



MARK HAMPTON
RESIDENTIAL AND COMMERCIAL REAL ESTATE
The Signature of Experience

**2415 Woodlane Dr.
New Braunfels, TX 78132**

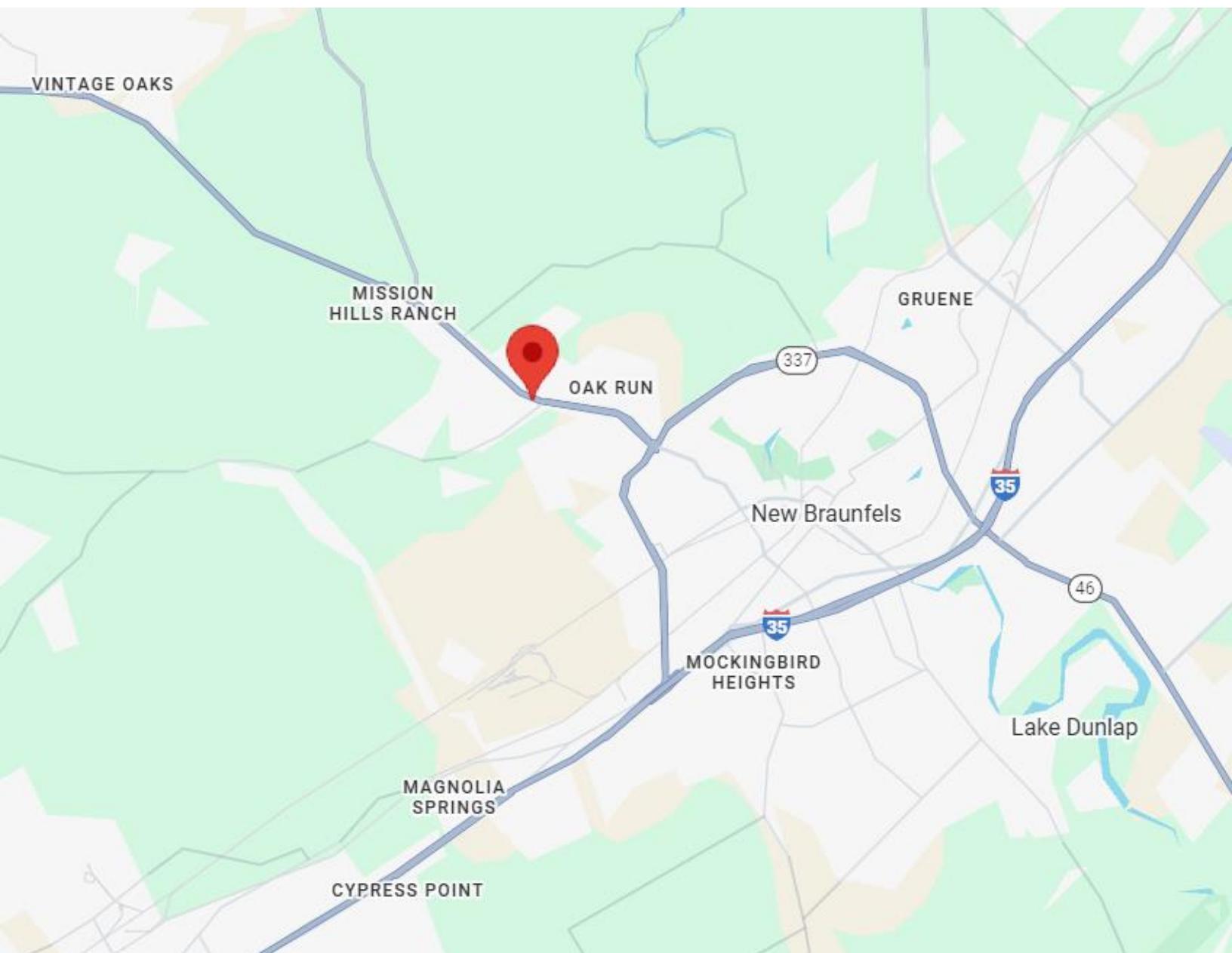




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Located off of Hwy 46. Turn right onto Northwoods Dr. and take an immediate right onto Woodlane Dr. The destination will be on your right.



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Mark@MarkHamptonHomes.com | 210-823-8611
888 Landa Street, New Braunfels TX 78130



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Property Details:

- Legal Description: NORTHWOODS 2, BLOCK 7 LOT 2
- Property ID: 40201
- Zoned for Commercial: C1
- .72 Acre Lot
- Approximately 246 feet of frontage road
- Utilities are available
- Lot is located close to a variety of businesses such as medical facilities, gas stations, restaurants, storage, as well as residential housing.



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Zoning Map C-1



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PROPERTY PHOTOS



Street View



Facing North

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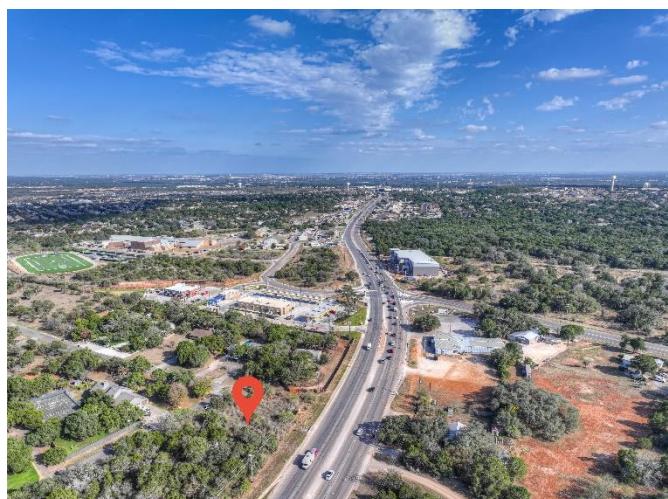
PROPERTY PHOTOS



West



North



East



Northwest

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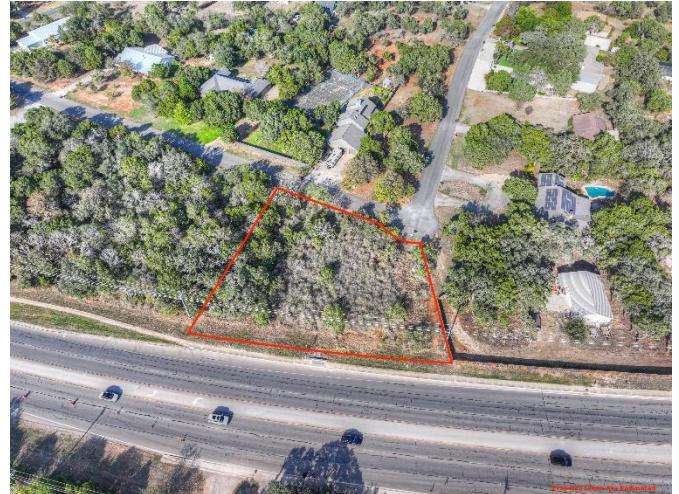
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AERIAL PHOTOS



