

# 711 W. Klein – Retail Center For Lease / Pads for Sale or Ground Lease



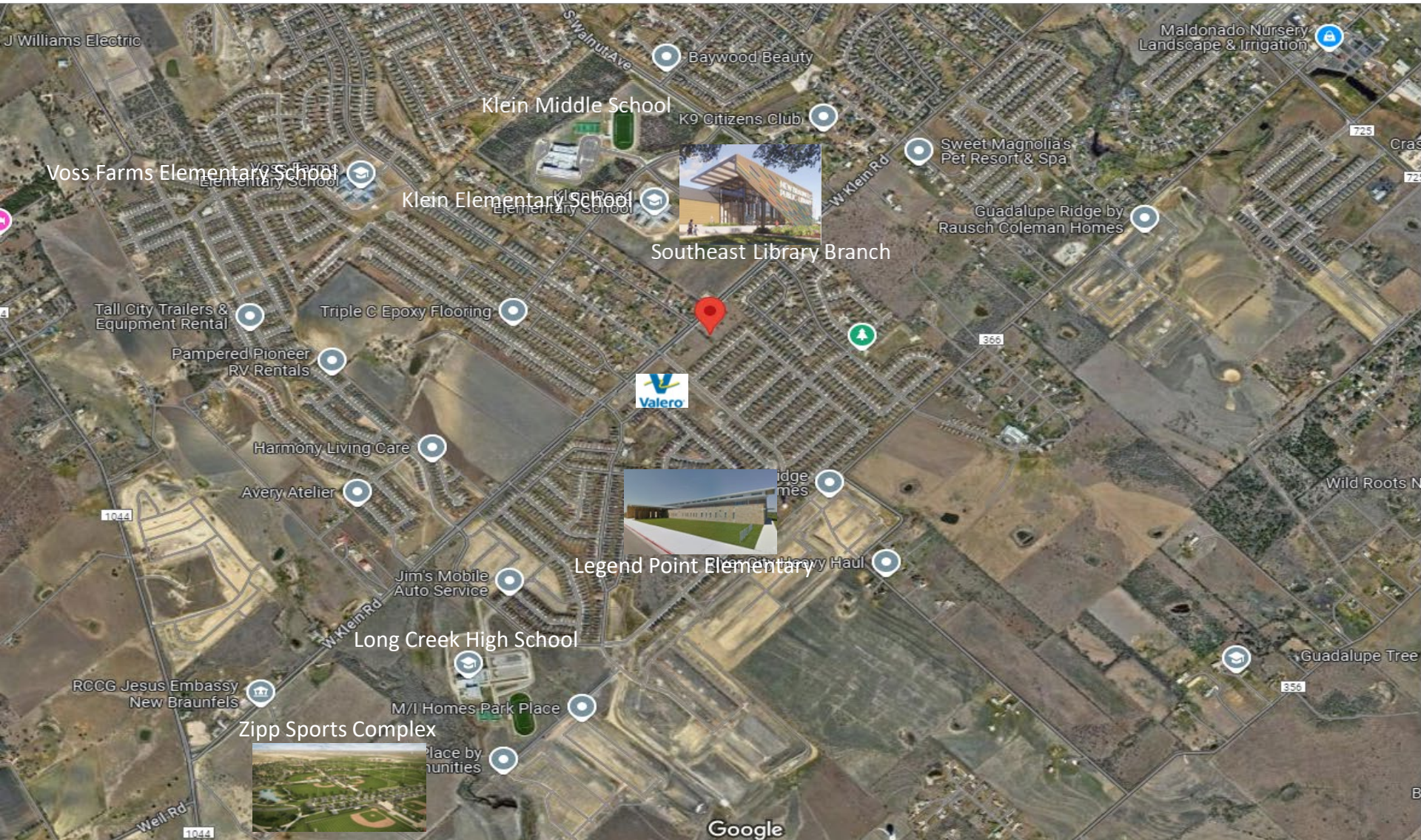
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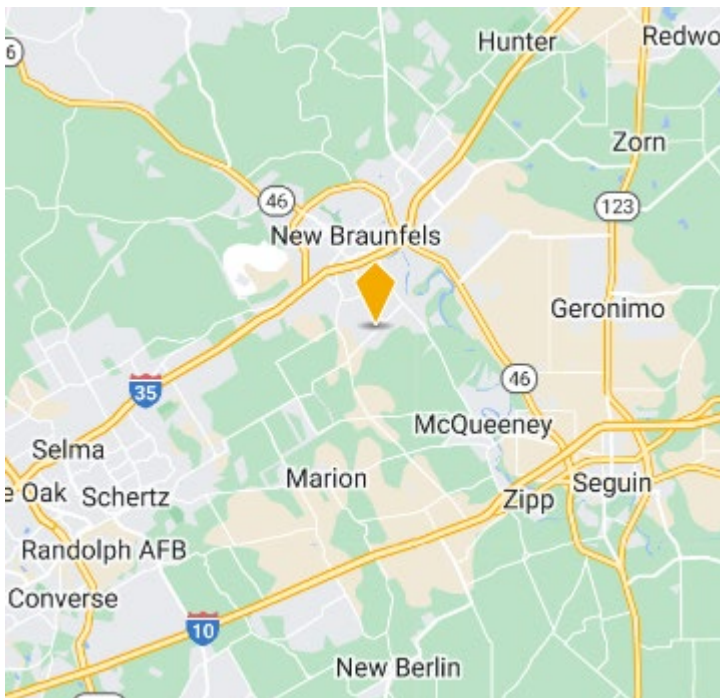
# Aerial



