



1145 IH-35 . NEW BRAUNFELS, TX 78130

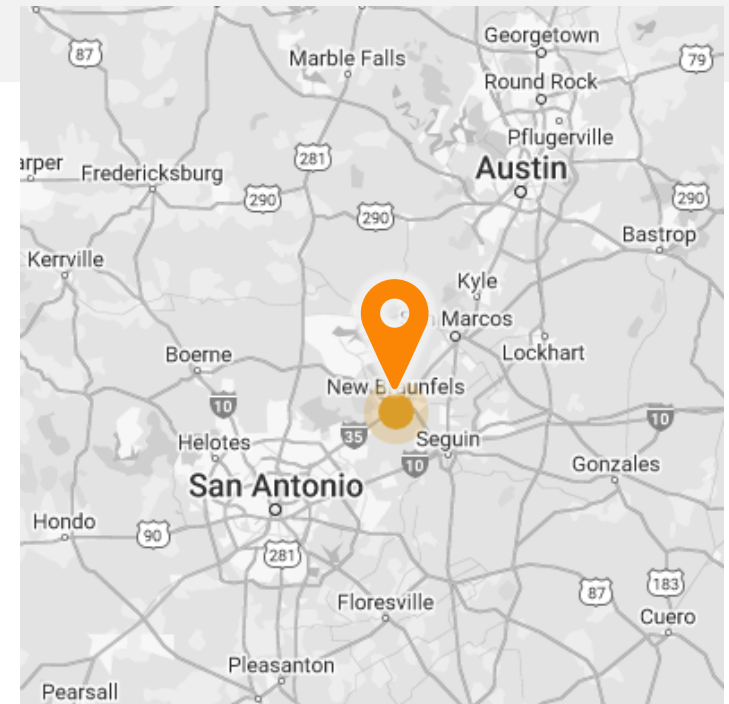
INVESTMENT HIGHLIGHTS

- Current Lease Rate below market – **Significant Rental Upside** ▪
- **Absolute NNN lease** – zero Landlord responsibilities ▪
- **Shadow anchored by Walmart** ▪
- **Irreplaceable Location w/ IH-35 frontage** ▪
- **Major Retailers nearby** ▪

ABSOLUTE NNN LEASE

POPEYES
LOUISIANA KITCHEN

IH-35 CORRIDOR
NEW BRAUNFELS, TX 78130



EXECUTIVE SUMMARY

TENANT	Popeyes
LOCATION	1145 IH-35 New Braunfels, TX 78130
LEASE TYPE	Absolute NNN – zero Landlord responsibilities
LEASE COMMENCEMENT	1994
LEASE EXPIRATION	December 31, 2026
LEASE TERM REMAINING	Two (2) years, Two (2) months
RENEWAL OPTIONS	One (1), Seven (7) year option
RENT INCREASES	50% of CPI annually
YEAR BUILT	1985 / recently renovated
PARCEL	Lot 5, Block 1 Bavarian Place New Braunfels, Comal County, Texas
ZONING	C-3, Commercial Business District
IMPROVEMENTS	2,420 sf
LAND SIZE	0.41 acres (18,033 sf)
PARKING	19 parking spaces; 1 handicap space
FRONTAGE	123' ft along the south side of I-35 and access from additional two streets that adjoin Walmart



INVESTMENT OVERVIEW

OFFERING TERMS

PRICE	\$1,477,375
CAP RATE	4.5%
CURRENT NOI	\$66,481.80

RENTAL SUMMARY

CURRENT RENT	\$5,540 (\$2.29 psf)
CORRECT RENT	\$5,690 (\$2.35 psf) *

* the rent was not increased per the lease from 2023 to 2024 – the CPI increase should have been 2.7%

- **Long Term Occupancy** – 30 years of Success at this Location ▪
- Current Lease Rate below market – **Significant Rental Upside** ▪

