



MARKET PLACE

New Braunfels, Texas



WIGGINS
COMMERCIAL



Tenant Directory

Round Table Pizza	Suite 108
Fat Burger	Suite 201
Acai Express	Suite 110
Ashley Furniture	Suite 110
iCRYO	Suite 120
SynergenX	Suite 130
Ernesto's Jewelry	Suite 150
PNC Bank	Suite 160
Freaky Findz	Suite 240
Leslie's Swimming Pool Supplies	Suite 250
Pearky Peacock	Suite 320
William Edge Institute	Suite 330/340
Puppyland	Suite 410
Fyzical Therapy and Balance Centers	Suite 415
US Post Office	Suite 420
Way to Sew	Suite 510
Quilt Haus	Suite 520
Tobacco Haus Cigar Lounge	Suite 525
Millennium Medi Spa	Suite 720
Palm Beach Tan	Suite 725
6 to 9 Dental	Suite 730
Avis/Budget Car Rental	Suite 810
Amazing Lash	Suite 820
South Tx Blood & Tissue	Suite 830
Casa Decor	Suite 840
Gold's Gym	Suite 900
Santikos Entertainment	Suite 1010
Honey Baked Ham	Suite 1110
H&R Block	Suite 1120
Sundance Print & Copy	Suite 1130
Allstate	Suite 1135
Standout Dance Center	Suite 1140
Fork & Spoon Patio Cafe & Bakery	Suite 1150
i35 MarketPlace Animal Hospital	Suite 1310
Ohana Poké & Sushi Burrito	Suite 1320

Suite 1310
1320
1325
1330
1335
1340
1400
1500



Mobile Phone Geeks	Suite 1325
5 Star Nutrition	Suite 1330
T Nail Bar	Suite 1335
Play It Again Sports	Suite 1340
Michael's	Suite 1400
La Cosecha	Suite 1500

Availability

New Braunfels Marketplace currently has space available to lease ranging from 1,600 sq ft to 6,400 sq ft. For more information on available spaces, contact Patrick Wiggins at (830) 620-7475.





THE NEW BRAUNFELS MARKETPLACE IS A THRIVING RETAIL CENTER, ANCHORED BY POPULAR BUSINESSES SUCH AS



Conveniently located next to IH 35, it's the ideal location for retail, entertainment, fitness and dining businesses in the thriving New Braunfels economy.

Local Ownership And On-site Management

Savvy Marketing And Promotion

Excellent Community Name Recognition

Spectacular Water Feature

Four Illuminated Billboards

Modern Architectural Design

Located On A 5-lane, 2-way Access Road

Great Existing Co-tenancy Mix

Movie, bowling, family entertainment complex

Within 5 Miles Of 1093 Hotel/motel Rooms

Very Strong And Growing Demographics

Attractive Landscaping

Excellent Physical Condition

Direct Exit From Ih 35 Southbound

North-bound Exit With Turnaround Lane

Traffic Count Of Over 150,000 Vehicles Per Day



New Braunfels, Texas

Deep in the heart of Texas Hill Country

In 2015, the U.S. Census Bureau named it as the

SECOND-FASTEST GROWING CITY IN THE U.S.

POPULATION OF

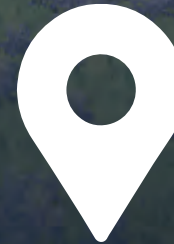
50,000

OR MORE

POPULATION GROWTH OF MORE THAN

90%

SINCE 2000



FAMOUS LANDMARKS

Gruene Hall
Schlitterbahn Waterpark
Comal & Guadalupe Rivers
Wurstfest

The impressive amount of tourist traffic and large population growth, makes New Braunfels a weath of opporrtunity for any business.