711 W. Klein



## Property Details



## 711 Klein, New Braunfels, TX

Construction:	Concrete tilt wall panels with glass storefront along
Size:	23,600 sq feet Retail/Service Center 1,500- 12,000 sq ft available– in line 3,759 sq ft available– drive thru (3) Pad Sites for Sale of Ground Lease
Base Rent:	\$34.00 - 36.00 psf
Expenses:	Estimated \$11.00 psf – NNN
Allowance:	35.00-45.00 PSF
PADS:	Call Broker for Pricing
Zoning:	Commercial C-2 ERZD
Frontage:	337.16 feet on TPC Parkway 425.42 feet on Cibolo Canyons
Location:	Corner of Klein and Pahlmeyer

This *first to market* center provides a key position in an under serviced area that lacks retail, medical and service-oriented business. The 7.4-acre development sits on the Southeast side of I-35, and preliminary site design includes a 23,600 square foot retail/service center, a dedicated daycare/pre-school site and two pad sites.

This site is located in one of New Braunfels' fastest growing residential areas, across from Klein Elementary and Klein Middle Schools and adjacent to the new Library. There are six schools in total with a 3.5-mile radius of the site. Only 2.7 miles away, the one-of-a-kind 153-acre Zipp Family Sports Park is a collaboration between city of New Braunfels, the National Park Service and the Texas Parks & Wildlife Department. It is being developed as the centralized sports facility for the entire City.

# 711 W. Klein

# Site Photos



**711 W. Klein**





# Area Retail



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# Local Residential Growth- 2022-23



