

STEPHEN'S PLACE

2163 stephen's pl. new braunfels, tx 78130

FOR LEASE



CBRE



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property
OVERVIEW

LOCATION, LOCATION, LOCATION!



POPULATION DENSITY

Within a 1-mile radius of Stephen's Place there are over 4,000 apartment units and more under construction and proposed. The projected annual 5-year population growth rate from 2024-2029 within 2 miles of the Property is 7.6%.



AREA DEMOGRAPHICS & GROWTH

- + Within a 1, 3 and 5 mile radius the average household income is above \$100,000 and has an annual population growth rate of 3-5%
- + New Braunfels has consistently ranked at or near the top of the fastest growing cities in the country over the last 10 years. The 5 year population increase from 2020-2025 was 35.13%, consistently ranking it as one of the fastest growing cities in the country.



FREIHEIT VILLAGE

Freiheit Village is a unique mixed-use development focused on showcasing the best of local entrepreneurship while serving as a gathering place for families. The development includes more than 100,000 square feet of commercial space, three luxury apartment buildings, two hotels and a new condo development.

 Freiheit Village



CREEKSIDE TOWN CENTER

Creekside Town Center is a Regional Shopping Center on 400+ acres and 1,000,000 sf of retail. Tenants at Creekside Town Center include Target, Ross, Dicks, Home Goods, Best Buy and much more.

 New Braunfels Town Center at Creekside



RESOLUTE BAPTIST HOSPITAL

Resolute Health's wellness campus development features a 158-bed hospital, fitness and spa facilities, and a medical office building, offering a range of services for health and wellness.