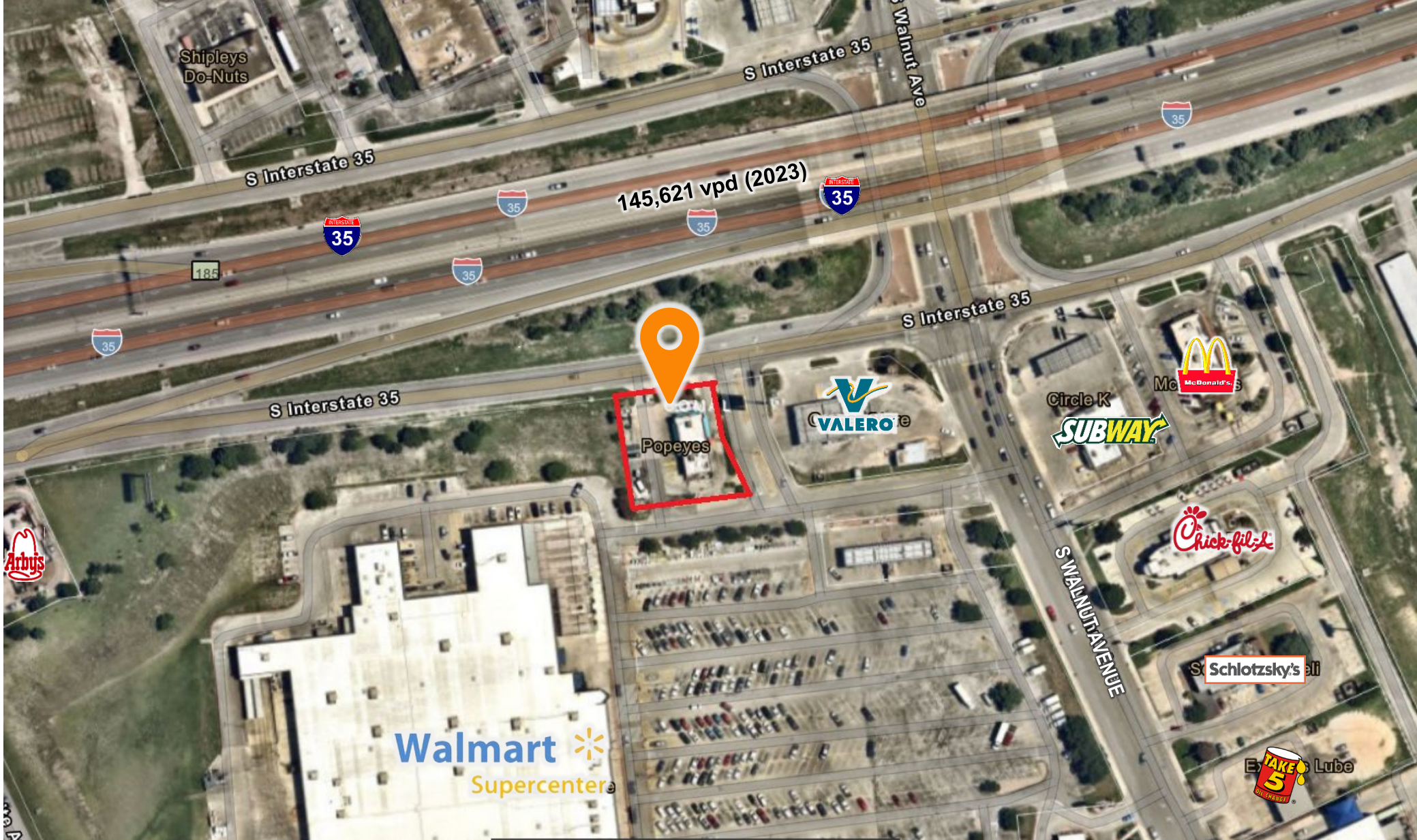


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