## Residential Activity

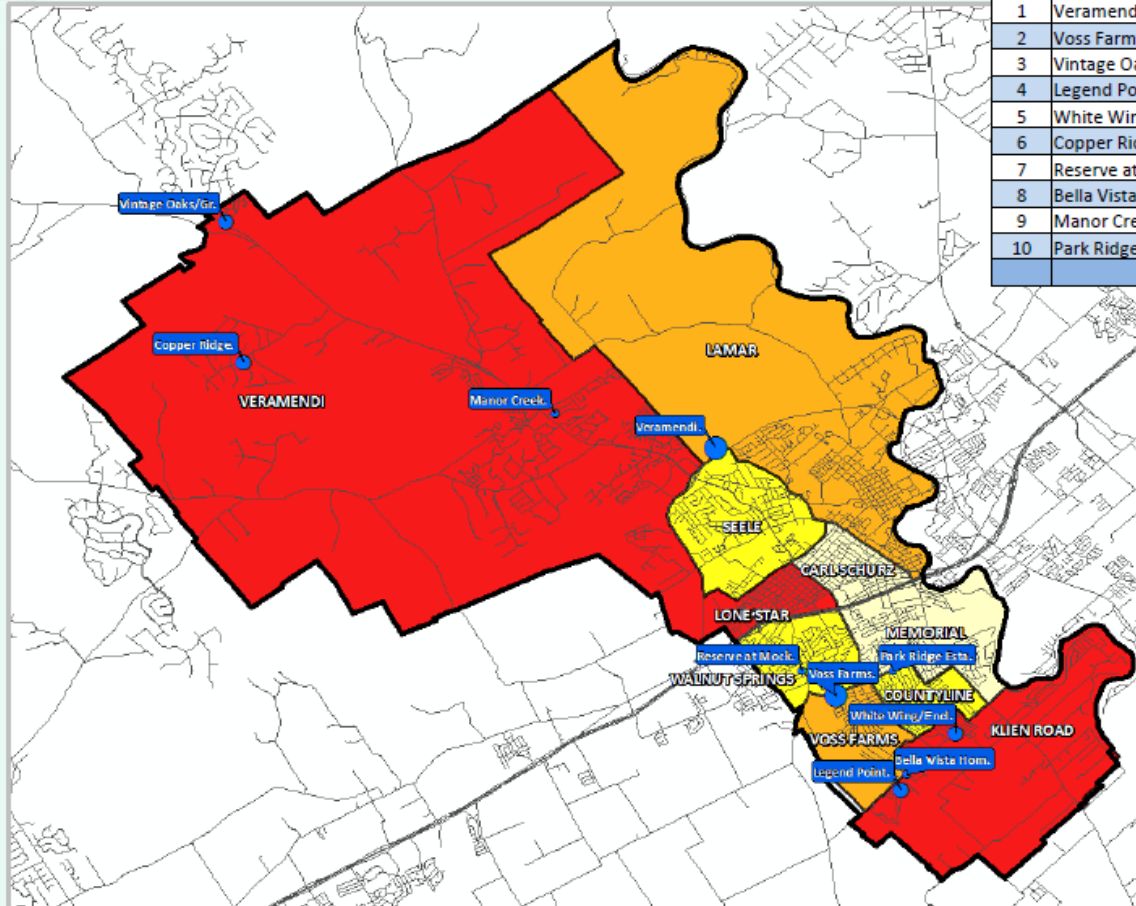




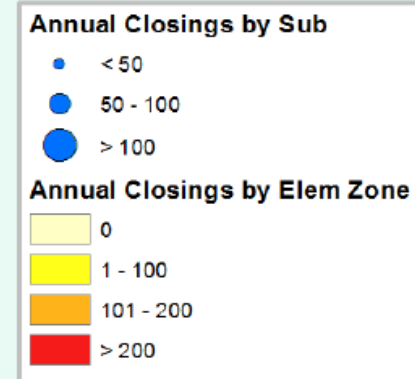
# Local Home Closings 2Q 2021



## Annual Closings Distribution

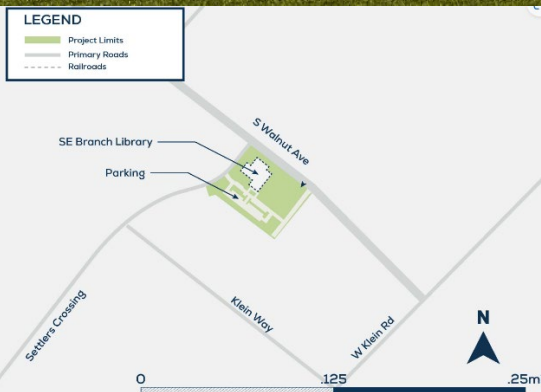


Top 10 Subdivisions – 3Q21 (Ranked by Annual Closings)						
Rank	Subdivision	Elementary Zone	Annual Closings	Quarter Closings	VDL	Future
1	Veramendi	LAMAR	153	35	201	4,568
2	Voss Farms	VOSS FARMS	149	25	0	0
3	Vintage Oaks/Grove	VERAMENDI	85	30	72	32
4	Legend Point	KLIEN ROAD	83	8	38	241
5	White Wing/Enclave	KLIEN ROAD	70	17	3	0
6	Copper Ridge	VERAMENDI	56	25	42	160
7	Reserve at Mockingbird Heights	WALNUT SPRINGS	45	17	0	0
8	Bella Vista Homes (Preston Estates)	KLIEN ROAD	41	11	13	0
9	Manor Creek	VERAMENDI	38	6	29	0
10	Park Ridge Estates	COUNTYLINE	33	1	0	0
TOTALS			753	175	398	5,001





# New Braunfels Southeast Library Branch



23,250-square foot building with proposed features like:

- Full Library Services for the 6 immediate schools in the area
  - Quiet study rooms
  - Meeting rooms
  - Public plaza and garden space
  - Estimated Completion: 2025-27
- 2023 Bond Approved : \$28,560,000



## 711 W. Klein



# Local Schools



A. Long Creek High School	1,700 students	2.7 miles
B. Klein Middle School	720 students	.4 miles
C. Legend Point Elementary	740 students	2.1 miles
D. Klein Elementary School	680 students	.3 miles

