

# STEPHEN'S PLACE

2163 stephen's pl. new braunfels, tx 78130

**FOR SALE**



**CBRE**



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# THE OFFERING

CBRE's San Antonio Investment Properties Team is pleased to announce its exclusive representation in the offering for sale of Stephen's Place ("the Property"), a strategically positioned retail shopping center encompassing 9,173 square feet, located within the rapidly expanding and highly desirable New Braunfels market. This exceptional investment opportunity presents a chance to acquire a well-established property in a thriving commercial hub.

Stephen's Place benefits from its prime location within the dynamic Creekside Development, a rapidly growing area that attracts substantial consumer traffic. The Property enjoys the advantageous proximity of notable, high-volume tenants, including Buc-ee's, Target, a newly constructed H-E-B grocery store, and state-of-the-art Resolute Hospital. Furthermore, the Property currently operates under below-market NNN leases, providing a compelling value-add opportunity for a new ownership group to capitalize on future rent appreciation, increasing overall profitability and maximizing the long-term investment potential.



STEPHEN'S PLACE

# LOCATION, LOCATION, LOCATION!



## POPULATION DENSITY

Within a 1-mile radius of Stephen's Place there are over 4,000 apartment units and more under construction and proposed. The projected annual 5-year population growth rate from 2024-2029 within 2 miles of the Property is 7.6%.



## AREA DEMOGRAPHICS & GROWTH

- Within a 1, 3 and 5 mile radius the average household income is above \$100,000 and has an annual population growth rate of 3-5%
- New Braunfels has consistently ranked at or near the top of the fastest growing cities in the country over the last 10 years. The 5 year population increase from 2020-2025 was 35.13%, consistently ranking it as one of the fastest growing cities in the country.



## FREIHEIT VILLAGE

Freiheit Village is a unique mixed-use development focused on showcasing the best of local entrepreneurship while serving as a gathering place for families. The development includes more than 100,000 square feet of commercial space, three luxury apartment buildings, two hotels and a new condo development.



## CREEKSIDER TOWN CENTER

Creekside Town Center is a Regional Shopping Center on 400+ acres and 1,000,000 sf of retail. Tenants at Creekside Town Center include Target, Ross, Dicks, Home Goods, Best Buy and much more.



## RESOLUTE BAPTIST HOSPITAL

Resolute Health's wellness campus development features a 158-bed hospital, fitness and spa facilities, and a medical office building, offering a range of services for health and wellness.





