



**EDWARDS
COMMERCIAL
REAL ESTATE**

1071 E TX 46 | NEW BRAUNFELS, TX 78130



FOR SALE: \$28/SQ FT/YR + NNN

Super location on growing East side between New Braunfels and Seguin! Lease space is located less than 1 Mile from IH 35, on highway 46E in New Braunfels. SUITE E at 1550 sq. ft. is ready for build out for your business! Suite E could be perfect location for Pizza delivery, Cafe, Deli, Bakery, Coffee shop, Ice Cream parlor with private patio area available. Tenant Improvement allowance with approved use/tenant! Term negotiable. Pylon signage at Hwy 46 available.

- Lease rate does not include utilities, property expenses or building services
- Highly Desirable End Cap Space
- Space In Need of Renovation
- Corner Space
- Finished Ceilings: 8' - 14'
- Wheelchair Accessible
- High traffic count



JULIE GOLLA

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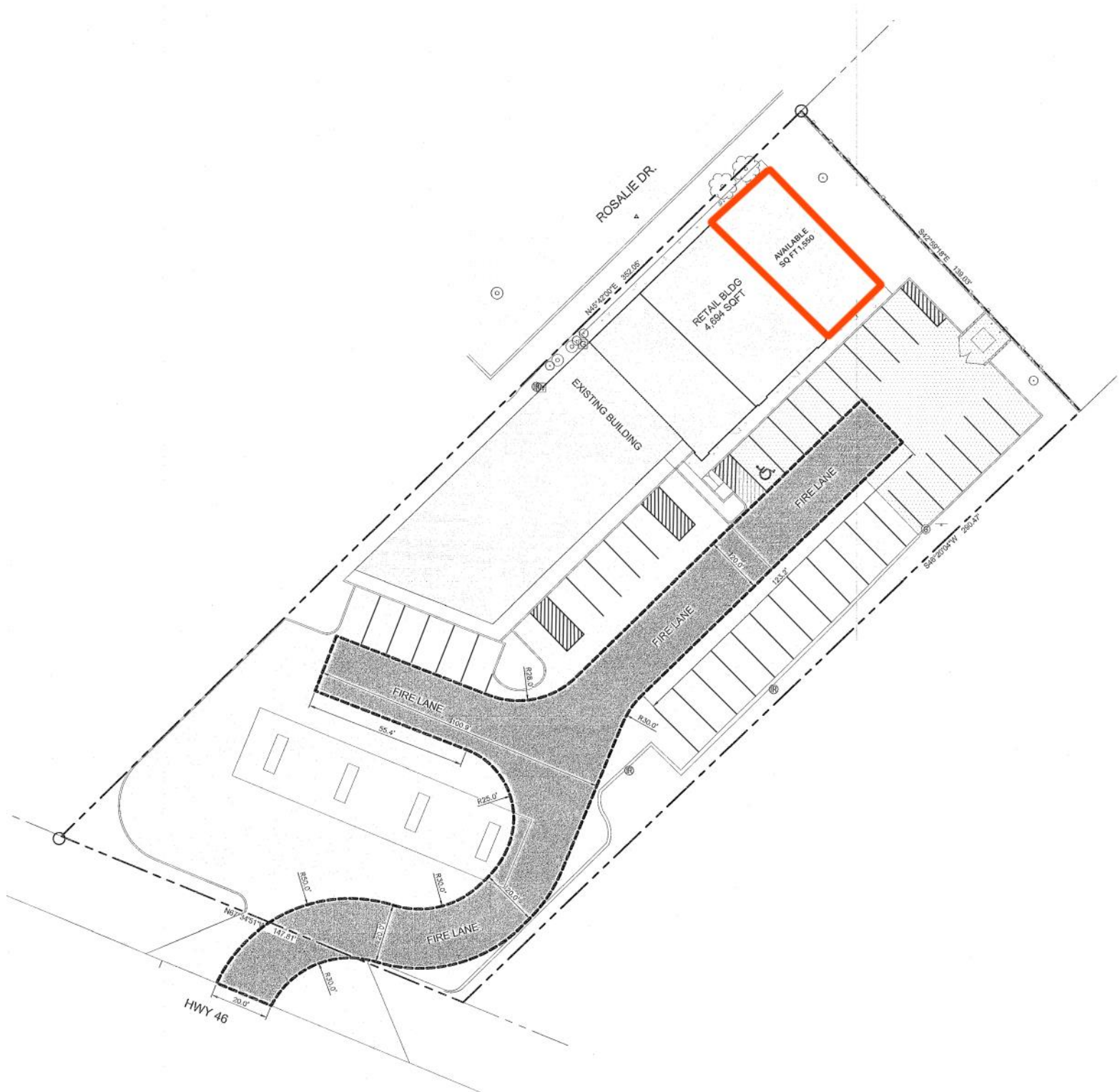
Price and status subject to change without notice.