**711 W. Klein**



# New Student Concentration – Southeast New Braunfels



## District Yields & Student Density



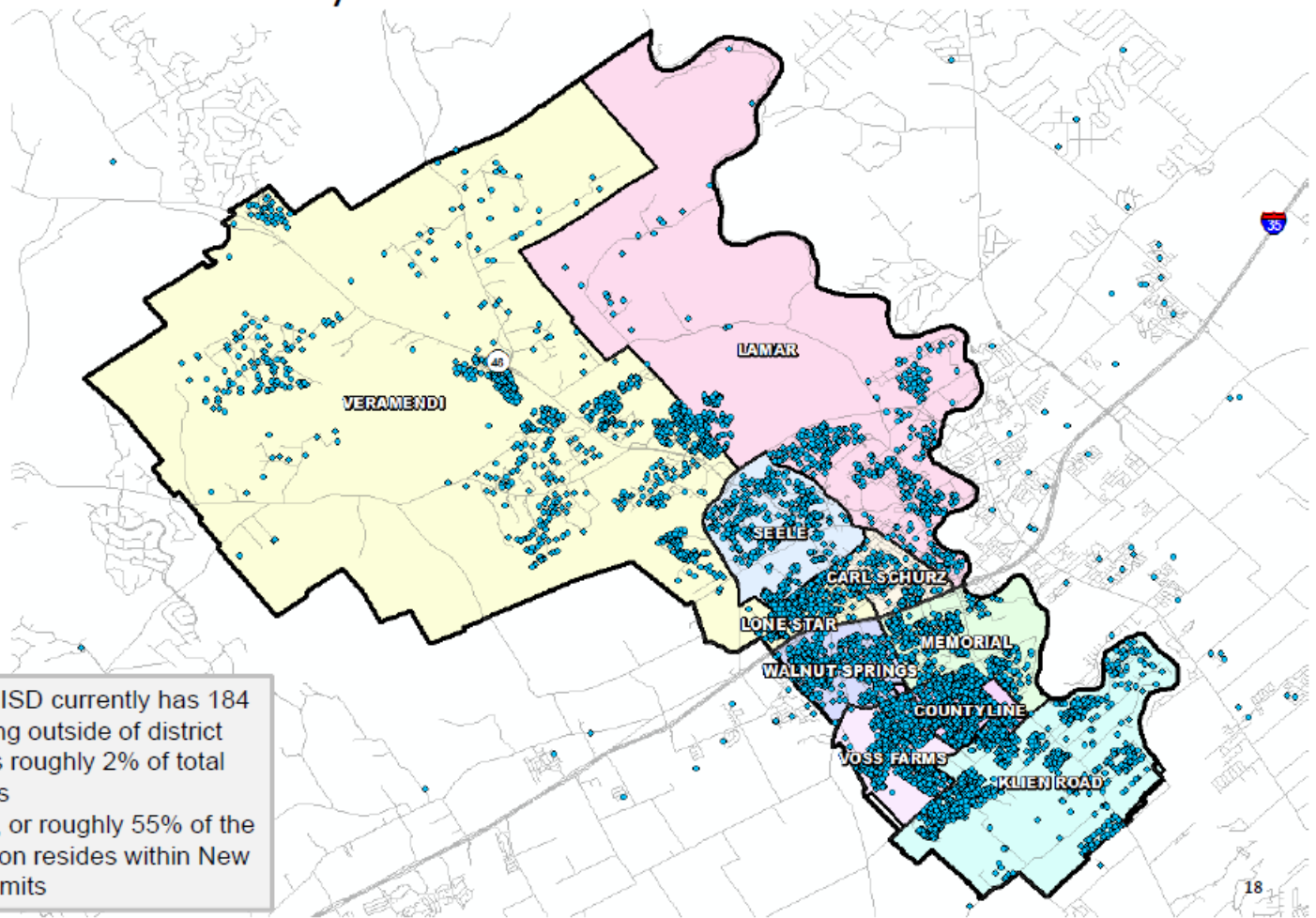
Single Family Yield  
0.367



Apartment Yield  
0.249



Manufactured Home Yield  
0.672

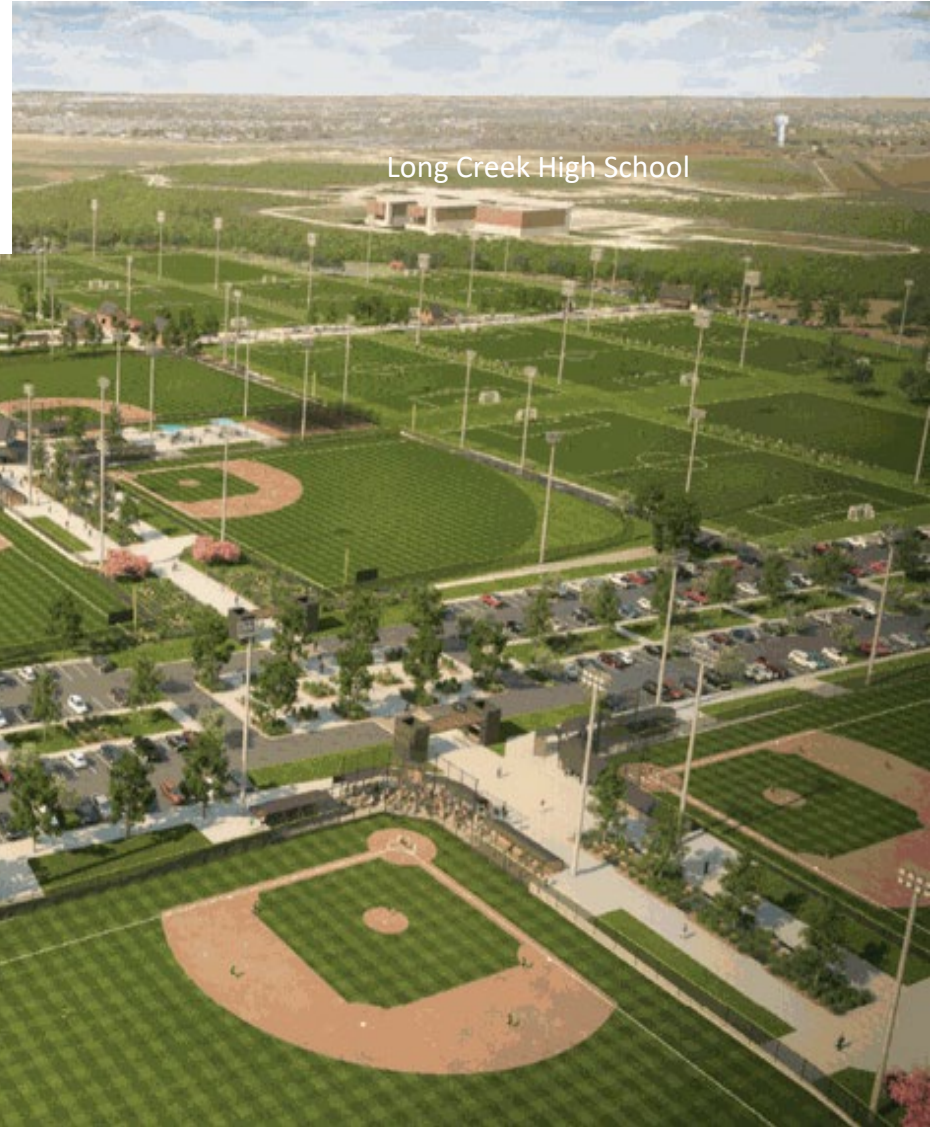




# Zipp Family Sports

- A 153-acre sports park to include 4 soccer