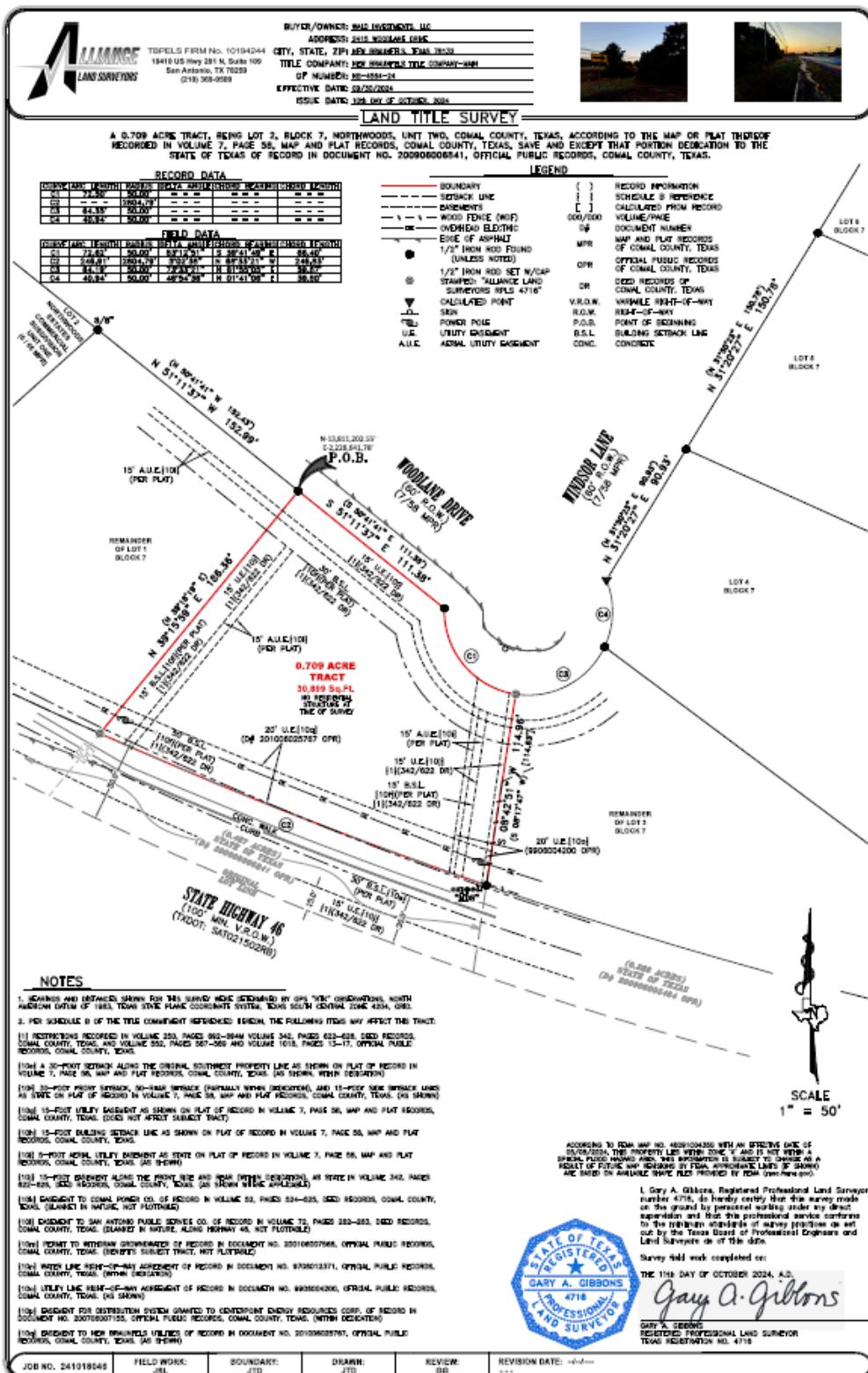
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TX TEXAS REALTORS[®]

COMMERCIAL PROPERTY CONDITION STATEMENT

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CONCERNING THE PROPERTY AT: 2415 Woodlane Drive, New Braunfels, TX 78130

THIS IS A DISCLOSURE OF THE SELLER'S OR LANDLORD'S KNOWLEDGE OF THE CONDITION OF THE PROPERTY AS OF THE DATE SIGNED. IT IS NOT A SUBSTITUTE FOR ANY INSPECTIONS OR WARRANTIES A BUYER OR TENANT MAY WISH TO OBTAIN. IT IS NOT A WARRANTY OF ANY KIND BY SELLER, SELLER'S AGENTS, LANDLORD, LANDLORD'S AGENTS OR ANY OTHER AGENT. THE TERM "LANDLORD" INCLUDES SUBLLESSORS.

PART 1 – Complete if Property is Improved or Unimproved

Are you (Seller or Landlord) aware of:	<u>Not Aware</u>	<u>Aware</u>
(1) any of the following environmental conditions on or affecting the Property:		
(a) radon gas?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b) asbestos components:		
(i) friable components?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(ii) non-friable components?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(c) urea-formaldehyde insulation?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(d) endangered species or their habitat?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(e) wetlands?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(f) underground storage tanks?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(g) leaks in any storage tanks (underground or above-ground)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(h) lead-based paint?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(i) hazardous materials or toxic waste?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(j) open or closed landfills on or under the surface of the Property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(k) external conditions materially and adversely affecting the Property such as nearby landfills, smelting plants, burners, storage facilities of toxic or hazardous materials, refiners, utility transmission lines, mills, feed lots, and the like?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(l) any activity relating to drilling or excavation sites for oil, gas, or other minerals?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(2) previous environmental contamination that was on or that materially and adversely affected the Property, including but not limited to previous environmental conditions listed in Paragraph 1(a)-(l)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(3) any improper drainage onto or away from the Property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(4) any fault line at or near the Property that materially and adversely affects the Property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(5) air space restrictions or easements on or affecting the Property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(6) unrecorded or unplatued agreements for easements, utilities, or access on or to the Property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

(TXR-1408) 07-08-22 Initiated by Seller or Landlord:



and Buyer or Tenant:



Page 1 of 5

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	<u>Not</u>	<u>Aware</u>
(7) special districts in which the Property lies (for example, historical districts, development districts, extraterritorial jurisdictions, or others)?.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(8) pending changes in zoning, restrictions, or in physical use of the Property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
The current zoning of the Property is: _____		
(9) your receipt of any notice concerning any likely condemnation, planned streets, highways, railroads, or developments that would materially and adversely affect the Property (including access or visibility)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(10) lawsuits affecting title to or use or enjoyment of the Property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(11) your receipt of any written notices of violations of zoning, deed restrictions, or government regulations from EPA, OSHA, TCEQ, or other government agencies?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(12) common areas or facilities affiliated with the Property co-owned with others?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(13) an owners' or tenants' association or maintenance fee or assessment affecting the Property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
If aware, name of association: _____		
Name of manager: _____		
Amount of fee or assessment: \$ _____ per _____		
Are fees current through the date of this notice? <input type="checkbox"/> yes <input type="checkbox"/> no <input type="checkbox"/> unknown		
(14) subsurface structures, hydraulic lifts, or pits on the Property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(15) intermittent or wet weather springs that affect the Property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(16) any material defect in any irrigation system, fences, or signs on the Property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(17) conditions on or affecting the Property that materially affect the health or safety of an ordinary individual?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(18) any of the following rights vested in others:		
(a) outstanding mineral rights?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b) timber rights?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(c) water rights?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(d) other rights?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(19) any personal property or equipment or similar items subject to financing, liens, or lease(s)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
If aware, list items: _____		

If you are aware of any of the conditions listed above, explain. (Attach additional information if needed.) _____



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PART 2 – Complete if Property is Improved or Unimproved