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SITE PLAN

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AREA MAP

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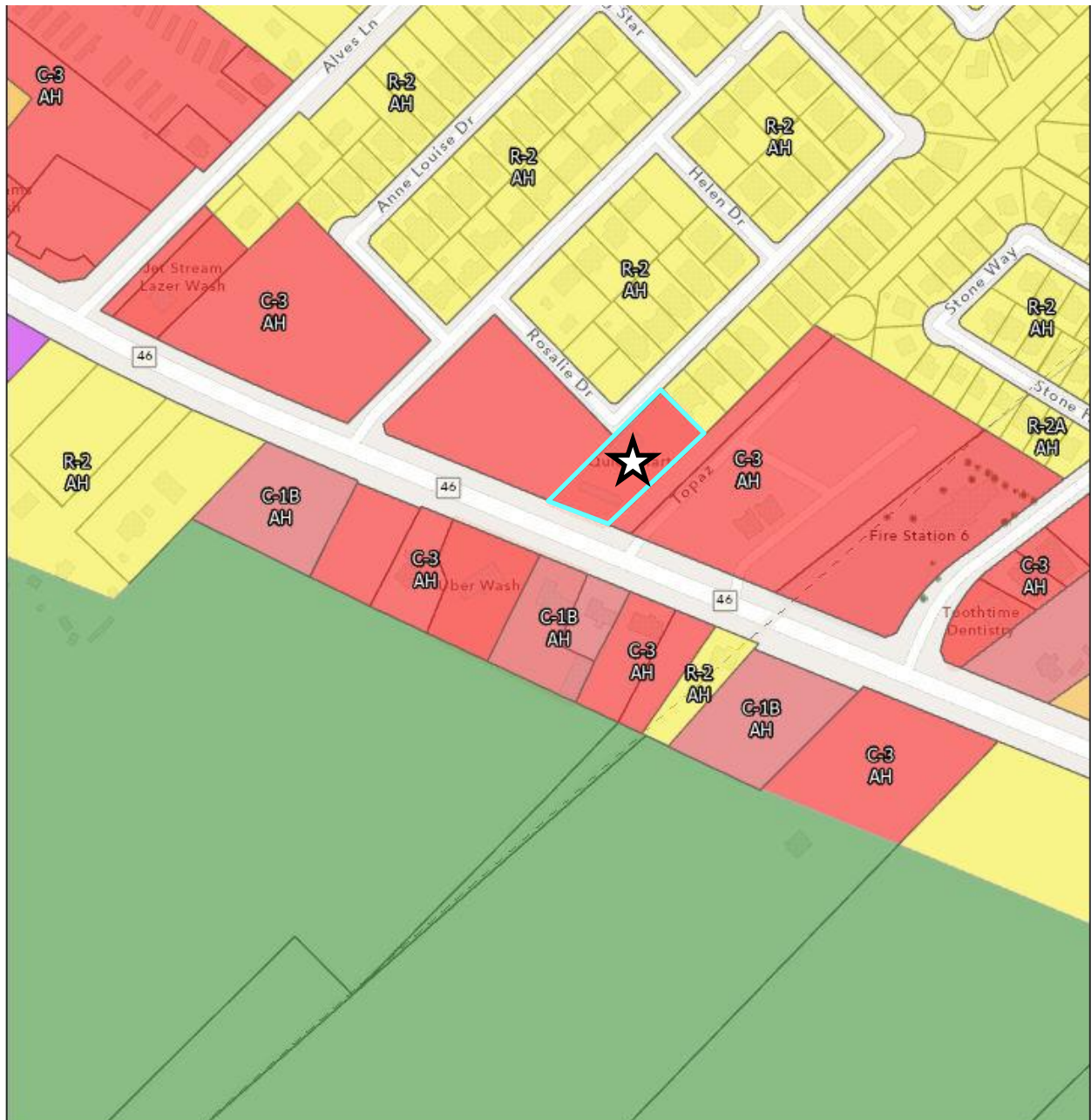