02

property  
**OVERVIEW**

# PRICING OVERVIEW

OFFERING PRICE	CAP RATE	PRICE PSF
\$3,499,000	7.18%	\$381



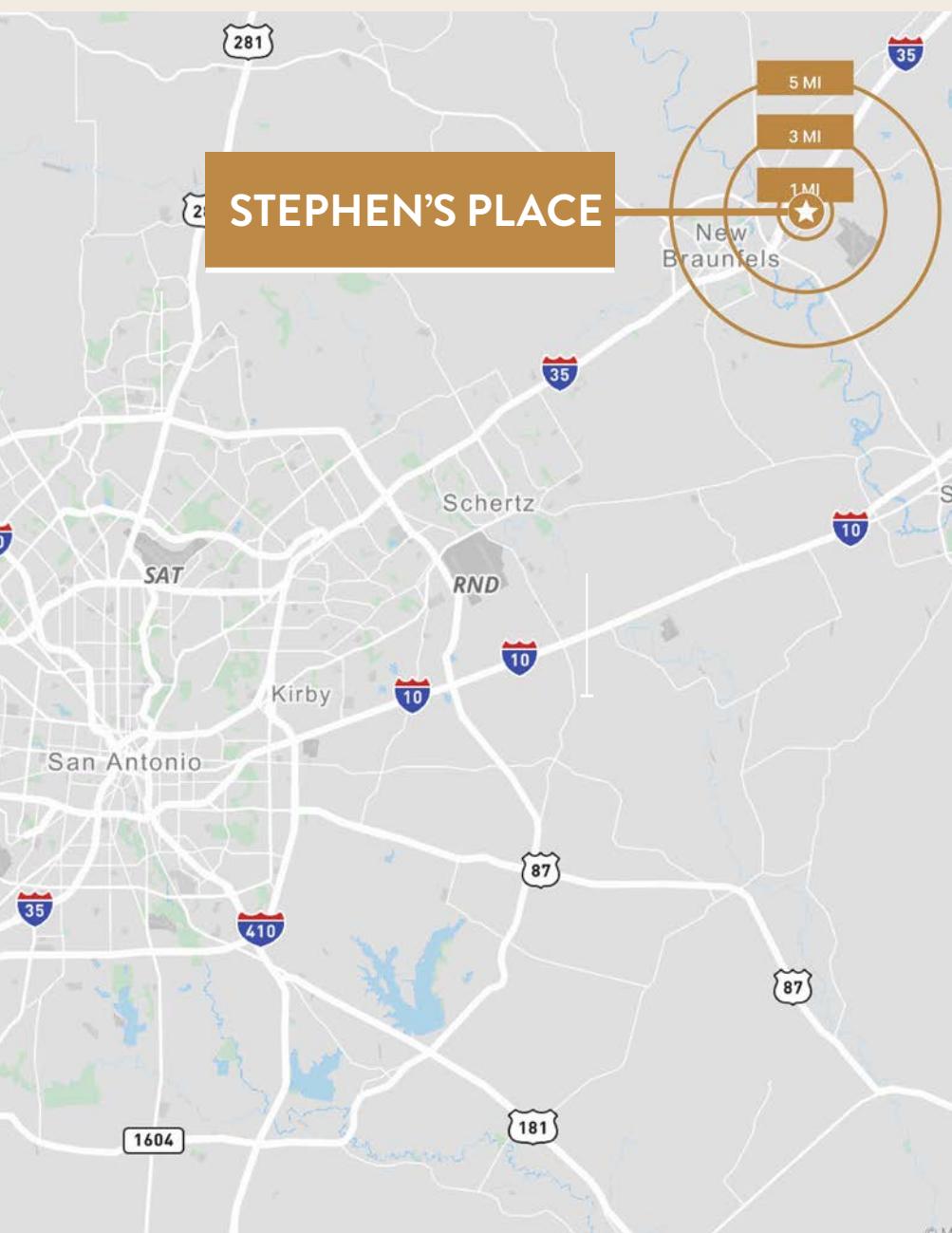
# PROPERTY DETAILS

<b>Location</b>	2163 Stephen's Pl. New Braunfels, TX 78130
<b>Building Size</b>	9,173 SF
<b>Year Built</b>	2016
<b>Land Area</b>	1 AC
<b>Occupancy</b>	100%
<b>Key Tenants</b>	Up & Downs Golf Bar, Texas Tykes Pediatric Dentistry, Tribal Diagnostics



03

location  
**DETAILS**



## DEMOGRAPHIC INFORMATION

	1 MILE	3 MILES	5 MILES
<b>HOUSEHOLD INCOME</b>			
2024 Average Household Income	\$100,227	\$104,194	\$111,813
2029 Average Household Income	\$105,499	\$114,205	\$121,013
<b>HOUSEHOLDS</b>			
2020-2024 - Compound Annual HH Growth	10.92%	6.56%	4.32%
2024-2029 - Compound Annual HH Growth	4.64%	3.68%	3.15%
2010 Households - Census	585	7,532	19,987
2020 Households - Census	2,241	13,209	28,805
2024 Households	3,481	17,304	34,482
2029 Households - Five Year Projection	4,368	20,728	40,264
<b>POPULATION</b>			
2010 Population - Census	1,697	20,092	53,308
2020 Population - Census	5,282	33,369	74,950
2024 Population	7,647	43,023	88,053
2029 Population - Five Year Projection	9,580	50,582	101,210
2020-2024 Annual Population Growth Rate	9.10%	6.16%	3.86%
2024-2029 Annual Population Growth Rate	4.61%	3.29%	2.82%

# CUSTOMER PROFILE

## Stephen's Place

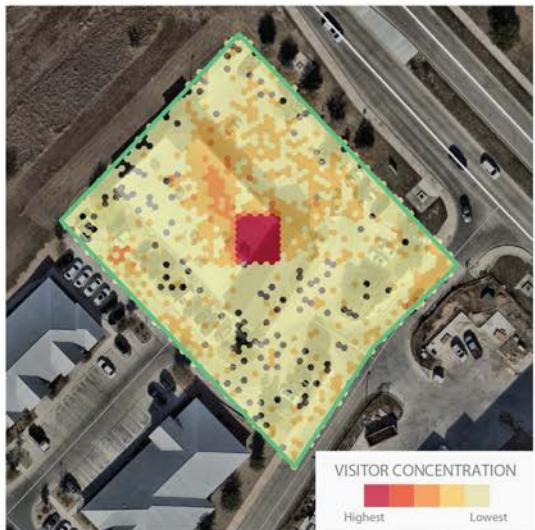
2163 Stephens Place,  
New Braunfels, TX 78150

Study Period: July 1, 2024 - June 30, 2025

### Massive Mobile Data

Data sourced from a wide range of varied mobile apps (SDKs) providing a location analysis solution for location decisions that is dramatically changing the way retailers consider their market strategy. By analyzing sophisticated mobile data, we are creating an accurate picture of customers. Whether used for retail, site selection, trade area analysis, marketing, or visitor profiling, mobile data is the most trusted solution for strategic marketplace analysis.

