

# ±1,500 SF | MOVE-IN READY FITNESS / WELLNESS BUILDOUT

1928 State Hwy 46 W #112, New Braunfels, TX 78132

## Prime Retail/Flex Space Available



**Price: Contact Broker**

### Property Highlights

- ±1,500 SF retail/flex space — move-in ready buildout
- Currently operating as a 9Round fitness studio — proven fitness/wellness use
- Located in a multi-tenant center with strong co-tenancy
- High-traffic visibility along State Hwy 46 W, one of New Braunfels' primary commercial corridors
- Ideal for fitness, wellness, beauty services, or specialty retail
- Surrounded by ongoing residential development — increasing neighborhood demand
- 5 minutes from Downtown New Braunfels
- 30 minutes from Downtown San Antonio, 45 minutes from Austin — ideal for regional chains and local operators



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# TABLE OF CONTENTS

Property Summary	3
Property Photos	4
Location Maps	5
Demographics	6
IABS	7

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# PROPERTY SUMMARY

1928 State Hwy 46 W #112 New Braunfels, TX 78132

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## Property Summary

Available SF:	±1,500 SF
Building Size:	1,500
Lease Rate:	See Broker
Rentable SF:	1,500
Type:	Retail/Flex

## Property Overview

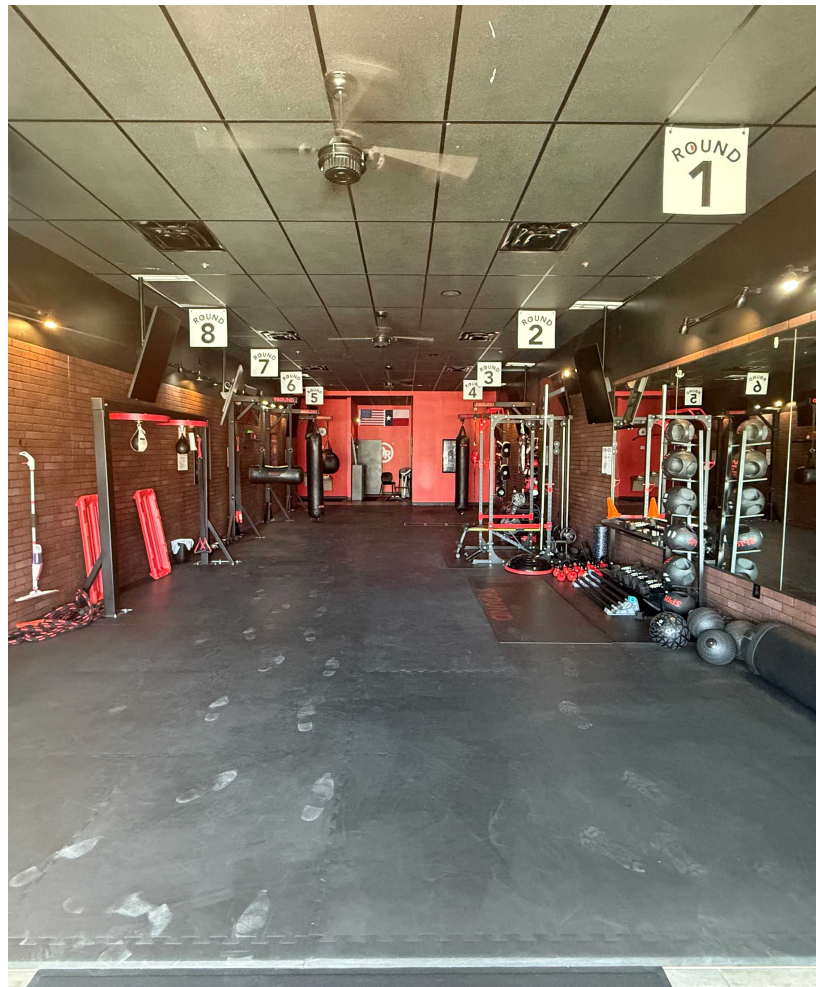
This ±1,500 square foot retail/flex space is currently home to a 9Round fitness studio, offering a move-in ready buildout tailored for fitness, wellness, beauty, or specialty retail concepts. Located within a well-positioned multi-tenant center, the property benefits from strong co-tenancy and consistent daily traffic along one of New Braunfels' busiest commercial corridors.