Demographics

POPULATION	RADIUS	3 MILES	5 MILES	7 MILES	10 MILES
	2016 Estimated Population	59,548	79,757	91,982	119,842
	2021 Projected Population	68,454	91,723	105,775	137,518
	2010 Census Population	48,783	63,590	73,009	94,634
	2000 Census Population	36,113	45,551	51,604	64,650
	Projected Annual Growth 2016-2021	3.00%	3.00%	3.00%	2.90%
	Historical Annual Growth 2000-2016	4.10%	4.70%	4.90%	5.30%

HOUSEHOLDS	RADIUS	3 MILES	5 MILES	7 MILES	10 MILES
	2016 Estimated Households	21,572	28,514	32,734	42,277
	2021 Projected Households	24,421	32,282	37,049	47,790
	2010 Census Households	18,140	23,349	26,699	34,225
	2000 Census Households	13,293	16,577	18,694	2,328
	Projected Annual Growth 2016 to 2021	2.60%	2.60%	2.60%	2.60%
Historical Annual Growth 2000 to 2016	3.90%	4.50%	4.70%	5.10%	

AGE	RADIUS	3 MILES	5 MILES	7 MILES	10 MILES
	2016 Est. Population Under 10 Years	13.90%	13.80%	13.70%	13.60%
	2016 Est. Population 10 to 19 years	13.40%	13.70%	13.80%	14.10%
	2016 Est. Population 20 to 29 Years	14.20%	14.10%	13.60%	13.30%
	2016 Est. Population 30 to 44 Years	20.10%	19.90%	19.80%	19.90%
	2016 Est. Population 45 to 59 Years	17.10%	17.40%	17.90%	18.40%
	2016 Est. Population 60 to 74 Years	13.40%	13.60%	14.00%	14.10%
	2016 Est. Population 75 Years or Over	7.90%	7.50%	7.20%	6.70%
2016 Est. Median Age	35.9	36.1	36.5	36.6	

MARITAL STATUS & GENDER	RADIUS	3 MILES	5 MILES	7 MILES	10 MILES
	2016 Est. Male Population	48.30%	48.50%	48.80%	49.10%
	2016 Est. Female Population	51.70%	51.50%	51.20%	50.90%
	2016 Est. Never Married	25.90%	25.70%	25.80%	25.60%
	2016 Est. Now Married	53.00%	54.70%	55.30%	55.70%
	2016 Est. Separated or Divorced	14.90%	13.70%	13.30%	13.30%
	2016 Est. Widowed	6.20%	6.00%	5.60%	5.40%

INCOME	RADIUS	3 MILES	5 MILES	7 MILES	10 MILES
	2016 Est. HH Income \$200,000 or More	2.60%	3.70%	4.50%	5.20%
	2016 Est. HH Income \$150,000 to \$199,999	3.70%	4.70%	5.50%	6.10%
	2016 Est. HH Income \$100,000 to \$149,999	14.20%	15.00%	15.30%	15.80%
	2016 Est. HH Income \$75,000 to \$99,999	16.30%	16.60%	16.60%	16.60%
	2016 Est. HH Income \$50,000 to \$74,999	21.50%	20.60%	20.00%	19.80%
	2016 Est. HH Income \$35,000 to \$49,999	12.90%	12.70%	12.30%	12.70%
	2016 Est. HH Income \$25,000 to \$34,999	11.40%	10.50%	10.20%	9.30%
	2016 Est. HH Income \$15,000 to \$24,999	8.50%	8.00%	7.60%	7.00%
	2016 Est. HH Income Under \$15,000	9.00%	8.30%	8.10%	7.60%
	2016 Est. Average Household Income	\$69,915	\$75,714	\$79,345	\$82,282
	2016 Est. Median Household Income	\$58,251	\$63,427	\$65,842	\$68,343
	2016 Est. Per Capita Income	\$25,442	\$27,181	\$28,340	\$29,145

	RADIUS	3 MILES	5 MILES	7 MILES	10 MILES
	2016 Est. Total Businesses	2,861	3,465	3,773	4,305
2016 Est. Total Employees	31,104	37,925	41,247	48,882	

RACE	RADIUS	3 MILES	5 MILES	7 MILES	10 MILES
	2016 Est. White	85.10%	84.80%	85.10%	84.50%
	2016 Est. Black	2.50%	2.70%	2.70%	3.40%
	2016 Est. Asian or Pacific Islander	1.30%	1.30%	1.30%	1.30%
	2016 Est. American Indian or Alaska Native	0.70%	0.70%	0.70%	0.70%
2016 Est. Other Races	10.40%	10.50%	10.30%	10.10%	

