

105 E MILL ST





OLD CITY HALL OFFERS A RARE CHANCE TO LEASE SPACE IN ONE OF NEW BRAUNFELS' MOST RECOGNIZABLE HISTORIC BUILDINGS. WITH A PRIME CORNER AT SEGUIN AVENUE AND MILL STREET, IT PROVIDES UNMATCHED VISIBILITY, WALKABILITY, AND ACCESS TO DOWNTOWN AMENITIES. FLEXIBLE LAYOUTS AND HISTORIC CHARACTER MAKE IT IDEAL FOR ANY OFFICE USER SEEKING A HIGH-PROFILE PRESENCE IN A FAST-GROWING MARKET.

- Prominent Downtown New Braunfels building
- Historic building with modern upgrades and flexible layouts
- Premium Class A office space
- Excellent corner visibility and signage opportunities
- Walking distance to restaurants, retail, and entertainment
- Minutes from I-35 and Loop 337, providing easy regional access
- Surrounded by strong daytime population and steady foot traffic

Old
CITY HALL
RESTAURANT & BAR
ON-SITE + COMING SOON

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FLOOR PLANS

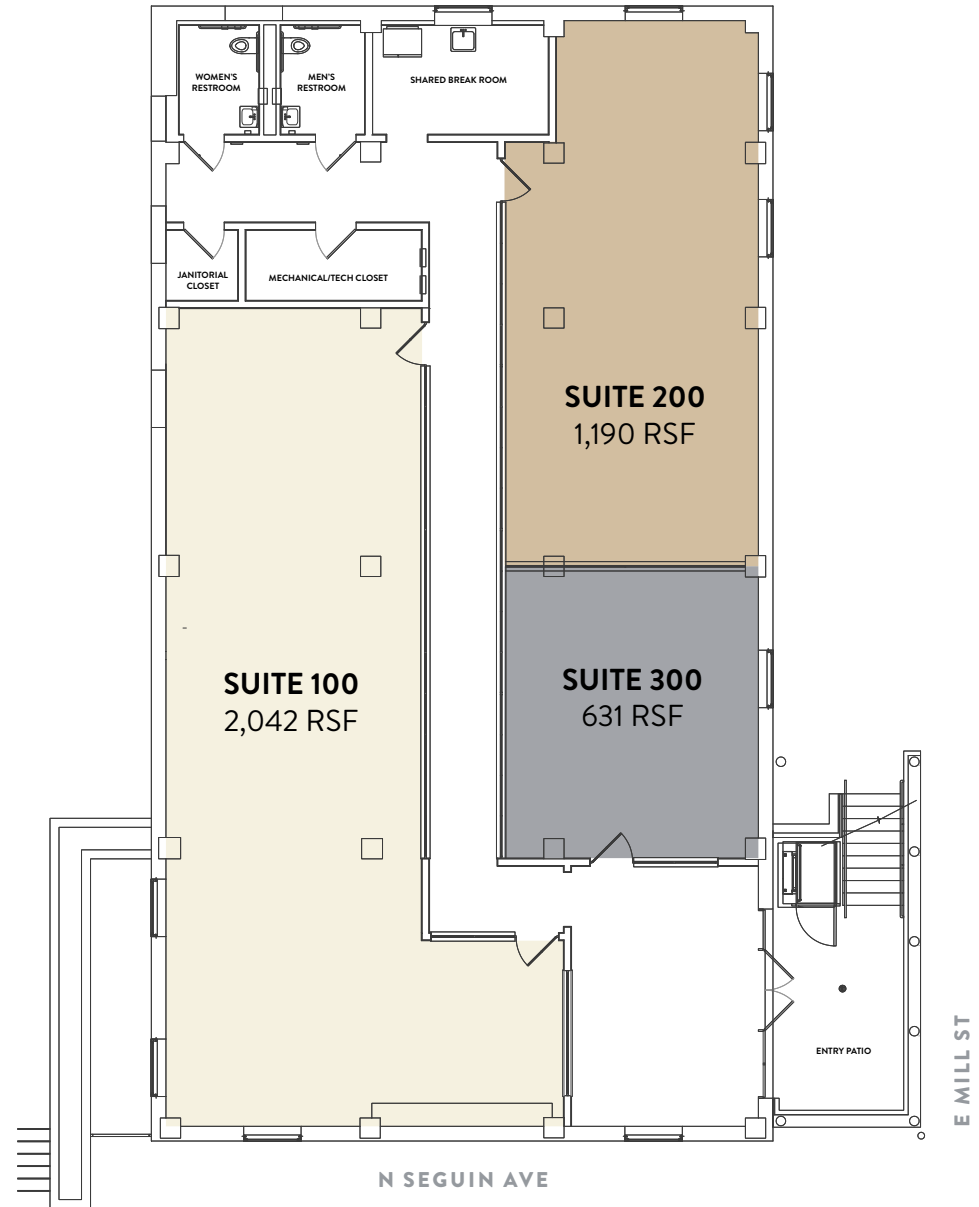
OFFICE SUITES AVAILABLE

Suite 100 2,042 SF

Suite 200 1,190 SF

Suite 300 631 SF

Old City Hall currently has space available for lease. Please contact WCRE for more information on availability at (830) 282-1045.



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NEW BRAUNFELS, TEXAS

Deep in the heart of Texas Hill Country

New Braunfels is a destination city, attracting visitors and residents alike with world-class attractions such as Schlitterbahn Waterpark, the historic Gruene Hall, and the spring-fed Comal and Guadalupe Rivers. Families and tourists flock to Landa Park for recreation, while the charm of the Historic District draws year-round shopping and dining traffic. Together, these landmarks make New Braunfels a cultural and recreational hub, ensuring strong foot traffic and vibrant demand for retail and commercial spaces.

POPULATION OF

98K

OR MORE

POPULATION GROWTH OF

72%

SINCE 2014

NAMED THE

2ND

FASTEST GROWING CITY

LANDMARKS

Gruene Hall
Schlitterbahn Waterpark
Comal River
Guadalupe River