## Location Overview

Strategically situated just 5 minutes from Downtown New Braunfels, the property provides convenient access to both San Antonio (approximately 30 minutes) and Austin (approximately 45 minutes), making it ideal for regional chains as well as local operators. The surrounding area is experiencing continued residential growth, with ongoing new construction supporting increasing demand for neighborhood-serving retail and service businesses.

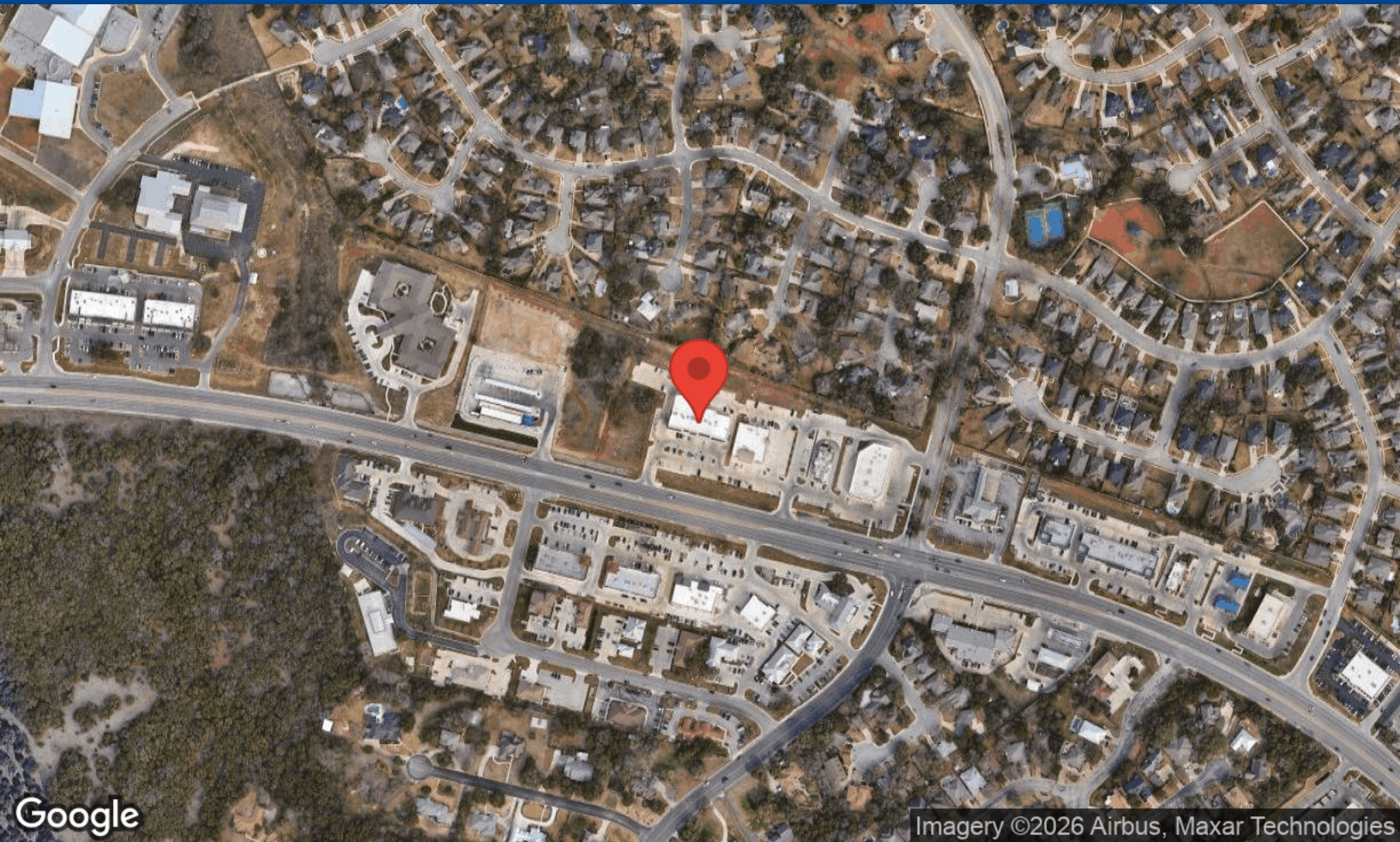
# PROPERTY PHOTOS

1928 State Hwy 46 W #112 New Braunfels, TX 78132



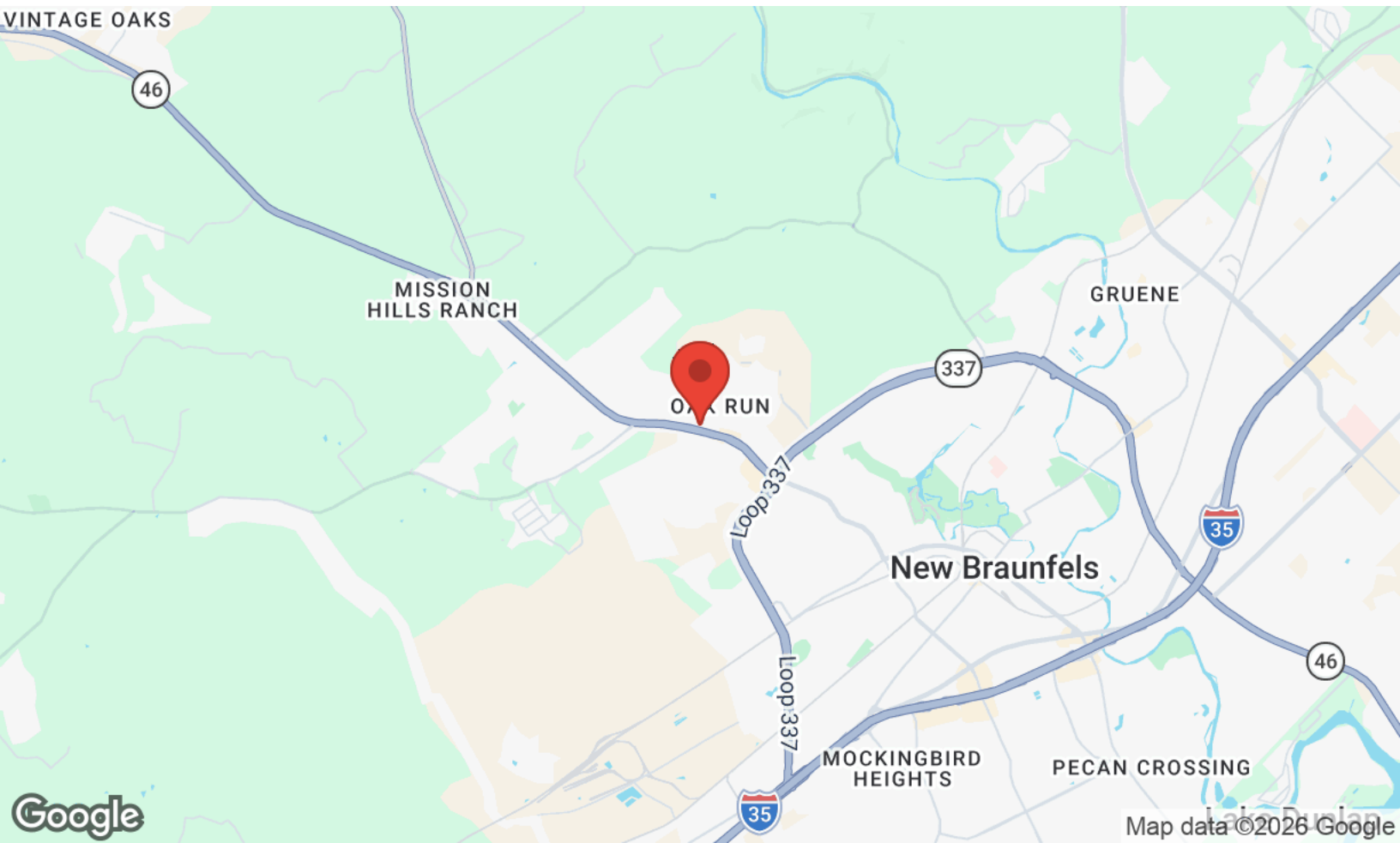
# LOCATION MAPS

1928 State Hwy 46 W #112 New Braunfels, TX 78132  
1928 State Highway 46 West | New Braunfels, TX 78132



Google

Imagery ©2026 Airbus, Maxar Technologies

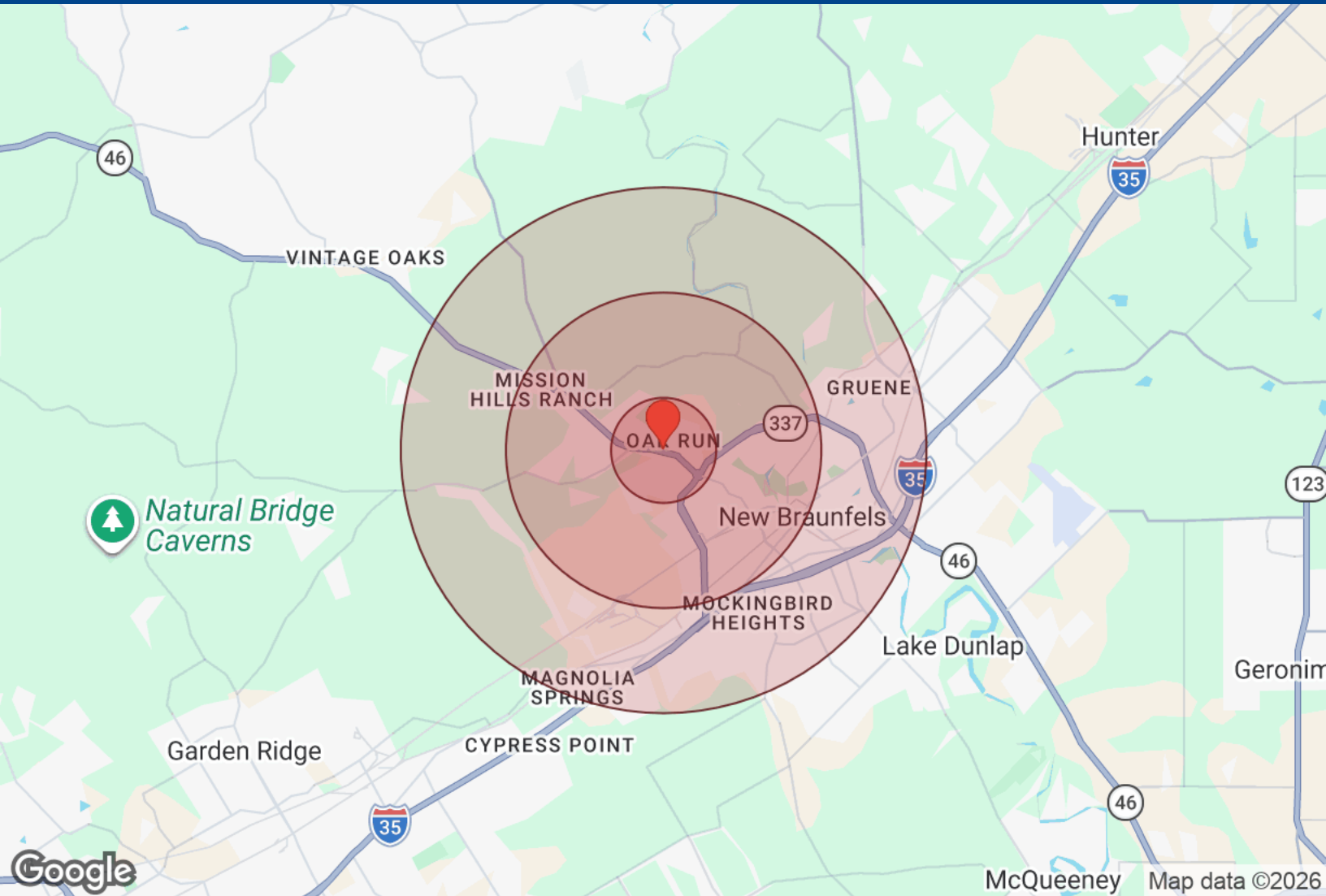


Google

Map data ©2026 Google

# DEMOGRAPHICS

1928 State Hwy 46 W #112 New Braunfels, TX 78132  