NEW BRAUNFELS
TOWN CENTER
AT CREEKSIDE



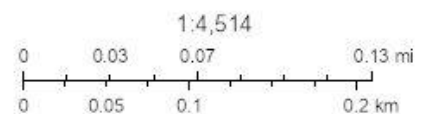


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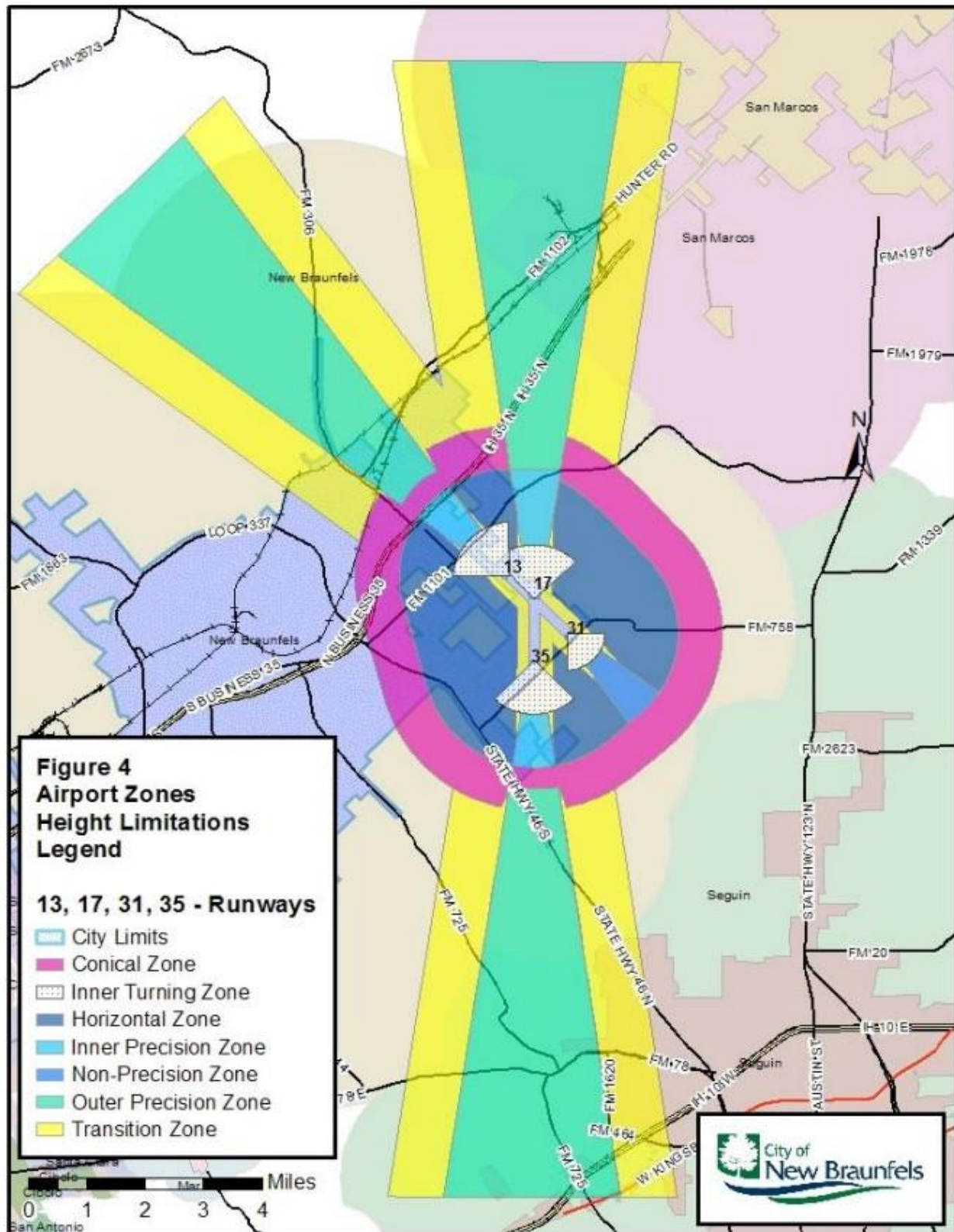
Zoning	M-1	R-3H
APD	MU-B	Zoning Labels
C-1A	R-2	Parcels
C-1B	R-2A	City Limits
C-3		City Limits



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community



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Median Household Income
\$79,742

Median Age
36.7

Total Population
100,373

1st Dominant Segment
Up and Coming Families

Consumer Segmentation

Life Mode

What are the people like that live in this area?

Sprouting Explorers

Young homeowners with families

Urbanization

Where do people like this usually live?