Are you (Seller or Landlord) aware of any of the following conditions*:	<u>Not Aware</u>	<u>Aware</u>
(1) Present flood insurance coverage?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(2) Previous flooding due to a failure or breach of a reservoir or a controlled or emergency release of water from a reservoir?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(3) Previous flooding due to a natural flood event?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(4) Previous water penetration into a structure on the Property due to a natural flood event?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(5) Located <input type="checkbox"/> wholly <input type="checkbox"/> partly in a 100-year floodplain (Special Flood Hazard Area-Zone A, V, A99, AE, AO, AH, VE, or AR)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(6) Located <input type="checkbox"/> wholly <input type="checkbox"/> partly in a 500-year floodplain (Moderate Flood Hazard Area-Zone X (shaded))?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(7) Located <input type="checkbox"/> wholly <input type="checkbox"/> partly in a floodway?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(8) Located <input type="checkbox"/> wholly <input type="checkbox"/> partly in a flood pool?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(9) Located <input type="checkbox"/> wholly <input type="checkbox"/> partly in a reservoir?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

If the answer to any of the above is "aware," explain: (attach additional sheets as necessary)

**If Buyer or Tenant is concerned about these matters, Buyer or Tenant may consult Information About Flood Hazards (TXR 1414)*

For purposes of this notice:

"100-year floodplain" means any area of land that: (A) is identified on the flood insurance rate map as a special flood hazard area, which is designated as Zone A, V, A99, AE, AO, AH, VE, or AR on the map; (B) has a one percent annual chance of flooding, which is considered to be a high risk of flooding; and (C) may include a regulatory floodway, flood pool, or reservoir.

"500-year floodplain" means any area of land that: (A) is identified on the flood insurance rate map as a moderate flood hazard area, which is designated on the map as Zone X (shaded); and (B) has a two-tenths of one percent annual chance of flooding, which is considered to be a moderate risk of flooding.

"Flood pool" means the area adjacent to a reservoir that lies above the normal maximum operating level of the reservoir and that is subject to controlled inundation under the management of the United States Army Corps of Engineers.

"Flood insurance rate map" means the most recent flood hazard map published by the Federal Emergency Management Agency under the National Flood Insurance Act of 1968 (42 U.S.C. Section 4001 et seq.).

"Floodway" means an area that is identified on the flood insurance rate map as a regulatory floodway, which includes the channel of a river or other watercourse and the adjacent land areas that must be reserved for the discharge of a base flood, also referred to as a 100-year flood, without cumulatively increasing the water surface elevation more than a designated height.

"Reservoir" means a water impoundment project operated by the United States Army Corps of Engineers that is intended to retain water or delay the runoff of water in a designated surface area of land.

(10) Have you (Seller or Landlord) ever filed a claim for flood damage to the Property with any insurance provider, including the National Flood Insurance Program (NFIP)?

yes no

If yes, explain: (attach additional sheets as necessary)

(11) Have you (Seller or Landlord) ever received assistance from FEMA or the U.S. Small Business Administration (SBA) for flood damage to the Property?

yes no

If yes, explain: (attach additional sheets as necessary)



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PART 3 – Complete only if Property is Improved

A. Are you (Seller or Landlord) aware of any material defects in any of following on the Property?

		<u>Not Aware</u>	<u>Aware</u>	<u>Not Appl.</u>
(1) Structural Items:				
(a) foundation systems (slabs, columns, trusses, bracing, crawl spaces, piers, beams, footings, retaining walls, basement, grading)?		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b) exterior walls?		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(c) fireplaces and chimneys?		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(d) roof, roof structure, or attic (covering, flashing, skylights, insulation, roof penetrations, ventilation, gutters and downspouts, decking)?		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(e) windows, doors, plate glass, or canopies		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(2) Plumbing Systems:				
(a) water heaters or water softeners?		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b) supply or drain lines?		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(c) faucets, fixtures, or commodes?		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(d) private sewage systems?		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(e) pools or spas and equipment?		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(f) fire sprinkler systems?		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(g) landscape sprinkler systems?		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(h) water coolers?		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(i) private water wells?		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(j) pumps or sump pumps?		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(k) gas lines?		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(3) HVAC Systems: any cooling, heating, or ventilation systems?		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(4) Electrical Systems: service drops, wiring, connections, conductors, plugs, grounds, power, polarity, switches, light fixtures, or junction boxes?		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(5) Other Systems or Items:				
(a) security systems?		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b) fire detection systems?		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(c) porches or decks?		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(d) garage doors and door operators?		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(e) loading doors or docks?		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(f) rails or overhead cranes?		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(g) elevators or escalators?		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(h) parking areas, drives, steps, walkways?		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(i) appliances or built-in kitchen equipment?		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

If you are aware of material defects in any of the items listed under Paragraph A, explain. (Attach additional information if needed.)

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B. Are you (Seller or Landlord) aware of:

	<u>Not</u>	<u>Aware</u>	<u>Aware</u>
(1) any of the following water or drainage conditions materially and adversely affecting the Property:			
(a) ground water?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
(b) water penetration?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
(c) previous flooding or water drainage?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
(d) soil erosion or water ponding?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
(2) previous structural repair to the foundation systems on the Property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
(3) settling or soil movement materially and adversely affecting the Property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
(4) pest infestation from rodents, insects, or other organisms on the Property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
(5) termite or wood rot damage on the Property needing repair?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
(6) mold to the extent that it materially and adversely affects the Property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
(7) mold remediation certificate issued for the Property in the previous 5 years?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<i>if aware, attach a copy of the mold remediation certificate.</i>			
(8) previous termite treatment on the Property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
(9) previous fires that materially affected the Property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
(10) modifications made to the Property without necessary permits or not in compliance with building codes in effect at the time?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
(11) any part, system, or component in or on the Property not in compliance with the Americans with Disabilities Act or the Texas Architectural Barrier Statute?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

If you are aware of any of conditions described under Paragraph B, explain. (Attach additional information, if needed.) _____

The undersigned acknowledges receipt of the foregoing statement.

Seller or Landlord: Leigha M. Nielsen _____

Buyer or Tenant: _____

By: Leigha Nielsen

By (signature): 

digitally verified
11/17/2025 04:44 PM MST
8640-D-1946-02078-DHF

Printed Name: Leigha Nielsen

Title: _____

By: _____

By (signature): 

Printed Name: _____

Title: _____

By: _____

By (signature): 

Printed Name: _____

Title: _____

By: _____

By (signature): 

Printed Name: _____

Title: _____

NOTICE TO BUYER OR TENANT: The broker representing Seller or Landlord, and the broker representing you advise you that this statement was completed by Seller or Landlord, as of the date signed. The brokers have relied on this statement as true and correct and have no reason to believe it to be false or inaccurate. YOU ARE ENCOURAGED TO HAVE AN INSPECTOR OF YOUR CHOICE INSPECT THE PROPERTY.

