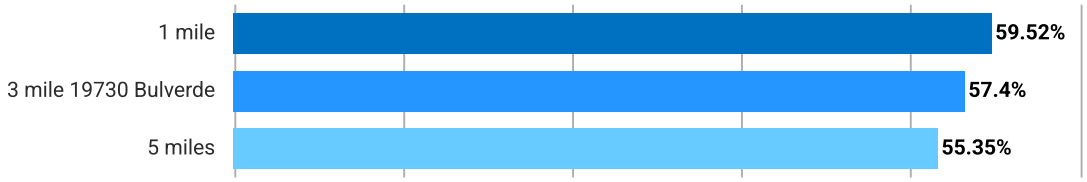
Never Married

This chart shows the number of people in an area who have never been married, compared with other geographies.



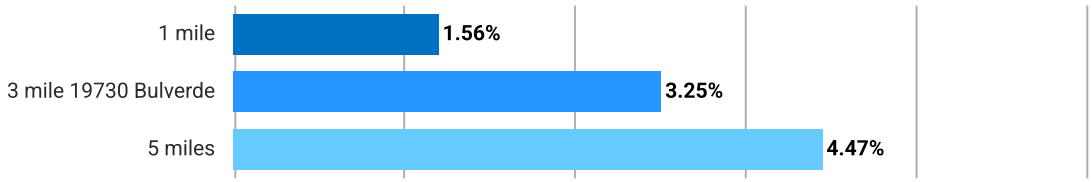
Married

This chart shows the number of people in an area who are married, compared with other geographies.



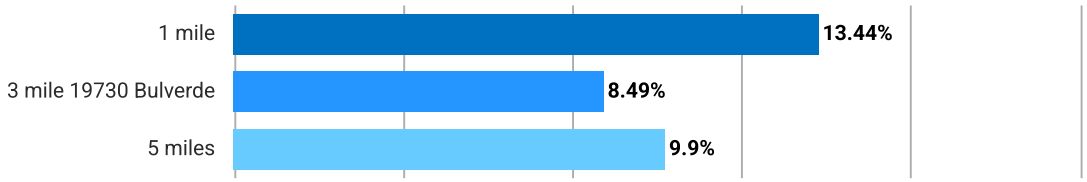
Widowed

This chart shows the number of people in an area who are widowed, compared with other geographies.



Divorced

This chart shows the number of people in an area who are divorced, compared with other geographies.



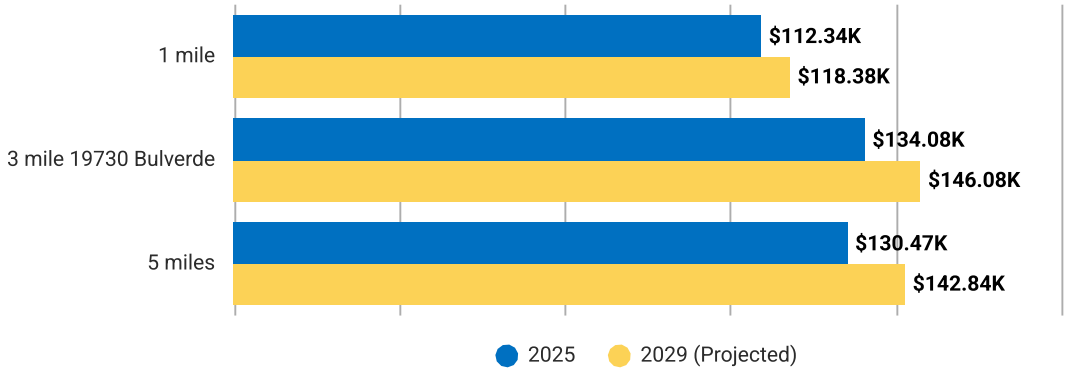
Income

Source: U.S. Census American Community Survey via Esri, 2025

Update Frequency: Annually

Average Household Income

This chart shows the average household income in an area, compared with other geographies.

