

RETAIL/SERVICE BUILDING WITH YARD & COVERED STORAGE

21100 State Highway 46 West, Spring Branch, Texas 78070



FOR SALE

OLDHAMGOODWIN.COM | 210.426.1800

Oldham
Goodwin 

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INVESTMENT OVERVIEW

This offering consists of a currently operating hardware store and lumberyard situated on a prime 3.8-acre site with direct access to Highway 46, in the fast-growing and affluent community of Spring Branch, Texas. Located within the San Antonio/New Braunfels Metropolitan Statistical Area (MSA), Comal County is the second-fastest-growing county in Texas and the seventh-fastest-growing in the United States.

Spring Branch has experienced a surge in residential and commercial development in recent years. In response to this growth, Highway 46—connecting I-35 in New Braunfels to I-10 in Boerne—is undergoing a significant expansion, which passes directly in front of the subject property. The expansion is currently in progress and is scheduled for completion in Spring 2026. Once finished, it will provide direct access for westbound traffic and convenient access via a nearby turnaround for eastbound traffic.

The property features well-maintained improvements constructed in 2002, including an approximately 13,400-square-foot enclosed hardware store, a 940-square-foot exterior loading dock for deliveries, and a separate 9,500-square-foot open-air covered canopy used for protected storage of lumber and building materials. Nearly an acre of the site is paved for customer and employee parking. The layout runs parallel to Highway 46, offering extensive road frontage and high visibility, further enhanced by a large, existing pylon sign.

The current owners have successfully operated the hardware and building supply business at this location since 2002. The business remains operational, and prospective buyers are kindly asked to visit the property discreetly to avoid disrupting ongoing operations. This property is ideally suited for continued use in retail, home improvement, building supplies, or as an equipment or vehicle dealership. Alternatively, it presents an excellent redevelopment opportunity given its size, location, and Highway 46 frontage.



SALES PRICE

\$2,900,000



BUILDING AREA

13,400 SF- Store

9,500 SF- Canop



YEAR BUILT

2002





PRIME LOCATION

- Located directly on Highway 46, just west of US Highway 281
- Excellent visibility and access along a major thoroughfare
- Situated in the fast-growing Spring Branch area with significant residential and commercial development
- Comal County is the 2nd fastest-growing county in Texas and among the fastest-growing in the U.S.

FLEXIBLE USES

- General Retail
- Garden Center/Nursery
- Hardware Store
- Home Improvement / Building Supplies
- Equipment or Vehicle Sales and Rentals

REDEVELOPMENT POTENTIAL

- Nearly 4-acre site, ideal for retail or commercial redevelopment
- C-3 zoning allows for a wide range of commercial uses
- Close proximity to major retailers and services including H-E-B, Home Depot, Walmart, and Tractor Supply
- Strong local demographics with rapid population growth and high household incomes
- Nearby schools and new subdivisions support long-term commercial demand