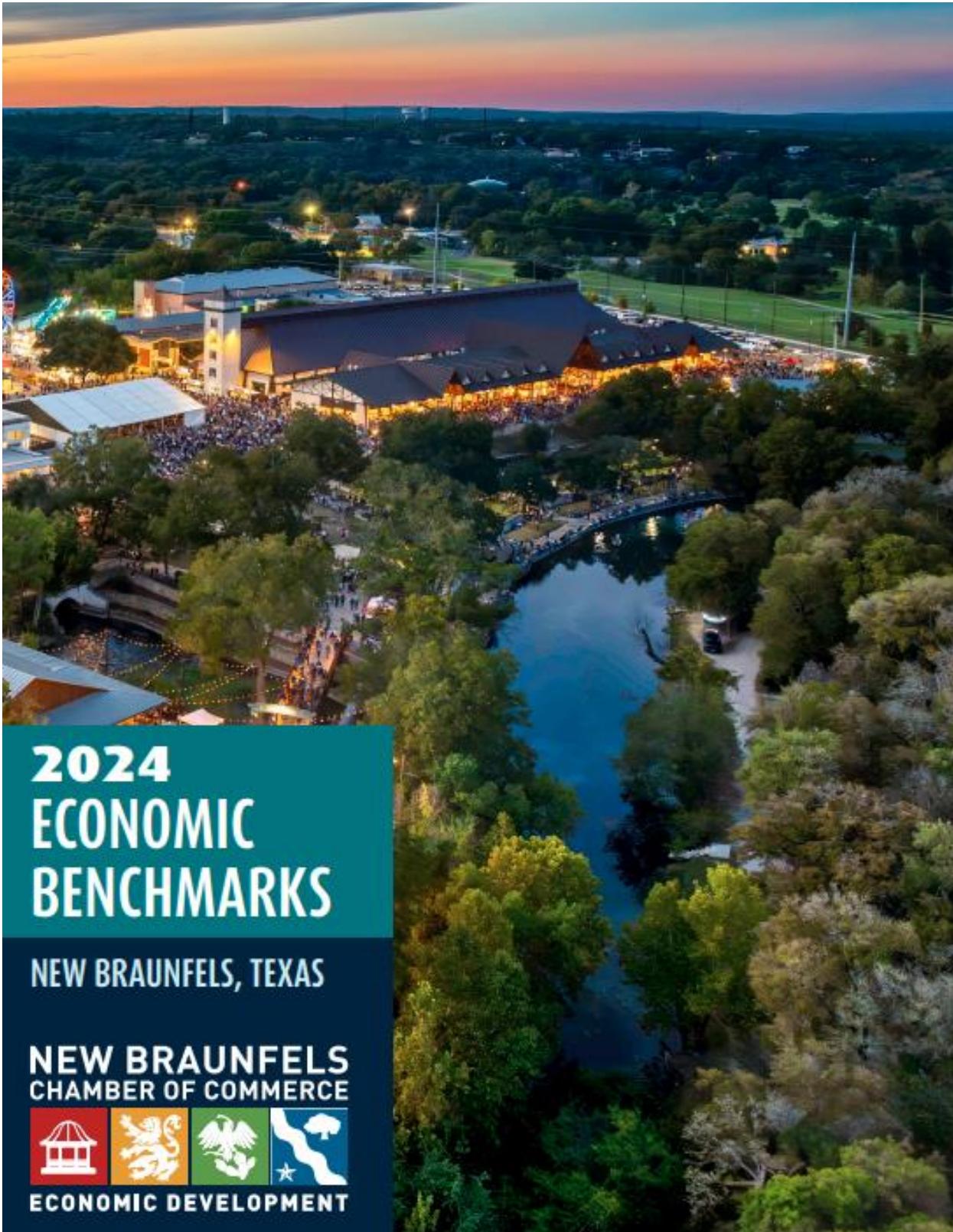
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DEMOGRAPHICS

POPULATION

New Braunfels' population has grown by **72%** since 2014, a growth rate that is over three and a half times that of the State of Texas. This growth can be attributed to the exceptional quality of life, excellent public schools, and our prime location in the San Antonio-Austin corridor. Large-scale developments like **Veramendi and Mayfair**, as well as corporate expansions like **Continental and Zoho** are validation that New Braunfels is an attractive place for residents and companies alike.

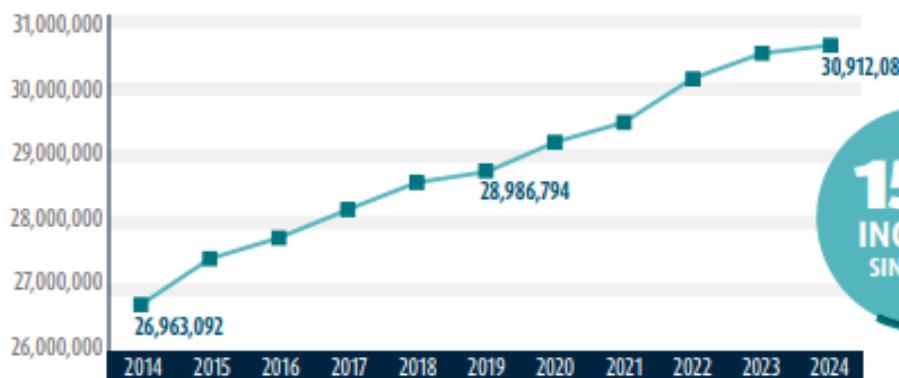
GROWING POPULATION: CITY OF NEW BRAUNFELS



Source: Lightcast, Zip Codes 78130, 78131, 78132, and 78135; 2024

72%
INCREASE
SINCE 2014

GROWING POPULATION: STATE OF TEXAS



15%
INCREASE
SINCE 2014

2 ECONOMIC BENCHMARKS

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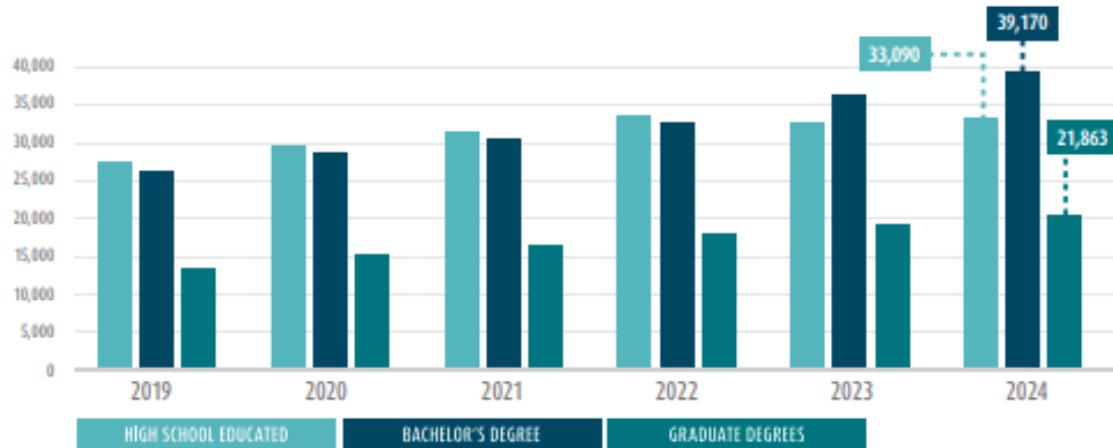
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Source: Lightcast, 2024