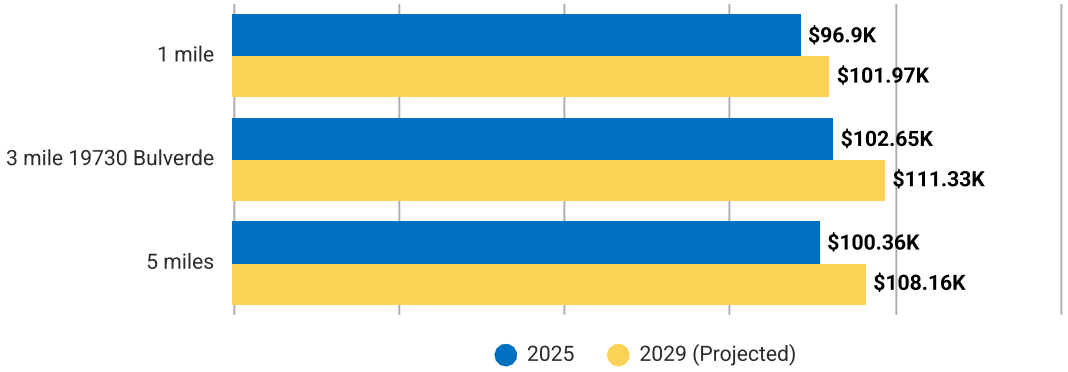


Copyright 2026 Realtors Property Resource® LLC. All Rights Reserved.
Information is not guaranteed. Equal Housing Opportunity.

3 mile 19730 Bulverde

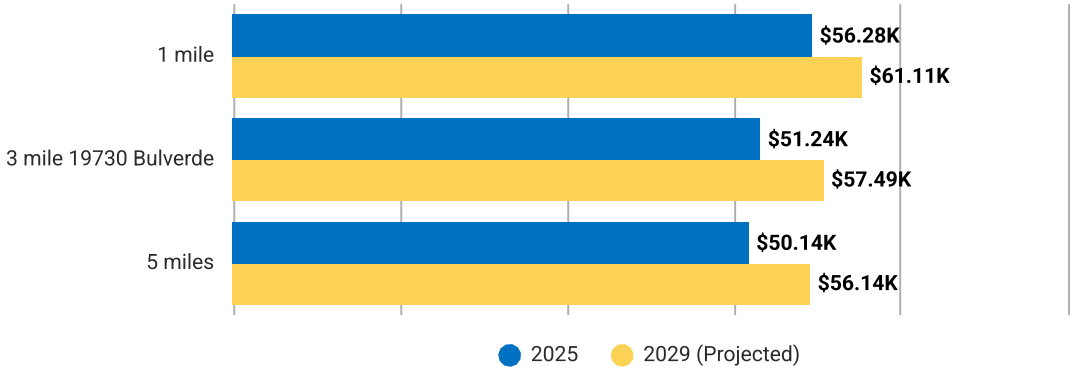
Median Household Income

This chart shows the median household income in an area, compared with other geographies.



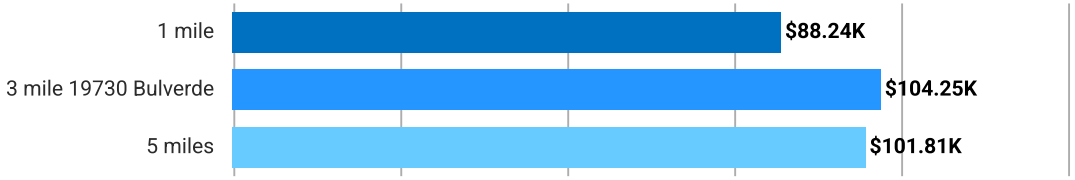
Per Capita Income

This chart shows per capita income in an area, compared with other geographies.



Average Disposable Income

This chart shows the average disposable income in an area, compared with other geographies.



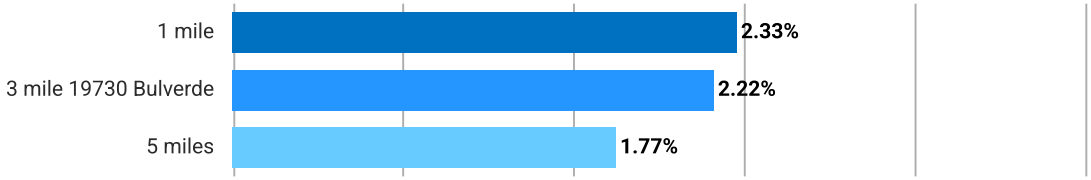
Education

Source: U.S. Census American Community Survey via Esri, 2025

Update Frequency: Annually

Less than 9th Grade

This chart shows the percentage of people in an area who have less than a ninth grade education, compared with other geographies.

