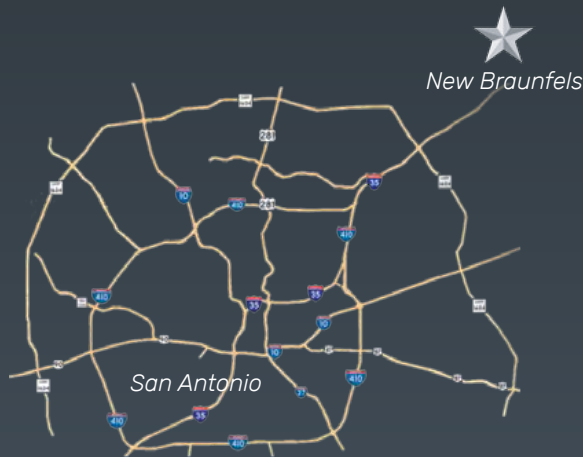


Retail Leasing Opportunity

Dominion Advisory Group, Inc is pleased to present Hwy 46 Retail and Pad Sites now in pre-leasing.

This brand-new development is located near Oak Run Plaza and Oak Run Point shopping centers and will feature Retail, Office and Medical Space.

Retail Delivery Summer 2023



Alyssa Way Retail and Office Center Hwy 46 & FM 1863

Highway 46 & FM 1863, New Braunfels, TX, 78132



BUILDING SIZE: (2) Retail Buildings 23,000 +/- SF (Retail) and (1) 20,000 SF Medical/Office Building

TYPE: Retail, Medical and Office

AVAILABLE SPACE: In-line, End Caps w/ Drive-Thru



DOMINION
ADVISORY GROUP, INC.



RASHID KHALIFE
BROKER

☎ 210.308.6288 x174
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JACK MONREAL
LEASING

☎ 210.308.6288 x104
✉ jmonreal@askdag.com

Alyssa Way Retail and Office Center

Hwy 46 & FM 1863

Highway 46 & FM 1863, New Braunfels, TX, 78132

LISTING HIGHLIGHTS

Now preleasing a new retail/medical/office center in New Braunfels, TX. The site is located on Highway 46 and Alyssa Way/FM 1843 and down the road from Oak Run Point and Oak Run Plaza Retail Centers.

This proposed site will offer a variety of retail, office, medical, and restaurant opportunities.

The intersection of Highway 46 and Alyssa Way creates an ideal situation with high traffic volumes and great visibility. The site's ample parking ratio encourages accessibility and heightens convenience.

New Braunfels is one of the fastest-growing areas in Texas, making this location one of the most desirable submarkets in South Texas.

Expected retail delivery is summer 2023.

ADDRESS: State Hwy 46 W. & FM 1863, New Braunfels, TX 78132

TOTAL BUILDING AREA: (2) Retail Buildings totaling over 23,000 +/- SF (Retail) and (1) 20,000 SF Medical/Office Building

RENTS: Contact Broker | **LEASE TYPE:** NNN



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Commercial Real Estate Brokerage & Development
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Phone: (210) 308-6288 - Fax: (210) 979-6126

The information contained herein is believed to be accurate but is not warranted, as the information may change or be updated without notice. Seller or Landlord makes no representation as to the environmental condition of the property and recommends purchaser's or tenant's independent investigation.

