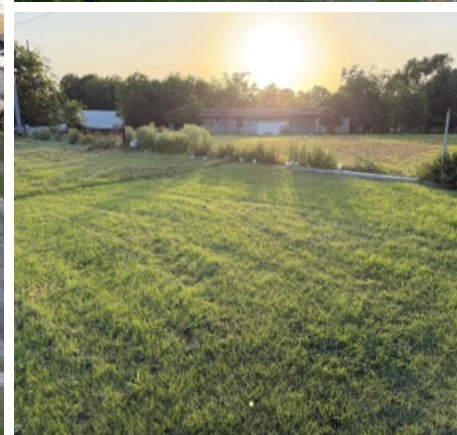
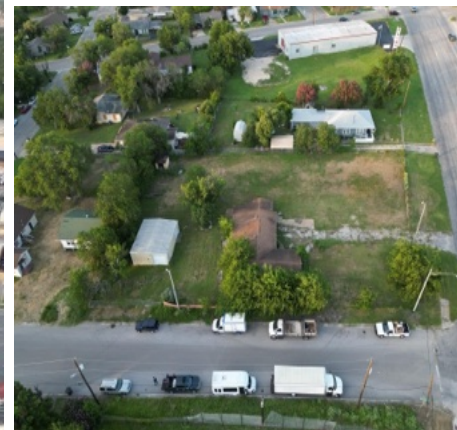


Elliot Knox Commercial Development Opportunity



OFFERING MEMORANDUM

1688 Elliot Knox Blvd
New Braunfels, TX 78130



Elliot Knox Commercial Development Opportunity

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General Demographics

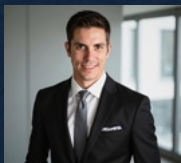
Race Demographics

05 Company Profile

Company Bio

Advisor Profile

Exclusively Marketed by:



Chris Parreira

W.C. Miller Properties

Broker Associate

(830) 708-5700

chrisp.txrealtor@gmail.com

769776



Wes Miller

W.C. Miller Properties

Broker Owner

(830) 387-6013

wes@nbtcre.com

461375



Brokerage License No.: 9001631
<https://www.wcmillerproperties.com>

01	Executive Summary
	Investment Summary

OFFERING SUMMARY

ADDRESS	1688 Elliot Knox Blvd New Braunfels TX 78130
COUNTY	Comal
PRICE	\$575,000
PRICE PSF	\$17.26
LAND SF	33,323 SF
LAND ACRES	0.77
OWNERSHIP TYPE	Fee Simple
ZONING TYPE	C3
# OF PARCELS	1
APN	31208

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2026 Population	11,099	60,148	116,405
2026 Median HH Income	\$89,408	\$96,367	\$101,287
2026 Average HH Income	\$109,373	\$120,847	\$124,739

- Unlock the full potential of this property and watch your investment soar. The flexible zoning regulations allow for a wide range of development possibilities, giving you the freedom to tailor the space to suit your vision.

- Discover a lucrative investment opportunity at 1688 S Business 35! This prime land property is a goldmine waiting to be uncovered. With its strategic location and potential for high returns, this is a deal you don't want to miss out on. Whether you're a seasoned investor or a newcomer to the commercial real estate scene, this property offers a promising ROI that will exceed your expectations.
- Situated in a bustling commercial area, this land property is a magnet for businesses looking to establish a presence in a thriving market. Its proximity to major highways and prominent landmarks ensures a steady stream of traffic and visibility, making it an ideal location for retail, office space, or mixed-use development. The potential for long-term growth and profitability is unmatched, setting the stage for a successful investment venture.

02

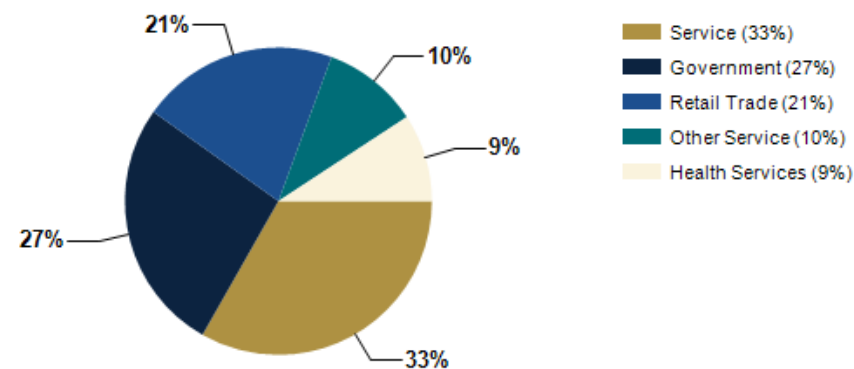
Location

Location Summary

Major Employers Map

- The property is located in New Braunfels, TX, known for its historic downtown district featuring unique shops, restaurants, and entertainment venues such as Gruene Hall, a famous live music venue.
- New Braunfels is situated between the major cities of San Antonio and Austin, offering access to a diverse range of markets and attracting a steady flow of tourists and potential customers.
- The area surrounding the property is part of a thriving commercial corridor along Business 35, with a mix of retail stores, restaurants, and service-based businesses contributing to a vibrant economic environment.
- New Braunfels is known for its outdoor recreational opportunities, such as the Comal River and Landa Park, which draw visitors and residents alike to the area, potentially increasing foot traffic near the property.
- The property's proximity to major highways, including Interstate 35, provides convenient access for customers and employees, enhancing the property's appeal for businesses looking to establish a presence in a strategic location.