EDUCATIONAL ATTAINMENT

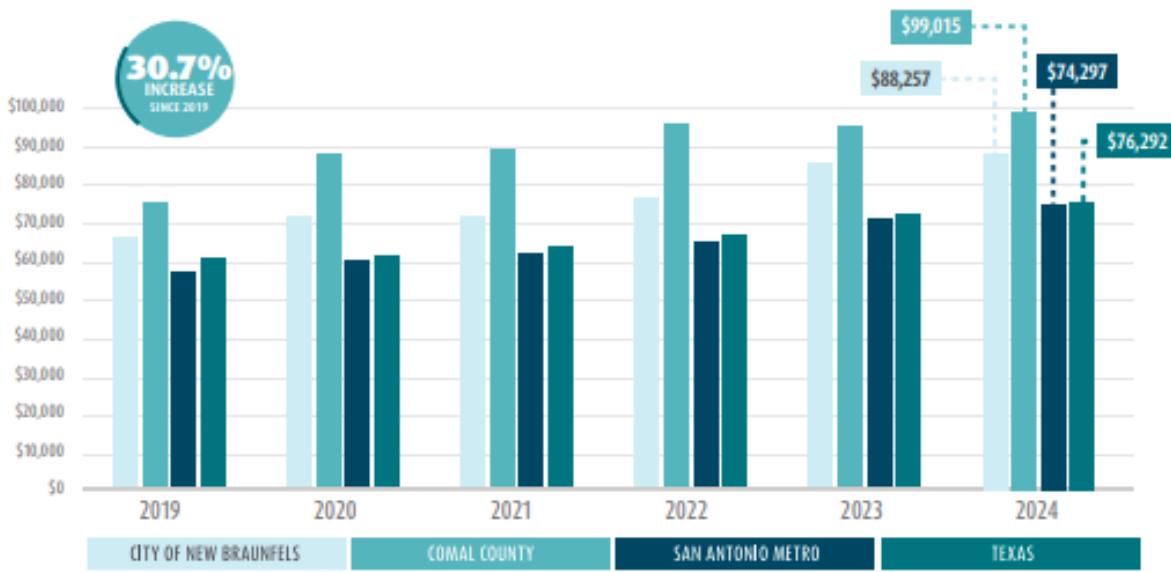
New Braunfels has a highly educated workforce, and the population of educated workers has been steadily increasing. The number of residents with a **Bachelor's degree** has increased 49.0% since 2019, and the number of residents with a **graduate degree or higher** has increased 59.1% in the same period.



Source: Lightcast

MEDIAN HOUSEHOLD INCOME

Median Household Income in New Braunfels rose by 2.8% in 2024 and is up 30.7% since 2019.



Source: 2023 ACS 5-year Estimates, U.S. Census

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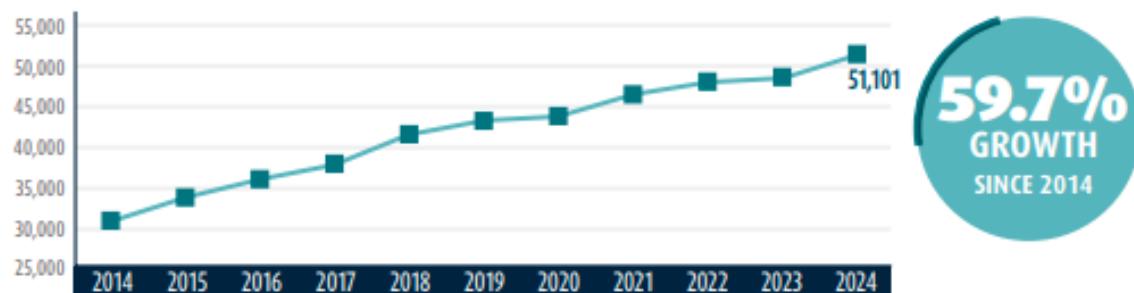
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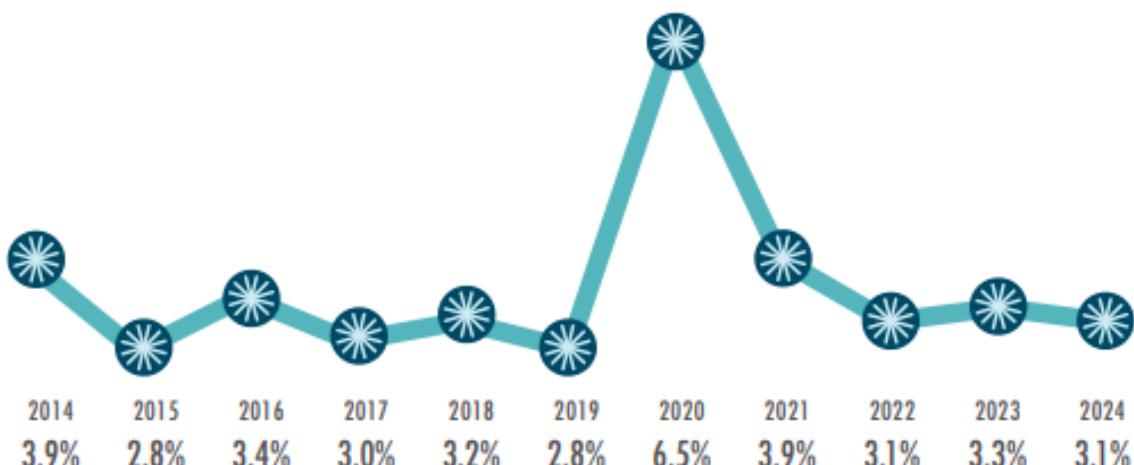
JOBS

The unemployment rate in New Braunfels is lower than the national, statewide, and nearby metro area averages. New Braunfels' unemployment rate has averaged 3.2% since 2014. In 2024, the unemployment rate was 3.1%, with city employment standing at 51,101 employees.

NEW BRAUNFELS EMPLOYMENT



NEW BRAUNFELS UNEMPLOYMENT



4 ECONOMIC BENCHMARKS

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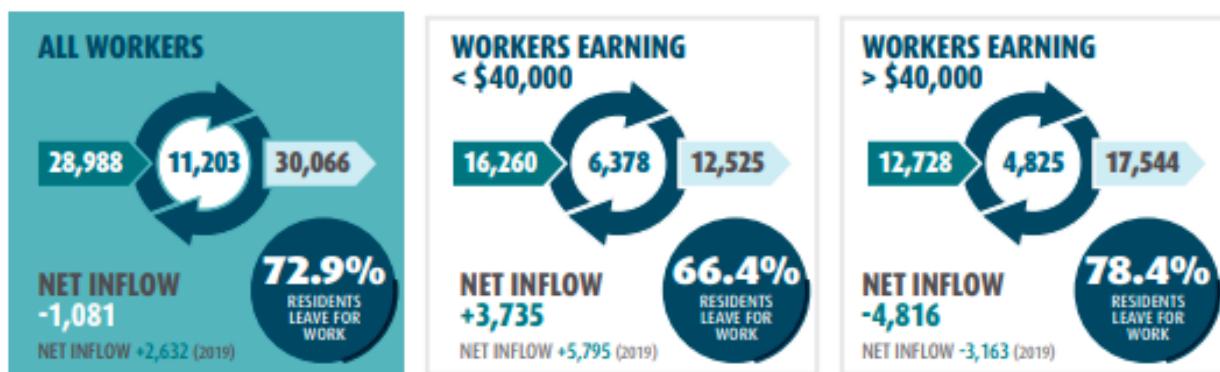
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COMMUTING

New Braunfels employers benefit from a large labor shed spanning the San Antonio-Austin corridor. Overall, New Braunfels has a net outflow of commuters – 73% of residents leave the community for work. When breaking down by income, lower-wage jobs have a net inflow, while higher-wage jobs have a net outflow.