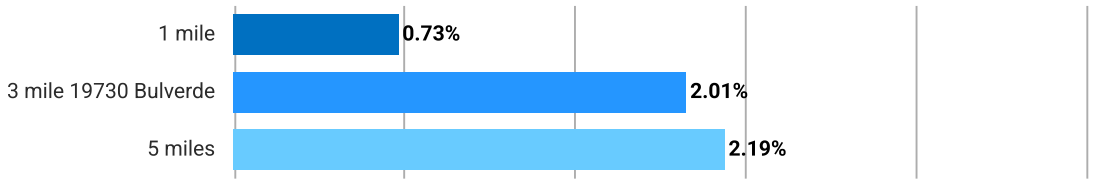


Copyright 2026 Realtors Property Resource® LLC. All Rights Reserved.
Information is not guaranteed. Equal Housing Opportunity.

3 mile 19730 Bulverde

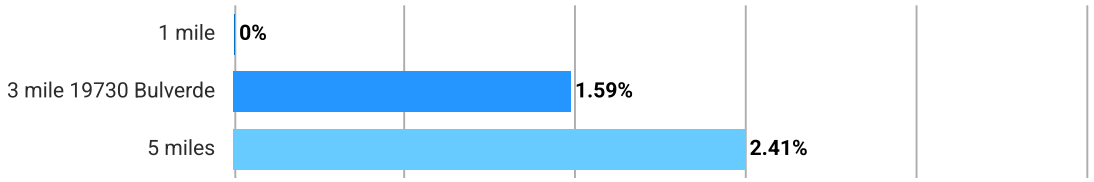
Some High School

This chart shows the percentage of people in an area whose highest educational achievement is some high school, without graduating or passing a high school GED test, compared with other geographies.



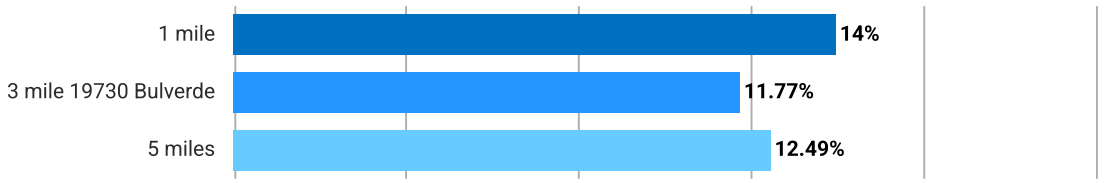
High School GED

This chart shows the percentage of people in an area whose highest educational achievement is passing a high school GED test, compared with other geographies.



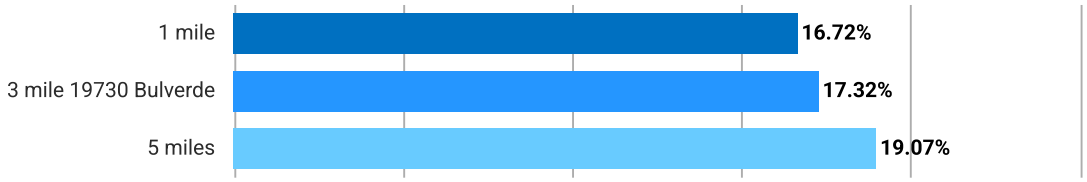
High School Graduate

This chart shows the percentage of people in an area whose highest educational achievement is high school, compared with other geographies.



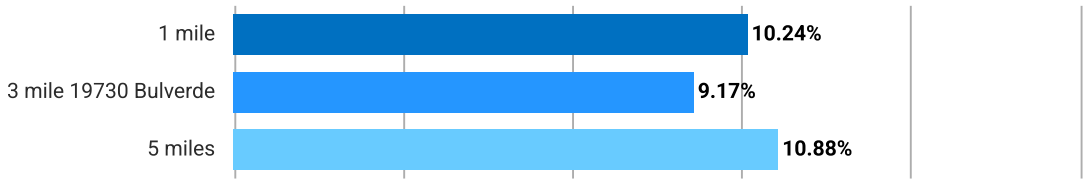
Some College

This chart shows the percentage of people in an area whose highest educational achievement is some college, without receiving a degree, compared with other geographies.



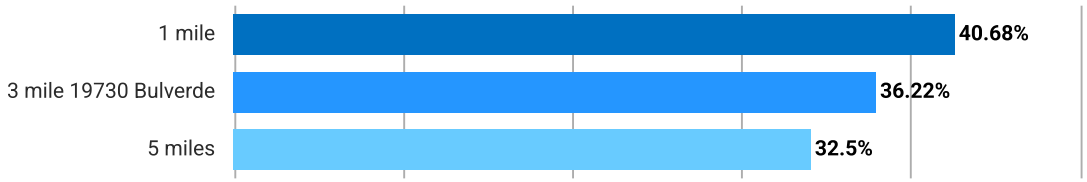
Associate Degree

This chart shows the percentage of people in an area whose highest educational achievement is an associate degree, compared with other geographies.