Suburban Periphery

The most populous and fastest-growing among Urbanization groups, Suburban Periphery includes one-third of the nation's population

Top Tapestry Segments

	Up and Coming Families	Middleburg	Down the Road	Golden Years	Southern Satellites
% of Households	10,916 (28.6%)	4,729 (12.4%)	3,811 (10.0%)	2,253 (5.9%)	2,061 (5.4%)
% of Comal County	4,851 (6.7%)	7,337 (10.2%)	3,636 (5.0%)	2,253 (3.1%)	1,000 (1.4%)
Lifestyle Group	Sprouting Explorers	Family Landscapes	Rustic Outposts	Senior Styles	Rustic Outposts
Urbanization Group	Suburban Periphery	Semirural	Semirural	Suburban Periphery	Rural
Residence Type	Single Family	Single Family	Mobile Homes; Single Family	Single Family; Multi-Units	Single Family ; Mobile Homes
Household Type	Married Couples	Married Couples	Married Couples	Singles	Married Couples
Average Household Size	3.05	2.69	2.7	2.1	2.6
Median Age	32.3	37.2	36.1	53.6	41.2
Diversity Index	81.6	59.5	79.5	55.9	50.1
Median Household Income	\$91,700	\$77,300	\$51,700	\$86,600	\$60,700
Median Net Worth	\$186,900	\$181,000	\$85,300	\$264,300	\$163,200
Median Home Value	\$311,300	\$260,900	\$144,600	\$459,400	\$201,100
Homeownership	74.7 %	76.1 %	67.5 %	65.6 %	80.9 %
Employment	Professional or Mgmt/Bus/Financial	Professional or Mgmt/Bus/Financial	Services or Professional	Professional or Mgmt/Bus/Financial	Professional or Services
Education	Some College No Degree	High School Diploma	High School Diploma	Bachelor's Degree	High School Diploma
Preferred Activities	Busy with work and family . Shop around for the best deals.	Spending priorities also focus on family . Enjoy hunting, fishing, bowling and baseball.	Place importance on preserving time-honored customs . Go hunting, fishing.	Active social lives include traveling abroad . Good health is a priority.	Go hunting, fishing . Own a pet dog.
Financial	Carry debt, but also maintain retirement plans	Carry some debt, invest for future	Shop at Walmart Supercenters, Walgreens and dollar stores	Maintain actively managed financial portfolios	More concerned about cost rather than brand
Media	Rely on the Internet for entertainment and information	TV and magazines provide entertainment and information	Use the Internet to stay connected, listen to radio at work	Internet is used for everything, avid readers as well	Obtain most of their information from TV
Vehicle	Own late model import SUVs or compacts	Like to drive trucks, SUVs, or motorcycles	Bought used vehicle last year	Prefer late-model vehicle	Own 1 or 2 vehicles likely a truck



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Daily Traffic Counts: Up 6,000 / day 6,001 – 15,000 15,001 – 30,000 30,001 – 50,000 50,001 – 100,000 Over 100,000 / day

1

30,027

2024 Est. daily traffic counts

Street: State Hwy 46

Cross: Oelkers Dr

Cross Dir: NW

Dist: —

Historical counts

Year	Count	Type
2013	31,155	AADT
2011	31,000	AADT
2010	24,000	AADT
2005	27,000	AADT

2

35,269

2024 Est. daily traffic counts

Street: Old Seguin Road

Cross: Hwy 46

Cross Dir: NW

Dist: —

Historical counts

Year	Count	Type
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3

34,445

2022 Est. daily traffic counts

Street: State Highway 46 South

Cross: Hwy 46

Cross Dir: NW

Dist: 0.03 miles

Historical counts

Year	Count	Type
2021	37,697	AADT
2020	31,190	AADT
2019	36,694	AADT
2018	33,607	AADT

4

2,721

2024 Est. daily traffic counts

Street: Alves Lane

Cross: Brown Rock Dr

Cross Dir: NE

Dist: —

Historical counts

Year	Count	Type
2022	2,836	AADT
2021	2,567	AADT
2020	1,726	AADT

5

25,343

2024 Est. daily traffic counts

Street: State Hwy 46

Cross: Dollar Dr

Cross Dir: NW

Dist: —

Historical counts

Year	Count	Type
2008	24,000	AADT
2004	26,000	AADT
2002	21,000	AADT
2000	20,260	AADT
1998	16,500	AADT

NOTE: Daily Traffic Counts are a mixture of actual and Estimates (*)



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.

2-10-2025



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:
 - 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.

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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Julie Golla	706824	julie@juliegollarealtor.com	210-473-9894
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date