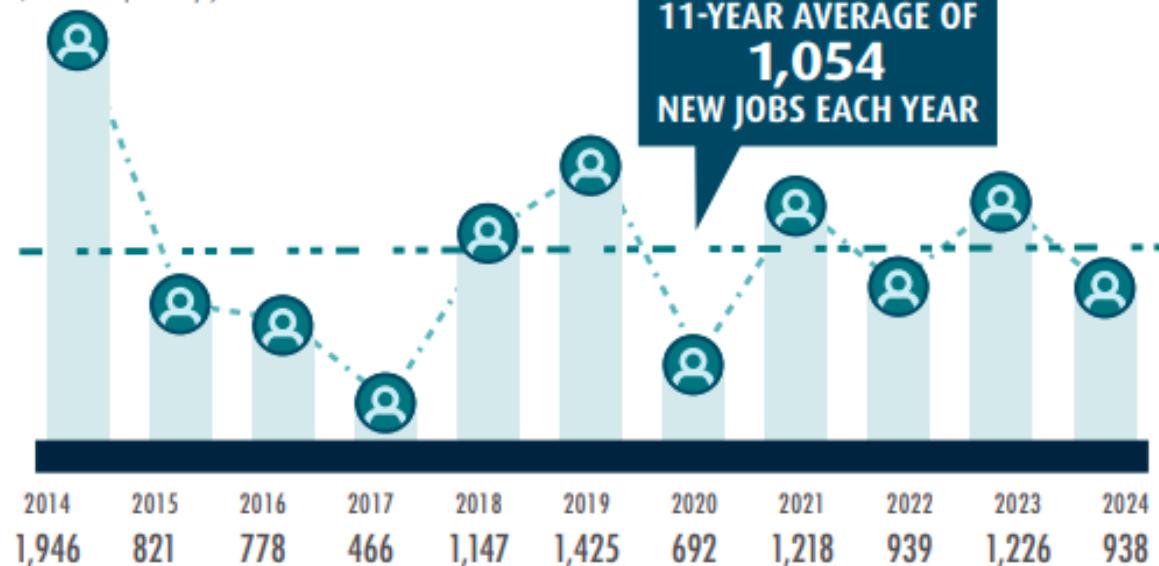
COMMUTING TRENDS: INFLOW & OUTFLOW OF WORKERS BY ANNUAL EARNINGS (2021)



Source: Census OnTheMap, 2021

NEW PRIMARY JOBS

Primary employers generate wealth in a community by producing a good or service that is mostly sold outside the trade area. We currently track 46 primary employers in New Braunfels and have averaged 1,030 new primary job announcements since 2014.



Source: New Braunfels Chamber of Commerce, 2024

ECONOMIC BENCHMARKS 5

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TAXES & REVENUES

CITY PROPERTY TAX VALUATIONS

Taxable value in New Braunfels is **up by over \$10 billion** since 2014, representing an increase of approximately 208% in the ten-year period. The tax rate levied by the city is

2014	\$4,983,162,920
2015	\$5,619,850,147
2016	\$6,044,026,621
2017	\$7,001,290,733
2018	\$7,486,330,380
2019	\$8,463,233,879
2020	\$9,558,639,489
2021	\$10,237,237,785
2022	\$12,768,519,172
2023	\$12,689,194,072
2024	\$15,366,243,802

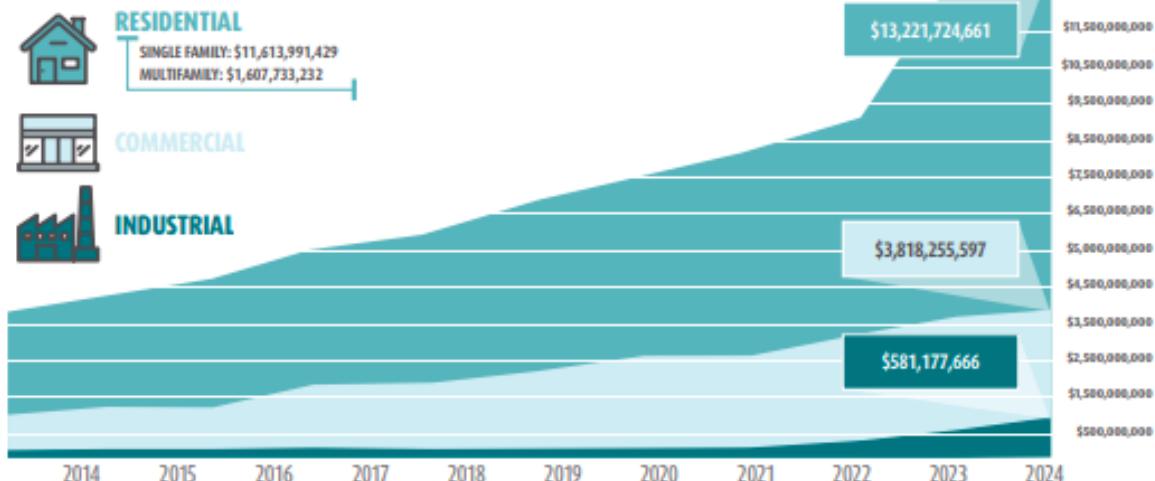
**208% VALUATION
INCREASE SINCE 2014**

**21.1%
INCREASE
FROM 2023**

Source: Comal Appraisal District and Guadalupe Appraisal District

CITY REAL PROPERTY VALUATION BREAKDOWN

New Braunfels continues to see robust market valuation growth across all property types. Residential market valuation has increased by nearly \$8.95 billion since 2014. Commercial market valuation increased by over \$2.70 billion in the same period.



Source: Comal Appraisal District and Guadalupe Appraisal District

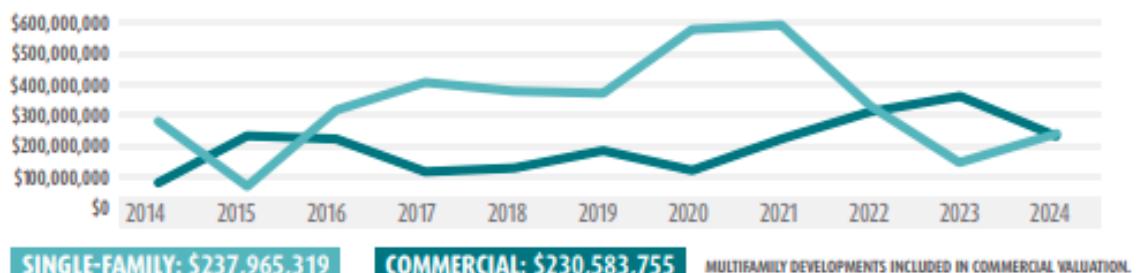


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BUILDING PERMIT VALUE

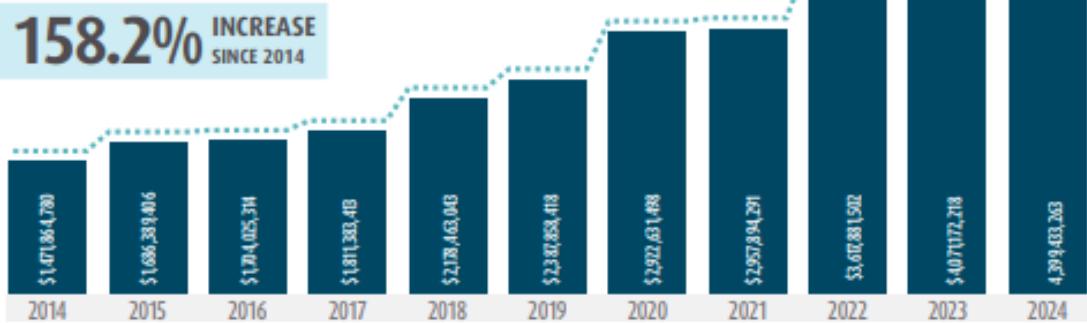
In 2024, building permit values in New Braunfels totaled over \$468.5 million.



