

2841 & 3055 GOODWIN LN | NEW BRAUNFELS, TX 78130



MLS# 495556 | 9.76 +/- ACRES | \$2,250,000

These leveled 9.76 +/- Acre commercial lots are a great development find with new subdivisions being built nearby. With mixed zoning of C-1A SUP AH & APD AH zoning with 1-mile proximity to IH 35 and Creekside Shopping Center make this location ideal for establishing a retail center, office, medical clinic, assisted living facility, and MORE!

Sale includes land & residential building on property (can be taken down).



Prices & statuses subject to change without prior notice.



D. LEE EDWARDS

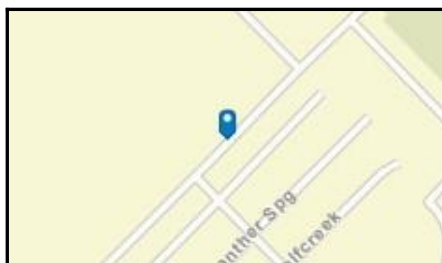
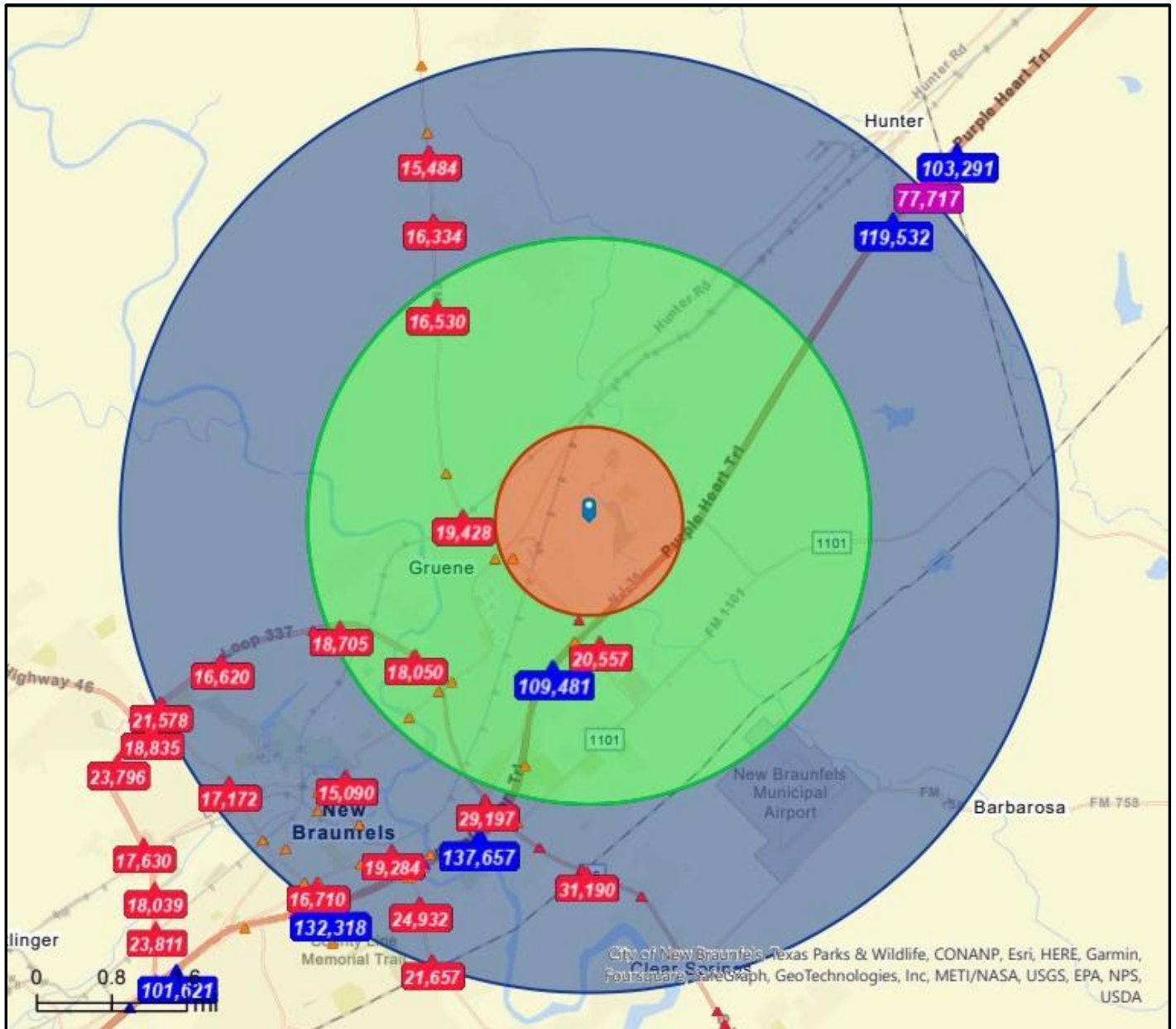
Broker/Owner
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RINGS SHOWN ON MAP: 1, 3, 5 MILES RADIUS



- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
 - ▲ 6,001 - 15,000
 - ▲ 15,001 - 30,000
 - ▲ 30,001 - 50,000
 - ▲ 50,001 - 100,000
 - ▲ More than 100,000 per day





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	0 - 1 mile	1 - 3 mile	3 - 5 mile
Population			
2010 Population	2,382	11,830	21,426
2020 Population	4,655	20,293	27,745
2022 Population	5,764	23,052	29,347
2027 Population	6,142	26,605	31,786
2010-2020 Annual Rate	6.93%	5.54%	2.62%
2020-2022 Annual Rate	9.96%	5.83%	2.53%
2022-2027 Annual Rate	1.28%	2.91%	1.61%
2022 Male Population	49.5%	48.6%	48.5%
2022 Female Population	50.5%	51.4%	51.5%
2022 Median Age	33.6	37.9	39.7

In the identified area, the current year population is 29,347. In 2020, the Census count in the area was 27,745. The rate of change since 2020 was 2.53% annually. The five-year projection for the population in the area is 31,786 representing a change of 1.61% annually from 2022 to 2027. Currently, the population is 48.5% male and 51.5% female.