 Resolute Health Campus Development

STEPHEN'S PLACE

Location

2163 Stephen's Pl.
New Braunfels, TX 78130

Building Size

9,173 SF

Year Built

2016

Land Area

1 AC

Available SF

1,588

Parking

50 Spaces

Est. NNN

\$10.00/SF

LEASE RATE

\$30 SF/YR NNN

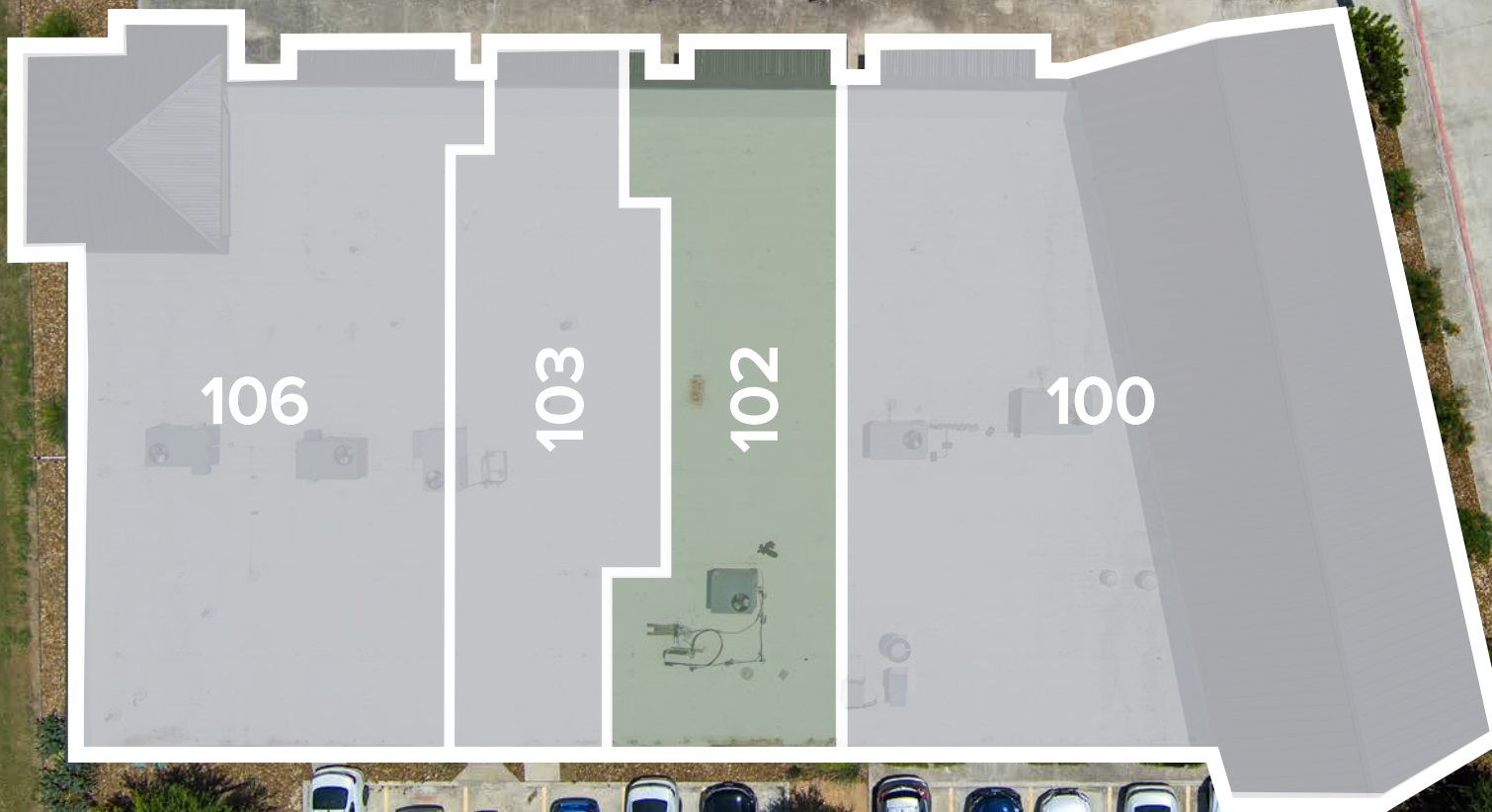
PROPERTY DETAILS



STEPHEN'S PLACE

SITE PLAN

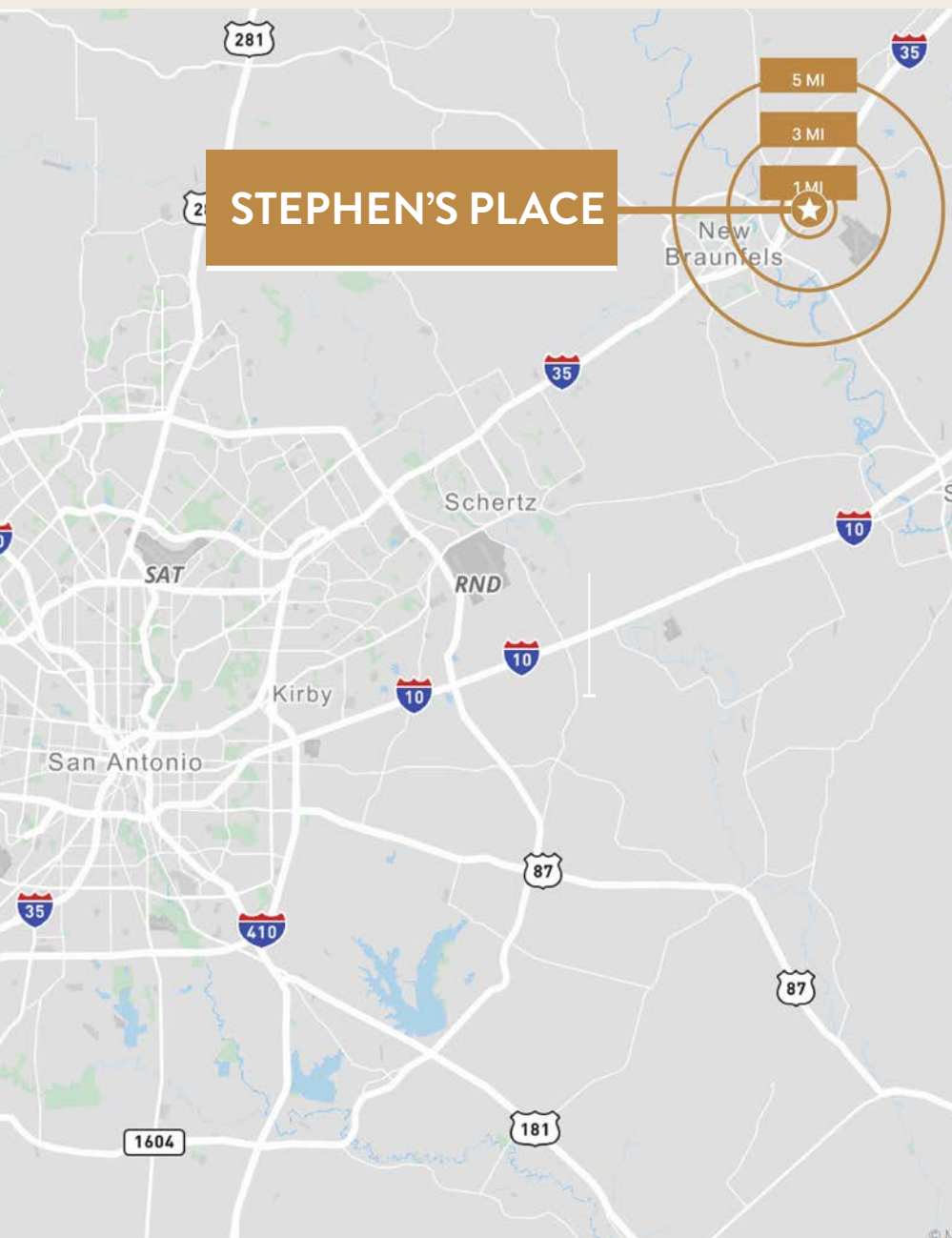
SUITE	TENANT	SF
100	UPS & DOWNS GOLF BAR	4,007
102	FOR LEASE	1,588
103	TRIBAL DIAGNOSTICS	1,078
106	TEXAS TYKES PEDIATRIC DENTISTRY	2,500
TOTAL SF		9,173