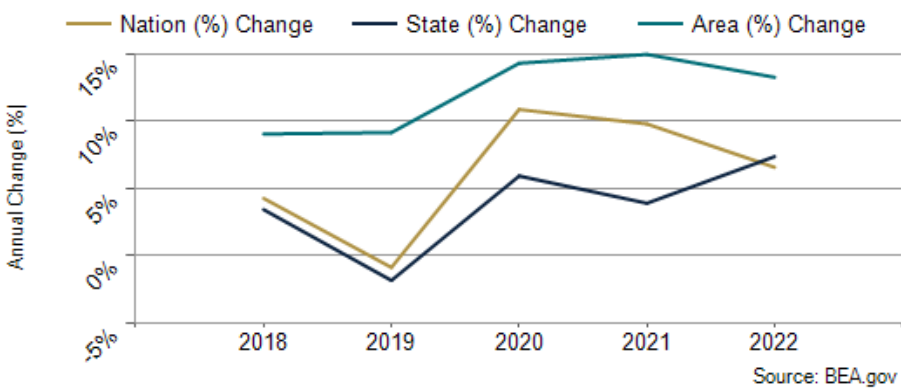
Major Industries by Employee Count



Largest Employers

Rush Enterprises, Inc.	7,000
Moll Industries	200
Syntaur	1 to 5
Ubif Nbtx Co	1 to 5
Nb Wynn, LLC	8
Longhorn Incorporated	1
Hub	1
Longhorn Incorporated	1

