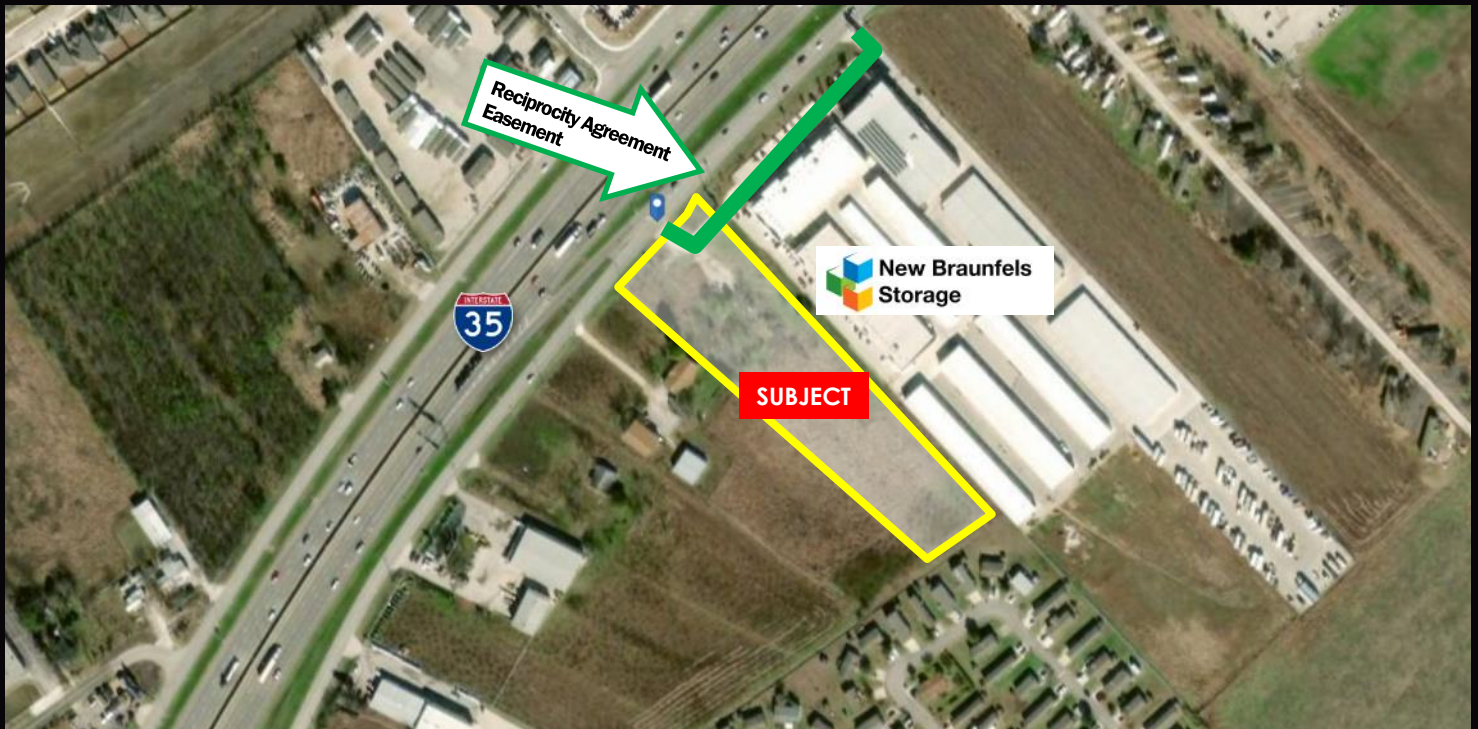


# 2050 N IH-35 | NEW BRAUNFELS, TX 78130



MLS# 495489 | \$2,652,150

This is a great 4.059 +/- Acre commercial location featuring:

- Approximately 258 feet of IH 35 frontage
- Billboard Signage
- Zoned MU-B AH  
(High Intensity Mixed Use District, Airport Hazard)
- Ideal Usage:
  - Medical/Dental/ER Clinic
  - Office Complex
  - Retail & Restaurant
  - Auto Dealerships
  - AND MORE!
- Utilities, sewer, and cable are available
- Less than 1 mile from Creekside Shopping Center!