HISPANIC	RADIUS	3 MILES	5 MILES	7 MILES	10 MILES
	2016 Est. Hispanic Population	22,627	29,343	32,723	41,035
	2016 Est. Hispanic Population	38.00%	36.80%	35.60%	34.20%
	2021 Proj. Hispanic Population	39.90%	38.60%	37.30%	35.90%
2010 Hispanic Population	36.90%	35.40%	34.1%	32.90%	

EDUCATION (ADULTS 25 OR OVER)	RADIUS	3 MILES	5 MILES	7 MILES	10 MILES
	2016 Est. Adult Population (25 Years or Over)	39,181	52,287	60,432	78,870
	2016 Est. Elementary (Grade Level 0 to 8)	7.10%	6.60%	6.30%	5.80%
	2016 Est. Some High School (Grade Level 9 to 11)	5.70%	5.80%	5.80%	5.70%
	2016 Est. High School Graduate	27.10%	26.30%	26.10%	26.60%
	2016 Est. Some College	27.40%	26.30%	25.80%	25.10%
	2016 Est. Associate Degree Only	7.50%	7.70%	7.90%	8.40%
2016 Est. Bachelor Degree Only	18.80%	19.80%	20.10%	19.80%	
2016 Est. Graduate Degree	6.30%	7.50%	8.00%	8.60%	



HOUSING	RADIUS	3 MILES	5 MILES	7 MILES	10 MILES
	2016 Est. Total Housing Units	22,921	30,204	34,786	44,990
2016 Est. Owner-Occupied	61.90%	65.10%	66.70%	69.80%	
2016 Est. Renter-Occupied	32.20%	29.30%	27.40%	24.10%	
2016 Est. Vacant Housin	5.90%	5.60%	5.90%	6.00%	

HOMES BUILT BY YEAR	2010 Homes Built 2005 or later	15.00%	15.70%	16.10%	17.50%
	2010 Homes Built 2000 to 2004	13.80%	13.90%	14.40%	14.70%
	2010 Homes Built 1990 to 1999	17.80%	18.90%	19.00%	18.70%
	2010 Homes Built 1980 to 1989	15.50%	15.80%	16.30%	16.80%
	2010 Homes Built 1970 to 1979	14.40%	14.20%	13.80%	13.10%
	2010 Homes Built 1960 to 1969	7.40%	7.10%	6.80%	6.30%
	2010 Homes Built 1950 to 1959	7.10%	6.40%	6.00%	5.60%
	2010 Homes Built Before 1949	9.00%	8.00%	7.60%	7.30%

HOME VALUES	2010 Home Value \$1,000,000 or More	0.20%	0.20%	0.30%	0.30%
	2010 Home Value \$500,000 to \$999,999	2.30%	3.00%	3.30%	3.30%
	2010 Home Value \$400,000 to \$499,999	1.50%	1.90%	2.30%	2.20%
	2010 Home Value \$300,000 to \$399,999	4.20%	5.20%	6.00%	6.50%
	2010 Home Value \$200,000 to \$299,999	16.50%	18.10%	19.30%	18.90%
	2010 Home Value \$150,000 to \$199,999	20.30%	19.80%	19.40%	20.10%
	2010 Home Value \$100,000 to \$149,999	29.00%	26.80%	24.80%	22.90%
	2010 Home Value \$50,000 to \$99,999	18.30%	17.20%	16.70%	17.70%
	2010 Home Value \$25,000 to \$49,999	4.40%	4.20%	4.10%	4.20%
	2010 Home Value Under \$25,000	3.20%	3.60%	3.70%	3.80%
	2010 Median Home Value	\$144,414	\$153,464	\$159,342	\$159,398
2010 Median Rent	\$730	\$723	\$717	\$722	

LABOR FORCE	2016 Est. Labor Population Age 16 Years or Over	46,333	61,979	71,495	93,139
	2016 Est. Civilian Employed	63.50%	63.00%	62.70%	62.80%
	2016 Est. Civilian Unemployed	2.30%	2.10%	2.00%	1.90%
	2016 Est. in Armed Forces	0.10%	0.20%	0.20%	0.40%
	2016 Est. not in Labor Force	34.20%	34.80%	35.10%	34.90%
	2016 Labor Force Males	47.40%	47.70%	47.90%	48.30%
	2016 Labor Force Females	52.60%	52.30%	52.10%	51.70%