Bachelor's Degree

This chart shows the percentage of people in an area whose highest educational achievement is a bachelor's degree, compared with other geographies.

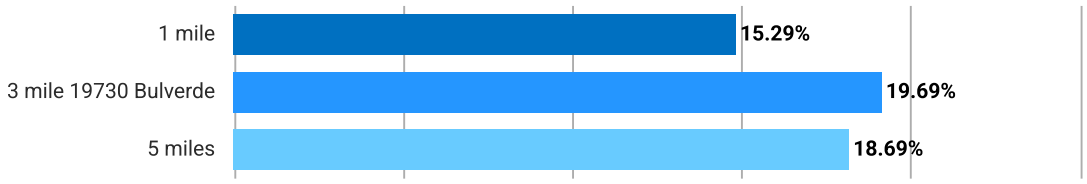


Copyright 2026 Realtors Property Resource® LLC. All Rights Reserved.
Information is not guaranteed. Equal Housing Opportunity.

3 mile 19730 Bulverde

Grad/Professional Degree

This chart shows the percentage of people in an area whose highest educational achievement is a graduate or professional degree, compared with other geographies.



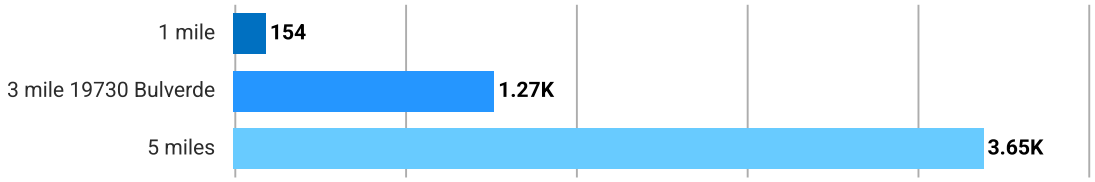
Economy

Unemployment Number

This chart shows the number of civilian unemployed people in an area, compared with other geographies.

Source: Bureau of Labor Statistics via Esri, 2025

Update Frequency: Annually

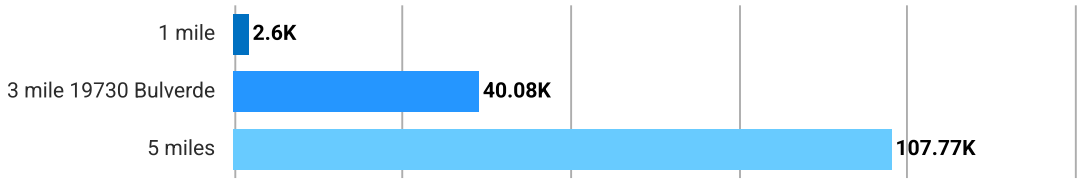


Employment Number

This chart shows the number of civilian employed people in an area, compared with other geographies.

Source: Bureau of Labor Statistics via Esri, 2025

Update Frequency: Annually

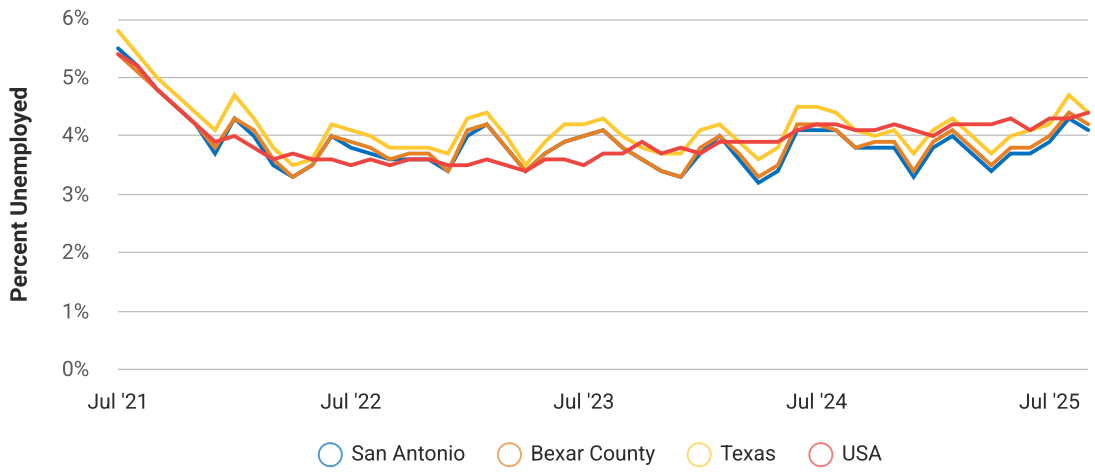


Unemployment Rate

This chart shows the unemployment trend in the area of your search. The unemployment rate is an important driver behind the housing market.