Spring Branch
Middle School

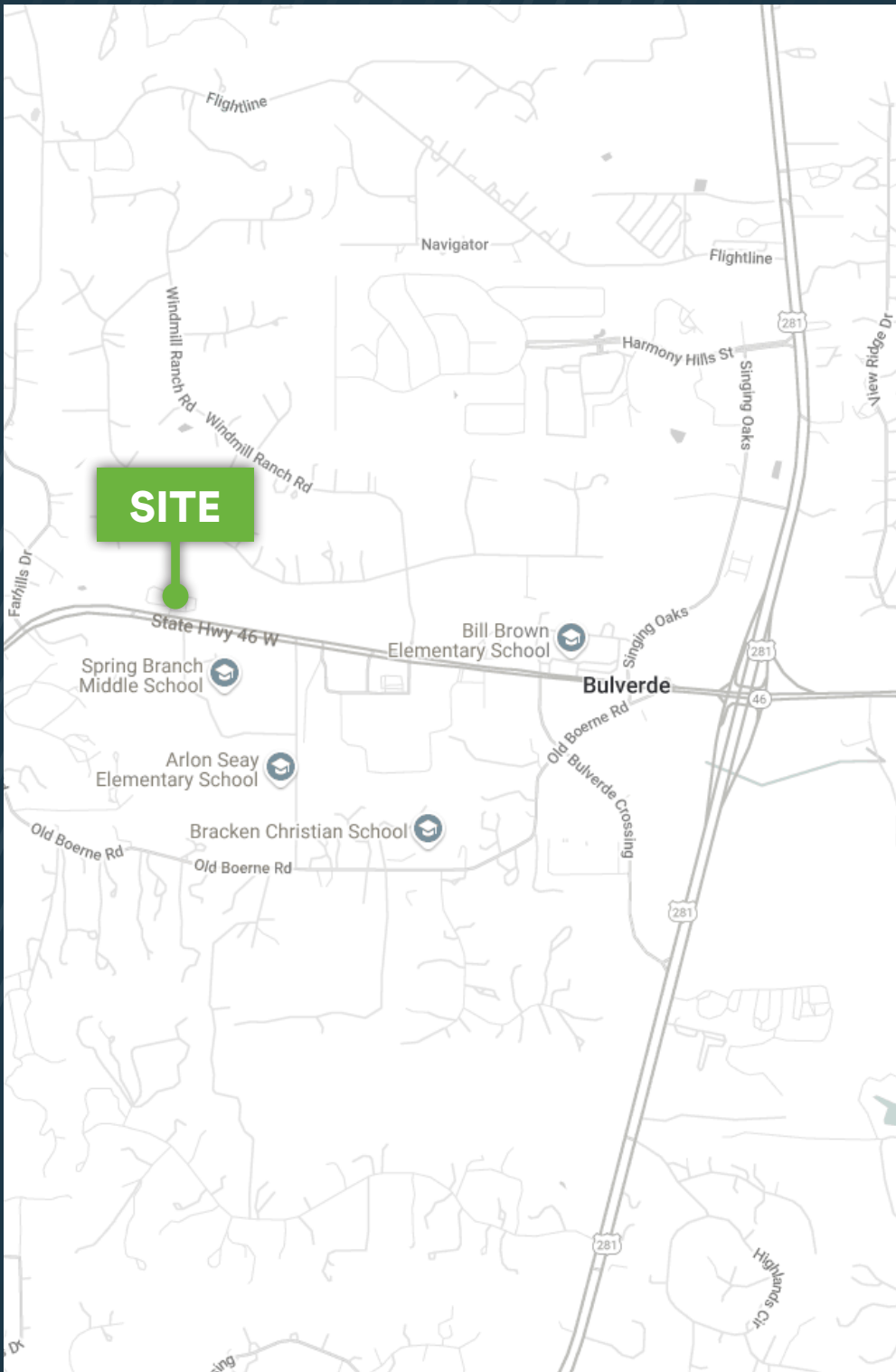
SITE

46

Hardware Store
13,400 SF

Lumberyard Canopy -
9,500 SF





BUILDING SPECIFICATIONS

Building Area	Approximately 13,400 sf – Store Approximately 9,500 sf - Canopy
Year Built	2002
Foundation	Slab on grade
Exterior Walls	Steel and masonry
Framing	Steel
Roof Cover	Steel
Structure	Steel
Storefront	Masonry and glass
Utilities	Electric – Pedernales Electric Co-op, Water – Southwest Water, Telephone and Fiber – Guadalupe Valley Telephone Company, Trash – Waste Connections
Parking	Approximately 45 spaces striped, with space for more

SITE SPECIFICATIONS

Size	3.86 acres (168,272 SF)
Legal Description	Windmill Ranch 5, Lot 178
Access	Direct access off Texas State Highway 46
Zoning	C-3 – General Commercial
Frontage	510' along State Highway 46