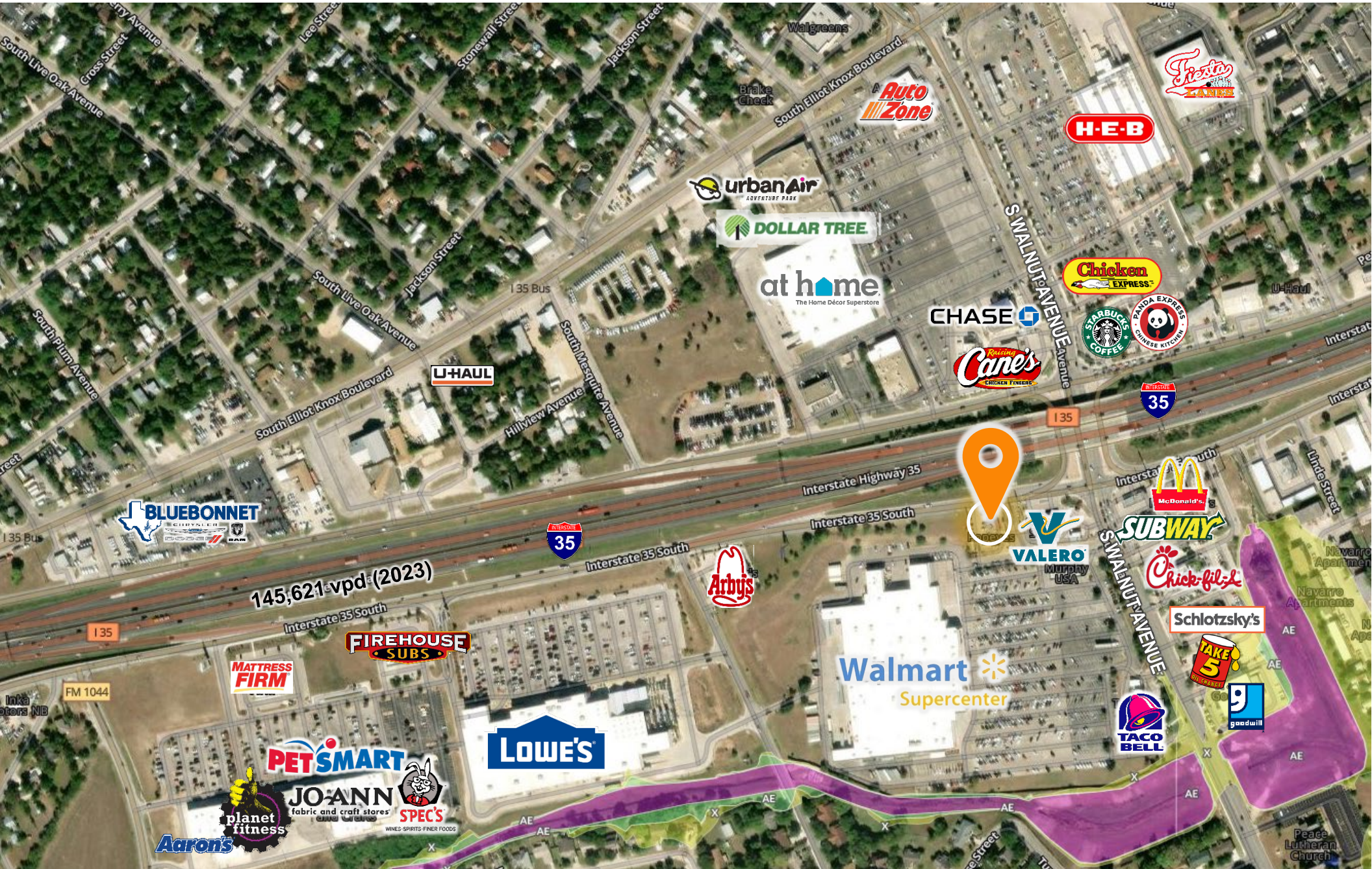
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IH-35 CORRIDOR, NEW BRAUNFELS