Median Age

The median age in this area is 39.7, compared to U.S. median age of 38.9.

Race and Ethnicity

2022 White Alone	67.5%	71.4%	70.8%
2022 Black Alone	2.9%	2.7%	2.1%
2022 American Indian/Alaska Native Alone	1.0%	0.6%	0.7%
2022 Asian Alone	1.6%	2.0%	0.9%
2022 Pacific Islander Alone	0.5%	0.2%	0.1%
2022 Other Race	7.2%	7.3%	7.5%
2022 Two or More Races	19.3%	15.8%	17.9%
2022 Hispanic Origin (Any Race)	34.5%	30.8%	32.5%

Persons of Hispanic origin represent 32.5% of the population in the identified area compared to 19.0% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 69.8 in the identified area, compared to 71.6 for the U.S. as a whole.

Households

2022 Wealth Index	64	101	104
2010 Households	789	4,525	8,343
2020 Households	1,573	8,431	10,771
2022 Households	1,968	9,613	11,547
2027 Households	2,120	11,106	12,743
2010-2020 Annual Rate	7.14%	6.42%	2.59%
2020-2022 Annual Rate	10.47%	6.00%	3.14%
2022-2027 Annual Rate	1.50%	2.93%	1.99%
2022 Average Household Size	2.89	2.36	2.50

The household count in this area has changed from 10,771 in 2020 to 11,547 in the current year, a change of 3.14% annually. The five-year projection of households is 12,743, a change of 1.99% annually from the current year total. Average household size is currently 2.50, compared to 2.53 in the year 2020. The number of families in the current year is 7,671 in the specified area.

Data Note: Income is expressed in current dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021. Esri converted Census 2000 data into 2010 geography.



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Mortgage Income			
2022 Percent of Income for Mortgage	17.1%	18.2%	19.5%
Median Household Income			
2022 Median Household Income	\$76,205	\$79,910	\$79,653
2027 Median Household Income	\$81,941	\$89,433	\$89,002
2022-2027 Annual Rate	1.46%	2.28%	2.24%
Average Household Income			
2022 Average Household Income	\$94,785	\$107,071	\$105,746
2027 Average Household Income	\$108,141	\$122,560	\$119,489
2022-2027 Annual Rate	2.67%	2.74%	2.47%
Per Capita Income			
2022 Per Capita Income	\$35,337	\$43,962	\$40,842
2027 Per Capita Income	\$40,851	\$50,507	\$46,016
2022-2027 Annual Rate	2.94%	2.81%	2.41%
Households by Income			

Current median household income is \$79,653 in the area, compared to \$72,414 for all U.S. households. Median household income is projected to be \$89,002 in five years, compared to \$84,445 for all U.S. households

Current average household income is \$105,746 in this area, compared to \$105,029 for all U.S. households. Average household income is projected to be \$119,489 in five years, compared to \$122,155 for all U.S. households

Current per capita income is \$40,842 in the area, compared to the U.S. per capita income of \$40,363. The per capita income is projected to be \$46,016 in five years, compared to \$47,064 for all U.S. households

Housing

2022 Housing Affordability Index	126	120	114
2010 Total Housing Units	830	4,987	9,629
2010 Owner Occupied Housing Units	512	2,935	5,265
2010 Renter Occupied Housing Units	276	1,593	3,075
2010 Vacant Housing Units	41	462	1,286
2020 Total Housing Units	1,710	9,351	12,421
2020 Vacant Housing Units	137	920	1,650
2022 Total Housing Units	2,284	10,764	13,366
2022 Owner Occupied Housing Units	1,034	5,617	7,621
2022 Renter Occupied Housing Units	934	3,996	3,927
2022 Vacant Housing Units	316	1,151	1,819
2027 Total Housing Units	2,454	12,464	14,849
2027 Owner Occupied Housing Units	1,068	6,604	8,635
2027 Renter Occupied Housing Units	1,052	4,501	4,107
2027 Vacant Housing Units	334	1,358	2,106

Currently, 57.0% of the 13,366 housing units in the area are owner occupied; 29.4%, renter occupied; and 13.6% are vacant. Currently, in the U.S., 58.2% of the housing units in the area are owner occupied; 31.8% are renter occupied; and 10.0% are vacant. In 2020, there were 12,421 housing units in the area and 13.3% vacant housing units. The annual rate of change in housing units since 2020 is 3.31%. Median home value in the area is \$295,374, compared to a median home value of \$283,272 for the U.S. In five years, median value is projected to change by 3.57% annually to \$352,002.

Data Note: Income is expressed in current dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021. Esri converted Census 2000 data into 2010 geography.



Information About Brokerage Services

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 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.

<u>Edwards Commercial Real Estate</u>	<u>467649</u>	<u>LeeEdwards1109@msn.com</u>	<u>(830) 620-7653</u>
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone

<u>D. Lee Edwards</u>	<u>467649</u>	<u>LeeEdwards1109@msn.com</u>	<u>(830) 620-7653</u>
Designated Broker of Firm	License No.	Email	Phone

<u>D. Lee Edwards</u>	<u>435290</u>	<u>LeeEdwards1109@msn.com</u>	<u>(830) 620-7653</u>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone

<u>D. Lee Edwards</u>	<u>435290</u>	<u>LeeEdwards1109@msn.com</u>	<u>(830) 708-2319</u>
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

TAR 2501

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