Comal County GDP Trend



Comal Independent School District

Approx. 3,105 Employees
Approx. 5 miles

Schlitterbahn Water Park

Approx. 2,300 Employees
Approx. 5 miles

New Braunfels Independent School District

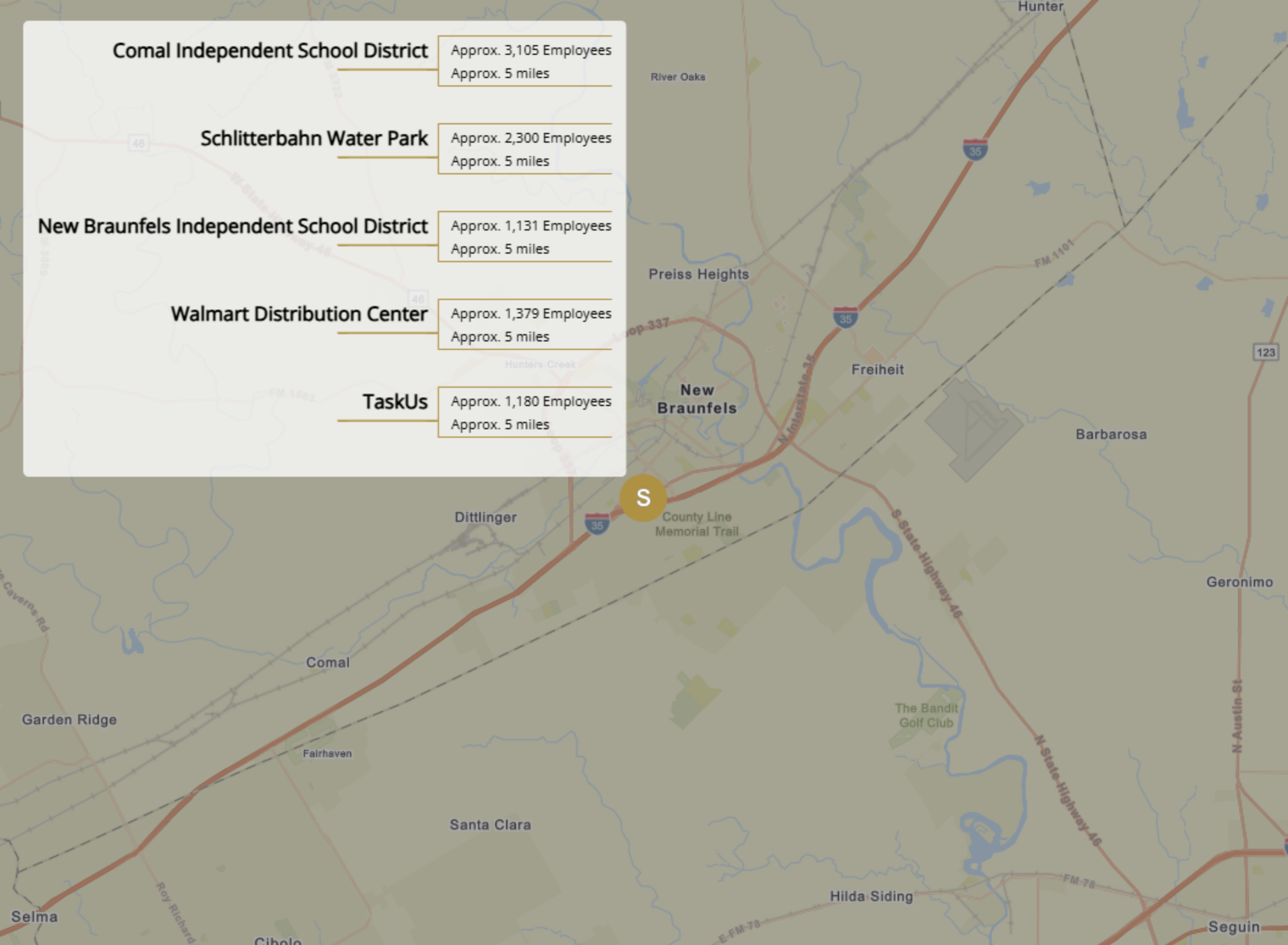
Approx. 1,131 Employees
Approx. 5 miles

Walmart Distribution Center

Approx. 1,379 Employees
Approx. 5 miles

TaskUs

Approx. 1,180 Employees
Approx. 5 miles





03

Property Description

Property Features

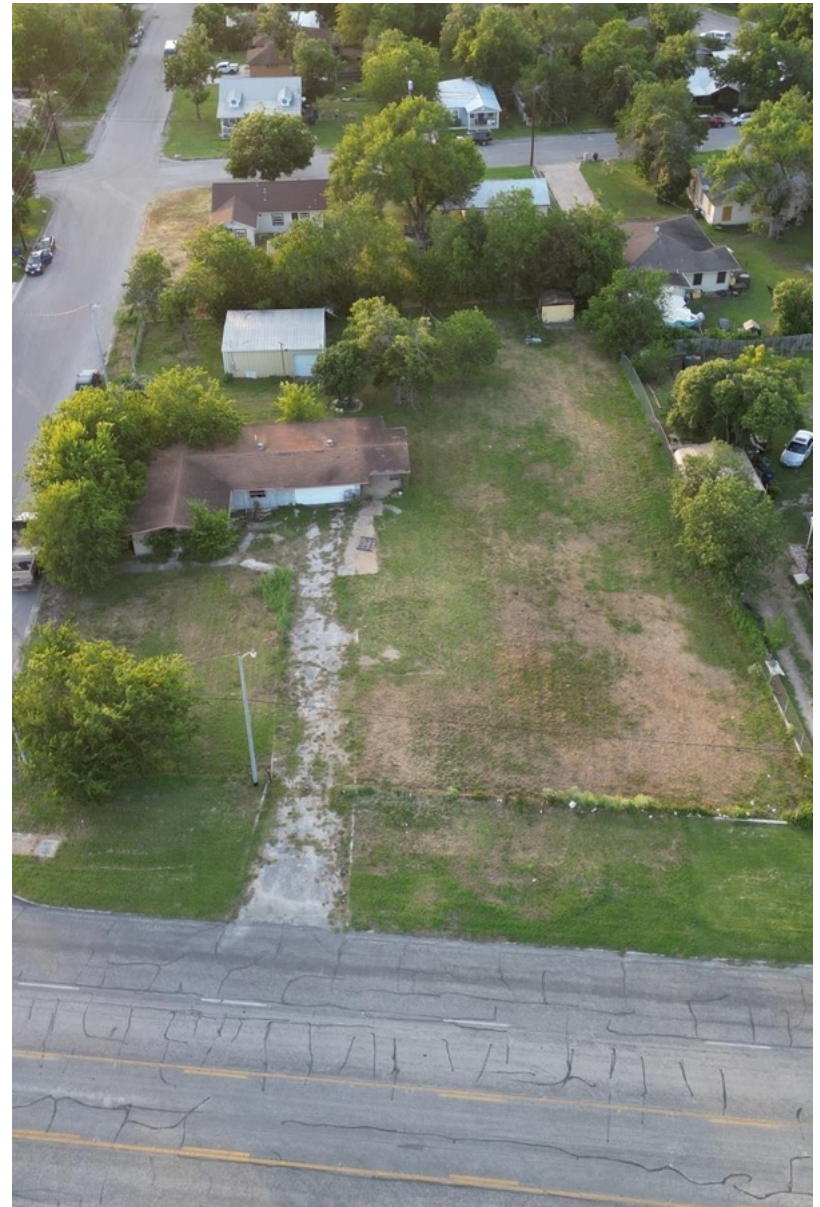
Property Images

PROPERTY FEATURES

LAND SF	33,323
LAND ACRES	0.77
# OF PARCELS	1
ZONING TYPE	C3
TOPOGRAPHY	Flat
FRONTAGE	158 Feet
CORNER LOCATION	Yes

NEIGHBORING PROPERTIES

NORTH	Residential
SOUTH	Auto Dealership
EAST	Residential
WEST	Industrial



ORANGE
AVE.

