

# Pecan Crossing

New Braunfels, TX



1,200 - 14,800 SF  
Space Available

1.40 AC  
Pad Site Available

Contact  
Broker  
Pricing

## ABOUT THE PROPERTY

- Join AutoZone at Pecan Crossing new development
- Drive-thru endcap available
- Located at busy lighted intersection in rapidly growing New Braunfels
- Close proximity to national retailers and local area schools
- Less than a mile from IH-35

## JOIN THESE NEARBY RETAILERS



## TRAFFIC COUNTS

S Seguin Ave

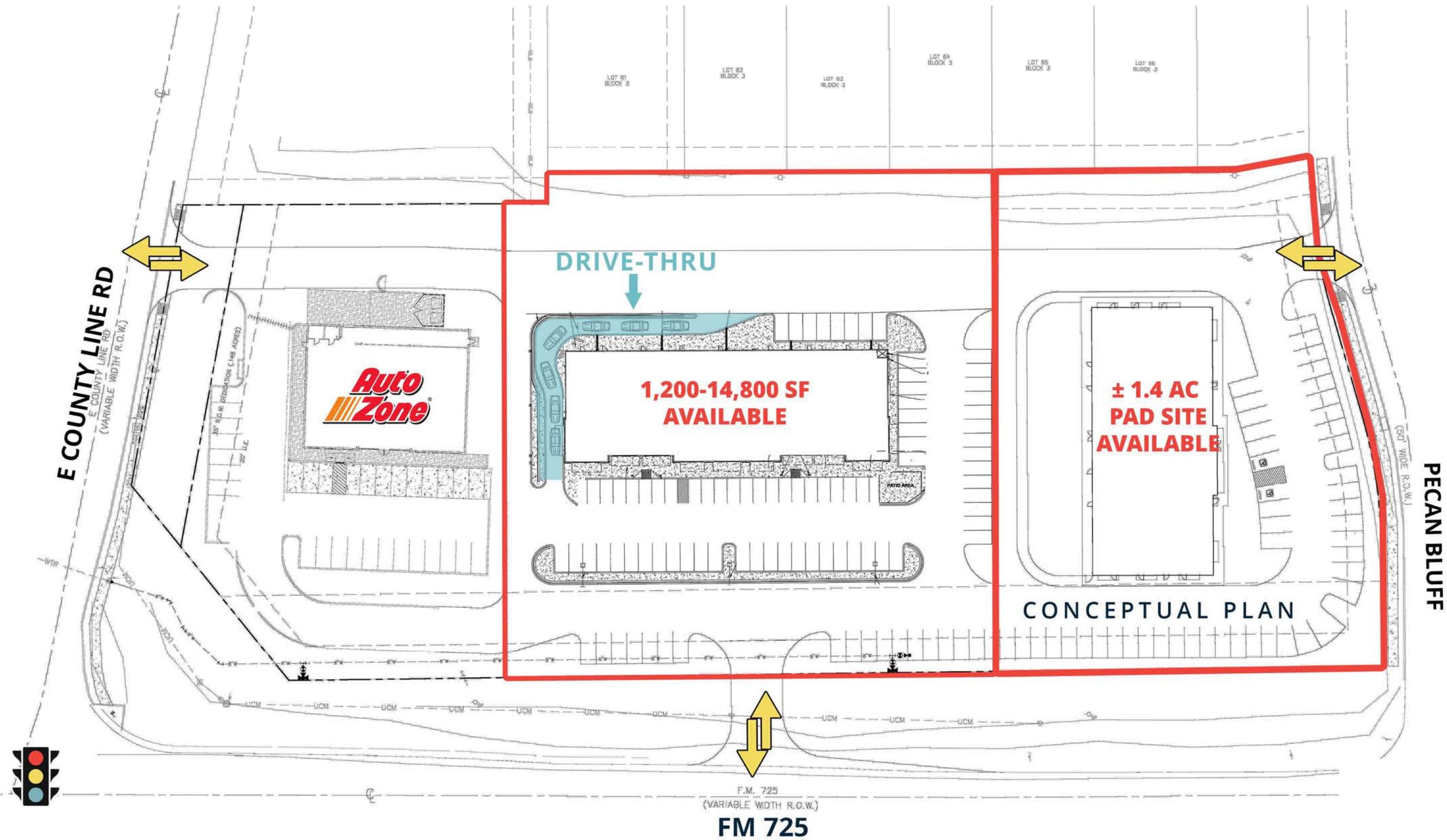
33,154 VPD

IH 35

163,980 VPD

# Pecan Crossing | Site Plan

New Braunfels, TX



# Pecan Crossing | Trade Aerial

## New Braunfels, TX



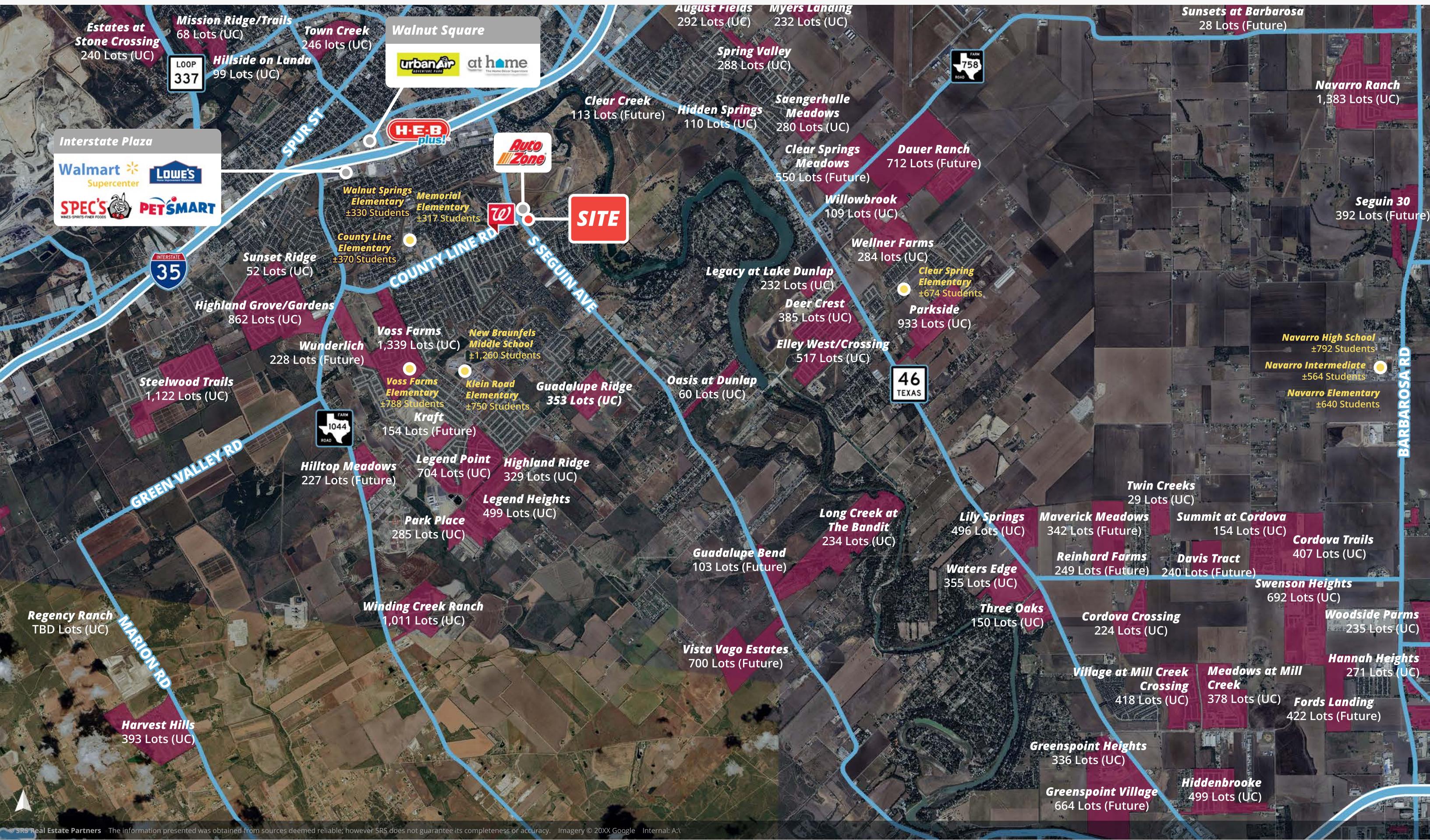
# Pecan Crossing | Site Aerial

New Braunfels, TX