Source: City of New Braunfels Planning Department

COMMERCIAL & INDUSTRIAL TAX VALUE

In 2024, combined commercial and industrial tax value increased 8% since 2023. Since 2014, these values have increased by 158.2%.



Source: Comal Appraisal District and Guadalupe Appraisal District

SALES TAX REVENUE RECEIPTS

Sales tax revenues increased year-over-year in 2024 after a slight decrease in 2023. In 2024, Sales tax revenue was **\$37,845,322.62**, an all-time high for the City of New Braunfels. Sales Tax is the largest local revenue source for city government services.

**1.85%
INCREASE
FROM 2023**



Source: Texas Comptroller, October Receipts

ECONOMIC BENCHMARKS

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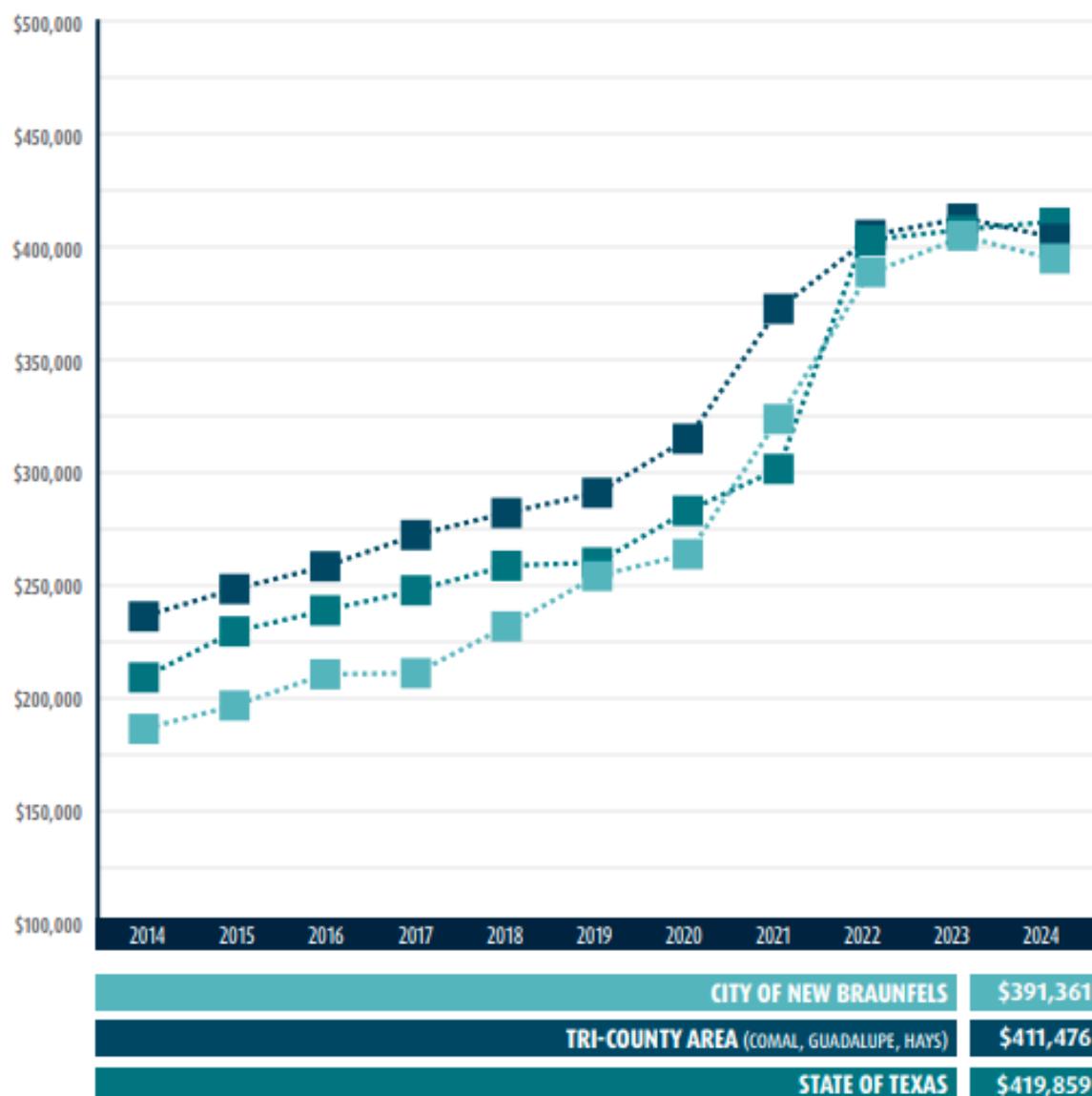


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AVERAGE HOME VALUATIONS



Source: Texas A&M University Texas Real Estate Research Center, October 2023

8 ECONOMIC BENCHMARKS

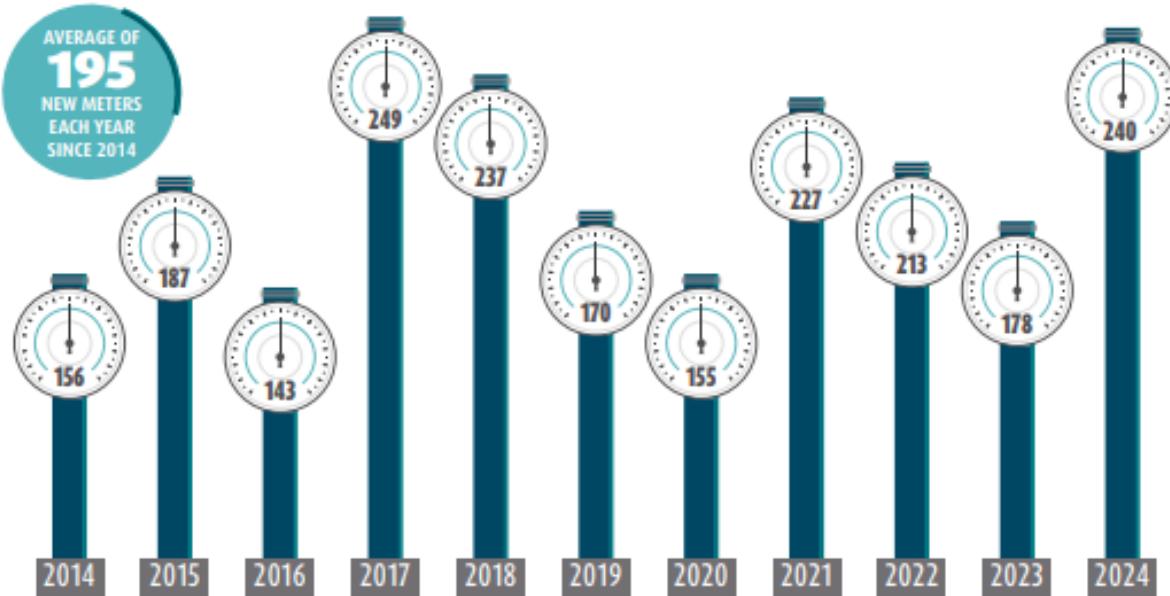
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NEW BUSINESS METERS