OCCUPATION	RADIUS	3 MILES	5 MILES	7 MILES	10 MILES
	2010 Occupation: Population Age 16 Years or Over	22,326	29,035	33,447	43,649
	2010 Mgmt, Business & Financial Operations	14.60%	14.90%	15.00%	15.10%
	2010 Professional, Related	17.10%	18.00%	18.20%	18.40%
	2010 Service	19.10%	18.70%	18.00%	17.10%
	2010 Sales, Office	28.10%	27.00%	27.00%	27.30%
	2010 Farming, Fishing, Forestry	0.30%	0.30%	0.20%	0.20%
	2010 Construction, Extraction, Maintenance	10.50%	10.30%	10.50%	10.70%
	2010 Production Transport Material Moving	10.40%	10.80%	11.00%	11.20%
	2010 White Collar Workers	59.70%	59.90%	60.20%	60.90%
	2010 Blue Collar Workers	40.30%	40.10%	39.80%	39.10%

TRANSPORTATION TO WORK	2010 Drive to Work Alone	81.00%	80.70%	80.90%	81.30%
	2010 Drive to Work in Carpool	11.50%	11.80%	11.50%	11.40%
	2010 Travel to Work by Public Transportation	0.10%	0.10%	0.20%	0.20%
	2010 Drive to Work on Motorcycle	0.30%	0.30%	0.30%	0.30%
	2010 Walk or Bicycle to Work	1.80%	1.60%	1.70%	1.50%
	2010 Other Means	1.30%	1.10%	1.10%	1.00%
	2010 Work at Home	3.90%	4.20%	4.50%	4.50%

TRAVEL TIME	2010 Travel to Work in 14 Minutes or Less	40.40%	38.90%	36.90%	33.70%
	2010 Travel to Work in 15 to 29 Minutes	30.30%	31.40%	32.90%	34.30%
	2010 Travel to Work in 30 to 59 Minutes	21.80%	22.30%	22.90%	24.50%
	2010 Travel to Work in 60 Minutes or More	7.50%	7.30%	7.30%	7.50%
	2010 Average Travel Time to Work	17.9	18	18.3	19.1

CONSUMER EXPENDITURE	2016 Est. Total Household Expenditure	\$1.18 B	\$1.65 B	\$1.96 M	\$2.60 B
	2016 Est. Apparel	\$41.2 M	\$57.6 M	\$68.4 M	\$90.8 M
	2016 Est. Contributions, Gifts	\$76.3 M	\$110 M	\$133 M	\$178 M
	2016 Est. Education, Reading	\$43.5 M	\$62.5 M	\$75.5 M	\$101 M
	2016 Est. Entertainment	\$66.3 M	\$92.7 M	\$110 M	\$146 M
	2016 Est. Food, Beverages, Tobacco	\$184 M	\$254 M	\$299 M	\$396 M
	2016 Est. Furnishing, Equipment	\$40.5 M	\$56.9 M	\$67.8 M	\$90.3 M
	2016 Est. Health Care, Insurance	\$105 M	\$145 M	\$171 M	\$225 M
	2016 Est. Household Operations, Shelter, Utilities	\$366 M	\$511 M	\$605 M	\$802 M
	2016 Est. Miscellaneous Expenses	\$17.6 M	\$24.4 M	\$28.8 M	\$38.0 M
	2016 Est. Personal Care	\$15.4 M	\$21.5 M	\$25.4 M	\$33.7 M
	2016 Est. Transportation	\$229 M	\$317 M	\$375 M	\$496 M



Contact

Patrick Wiggins
 patrick@wigginscommercial.com
 (830) 620-7475



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.

11-2-2015



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.

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.

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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

Wiggins Commercial Real Estate, LLC	9006410	patrick@wigginscommercial.com	830.620.7475
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
James Patrick Wiggins	595128	patrick@wigginscommercial.com	830.620.7475
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

 Buyer/Tenant/Seller/Landlord Initials Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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