fields, 4 baseball fields, 4 softball fields, lacrosse and field hockey, concessions, restrooms & parking.
- The project is currently under construction with a 2025 completion.
- Total Cost: \$26,532,920.00

<https://norrisedesign.wpengine.com/spotlights/>



711 W. Klein



# Demographics

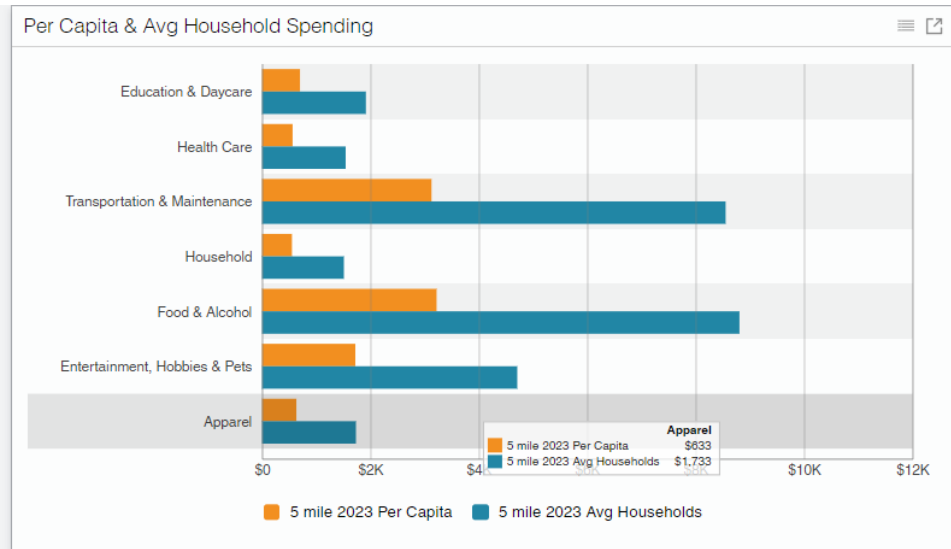
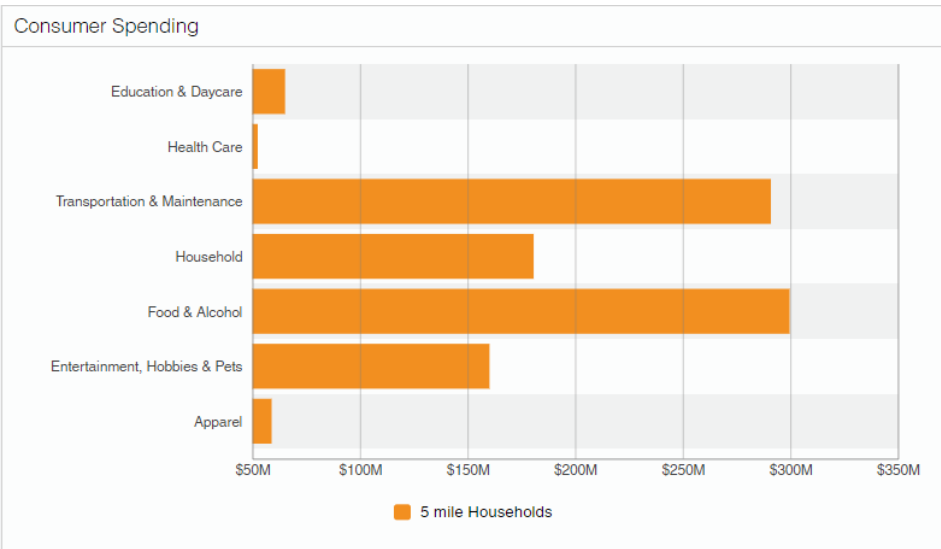
Population			
	2 mile	5 mile	10 mile
2010 Population	11,235	53,920	123,162
2023 Population	14,254	93,053	211,537
2028 Population Projection	16,545	114,839	255,950
Annual Growth 2010-2023	2.1%	5.6%	5.5%
Annual Growth 2023-2028	3.2%	4.7%	4.2%
Median Age	36.8	37.8	38.2
Bachelor's Degree or Higher	26%	24%	30%
U.S. Armed Forces	34	208	1,325