 1928 State Highway 46 West | New Braunfels, TX 78132



Distance: ● 1 Mile ● 3 Miles ● 5 Miles

Population	1 Mile	3 Miles	5 Miles
Male	3,076	12,568	35,071
Female	3,383	13,372	36,780
Total Population	6,459	25,940	71,852
Race / Ethnicity	1 Mile	3 Miles	5 Miles
White	4,404	16,755	43,399
Black	286	833	2,565
Am In/AK Nat	7	34	115
Hawaiian	2	10	36
Hispanic	1,494	7,463	23,172
Asian	164	410	1,243
Multiracial	94	402	1,236
Other	8	34	93
Housing	1 Mile	3 Miles	5 Miles
Total Units	2,962	12,098	32,511
Occupied	2,661	10,586	28,525
Owner Occupied	1,947	6,823	17,439
Renter Occupied	714	3,763	11,086
Vacant	301	1,512	3,986

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	1,096	4,362	12,935
Ages 15 - 24	736	2,976	8,623
Ages 25 - 54	2,346	9,756	29,280
Ages 55 - 64	793	3,055	7,958
Ages 65+	1,488	5,792	13,055
Income	1 Mile	3 Miles	5 Miles
Median	\$112,679	\$97,980	\$94,325
Under \$15k	175	817	1,891