204'-1"

ELLIOT
KNOX
BLVD.

151'-10 $\frac{1}{2}$ "

32'-1"

UNIT 1
1500 Sq. Ft.

UNIT 2
1500 Sq. Ft.

UNIT 3
1500 Sq. Ft.

UNIT 4
1500 Sq. Ft.

UNIT 5
1500 Sq. Ft.

UNIT 6
1500 Sq. Ft.

UNIT 7
2000 Sq. Ft.

9 spaces

LOT 17A

18 spaces

9 spaces

237'-4"

LOT 14



175'

20'

22'-11 $\frac{1}{2}$ "

150'-5 $\frac{1}{2}$ "

LOT 17C

LOT 17B

LOT 4

MAGE 4GROUP, LTD.
315 CALLE DEL NORTE, SUITE 201
Laredo, Texas.
www.g4construction.co
(956) 2869731

PROJECT:

NEW BRAUNFELS
PECAN PLAZA

ADDRESS:

1688 S.BUSINESS 35
LOT 17A
NEW BRAUNFELS,
TEXAS. 78130, USA.

REVISION NOTES:

PROJECT NUMBER:

M4G202201 - 10

SUBMISSION:

CONSTRUCTION
DOCUMENTS

DATE:

01/10/2022

**SITE PLAN
PROPOSED PLAN**

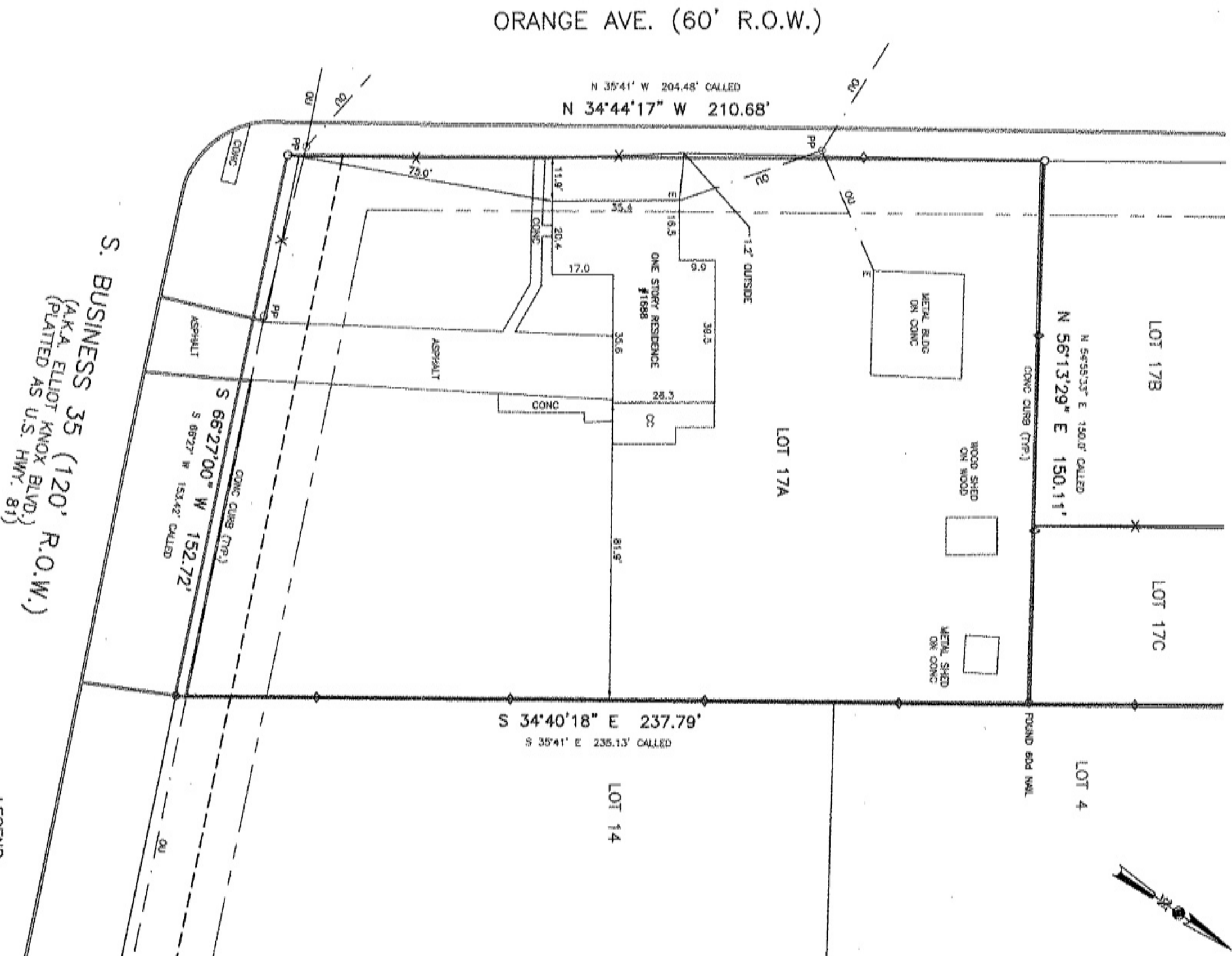
SCALE:

1/16" -----1'

SHEET:

C - 3.0

Scale: 1" = 30'



REFERENCE BEARING:
OBTAINED FROM VOL. 8, PG. 207.
ADDRESS: 1688 S. BUSINESS 35
REFERENCES: VOL. 33, PG. 441
VOL. 8, PG. 207

SURVEY PLAT SHOWING LOT 17A, HIGHLAND PARK
ADDITION, CITY OF NEW BRAUNFELS, COMAL COUNTY,
TEXAS, AS RECORDED IN VOLUME 8, PAGE 207, MAP
AND PLAT RECORDS OF COMAL COUNTY, TEXAS.



New Braunfels Branch Office
Texas Survey Firm 10194320
1011 West County Line Road
New Braunfels, Texas 78130
(P) 800/625/0337 (F) 800/625/3601

LEGEND:
CC COVERED CONCRETE
E ELECTRIC METER
PP POWER POLE
OU OVERHEAD UTILITIES
X WIRE FENCE
CH CHAINLINK FENCE
1/2" REBAR
FOUND P.K. NAIL

NOTE: THIS SURVEY WAS DONE WITHOUT THE
BENEFIT OF A CURRENT TITLE REPORT. THERE
MAY BE OTHER MATTERS OF RECORD
AFFECTING THIS PROPERTY THAT WOULD BE
SHOWN ON SAID REPORT. THE SURVEYOR HAS
NOT ABSTRACTED THE SUBJECT PROPERTY.

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE
GROUND, AND THAT TO THE BEST OF MY KNOWLEDGE AND
BELIEF, THIS PLAT CORRECTLY REPRESENTS THE FACTS
FOUND AT THE TIME OF THIS SURVEY AND THAT THERE ARE
NO VISIBLE EASEMENTS OR ENCROACHMENTS OF BUILDINGS
ON ADJOINING PROPERTY AND THAT ALL BUILDINGS ARE
WHOLLY LOCATED ON THIS PROPERTY EXCEPT AS SHOWN
ABOVE.

David A. Laberis

DAVID A. LABERIS
REGISTERED PROFESSIONAL LAND SURVEYOR

4907

TEXAS REGISTRATION NO.
SURVEY NOT VALID UNLESS ORIGINAL
SIGNATURE IS IN RED INK

JOB # 202-000-176
DATE: 06/08/20

















04

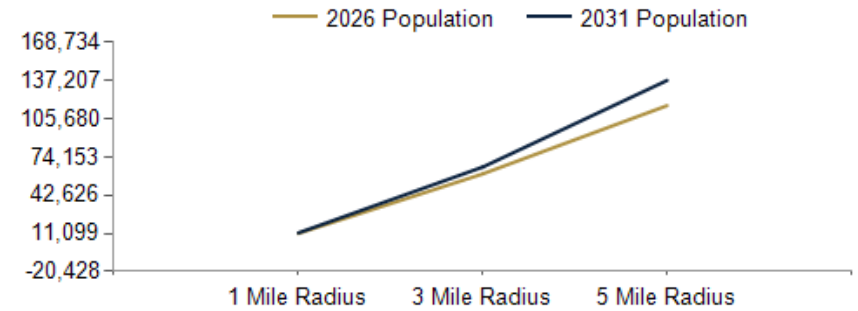
Demographics

General Demographics

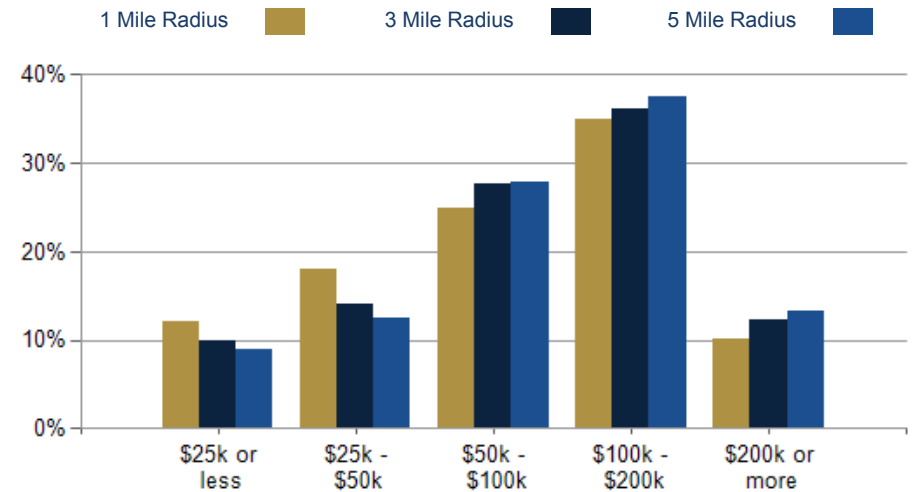
Race Demographics

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	9,372	32,875	44,996
2010 Population	10,558	42,776	61,811
2026 Population	11,099	60,148	116,405
2031 Population	11,502	65,812	137,207
2026 African American	308	1,836	3,834
2026 American Indian	96	441	838
2026 Asian	123	921	2,154
2026 Hispanic	5,457	23,147	44,213
2026 Other Race	1,635	6,108	11,394
2026 White	6,323	38,569	74,866
2026 Multiracial	2,602	12,163	23,092
2026-2031: Population: Growth Rate	3.60%	9.10%	16.70%