Income			
	2 mile	5 mile	10 mile
Avg Household Income	\$100,913	\$96,965	\$107,801
Median Household Income	\$85,017	\$78,240	\$86,298
< \$25,000	590	4,088	7,841
\$25,000 - 50,000	698	6,154	12,052
\$50,000 - 75,000	711	5,973	12,775
\$75,000 - 100,000	1,002	6,122	11,824
\$100,000 - 125,000	483	3,742	8,440
\$125,000 - 150,000	493	2,360	7,229
\$150,000 - 200,000	449	2,672	7,644
\$200,000+	375	2,906	8,218

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# Consumer Spending



Consumer Spending Details

Radius	2 mile			5 mile			10 mile		
	Total Spending	Avg Household	Per Capita	Total Spending	Avg Household	Per Capita	Total Spending	Avg Household	Per Capita
Expand All									
Apparel	\$9,093,325	\$1,894	\$638	\$58,943,303	\$1,733	\$633	\$139,973,920	\$1,841	\$662
Entertainment, Hobbies & P...	\$24,777,852	\$5,162	\$1,738	\$160,184,363	\$4,709	\$1,721	\$389,822,801	\$5,128	\$1,843
Food & Alcohol	\$45,095,434	\$9,395	\$3,164	\$299,637,104	\$8,808	\$3,220	\$705,336,590	\$9,278	\$3,334
Household	\$27,801,583	\$5,792	\$1,950	\$180,702,277	\$5,312	\$1,942	\$449,881,183	\$5,918	\$2,127
Transportation & Maintenance	\$47,109,482	\$9,814	\$3,305	\$290,952,124	\$8,553	\$3,127	\$706,289,438	\$9,290	\$3,339
Health Care	\$7,964,666	\$1,659	\$559	\$52,497,851	\$1,543	\$564	\$126,393,403	\$1,663	\$598
Education & Daycare	\$9,900,323	\$2,063	\$695	\$65,188,105	\$1,916	\$701	\$168,524,489	\$2,217	\$797
<b>Total Specified Consumer S...</b>	<b>\$171,742,665</b>	<b>\$35,780</b>	<b>\$12,049</b>	<b>\$1,108,105,127</b>	<b>\$32,574</b>	<b>\$11,908</b>	<b>\$2,686,221,824</b>	<b>\$35,334</b>	<b>\$12,699</b>