\$15k - \$25k	75	415	1,222
\$25k - \$35k	100	611	1,434
\$35k - \$50k	94	845	2,710
\$50k - \$75k	382	1,628	4,084
\$75k - \$100k	275	1,064	3,778
\$100k - \$150k	659	2,051	5,694
\$150k - \$200k	254	1,052	3,071
Over \$200k	646	2,104	4,640



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



**TYPES OF REAL ESTATE LICENSE HOLDERS:**

- **ABROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **ASALESAGENT** must be sponsored by a broker and works with clients on behalf of the broker.

**ABROKER'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 or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

**WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS:** A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. If a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.

**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 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:
  - 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.

**A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:**

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally;
- and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

**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.

<b>PF PROPERTIES</b>	<b>592395</b>	<b>SFERRIS@PFPROPERTIES.NET</b>	<b>(210)824-3323</b>
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
<b>SEAN FERRIS</b>	<b>671522</b>	<b>SFERRIS@PFPROPERTIES.NET</b>	<b>(210)428-0204</b>
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
<b>SEAN FERRIS</b>		<b>SFERRIS@PFPROPERTIES.NET</b>	<b>(210)428-0204</b>
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
<b>Steve Francis</b>	<b>833276</b>	<b>stevefrancis@pfproperties.net</b>	<b>(210)910-5719</b>
Name of Sales Agent/Associate	License No.	Email	Phone

\_\_\_\_\_  
 Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
 Date

IABS 1-2