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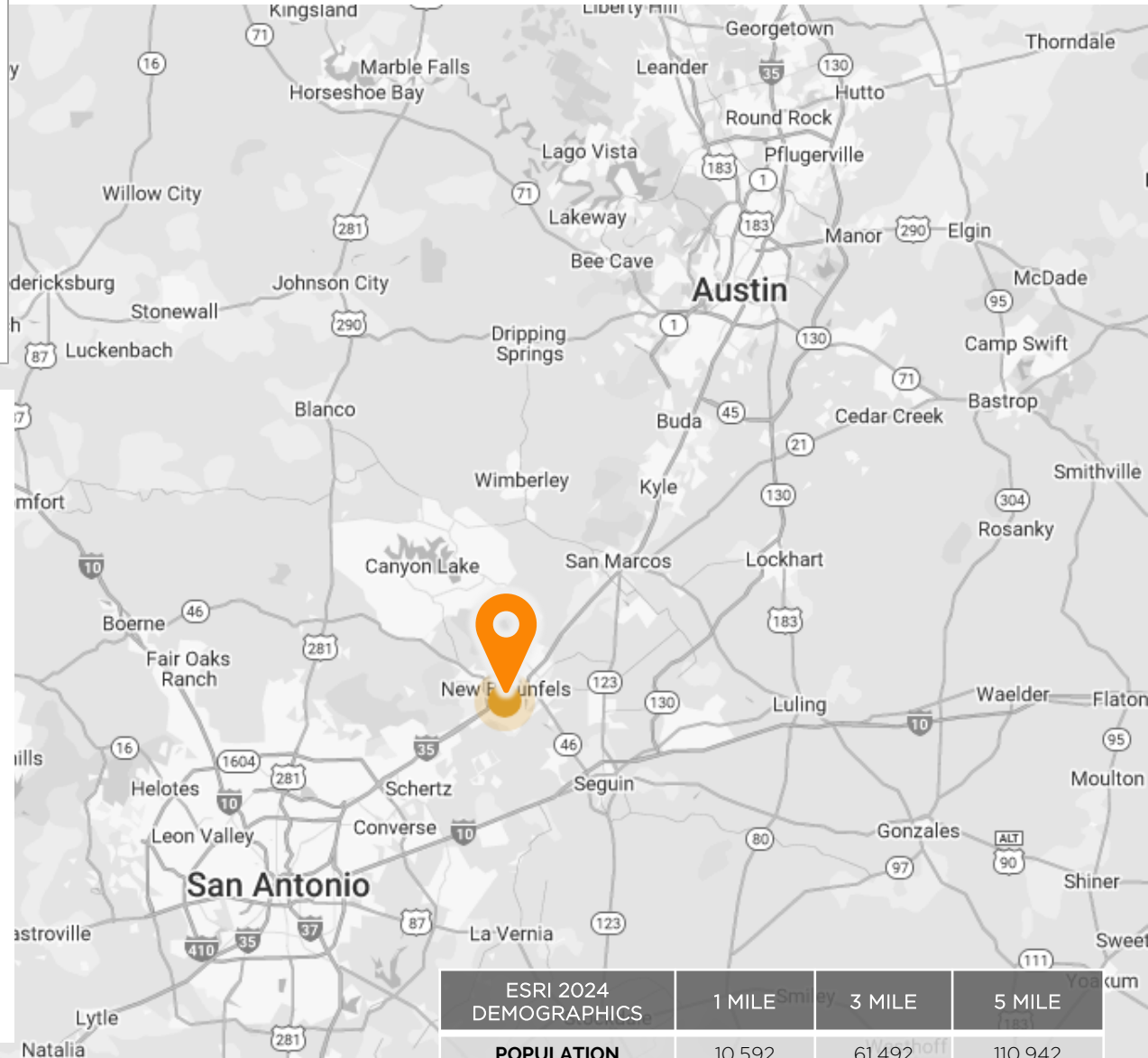
LOCATION HIGHLIGHTS

- **IH-35 CORRIDOR**
- Located in one of Texas's **fastest-growing** cities
- IH-35 Frontage (145,621± vpd) – one of Texas' **most high-traffic** corridors
- Adjacent to Walmart Supercenter
- Population of over 110,000 in a 5 mile radius

Centrally located off IH 35 in New Braunfels, offering excellent visibility in a high-traffic area. This property is adjacent to Walmart, just south of the Walnut interchange. This Walnut & IH-35 intersection includes major retailers - an HEB anchored retail center as well as the Walnut Square Retail Center.