Alyssa Way Retail and Office Center

Hwy 46 & FM 1863

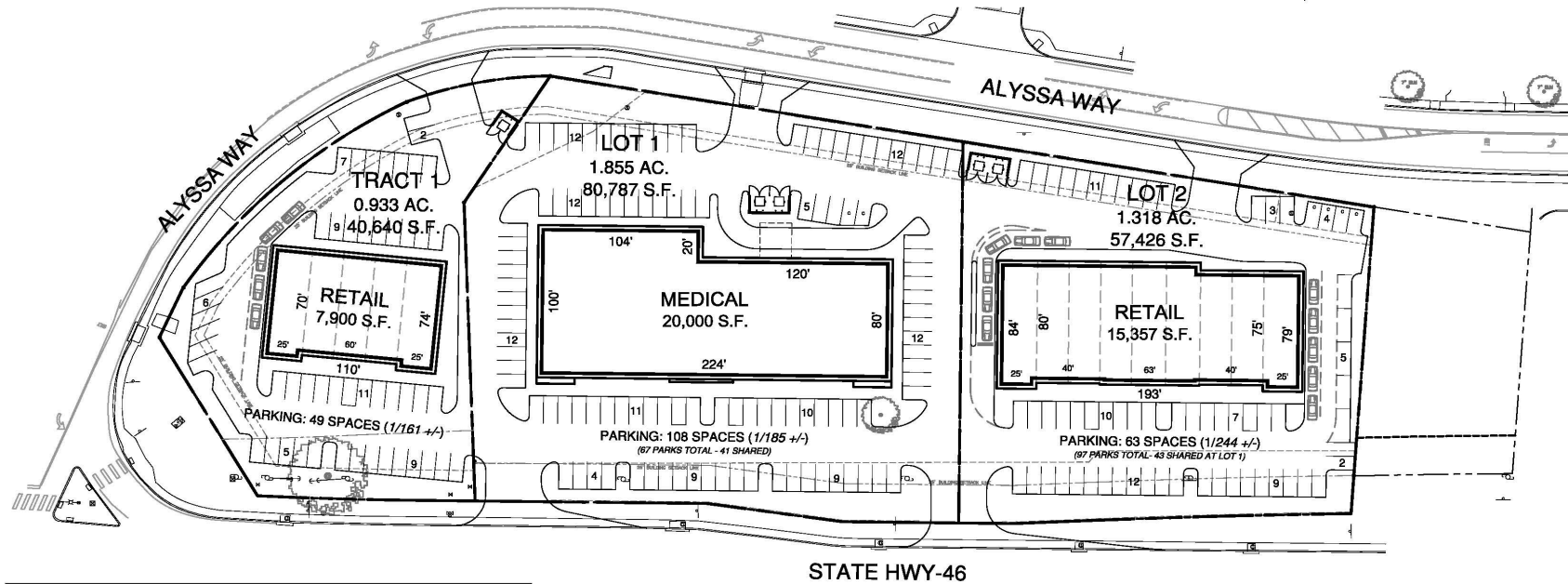
Highway 46 & FM 1863, New Braunfels, TX, 78132

PARKING TABLE - TRACT 1			
USE	S.F.	PARKS (REQ.)	PARKS (PROV.)
RESTAURANT	1,850 S.F.	19 SPACES (1 / 100)	19 SPACES
RETAIL	6,050 S.F.	30 SPACES (1 / 200)	30 SPACES
TOTAL	7,900 S.F.	49 SPACES	49 SPACES

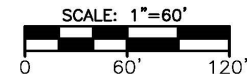
PARKING TABLE - LOT 1			
USE	S.F.	PARKS (REQ.)	PARKS (PROV.)
MEDICAL	20,000 S.F.	67 SPACES (1 / 300)	67 SPACES
SHARED			41 SPACES
TOTAL	20,000 S.F.	67 SPACES	108 SPACES

PARKING TABLE - LOT 2			
USE	S.F.	PARKS (REQ.)	PARKS (PROV.)
RESTAURANT	4,075 S.F.	41 SPACES (1 / 100)	41 SPACES
RETAIL	11,282 S.F.	56 SPACES (1 / 200)	56 SPACES
TOTAL	15,357 S.F.	97 SPACES	63 SPACES

NOTE: 34 SHARED PARKS REQUIRED, 41 PROVIDED.



OVERALL			
USE	S.F.	PARKS (REQ.)	PARKS (PROV.)
TOTAL	43,257 S.F.	213 SPACES	220 SPACES



OAK RUN RETAIL - PHASE 3
HIGHWAY 46 @ 1863 / ALYSSA WAY
NEW BRAUNFELS, TEXAS

REPRODUCTION IN WHOLE OR IN PART
IS STRICTLY PROHIBITED
THIS CONCEPTUAL SITE PLAN IS FOR MARKETING
PURPOSES ONLY AND HAS BEEN PREPARED FOR CLIENT
BASED UPON PRELIMINARY AVAILABLE SITE
INFORMATION AND IS NOT TO BE INTERPRETED AS A
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Alyssa Way Retail and Office Center

Hwy 46 & FM 1863

Highway 46 & FM 1863, New Braunfels, TX, 78132

3 Mile Radius

KEY FACTS

20,210

Population



Average
Household Size

46.9

Median Age

\$78,829

Median Household
Income

EDUCATION

6%

No High
School
Diploma



23%
High School
Graduate



23%
Some College



48%
Bachelor's/Grad/Prof
Degree

BUSINESS



714

Total Businesses



7,073

Total Employees

EMPLOYMENT



71%

White Collar



17%

Blue Collar



12%

Services

2.1%

Unemployment
Rate

INCOME



\$78,829

Median Household
Income



\$43,605

Per Capita Income



\$256,877

Median Net Worth

Households By Income

The largest group: \$100,000 - \$149,999 (19.9%)

