



# NEW BRAUNFELS MARKETPLACE

651 BUSINESS IH 35  
NEW BRAUNFELS, TEXAS 78130





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



Michaels



ASHLEY



- 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  
**MARKETPLACE**





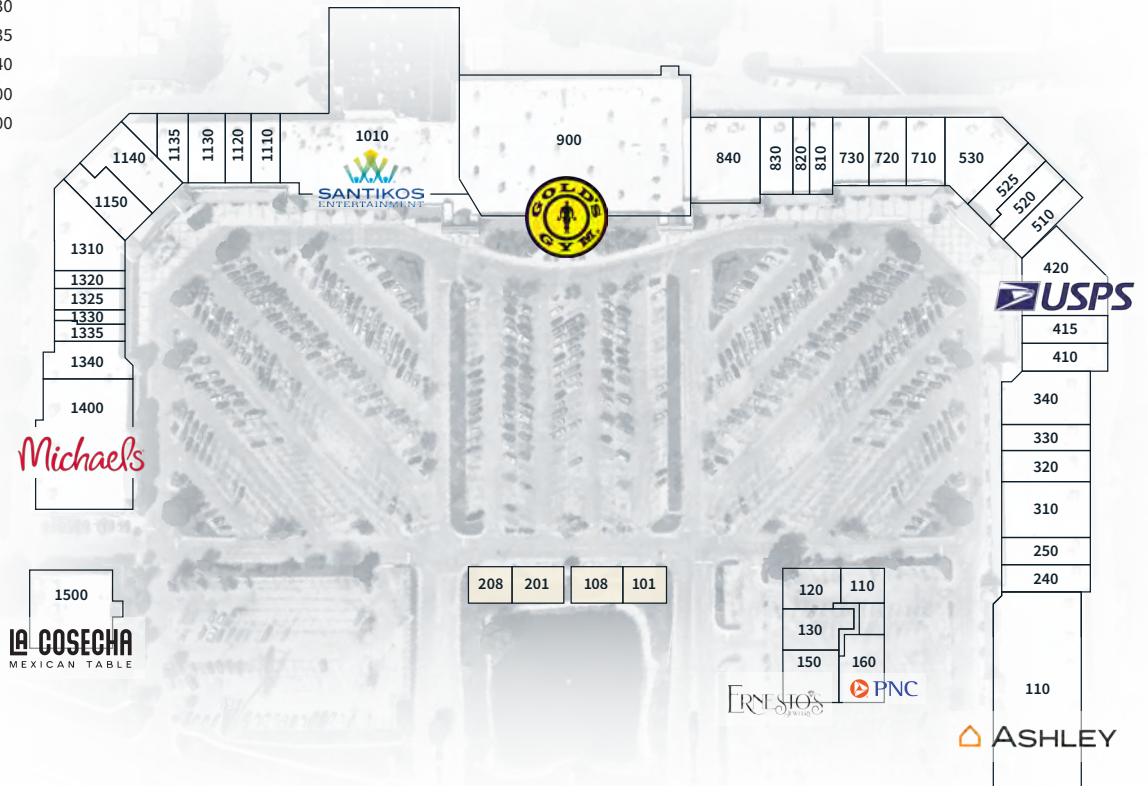


NEW BRAUNFELS  
**MARKETPLACE**



## TENANT DIRECTORY

Capital Title	Suite 101	Mobile Phone Geeks	Suite 1325
Round Table Pizza	Suite 108	5 Star Nutrition	Suite 1330
Acai Express	Suite 110	T Nail Bar	Suite 1335
Ashley Furniture	Suite 110	Play It Again Sports	Suite 1340
iCRYO	Suite 120	Michael's	Suite 1400
SynergenX	Suite 130	La Cosecha	Suite 1500
Ernesto's Jewelry	Suite 150		
PNC Bank	Suite 160		
Fat Burger	Suite 201		
Oasis Sims	Suite 240		
Leslie's Swimming Pool Supplies	Suite 250		
Perky Peacock	Suite 320		
William Edge Institute	Suite 340		
Style Encore	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		
Blue Agave Functional Medicine	Suite 730		
Vacant	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		



New Braunfels Marketplace currently has space available for lease. Please contact WCRE for more information on availability at (830) 282-1045.

NEW BRAUNFELS  
MARKETPLACE





**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 Gruene 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



**NEW BRAUNFELS**  
**MARKETPLACE**



## DEMOGRAPHICS

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

### POPULATION

	1 Mile	3 Miles	5 Miles
Census Population (2010)	4,251	41,693	62,823
Census Population (2020)	5,330	56,551	94,409
Census Population (2023)	5,760	63,345	112,923
Projected Population (2028)	6,051	69,882	136,565
Compound Annual Growth 2010-2020	2.3%	3.1%	4.2%
Compound Annual Growth 2020-2023	2.6%	3.9%	6.2%
Compound Annual Growth 2023-2028	1.0%	2.0%	3.9%

### HOUSEHOLDS

	1 Mile	3 Miles	5 Miles
Census Households (2010)	1,689	15,653	23,139
Census Households (2020)	2,191	22,138	35,665
Current Households (2023)	2,379	25,503	43,245
Projected Households (2028)	2,557	28,729	53,141
Compound Annual Growth 2010-2020	2.6%	3.5%	4.4%
Compound Annual Growth 2020-2023	2.8%	4.8%	6.6%
Compound Annual Growth 2023-2028	1.5%	2.4%	4.2%
Average Household Size (2023)	2.4	2.46	2.58

### HOUSING

	1 Mile	3 Miles	5 Miles
Median Home Value (2023)	\$268,006	\$312,589	\$334,198
Median Year Built	1991	1998	2002
Total Housing Units	2,615	28,357	47,400
Owner-Occupied %	44.7%	57.1%	61.6%
Renter-Occupied %	46.3%	32.8%	29.6%
Vacant Housing %	9.0%	10.1%	8.8%

### EMPLOYMENT & EDUCATION

	1 Mile	3 Miles	5 Miles
Establishments (2023)	311	3062	4183
Employees (2023)	2,831	32,566	58,900
% College Graduates	32.8%	35.8%	39.1%

### INCOME

	1 Mile	3 Miles	5 Miles
Median Household Income	\$73,024	\$82,740	\$85,872
Average Household Income	\$87,362	\$105,157	\$110,302
Average Spending/Household	\$25,276	\$30,266	\$31,686
Per Capita Income	\$33,933	\$41,520	\$42,126

Source: ESRI (ArcGIS) (Lat: 29.69483, Lon: -98.094594)



## 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](http://www.trec.texas.gov)

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## NEW BRAUNFELS MARKETPLACE

### CONTACT

Patrick Wiggins  
patrick@wc-re.com  
(830) 282-1045



**WCRE**