02

location
DETAILS



DEMOGRAPHIC INFORMATION

	1 MILE	3 MILES	5 MILES
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HOUSEHOLD INCOME

2024 Average Household Income	\$100,227	\$104,194	\$111,813
2029 Average Household Income	\$105,499	\$114,205	\$121,013

HOUSEHOLDS

2020-2024 - Compound Annual HH Growth	10.92%	6.56%	4.32%
2024-2029 - Compound Annual HH Growth	4.64%	3.68%	3.15%
2010 Households - Census	585	7,532	19,987
2020 Households - Census	2,241	13,209	28,805
2024 Households	3,481	17,304	34,482
2029 Households - Five Year Projection	4,368	20,728	40,264

POPULATION

2010 Population - Census	1,697	20,092	53,308
2020 Population - Census	5,282	33,369	74,950
2024 Population	7,647	43,023	88,053
2029 Population - Five Year Projection	9,580	50,582	101,210
2020-2024 Annual Population Growth Rate	9.10%	6.16%	3.86%
2024-2029 Annual Population Growth Rate	4.61%	3.29%	2.82%

114%
INCREASE

CUSTOMER PROFILE

Stephen's Place

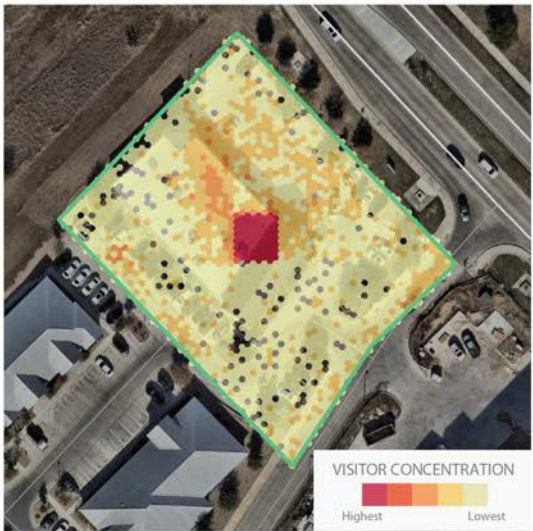
2163 Stephens Place,
New Braunfels, TX 78130

Study Period: July 1, 2024 - June 30, 2025

Massive Mobile Data

Data sourced from a wide range of varied mobile apps (SDK's) providing a location analysis solution for location decisions that is dramatically changing the way retailers consider their market strategy. By analyzing sophisticated mobile data, we are creating an accurate picture of customers. Whether used for retail, site selection, trade area analysis, marketing, or visitor profiling, mobile data is the most trusted solution for strategic marketplace analysis.