Source: Bureau of Labor Statistics

Update Frequency: Monthly



Copyright 2026 Realtors Property Resource® LLC. All Rights Reserved.
Information is not guaranteed. Equal Housing Opportunity.

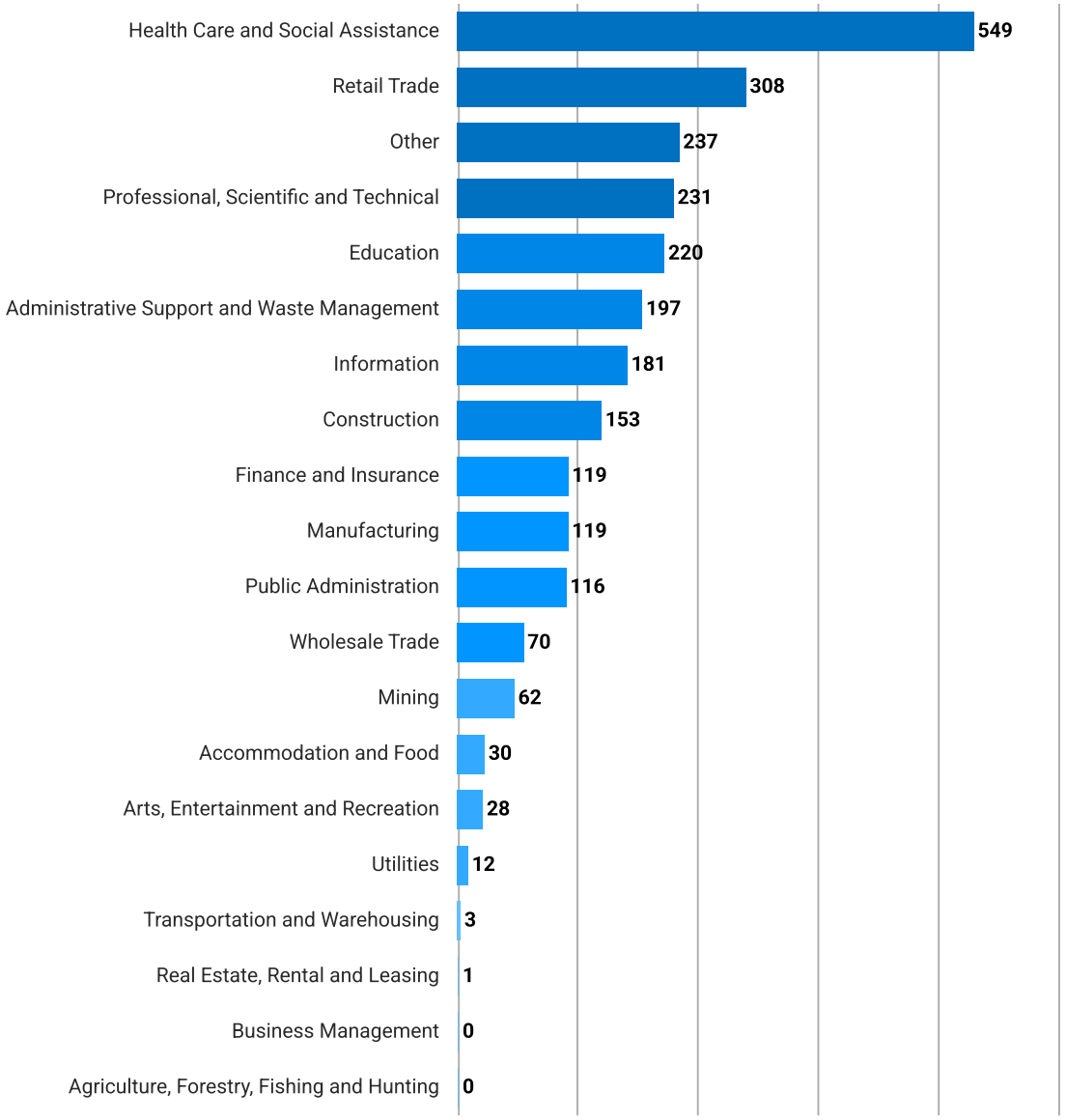
3 mile 19730 Bulverde

Employment Count by Industry

This chart shows industries in an area and the number of people employed in each category.