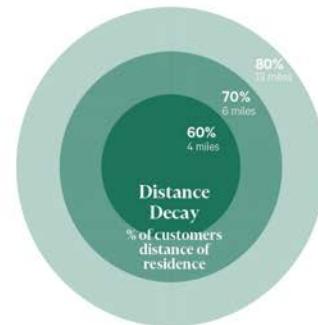
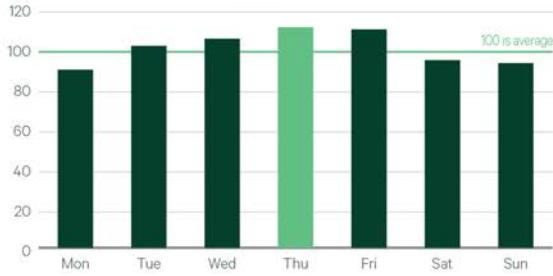
### Foot Traffic



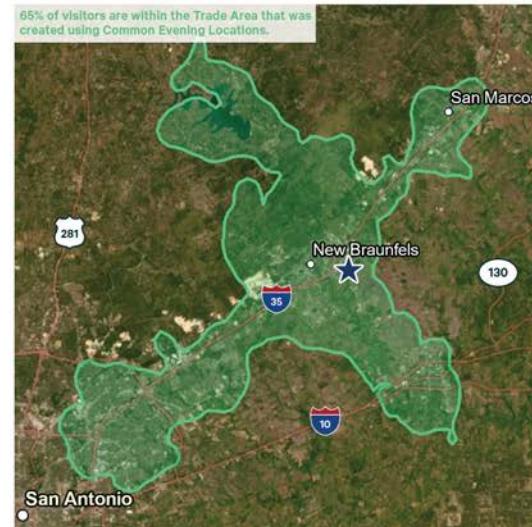
### Trade Area Demographics

Total Population	Educational Attainment
632,900	10% Associates
	22% Bachelors
	12% Graduate
Daytime Population	Avg Household Income
608,838	\$97,298
Median Age	Visitor Frequency
36	<p>Return Visitors represent visitors that have returned to the site more than once in one year's time.</p>
Avg Dwell Time	
24 minutes per visit	

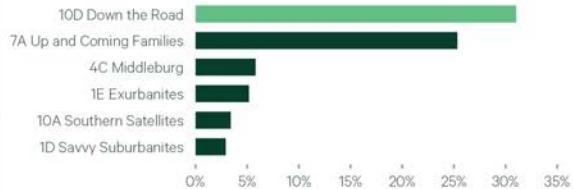
### Traffic by Day



### Trade Area



### Top Tapestry Segments



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# AERIAL VIEW | NORTHEAST



STEPHEN'S PLACE



# 04

market  
**SUMMARY**

# NEW BRAUNFELS MARKET



## POPULATION INCREASE

35.13% 5-year growth

**New Braunfels, Texas**, is experiencing explosive growth, making it a prime location for commercial real estate investment. The city's population has surged in recent years, driven by its desirable lifestyle, strong job market, and proximity to both San Antonio and Austin. This rapid expansion translates directly into increased demand for commercial spaces, from retail and restaurants to offices and industrial facilities. The city's economy is diverse and robust, with key sectors including healthcare, manufacturing, tourism, and retail. This diversification provides stability and resilience, making New Braunfels a less volatile market compared to areas heavily reliant on a single industry. The consistent influx of new residents and businesses creates a fertile ground for long-term growth and return on investment for savvy investors.

The economic indicators for New Braunfels are incredibly promising. The city boasts a low unemployment rate, significantly below both state and national averages, indicating a healthy and thriving workforce. Median household income is also on the rise, reflecting increased purchasing power and consumer spending, a crucial factor for retail and service-based businesses.

Furthermore, the city's strategic location along the I-35 corridor provides excellent access to major transportation routes, facilitating efficient distribution and attracting businesses looking for logistical advantages. These economic fundamentals, coupled with a business-friendly environment and supportive local government, create a compelling case for commercial property investment.

Beyond the numbers, New Braunfels offers a unique demographic profile that enhances its appeal. The city boasts a diverse population with a strong family orientation, fostering a sense of community and supporting local businesses. The influx of young professionals and retirees alike contributes to a vibrant and dynamic atmosphere. This demographic blend creates a broad customer base, ensuring a steady stream of potential customers for a wide range of commercial ventures. Investing in commercial property in New Braunfels isn't just about financial gain; it's about contributing to a thriving community poised for continued success, making it a smart and rewarding investment.



New Braunfels, TX Current Development Projects

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## Confidentiality Agreement

Your receipt of this Memorandum constitutes your acknowledgement that (i) it is a confidential Memorandum solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property, (ii) you will hold it in the strictest confidence, (iii) you will not disclose it or its contents to any third party without the prior written authorization of the owner of the Property ("Owner") or CBRE, Inc. ("CBRE"), and (iv) you will not use any part of this Memorandum in any manner detrimental to the Owner or CBRE.

If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to CBRE.

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