

RETAIL FOR LEASE

# NEW BRAUNFELS

1037 HWY 46 W



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# RETAIL SPACE FOR LEASE

NEW BRAUNFELS | 1037 HWY 46 W, NEW BRAUNFELS TX 78130



## PROPERTY DESCRIPTION

New Braunfels Retail Center spans 3 acres and is a retail development situated near I-35 and on HWY 46. Positioned strategically in one of Texas's fastest growing cities, this property offers superb visibility from HWY 46 and benefits from higher-than-average household incomes in its vicinity. Additionally, this new Retail Center offers flexibility with inline units and 2 Drive Thru end caps.

## PROPERTY HIGHLIGHTS

- 24,000 SF of newly constructed Retail Space
- Less than 1 mile to the 140,000+ VPD on I-35 and located on HWY 46 which carries 33,000+ VPD
- Large Pylon Sign

## OFFERING SUMMARY

Lease Rate:	Call for Pricing
Max Contiguous SF:	11,900 SF
Lot Size:	3 Acres
Building Size:	24,000 SF
Co-Tenants:	Action Behavior Centers   Tea2Go   Metro PCS

## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	3,981	25,465	40,990
Total Population	10,631	65,901	108,831
Average HH Income	\$80,335	\$96,442	\$103,113

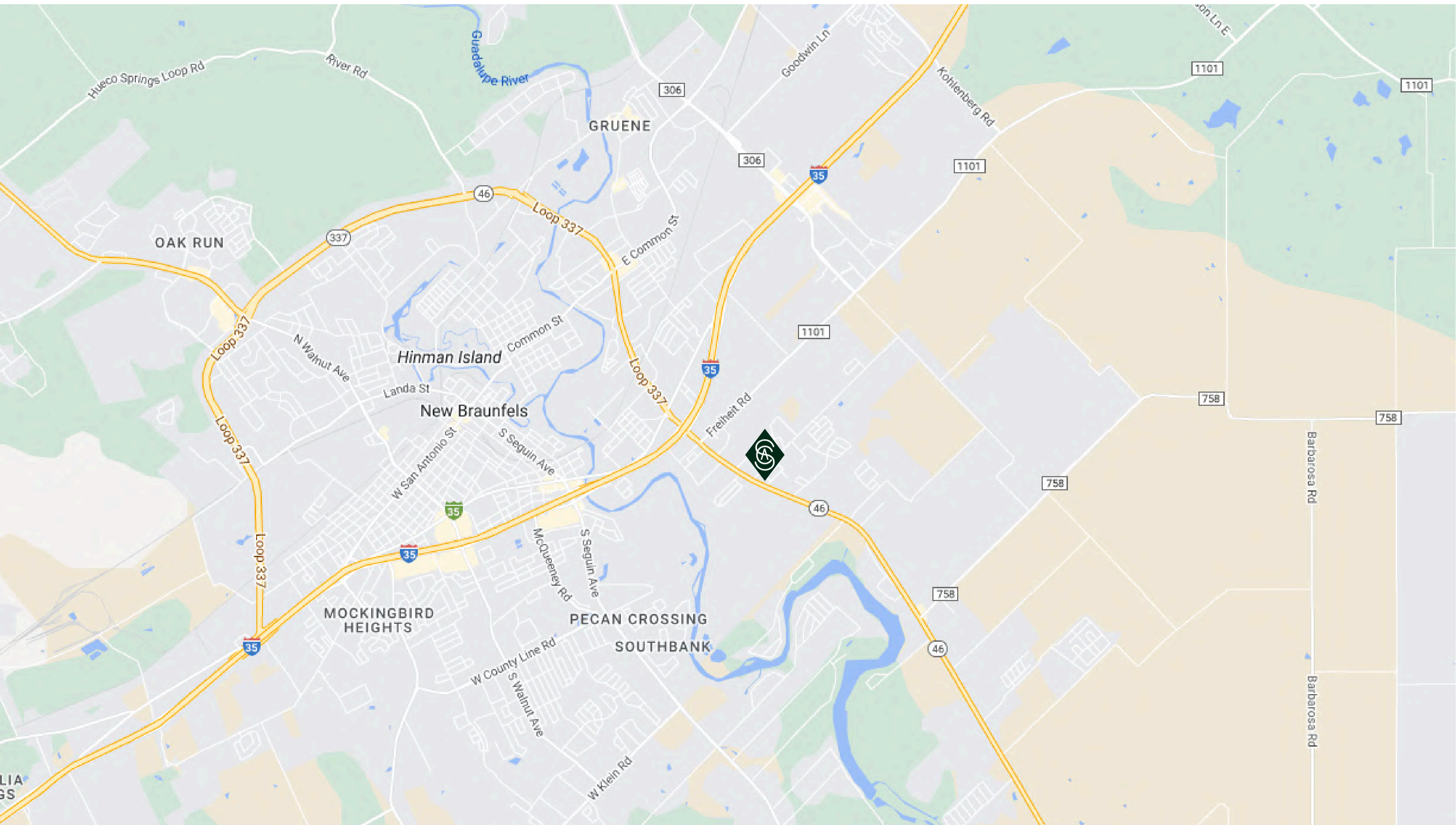
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# LOCATED NEAR THE INTERSECTION OF I-35 and HWY 46