Source: Bureau of Labor Statistics via Esri, 2025

Update Frequency: Annually



Copyright 2026 Realtors Property Resource® LLC. All Rights Reserved.
Information is not guaranteed. Equal Housing Opportunity.

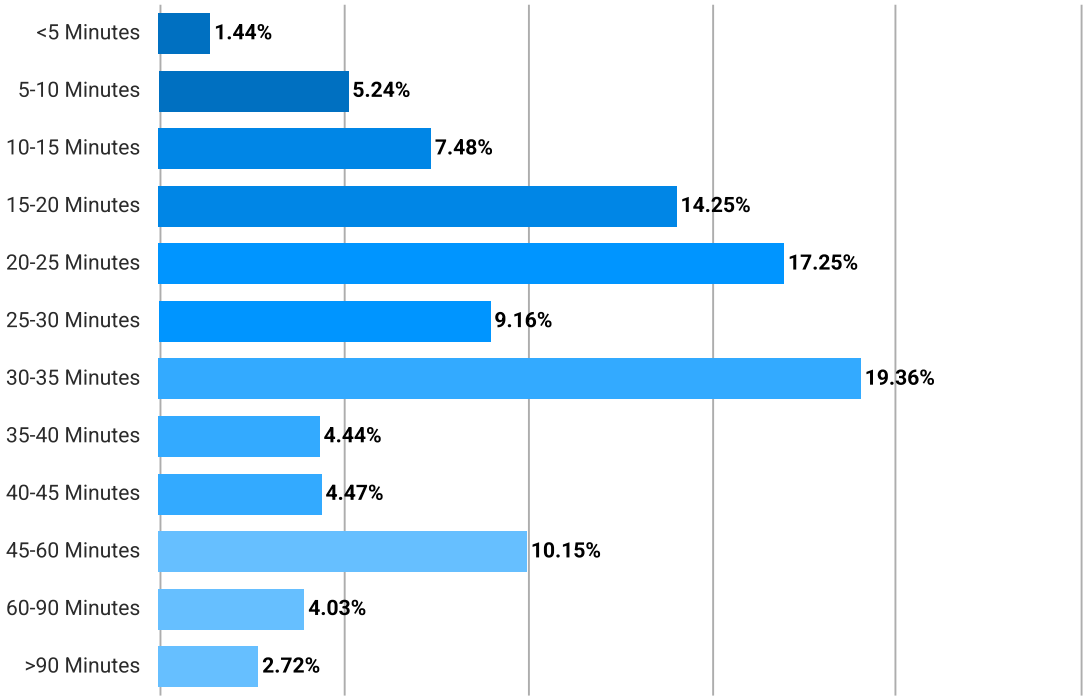
Commute to Work

Average Commute Time

This chart shows average commute times to work, in minutes, by percentage of an area's population.

Source: U.S. Census American Community Survey via Esri, 2025

Update Frequency: Annually

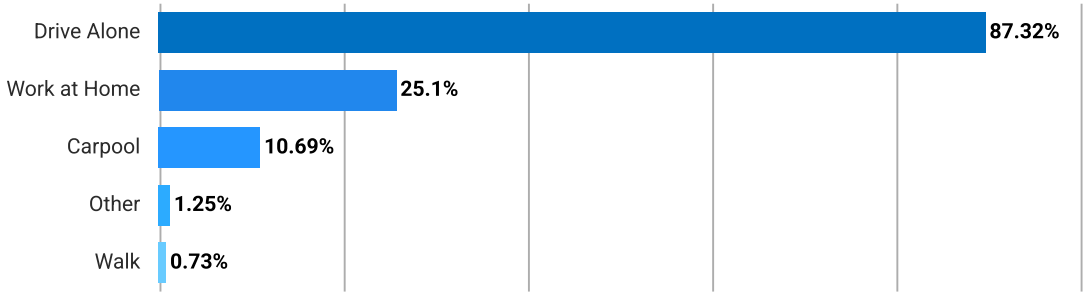


How People Get to Work

This chart shows the types of transportation that residents of the area you searched use for their commute, by percentage of an area's population.