The smallest group: \$15,000 - \$24,999 (3.8%)

Indicator	Value	Difference	
<\$15,000	10.2%	+2.9%	
\$15,000 - \$24,999	3.8%	-0.3%	
\$25,000 - \$34,999	7.0%	-0.3%	
\$35,000 - \$49,999	11.9%	-2.7%	
\$50,000 - \$74,999	15.1%	-2.3%	
\$75,000 - \$99,999	10.6%	-1.0%	
\$100,000 - \$149,999	19.9%	+1.5%	
\$150,000 - \$199,999	9.1%	+0.8%	
\$200,000+	12.3%	+1.3%	

Bars show deviation from
Comal County



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Alyssa Way Retail and Office Center



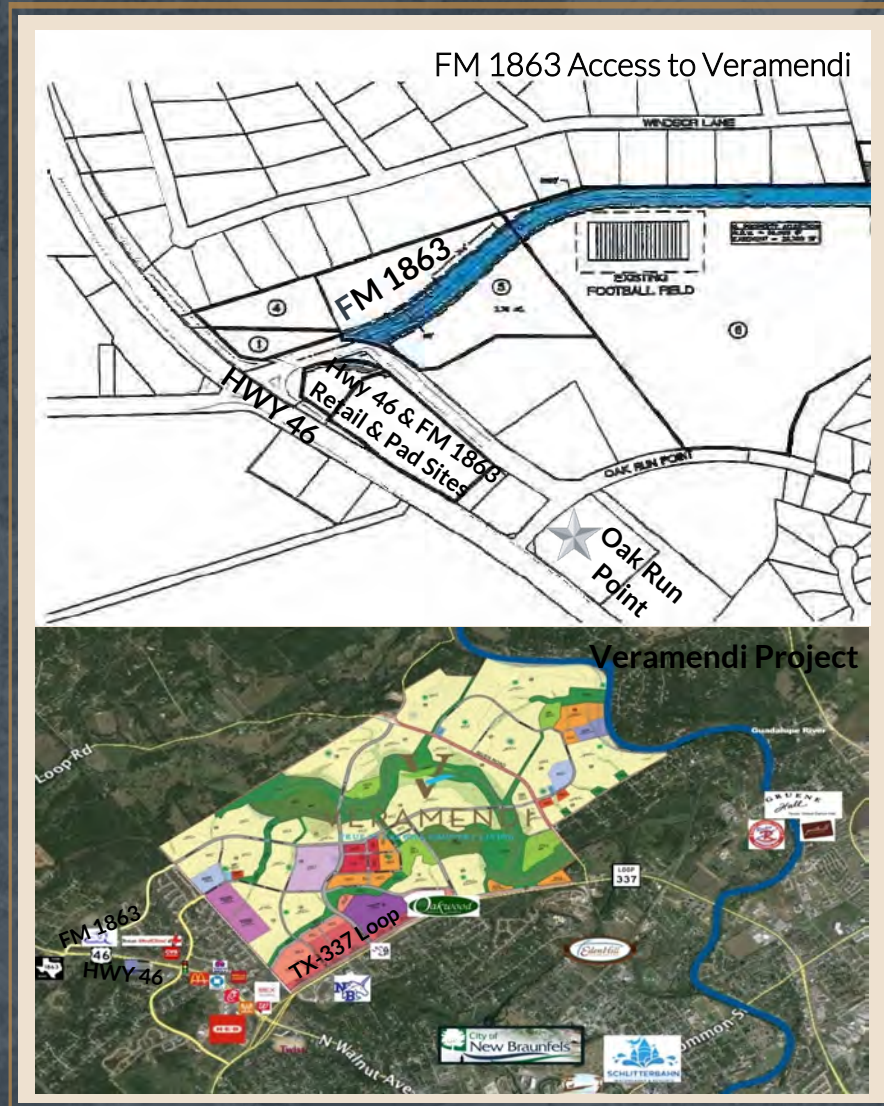
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Veramendi Master Plan

There will be direct access to the Veramendi community with the addition street access at FM 1863/Alyssa Way. FM 1863/Alyssa Way will now connect Highway 46 to the Veramendi project and will have drivers enter and exit Highway 46 from this development via this street and pass this shopping center.

What makes this area so special is the fact that it is ideally located within the Central Texas growth corridor between Austin and San Antonio being 33 miles from Downtown San Antonio and 49 miles from the State Capitol in Austin. This corridor is widely known as one of the fastest growing areas in the nation. New Braunfels was recently identified as the nation's second-fastest (2015) and ninth-fastest (2016) growing city with a population of 50,000 or more according to the U.S. Census Bureau. Since the year 2000, total population has increased by 58%. The total acreage of the Veramendi development is +/- 2,400 acres and, at full build-out, will contain 5,000 plus residential dwellings.