SITE

46
TEXAS



Spring Branch
Middle School

Arlon Seay
Elementary School



Bill Brown
Elementary School



281



2ND FASTEST GROWING ECONOMY
IN THE UNITED STATES

#1 STATE IN AMERICA
TO START A BUSINESS



LARGEST
MEDICAL CENTER



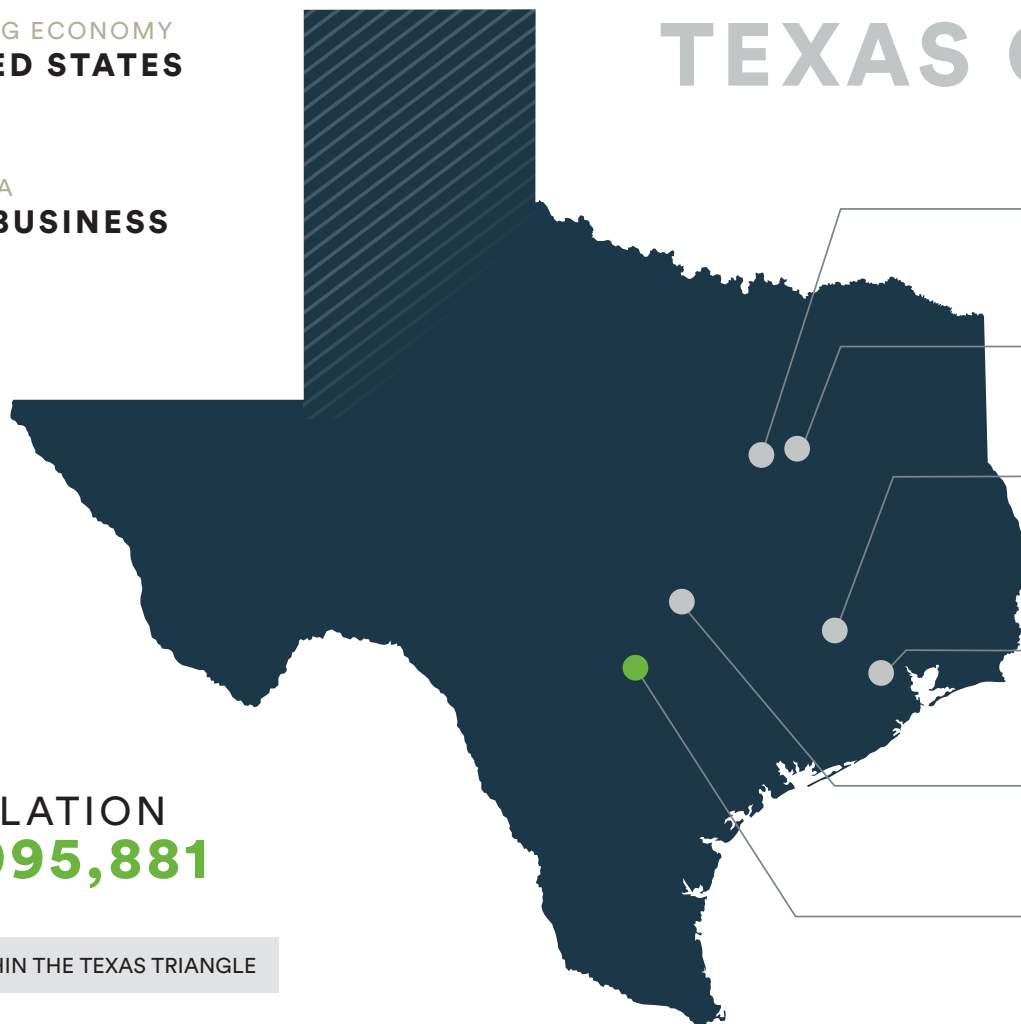
POPULATION
28,995,881

80% OF THE POPULATION LIVES WITHIN THE TEXAS TRIANGLE

2ND LARGEST LABOR WORKFORCE:
14+ MILLION WORKERS

57 FORTUNE 500 COMPANIES
CALL TEXAS HOME

TEXAS OVERVIEW



Fort Worth

TOP CITY FOR SALES
GROWTH IN 2018

Dallas

TOP MSA FOR POPULATION
GROWTH IN 2020

Bryan/College Station

#1 BEST SMALL PLACES FOR
BUSINESSES IN TEXAS

Houston

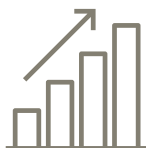
4TH LARGEST POPULATION
IN THE U.S.

Austin

NAMED BEST CITY TO START A
BUSINESS IN 2020

San Antonio

2ND FASTEST GROWING CITY
IN THE NATION



TOP STATE
FOR JOB GROWTH



BEST STATE
FOR BUSINESS



NO STATE
INCOME TAX

SAN ANTONIO, TEXAS



METRO AREA POPULATION
2,500,000

5

FORTUNE 500
COMPANIES BASED
IN SAN ANTONIO

#1

MOST VISITED
CITY IN TEXAS



HOME OF THE ALAMO
THE MOST VISITED ATTRACTION
IN THE STATE OF TEXAS



UNIVERSITY OF TEXAS AT SAN ANTONIO
TOTAL NUMBER OF ACADEMIC DEGREES:

OVER 165 UNDERGRAD AND GRADUATE DEGREES
34,734 STUDENTS ENROLLED FOR FALL 2021



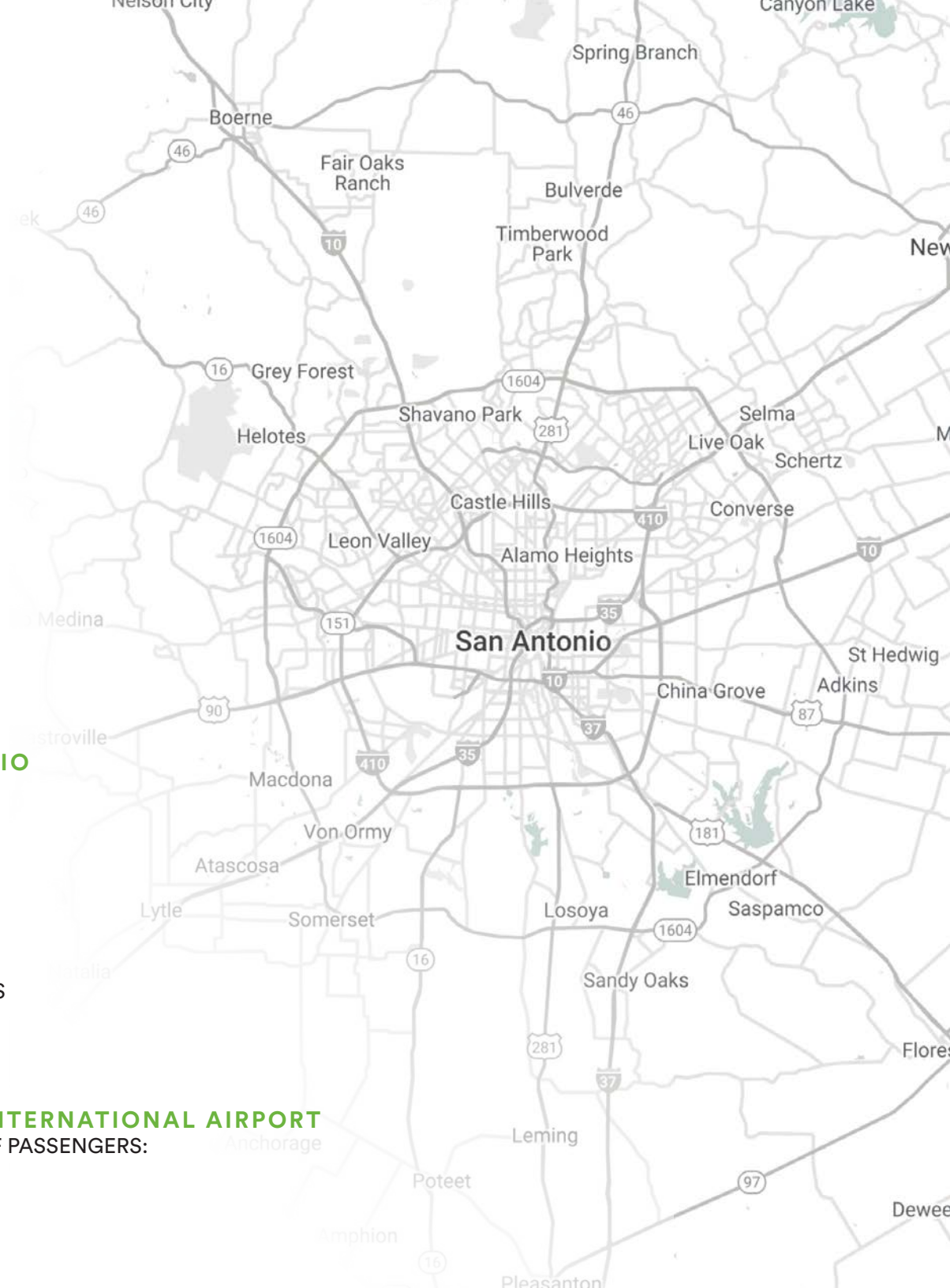
RIVERWALK & TOURISM
LARGEST URBAN ECOSYSTEM IN THE NATION
UNITED NATIONS NAMED WORLD HERITAGE SITES
MORE THAN 11.5 MILLION VISITORS ANNUALLY

7TH

LARGEST CITY
IN THE UNITED STATES



SAN ANTONIO INTERNATIONAL AIRPORT
AVERAGE NUMBER OF PASSENGERS:
MORE THAN 10,363,000



DEMOGRAPHICS

1 MILE

ESTIMATED
POPULATION

1K

HOUSEHOLD
INCOME

\$151K

CONSUMER
SPENDING

\$19M

3 MILE

ESTIMATED
POPULATION

9K

HOUSEHOLD
INCOME

\$151K

CONSUMER
SPENDING

\$146M

5 MILE

ESTIMATED
POPULATION

24K

HOUSEHOLD
INCOME

\$163K

CONSUMER
SPENDING

\$400M



INFORMATION ABOUT BROKERAGE SERVICES

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client, and;
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly.
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - » that the owner will accept a price less than the written asking price;
 - » that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - » any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the Buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Buyer / Tenant / Seller / Landlord Initials

Date



FOR MORE INFORMATION ABOUT THIS PROPERTY OR OLDHAM GOODWIN'S
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This Offering Memorandum is confidential. By accepting the Offering Memorandum, you agree that you will hold the Offering Memorandum and its contents in the strictest confidence, that you will not copy or duplicate any part of the Offering Memorandum, that you will not disclose the Offering Memorandum or any of its contents to any other entity without the prior written authorization of the Owner, and that you will not use the Offering Memorandum in any way detrimental to the Owner or Broker.

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