# Pecan Crossing | Future and Under Construction Housing Overview

New Braunfels, TX



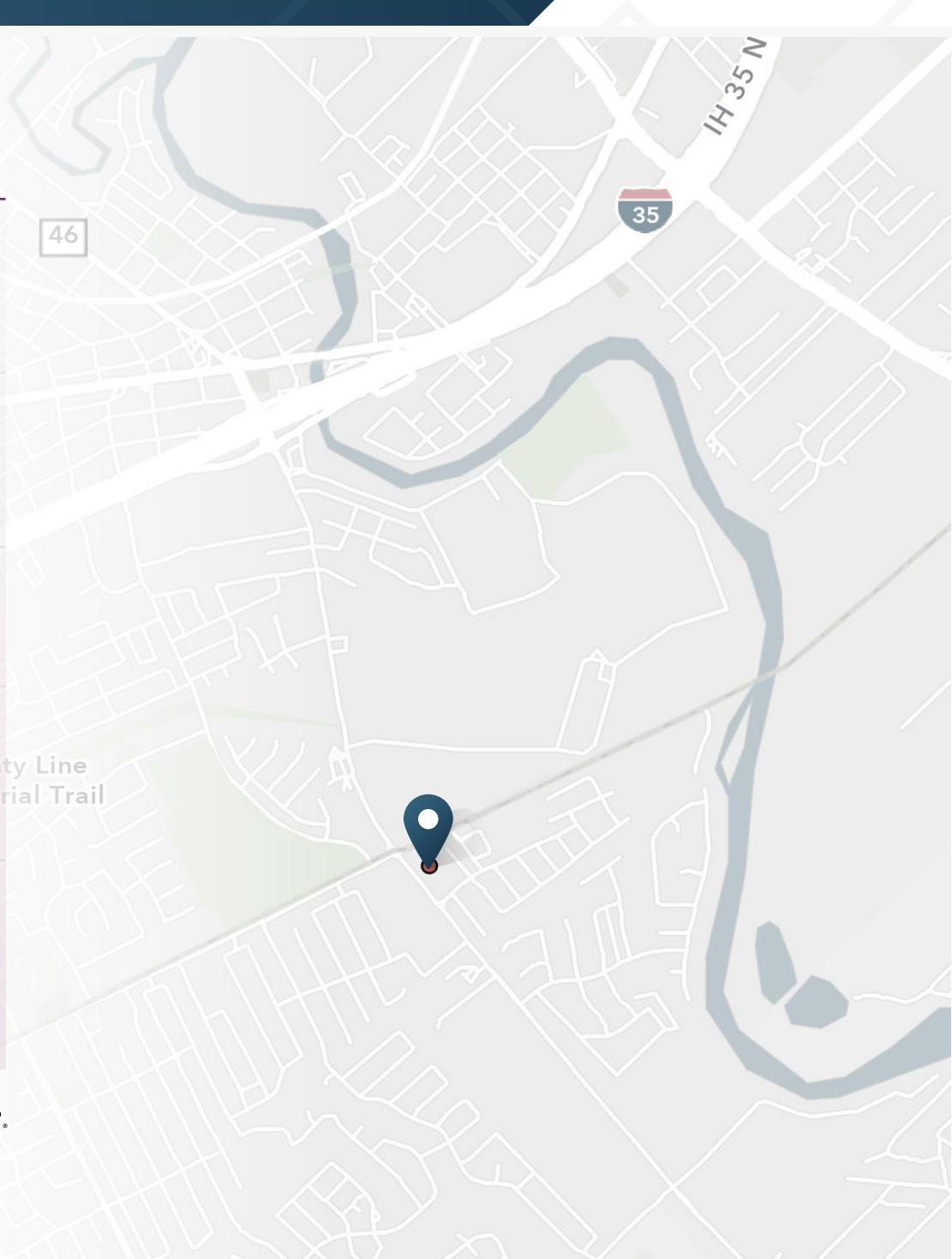
# Demographics

New Braunfels, TX



## DEMOGRAPHIC HIGHLIGHTS

Population	1 mile	3 miles	5 miles
2025 Estimated Population	9,275	66,229	114,752
2030 Projected Population	9,728	75,690	136,709
Proj. Annual Growth 2025 to 2030	0.96%	2.71%	3.56%
Daytime Population			
2025 Daytime Population	7,253	60,595	118,011
Workers	2,603	27,114	59,293
Residents	4,650	33,481	58,718
Income			
2025 Est. Average Household Income	\$133,808	\$113,179	\$114,430
2025 Est. Median Household Income	\$111,785	\$93,208	\$91,027
Households & Growth			
2025 Estimated Households	3,323	25,108	44,740
2030 Estimated Households	3,568	29,377	54,614
Proj. Annual Growth 2025 to 2030	1.43%	3.19%	4.07%
Race & Ethnicity			
2025 Est. White	66%	61%	64%
2025 Est. Black or African American	3%	3%	3%
2025 Est. Asian or Pacific Islander	2%	2%	2%
2025 Est. American Indian or Native Alaskan	1%	1%	1%
2025 Est. Other Races	29%	33%	30%
2025 Est. Hispanic (Any Race)	36%	42%	39%



➤ **Want more?** Contact us for a complete demographic, foot-traffic, and mobile data insights report.

SOURCE



# Information About Brokerage Services

Texas Real Estate Commission (11-2-2015)



**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 or 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.

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