Source: U.S. Census American Community Survey via Esri, 2025

Update Frequency: Annually

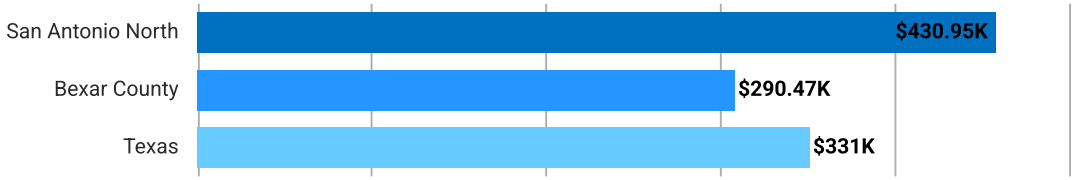


Home Values

Median Estimated Home Value

This chart displays property estimates for an area and a subject property, where one has been selected. Estimated home values are generated by a valuation model and are not formal appraisals.

Source: Valuation calculations based on public records and MLS sources where licensed



Copyright 2026 Realtors Property Resource® LLC. All Rights Reserved.
Information is not guaranteed. Equal Housing Opportunity.

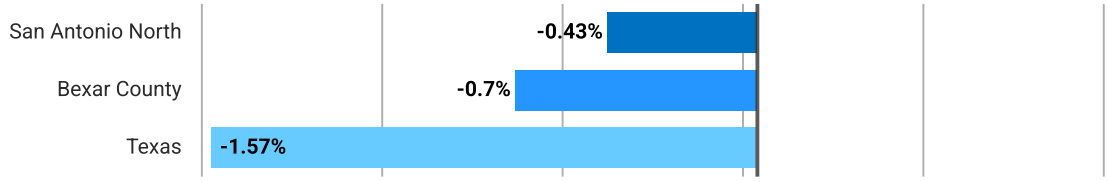
3 mile 19730 Bulverde

12 mo. Change in Median Estimated Home Value

This chart shows the 12-month change in the estimated value of all homes in this area, the county and the state. Estimated home values are generated by a valuation model and are not formal appraisals.

Source: Valuation calculations based on public records and MLS sources where licensed

Update Frequency: Monthly



Median Listing Price

This chart displays the median listing price for homes in this area, the county, and the state.

Source: Listing data

Update Frequency: Monthly

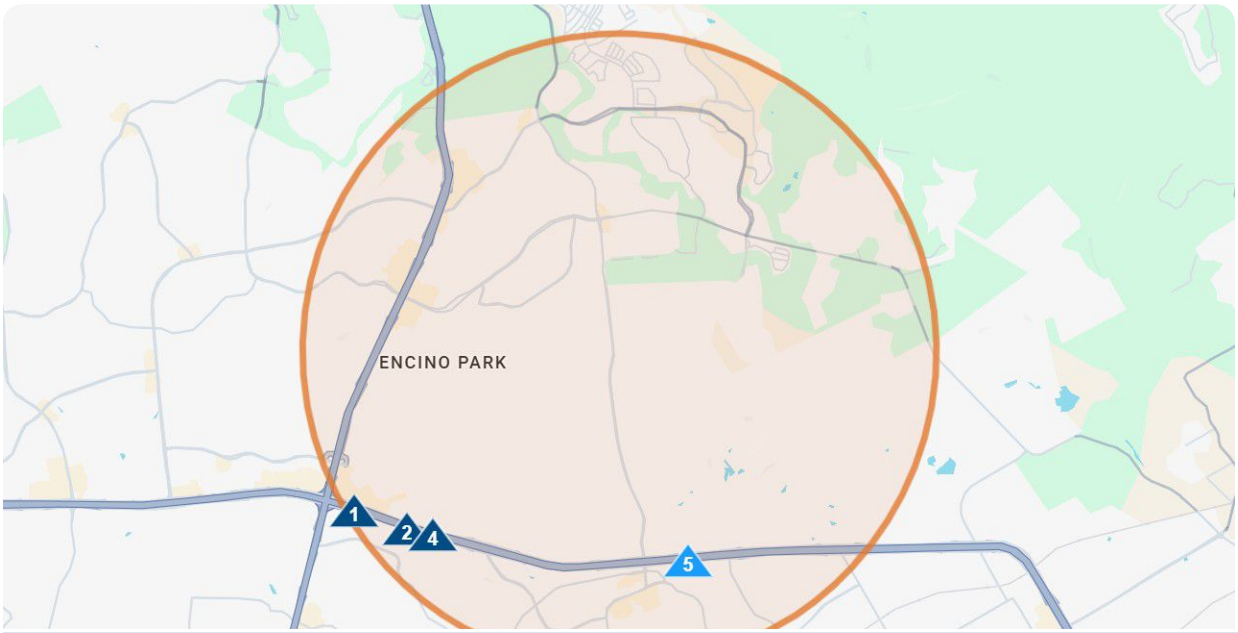
12 mo. Change in Median Listing Price

This chart displays the 12-month change in the median listing price of homes in this area, and compares it to the county and state.