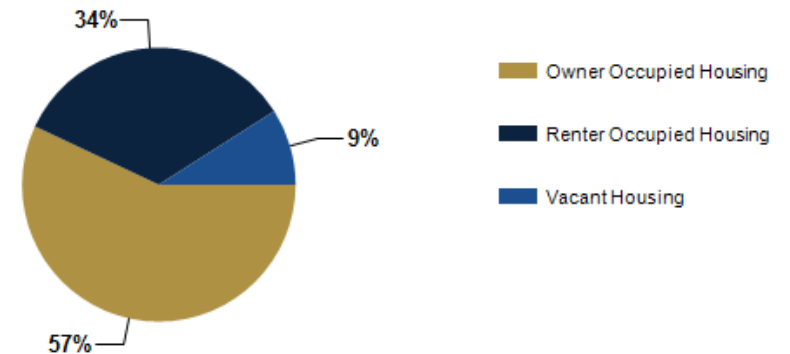
2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	386	1,548	2,639
\$15,000-\$24,999	143	811	1,400
\$25,000-\$34,999	264	961	1,668
\$35,000-\$49,999	515	2,375	4,004
\$50,000-\$74,999	479	3,320	6,337
\$75,000-\$99,999	598	3,262	6,369
\$100,000-\$149,999	999	5,034	10,314
\$150,000-\$199,999	515	3,570	6,800
\$200,000 or greater	443	2,922	6,089
Median HH Income	\$89,408	\$96,367	\$101,287
Average HH Income	\$109,373	\$120,847	\$124,739



2026 Household Income



2026 Own vs. Rent - 1 Mile Radius

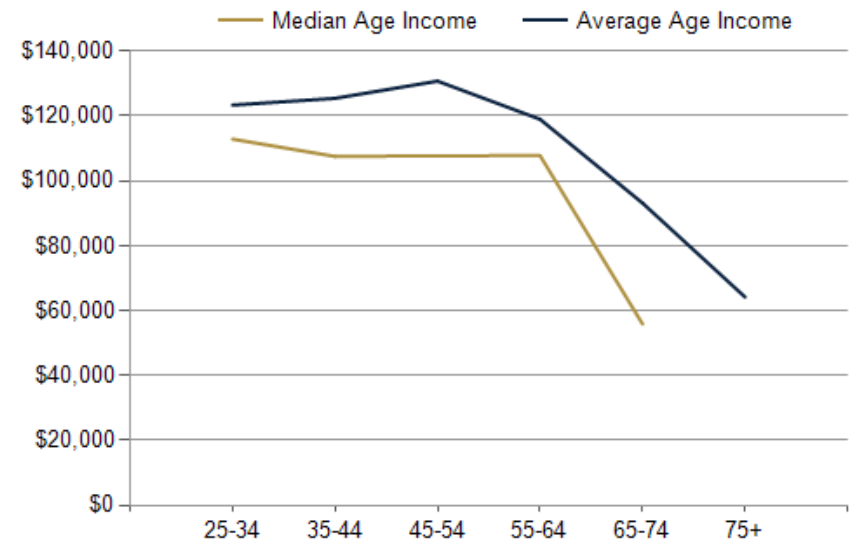
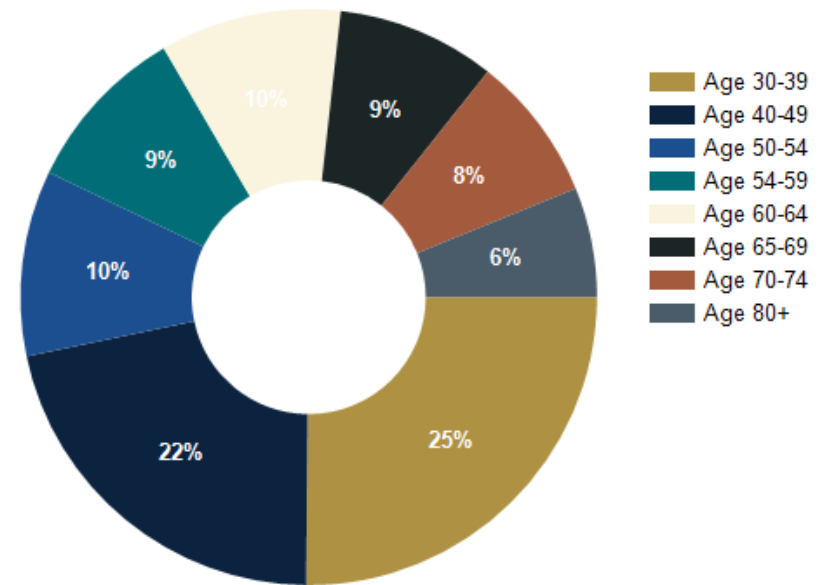