Located in the continuously expanding New Braunfels corridor between downtown Austin (49 miles) and San Antonio (30 miles).

New Braunfels is expected to maintain its population growth, with projections indicating a 30% increase over the next decade. Currently home to around 104,000 residents in 2023, the population is anticipated to exceed 135,000 by 2033. This expansion is primarily fueled by its close location to Austin and San Antonio, making it a desirable choice for both businesses and individuals seeking more affordable living options within commuting range of these major cities.



ESRI 2024 DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	10,592	61,492	110,942
# HOUSEHOLDS	4,231	23,561	42,864
AVG HH INCOME	\$105,674	\$109,011	\$111,835



Download Demographics



View of the property, looking north



View along IH-35, looking north



View of the property looking southwest



View of the drive thru



DISCLAIMER, RELEASE, INDEMNITY AND CONFIDENTIALITY AGREEMENT

As a material inducement and an essential condition to **Sullivan Commercial Realty** and **Seller**, providing you the accompanying information concerning **1145 IH-35, New Braunfels, TX 78130** and by use of the information you and your clients for yourselves and anyone holding or claiming by, through, or under you, agree to the following:

(1) The information contained herein or communicated to you verbally or otherwise by Sullivan Commercial Realty or from any other source is provided as an accommodation to you and your client in order to facilitate your examination of the property described herein. Neither Seller nor Sullivan Commercial Realty guarantee the completeness or accuracy of the information contained herein or otherwise supplied to you and expressly disclaims any duty, warranty, or representation, express or implied, related to this or any other information or the property described herein. It is your responsibility to independently confirm the accuracy and completeness of this and any other information and determine the suitability and condition of the property.

(2) Sullivan Commercial Realty represents the Seller and shall have no duty to you or anyone claiming, by through, or under you to make any inspection or disclosure. You and your clients must perform whatever tests and investigations are necessary to determine the suitability and condition of the property. You and your clients, for yourselves and anyone claiming or holding by, through, or under you, agree to release, indemnify, hold harmless, and defend Seller and Sullivan Commercial Realty their officers, agents and representatives from any claim, liability, or loss which may occur directly or indirectly from any failure to disclose any information or your use of this and any other information or the property whether or not such loss, cost, or damage may result in whole or in part from any theory of strict liability or the negligence of Seller or Sullivan Commercial Realty or their representatives.

(3) You and your clients agree to hold all information concerning the property confidential and to use it solely in connection with your independent evaluation of the purchase of the property and not for any other reason. If any information is used by you or anyone gaining information from you for any other purpose, then you, for yourself and anyone holding by, through, or under you, agree to indemnify Sullivan Commercial Realty, the Seller, and their successors and assigns for any and all losses, costs, and damages which result directly or indirectly from such prohibited use, including without limitation legal costs, consequential damages, and lost profits.

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If any of the foregoing terms and conditions are not unconditionally satisfactory to you, then return this information to Sullivan Commercial Realty without duplicating, copying, or in any other manner using any portion thereof. This agreement shall survive the return of the information and shall be binding upon our permitted successors and assigns. The declaration that any portion of this agreement is void or is unenforceable shall not affect the other provisions hereof.

AGREED AND ACCEPTED – PROSPECTIVE PURCHASER:

Signature of Authorized Individual

Firm

Typed Name:

Address

Title

Telephone

Date

Email

Return completed form to:

Jamie Sullivan, jsullivan@sullivansa.com or Zach Davis, zdavis@sullivansa.com
Sullivan Commercial Realty . 200 Concord Plaza Dr., Suite 440. San Antonio, TX 78216
(210) 341-9292 ph



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 obligation 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 opinion and advise 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.

SULLIVAN COMMERCIAL REALTY

James E. Sullivan, Jr., Broker
Pete Tassos, Broker
Zach Davis, Broker
Connor Dziuk, Agent

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Buyer/Tenant initials

Seller/Landlord Initials

Date

Source:

Regulated by the Texas Real Estate Commission
Information available at www.trec.texas.gov

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