Foot Traffic



Trade Area Demographics

Total Population

632,900

Daytime Population

608,838

Median Age

36

Avg Dwell Time

24
minutes per visit

Educational Attainment

10% Associates
22% Bachelors
12% Graduate

Avg Household Income

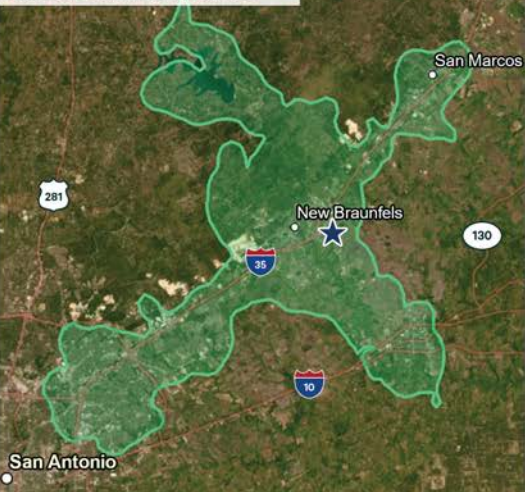
\$97,298

Visitor Frequency

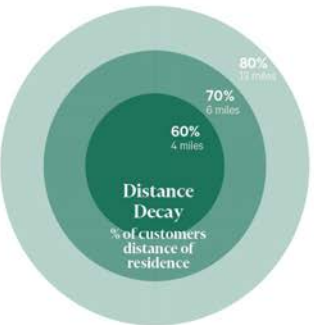
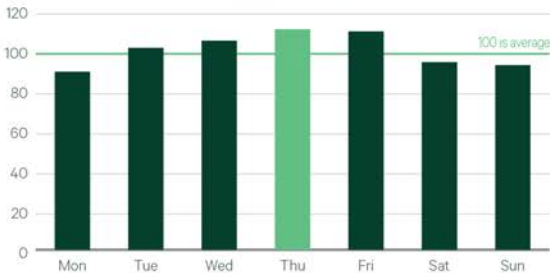


Trade Area

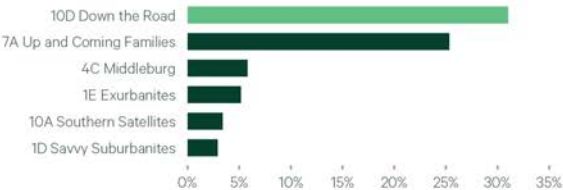
65% of visitors are within the Trade Area that was created using Common Evening Locations.



Traffic by Day



Top Tapestry Segments



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03

market SUMMARY

NEW BRAUNFELS MARKET



POPULATION INCREASE

35.13% 5-year growth

New Braunfels, Texas, is experiencing explosive growth, making it a prime location for commercial real estate activity. The city's population has surged in recent years, driven by its desirable lifestyle, strong job market, and proximity to both San Antonio and Austin. This rapid expansion translates directly into increased demand for commercial spaces, from retail and restaurants to offices and industrial facilities. The city's economy is diverse and robust, with key sectors including healthcare, manufacturing, tourism, and retail. This diversification provides stability and resilience, making New Braunfels a less volatile market compared to areas heavily reliant on a single industry. The consistent influx of new residents and businesses creates a fertile ground for long-term growth and return on investment for savvy investors.

The economic indicators for New Braunfels are incredibly promising. The city boasts a low unemployment rate, significantly below both state and national averages, indicating a healthy and thriving workforce. Median household income is also on the rise, reflecting increased purchasing power and consumer spending, a crucial factor for retail and service-based businesses.

Furthermore, the city's strategic location along the I-35 corridor provides excellent access to major transportation routes, facilitating efficient distribution and attracting businesses looking for logistical advantages.

Beyond the numbers, New Braunfels offers a unique demographic profile that enhances its appeal. The city boasts a diverse population with a strong family orientation, fostering a sense of community and supporting local businesses. The influx of young professionals and retirees alike contributes to a vibrant and dynamic atmosphere. This demographic blend creates a broad customer base, ensuring a steady stream of potential customers for a wide range of commercial ventures.



New Braunfels, TX Current Development Projects

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