Source: esri

2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	837	4,371	8,570
2026 Population Age 35-39	808	4,311	8,459
2026 Population Age 40-44	744	4,349	8,260
2026 Population Age 45-49	666	3,699	7,152
2026 Population Age 50-54	682	3,725	7,149
2026 Population Age 55-59	620	3,452	6,447
2026 Population Age 60-64	665	3,196	6,021
2026 Population Age 65-69	582	2,960	5,576
2026 Population Age 70-74	534	2,794	5,047
2026 Population Age 75-79	403	2,232	4,025
2026 Population Age 80-84	236	1,462	2,612
2026 Population Age 85+	200	1,341	2,437
2026 Population Age 18+	8,640	46,464	89,743
2026 Median Age	39	39	38
2031 Median Age	40	40	39

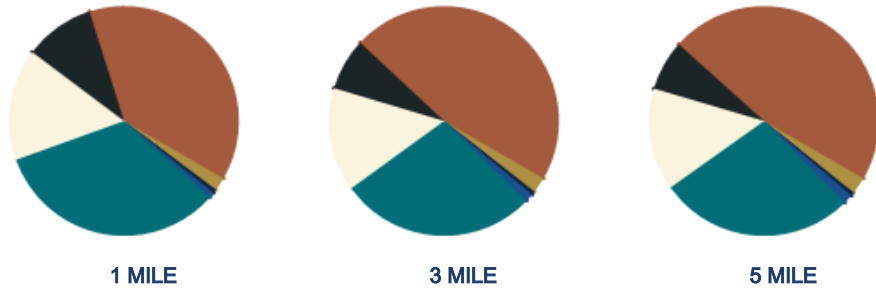
2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$112,870	\$114,525	\$112,135
Average Household Income 25-34	\$123,369	\$131,801	\$129,315
Median Household Income 35-44	\$107,524	\$110,334	\$108,418
Average Household Income 35-44	\$125,452	\$135,620	\$134,896
Median Household Income 45-54	\$107,750	\$115,182	\$122,136
Average Household Income 45-54	\$130,761	\$142,588	\$151,888
Median Household Income 55-64	\$107,788	\$111,065	\$119,289
Average Household Income 55-64	\$119,010	\$128,439	\$139,301
Median Household Income 65-74	\$55,852	\$73,315	\$76,419
Average Household Income 65-74	\$93,156	\$109,974	\$112,063
Average Household Income 75+	\$64,187	\$75,844	\$76,864

Population By Age



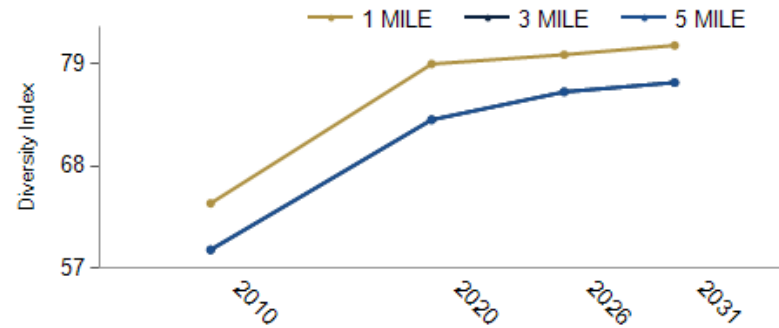
DIVERSITY INDEX	1 MILE	3 MILE	5 MILE
Diversity Index (+5 years)	81	77	77
Diversity Index (current year)	80	76	76
Diversity Index (2020)	79	73	73
Diversity Index (2010)	64	59	59

POPULATION BY RACE



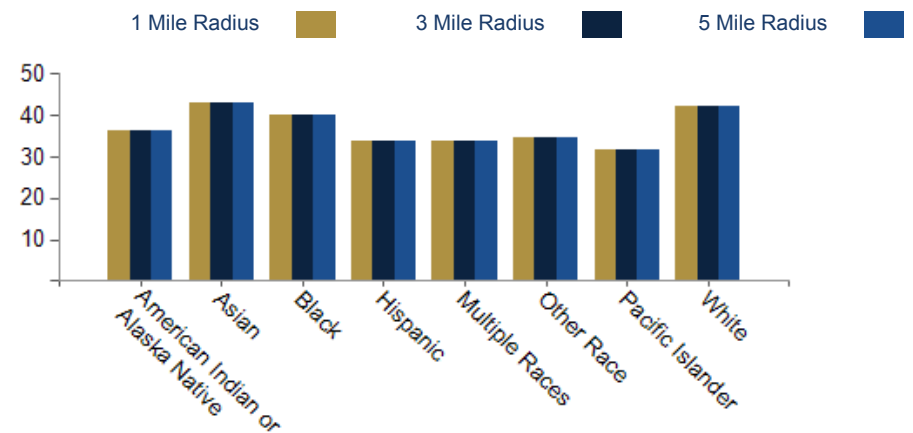
2026 POPULATION BY RACE	1 MILE	3 MILE	5 MILE
African American	2%	2%	2%
American Indian	1%	1%	1%
Asian	1%	1%	1%
Hispanic	33%	28%	28%
Multiracial	16%	15%	14%
Other Race	10%	7%	7%
White	38%	46%	47%