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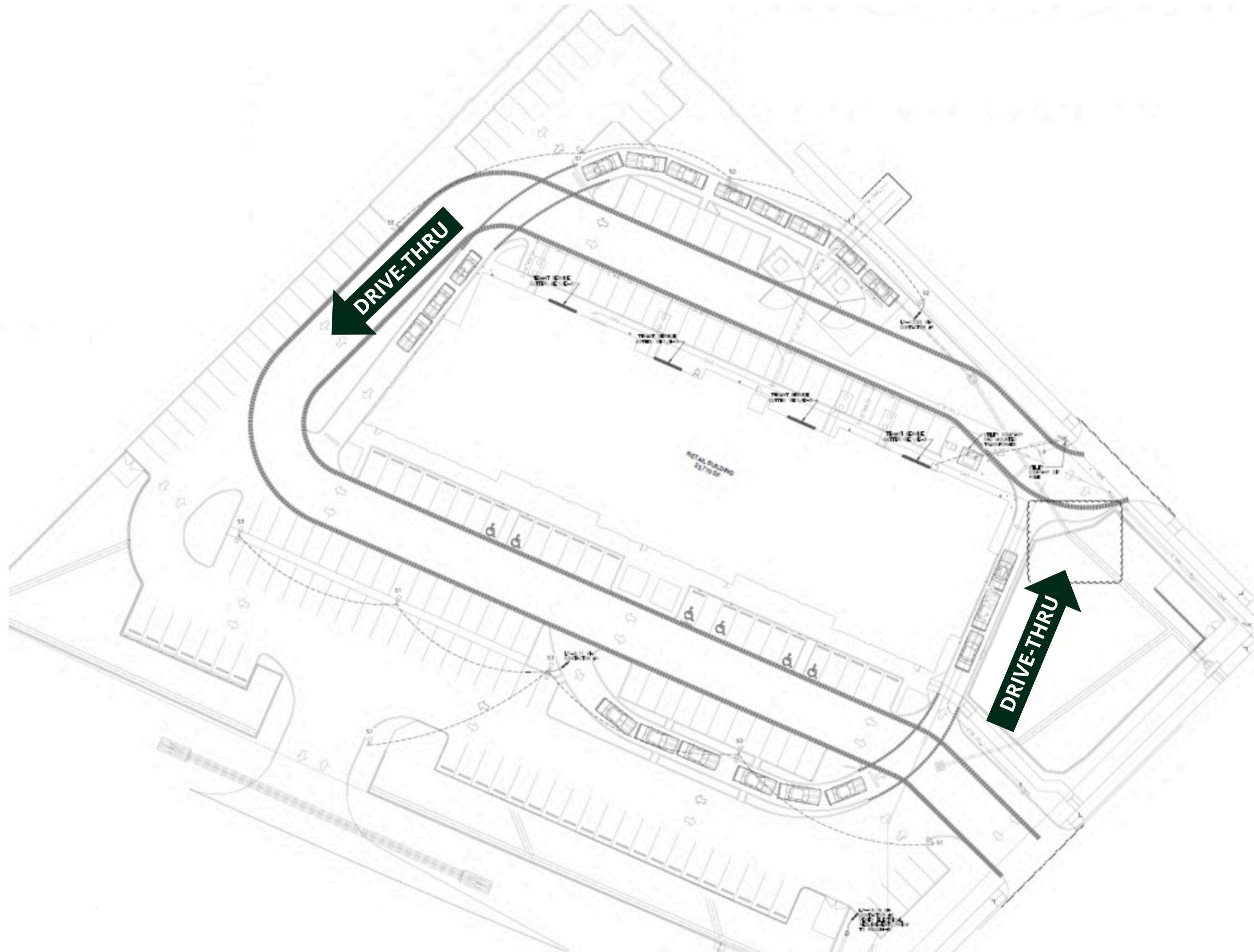
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# NEW BRAUNFELS RETAIL SITE PLAN

