

Singing Hills poised to bring new retail and residential life to Bulverde

Mar 4, 2014, 2:15pm CST Updated Mar 4, 2014, 2:27pm CST



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REOC Partners President Todd Gold is making progress on a new development in Bulverde called Singing Hills.

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BUSINESS JOURNAL

A plan to bring some much needed retail and housing options to a city just north of San Antonio is officially under way.

The plan, a project known as Singing Hills, will span a total of 250 acres of land at the northwest corner of U.S. Highway 281 and State Highway 46, in the city of Bulverde.

At build out, Singing Hills will boast more than 260,000 square feet of retail space, according to [Todd Gold](#), president and managing partner of local real estate firm REOC San Antonio, which is marketing the project.

The owner of the land is a local investment group known as SH-DJL Development LLC.

The retail portion of the project already has a major retailer in tow — Bentonville, Ark.-based [Walmart](#), which plans to build a new Supercenter at Singing Hills.

The plans for the single-family portion of Singing Hills call for a total of 350 homes that will range in price from \$350,000 to \$400,000.

A multifamily development is also in the works for the project, says Gold, who also heads up REOC Development LLC, the developer of Singing Hills.

SH-DJL is receiving a total of \$11.1 million in tax incentives from Comal County and Bulverde to help it recoup infrastructure improvements it is making to the 250-acre tract — including the construction of a 240,000-gallon-per-day wastewater and reuse treatment facility.

Several local firms are working on this project — including [MDN Architects](#), Middleman Construction, Moy Tarin Ramirez Engineers and M&S Engineering.

Tricia Lynn Silva is assistant managing editor of the newspaper. She assists in the management of the newsroom and plans and coordinates special publications.