Landa Park



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DEMOGRAPHICS

New Braunfels was named the 2nd fastest growing city in the U.S.

POPULATION

	1 Mile	3 Miles	5 Miles
Census Population (2010)	6,121	45,024	63,732
Census Population (2020)	6,229	58,415	93,930
Census Population (2025)	6,282	63,288	116,892
Projected Population (2030)	7,024	75,512	141,902
Compound Annual Growth 2025-2030	2.26%	3.60%	3.95%

HOUSEHOLDS

	1 Mile	3 Miles	5 Miles
Census Households (2010)	2,562	17,189	23,506
Census Households (2020)	2,659	22,964	35,663
Current Households (2025)	2,809	25,990	45,617
Projected Households (2030)	3,177	31,858	56,608
Compound Annual Growth 2025-2030	2.49%	4.16%	4.41%
Average Household Size (2025)	2.19	2.34	2.49

HOUSING

	1 Mile	3 Miles	5 Miles
Median Home Value (2025)	\$ 485,753	\$371,081	\$365,276
Median Year Built	1982	1999	2004
Total Housing Units	3,758	29,064	50,757
Owner-Occupied %	41.3%	56.2%	60.6%
Renter-Occupied %	33.4%	33.2%	29.3%
Vacant Housing %	25.3%	10.6%	10.1%

EMPLOYMENT & EDUCATION

	1 Mile	3 Miles	5 Miles
Establishments (2025)	311	3,062	4,183
Employees (2025)	2,831	32,566	58,900
% College Graduates	36.1%	39.5%	39.9%

INCOME

	1 Mile	3 Miles	5 Miles
Median Household Income	\$66,213	\$87,949	\$91,852
Average Household Income	\$108,826	\$116,280	\$117,290
Average Spending/Household	\$69,293	\$74,268	\$75,129
Per Capita Income	\$50,151	\$47,344	\$45,881

Source: ESRI (ArcGIS)

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CONTACT

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(830) 282-1045



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:
 - 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.

Wiggins Commercial Real Estate, LLC	9006410	patrick@wc-re.com	830.282.1045
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
James Patrick Wiggins	595128	patrick@wc-re.com	830.282.1045
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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