NEW BRAUNFELS | 1037 HWY 46 W. NEW BRAUNFELS TX 78130

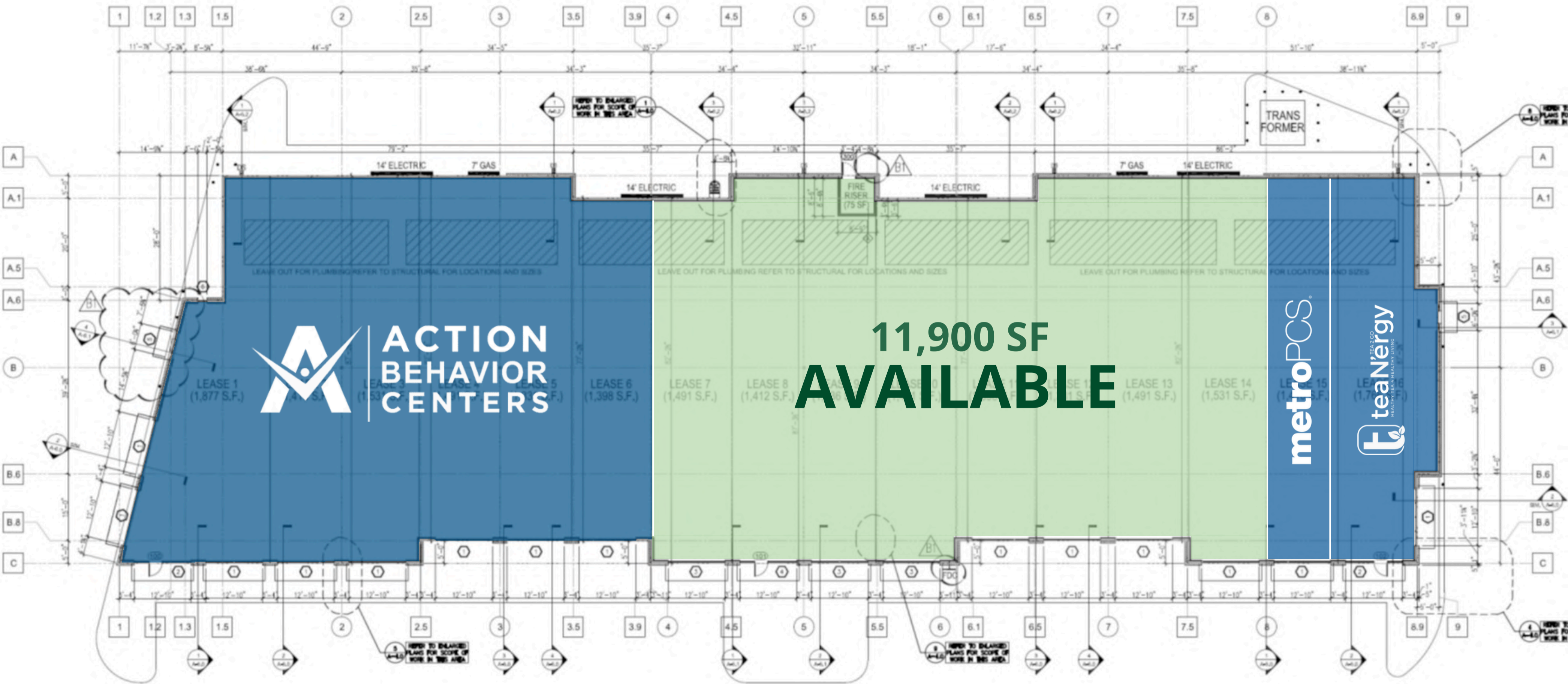


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# RETAIL LEASING PLAN

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# MAP OF NEARBY RETAILERS

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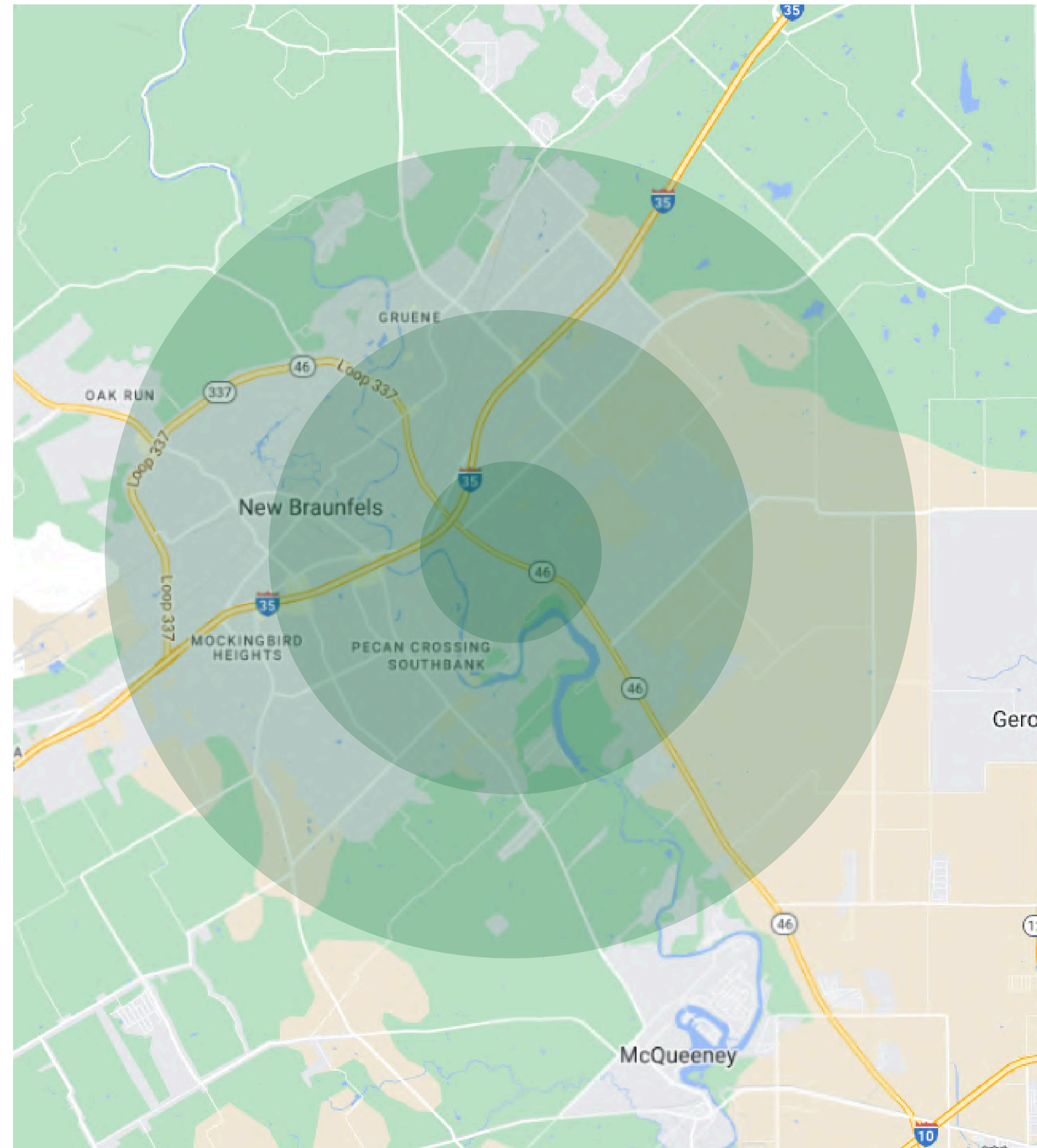
# RETAIL FOR LEASE

NEW BRAUNFELS | 1037 HWY 46 NEW BRAUNFELS TX 78130

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,631	65,901	108,831
Average Age	36.1	37.9	38.4
2028 HH Projection	4,732	30,464	48,983
Daytime Employees	3,360	33,072	39,992

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,891	25,465	40,990
# of Persons per HH	2.7	2.6	2.6
Average HH Income	\$80,335	\$96,442	\$103,113
Average House Value	\$235,849	\$264,740	\$276,983
Median HH Income	\$70,389	\$74,572	\$80,359

\* Demographic data derived from 2020 ACS - US Census



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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.

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:
  - 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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Designated Broker of Firm	License No.	Email	Phone
<b>Danish Charania</b>	826509	dcharania@sarfanica.com	2105875082
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

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