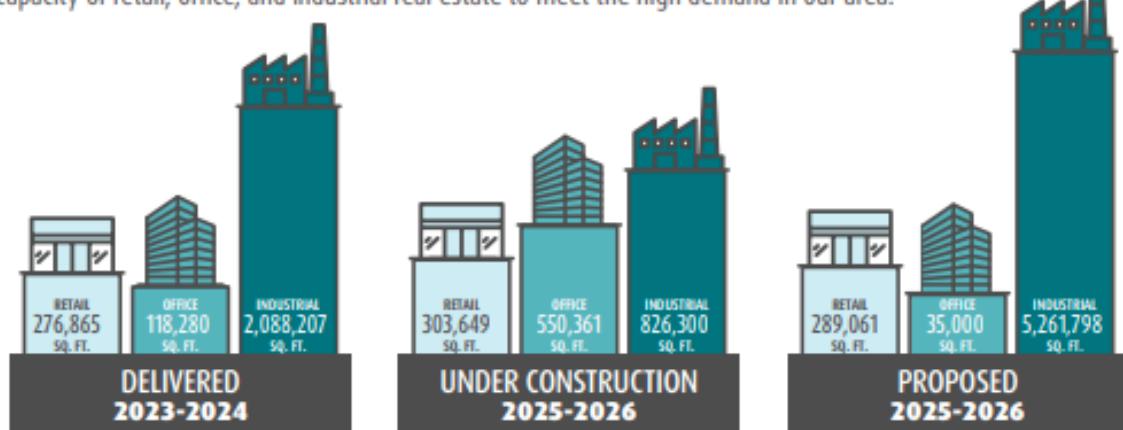
New Braunfels meters are measured by the city-owned utility for electricity, water, and wastewater. In 2024, NBU registered 240 new businesses, gaining 2,155 since 2014.



Source: New Braunfels Utilities (October 2023-September 2024)

REAL ESTATE CONSTRUCTION RATES

There are multiple developments underway across our area that will significantly expand the capacity of retail, office, and industrial real estate to meet the high demand in our area.



Source: CoStar

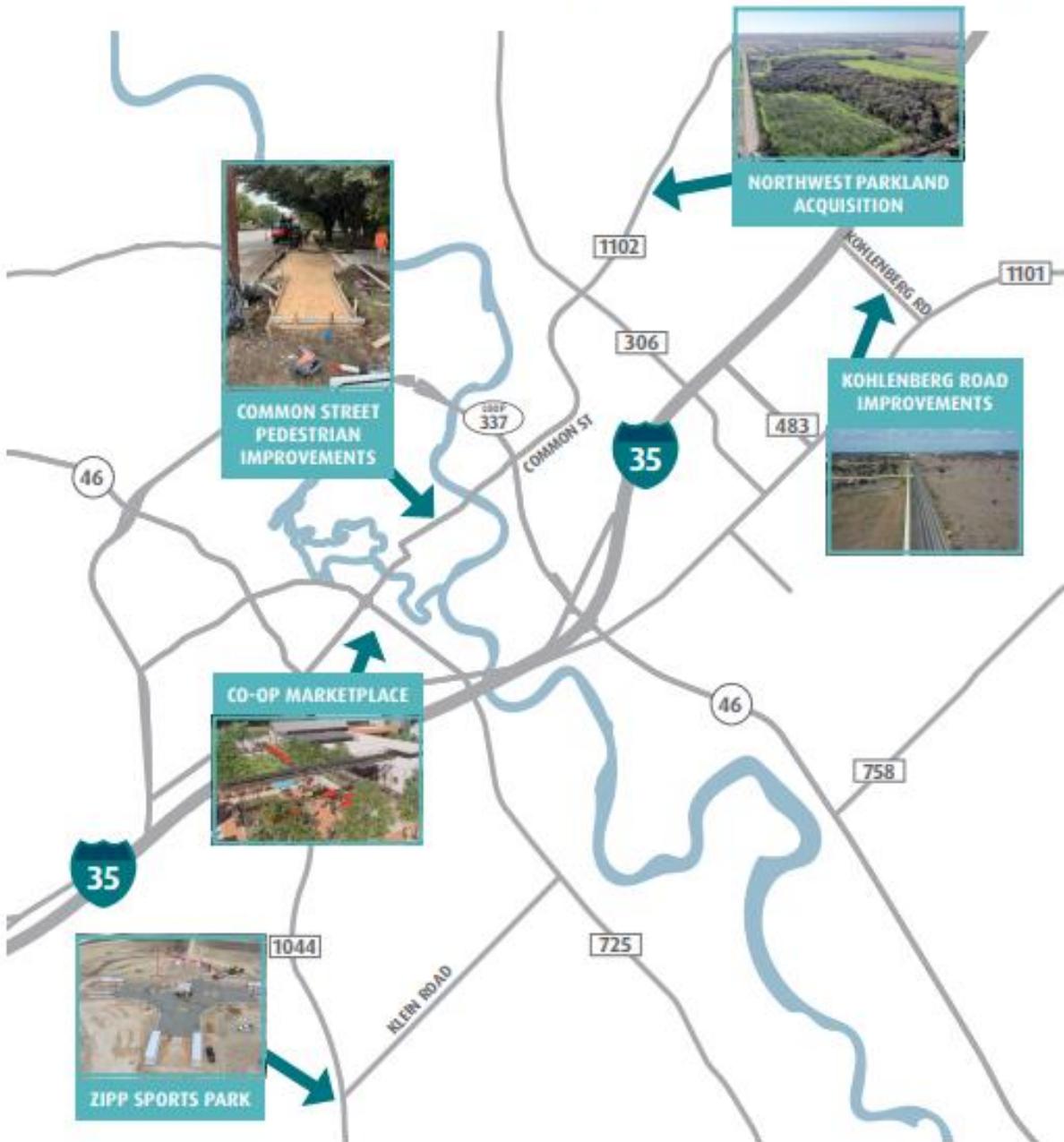


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EDC FUNDED INFRASTRUCTURE PROJECTS

The New Braunfels Economic Development Corporation (NBEDC) has **funded over \$42.7 million toward projects in and around New Braunfels** since 2023. This includes over \$19.3M for parks, open spaces, and pedestrian improvements, \$15.9M for infrastructure projects, and \$7.5M for workforce & small business support. Highlighted below are just some of the ongoing projects that the NBEDC has made progress on in the past year.





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The New Braunfels Chamber provides a confidential, single point of contact to businesses looking to create new jobs in New Braunfels. We manage partnerships with businesses & local government and operate from a shared strategic plan. Our partners include the City of New Braunfels and its EDC, Comal County, NBU, and the Economic Development Foundation.

Visit NBChamber.com/Economic-Development to learn more about how we can help grow your business.

OUR SERVICES

- + Regional demographic and socioeconomic data
- + Site selection information through our GIS-driven New Braunfels Prospector program
- + Introductions/testimonials with industry professionals
- + Coordination of labor market analysis
- + Arrangement of community briefings and custom tours of New Braunfels
- + Introduction to community partners
- + Preparation of a customized package of Local/State incentives
- + Assistance with specialized market research needs
- + Follow-through with the development process
- + Permit expediting through city departments



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NBCHAMBER.COM/ECONOMIC-DEVELOPMENT

NEW BRAUNFELS CHAMBER OF COMMERCE



ECONOMIC DEVELOPMENT

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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.

11-03-2025



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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.

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 by the buyer or buyer's agent. An owner's agent fees are not set by law and are fully negotiable.

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. A buyer/tenant's agent fees are not set by law and are fully negotiable.

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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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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Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
Lisa Munoz	488746	lmunoz@mykwsa.com	830.624.2400
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Mark Hampton	464012	Mark@MarkHamptonHomes.com	210.823.8611
Name of Sales Agent/Associate	License No.	Email	Phone
Buyer/Tenant/Seller/Landlord Initials		Date	

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