Source: Listing data

Update Frequency: Monthly

Traffic Counts



Daily Traffic Counts

- Up to 6,000 / day
- 6,001 - 15,000
- 15,001 - 30,000
- 30,001 - 50,000
- 50,001 - 100,000
- Over 100,000 / day

Copyright 2026 Realtors Property Resource® LLC. All Rights Reserved.
Information is not guaranteed. Equal Housing Opportunity.

3 mile 19730 Bulverde

Traffic Counts by Highest Traffic Count

1 113,624

C W Anderson Loop

2025 Est. daily traffic counts

Cross: N Loop 1604 E Access Rd
Cross Dir: W
Distance: 0.24 miles

Historical counts

Year	Count	Type
2013	143,340	AADT
2011	101,000	AADT
2010	96,000	AADT
2008	114,000	AADT
2005	101,950	AADT

2 111,371

Anderson Loop

2025 Est. daily traffic counts

Cross: Krugerrand Dr
Cross Dir: SW
Distance: 0.03 miles

Historical counts

Year	Count	Type
2020	111,167	AADT

3 105,362

Loop 1604

2025 Est. daily traffic counts

Cross: Pendant Pass
Cross Dir: SW
Distance: 0.11 miles

Historical counts

Year	Count	Type
2022	99,978	AADT

4 105,362

Loop 1604

2025 Est. daily traffic counts

Cross: Pendant Pass
Cross Dir: SW
Distance: 0.11 miles

Historical counts

Year	Count	Type
2021	110,501	AADT
2011	89,000	AADT
2000	80,050	ADT
1995	38,000	AADT

5 98,629

Anderson Loop

2025 Est. daily traffic counts

Cross: Treeridge Pl
Cross Dir: SE
Distance: 0.24 miles

Historical counts

Year	Count	Type
2022	83,533	AADT
2021	83,970	AADT
2020	106,458	AADT
2019	118,185	AADT
2018	118,240	AADT

AADT - Annual Average Daily Traffic **ADT** - Average Daily Traffic **AWDT** - Average Weekly Daily Traffic

NOTE: Daily Traffic Counts are a mixture of actual and estimates

About RPR

- RPR® is the nation's largest property database, exclusively for REALTORS®. It empowers REALTORS® to help buyers and sellers make informed decisions, backed by a real estate database covering more than 160 million residential and commercial properties in the United States.
- RPR is a wholly owned subsidiary of the National Association of REALTORS® and a member benefit to REALTORS®.
- RPR's data sources range from MLSs and county-level tax and assessment offices, to the U.S. Census and FEMA, to specialty data set providers such as Esri (consumer data), Niche (school information) and Precisely (geographic boundaries).

Learn More

For more information about RPR, please visit RPR's public website: **https://blog.narrpr.com**

Copyright 2026 Realtors Property Resource® LLC. All Rights Reserved.
Information is not guaranteed. Equal Housing Opportunity.

3 mile 19730 Bulverde

Affiliated Services

Neighborhood Loans

Alex Varela
Regional Sales Manager
Office: (214) 239-1506
(866) 908-1524
avarela@neighborhoodloans.com
https://www.teamvarela.com
950 E. State Highway 114
Suite 130
Southlake, TX 76092

Texas Title

Close where YOU want with Texas Title!

Vanessa McCaffrey
Manager, Title Officer
Office: (817) 329-1501
Mobile: (817) 504-5323
TeamVanessa@TexasTitle.com
https://www.TexasTitle.com
601 Zena Rucker Road
Suite 107
Southlake, TX 76092

NOTE: This communication is provided to you for informational purposes only and should not be relied upon by you. The real estate firm identified in this report is not a mortgage lender. You should contact the identified mortgage company directly to learn more about its mortgage products and your eligibility for such products.

Copyright 2026 Realtors Property Resource® LLC. All Rights Reserved.
Information is not guaranteed. Equal Housing Opportunity.