POPULATION DIVERSITY



2026 MEDIAN AGE BY RACE	1 MILE	3 MILE	5 MILE
Median American Indian/Alaska Native Age	36	39	38
Median Asian Age	43	40	39
Median Black Age	40	37	35
Median Hispanic Age	34	32	31
Median Multiple Races Age	34	33	32
Median Other Race Age	35	34	33
Median Pacific Islander Age	32	34	32
Median White Age	42	42	41

2026 MEDIAN AGE BY RACE





05

Company Profile

Company Bio

Advisor Profile

W.C. Miller Properties is a locally rooted, full-service real estate brokerage with a distinguished fifth-generation legacy dating back to 1874. With deep ties to the community and a long-standing reputation for integrity, our firm brings a uniquely local perspective to every commercial real estate assignment.

Our commercial division is the foundation of our business, specializing in retail, industrial, land, and investment properties. We provide comprehensive advisory services including acquisitions, dispositions, leasing, and asset strategy. By combining real-time market intelligence with hands-on experience, we help investors, developers, and business owners uncover opportunities, optimize performance, and execute with confidence.

What sets W.C. Miller Properties apart is our level of engagement within the markets we serve. We don't just operate here—we are embedded in the fabric of the community. Our team actively tracks regional development trends, zoning changes, infrastructure projects, and key economic drivers that directly influence property values and investment outcomes. This insight allows us to deliver strategies that national firms and out-of-area brokers simply cannot replicate.

We take a relationship-driven, advisory-first approach, prioritizing long-term partnerships over transactional volume. Whether representing a single asset or an entire portfolio, we provide tailored guidance, proactive communication, and a hands-on level of service that ensures no detail is overlooked.

Supported by our residential division, we offer a fully integrated platform that connects commercial opportunities with residential growth—providing clients with a broader strategic advantage in evolving markets.

At W.C. Miller Properties, we combine heritage, local expertise, and forward-thinking strategy to deliver results that drive both immediate performance and long-term value.



Chris Parreira
Broker Associate

Chris Parreira is a Real Estate Broker Associate with W.C. Miller Properties and a Mortgage Advisor with NEXA Mortgage, serving the Central Texas Hill Country. He specializes in commercial real estate sales and leasing, advising investors, owner-users, and developers on acquisitions, dispositions, and strategic capital positioning.

With experience spanning brokerage and financing, Chris approaches each assignment with an underwriting mindset—analyzing cash flow, risk exposure, and long-term value to position assets effectively in the market. His dual perspective allows him to understand both buyer behavior and capital constraints, helping transactions move efficiently from marketing to closing.

Known for clear communication, disciplined execution, and responsiveness, Chris is committed to representing clients with professionalism and strategic focus while delivering results in competitive markets.



Wes Miller
Broker Owner

Wes Miller is a fifth-generation Texas broker leading W.C. Miller Properties, a family firm established in 1874. With more than 25 years of specialized experience in commercial real estate, Wes provides comprehensive solutions for retail, industrial, land, and investment products through sales, leasing, and management. His focus includes helping clients acquire income-producing assets, optimize portfolios, and execute strategic transactions with precision and long-term vision.

Real estate is fundamentally a relationship business. Wes builds lifelong partnerships through transparent guidance, meticulous attention to detail, and an unwavering commitment to client success. His approach is hands-on and straightforward: listening closely to goals, offering clear strategic counsel, and delivering outcomes rooted in heritage and integrity.

An avid fly fisherman, Wes finds balance and perspective on the water. He currently serves as the 2026 President of the Four Rivers Association of Realtors®, where he advocates for professionalism, education, and community in the industry.

Elliot Knox Commercial Development Opportunity

CONFIDENTIALITY and DISCLAIMER

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from W.C. Miller Properties and it should not be made available to any other person or entity without the written consent of W.C. Miller Properties.

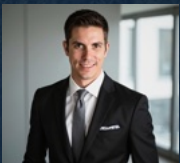
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The information contained herein is not a substitute for a thorough due diligence investigation. W.C. Miller Properties has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this offering memorandum has been obtained from sources we believe reliable; however, W.C. Miller Properties has not verified, and will not verify, any of the information contained herein, nor has W.C. Miller Properties conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.



Exclusively Marketed by:



Chris Parreira

W.C. Miller Properties
Broker Associate
(830) 708-5700
chrisp.txrealtor@gmail.com
769776



Wes Miller

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Broker Owner
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<https://www.wcmillerproperties.com>

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