*Source: Veramenditx.com



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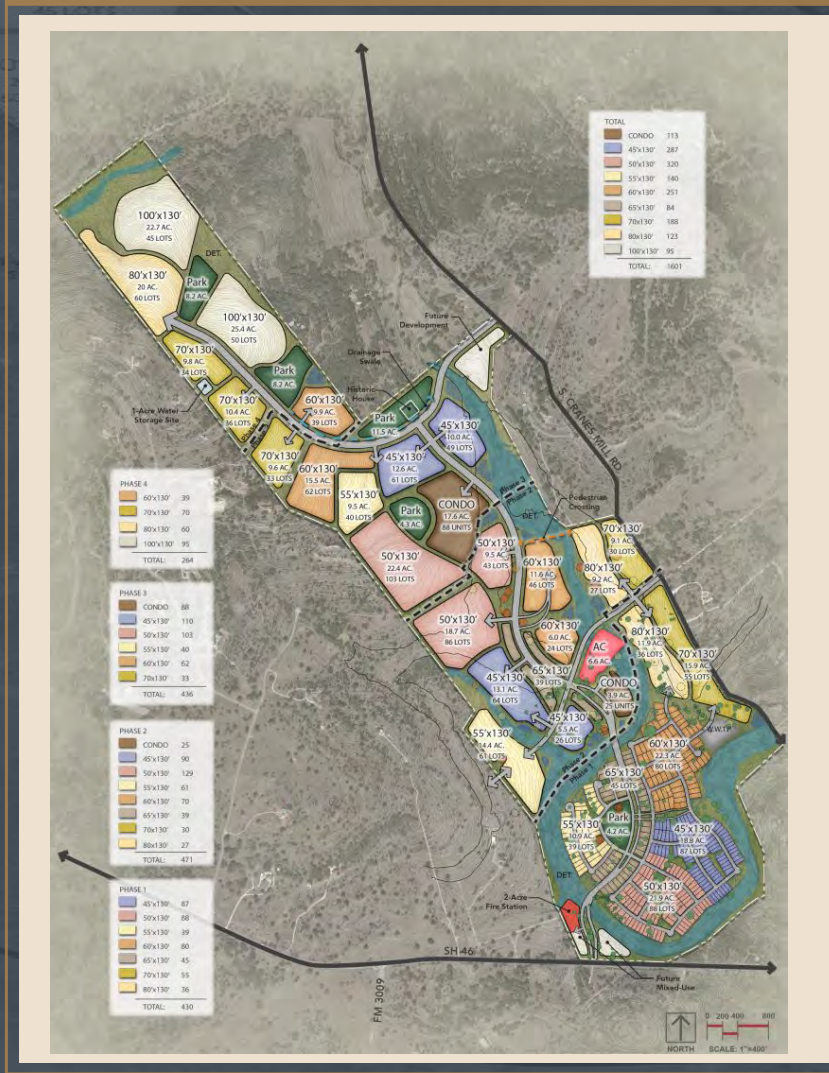
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Meyer Ranch Site Plan



Meyer Ranch Site Plan

Meyer Ranch is conveniently located near I-35, shopping, downtown New Braunfels, Gruene, and Canyon Lake. Meyer Ranch is 7 miles from the Highway 46 & FM 1863 Pad Sites. Homeowners going to and from New Braunfels from this development will pass our centers daily.

The Meyer Ranch Site Plan, at State Highway 46 and South Cranes Mill Road, will have nearly 1,600 homes at full build-out.

The community will also feature 113 condos, a clubhouse, a community pool, recreation fields, a larger playground, an extensive trail system and more than 200 acres of green space. The Community Green will be integrated into the first phase of the project and will be the main gathering space for concerts, farmers markets, outdoor movies and large community events. The Community Green will include an open pavilion, music stage, children's play area and an open lawn.

Model homes at Meyers Ranch are planned to open by spring 2019.

*Source: RandolphTodd.com



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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.



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:
 - 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 Broker / Broker Firm Name or Primary Assumed Business Name	License Number	Email	Phone
Larry R. Baumgardner	316863	lbaumgardner@askdag.com	210-308-6288
Designated Broker of Firm	License Number	Email	Phone
Licensed Supervisor of Sales Agent / Associate	License Number	Email	Phone
Sales Agent / Associate's Name	License Number	Email	Phone
Buyer/Tenant/Seller/Landlord Initials	Date		