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# Traffic Counts

Traffic				
Collection Street	Cross Street	Traffic Volume	Count Year	Distance from Property
W Klein Rd	Pahmeyer Rd NE	2,117	2022	0.20 mi
South Walnut Avenue	Settlers Xing NW	3,672	2022	0.59 mi
Divine Way	Megan St NE	1,560	2022	0.80 mi
W Klein Rd	Dove Crossing Dr SW	4,515	2022	1.39 mi
Pahmeyer Road	Kelly Ct SE	5,700	2022	1.44 mi
FM 1044	Franks Rd N	6,287	2022	1.52 mi
Weil Road	FM 1044 NE	363	2022	1.53 mi
I 20-N Business	Franks Rd N	6,765	2020	1.55 mi
Farm-to-Market Road 725	W Klein Rd SE	16,124	2020	1.55 mi
W Zipp Rd	FM 725 NE	887	2022	1.56 mi

## TXDOT Road Improvement Project on Klein Rd

### Scope

- Widen roadway to a four-lane section
- Replace low water crossing with bridge structure
- 10-foot shared-use path and a 6-foot sidewalk
- Underground storm sewer
- NBU water line relocation

Completion: Q4 2024

Total Cost : \$28 M (2) Phase



# 711 W. Klein

**OFFERING DISCLAIMER**

**HAZARDOUS MATERIALS DISCLOSURE**

Various construction materials may contain items that have been or may in the future be determined to be hazardous (toxic) or undesirable and may need to be specifically treated/handled or removed. For example, some transformers and other electrical components contain PCB's and asbestos has been used in components such as fire-proofing, heating and cooling systems, air duct insulation, spray-on and tile acoustical materials, linoleum, floor tiles, roofing, dry wall and plaster. Due to prior or current uses of the Property or in the area, the Property may have hazardous or undesirable metals, minerals, chemicals, hydrocarbons, or biological or radioactive items (including electric and magnetic fields) in soils, water, building components, above or below-ground containers or elsewhere in areas that may or may not be accessible or noticeable. Such items may leak or otherwise be released. Real estate agents have no expertise in the detection or correction of hazardous or undesirable items. Expert inspections are necessary. Current or future laws may require clean up by past, present and/or future owners and/or operators. It is the responsibility of the Seller/Lessor and if any, they may wish to include in transaction documents regarding the Property.

**AMERICANS WITH DISABILITIES ACT DISCLOSURE**

The United States Congress has enacted the Americans With Disabilities Act. Among other things, this act is intended to make many business establishments equally accessible to persons with a variety of disabilities; modifications to real property may be required. State and local laws also may mandate changes. The real estate brokers in this transaction are not qualified to advise you as to what, if any, changes may be required now, or in the future. Owners and tenants should consult the attorneys and qualified design professional of their choice for information regarding these matters. Real estate brokers cannot determine which attorneys or design professionals have the appropriate expertise in this area.

PROPERTY \_\_\_\_\_

I Certify that I have provided \_\_\_\_\_ the Prospective Buyer or Tenant, with a copy of this information.

BROKER or AGENT: \_\_\_\_\_ DATE: \_\_\_\_\_

I have received, read and understand this information.

PROSPECTIVE BUYER / TENANT OR ITS REPRESENTATIVE: \_\_\_\_\_

DATE: \_\_\_\_\_

PROSPECTIVE BUYER / TENANT OR ITS REPRESENTATIVE: \_\_\_\_\_

DATE: \_\_\_\_\_



Texas law requires all real estate licenses to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

## **Information About Brokerage Services**

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

### **IF THE BROKER REPRESENTS THE OWNER:**

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

### **IF THE BROKER REPRESENTS THE BUYER:**

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

### **IF THE BROKER ACTS AS AN INTERMEDIARY:**

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The

broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you, you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

Buyer, Seller, Landlord or Tenant

Date