**D. LEE EDWARDS**

Broker/Owner

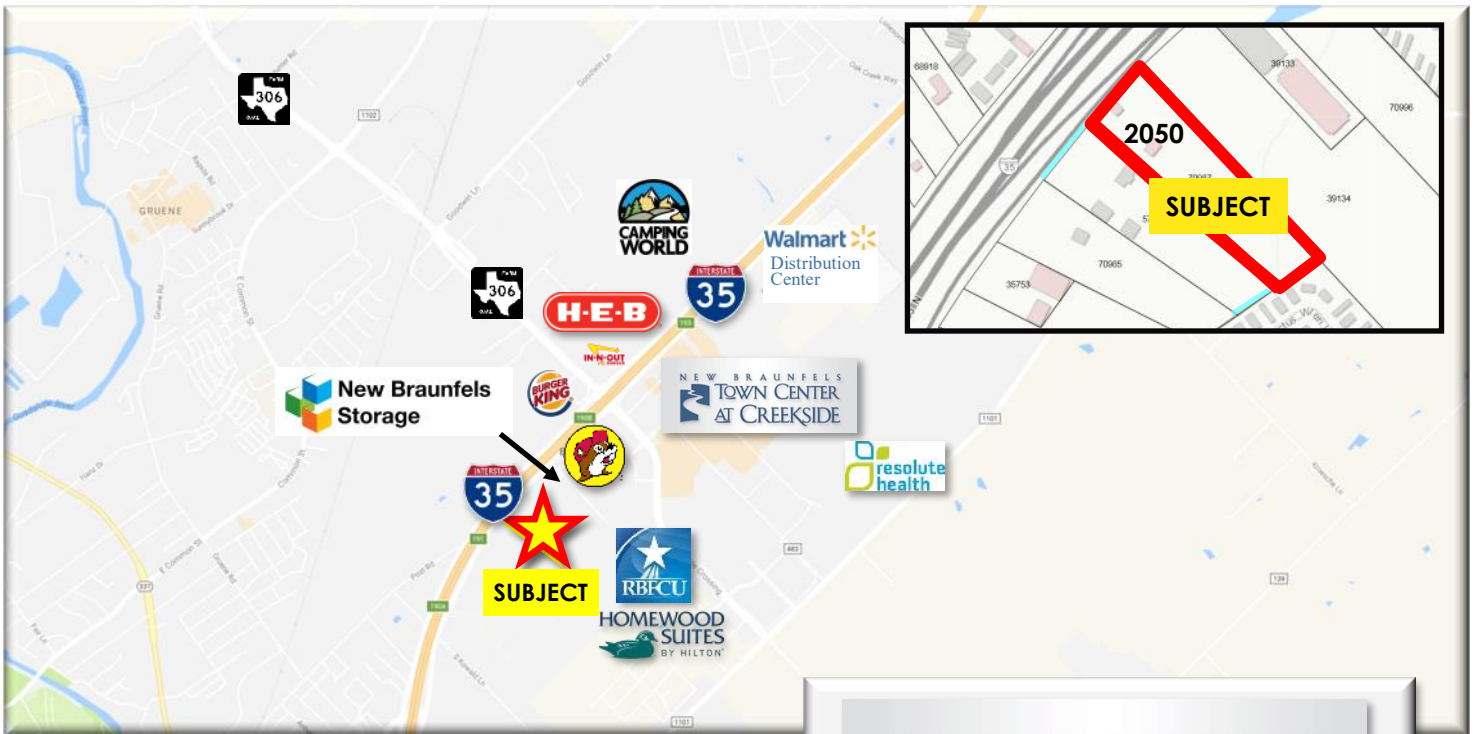
Edwards Commercial Real Estate  
1111 N. Walnut Ave., New Braunfels, TX 78130  
Cell: 830-708-2319  
Office: 830-620-7653  
leedwards1109@msn.com

*\*Prices and statuses subject to change without notice.*





**2050 N IH-35 | NEW BRAUNFELS, TX 78130**  
4.059 ACRES | MU-B ZONING

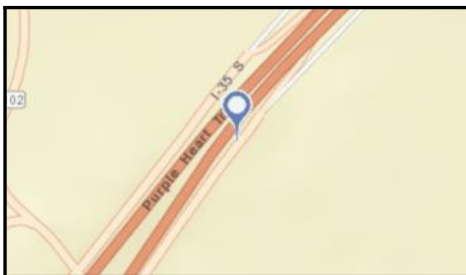
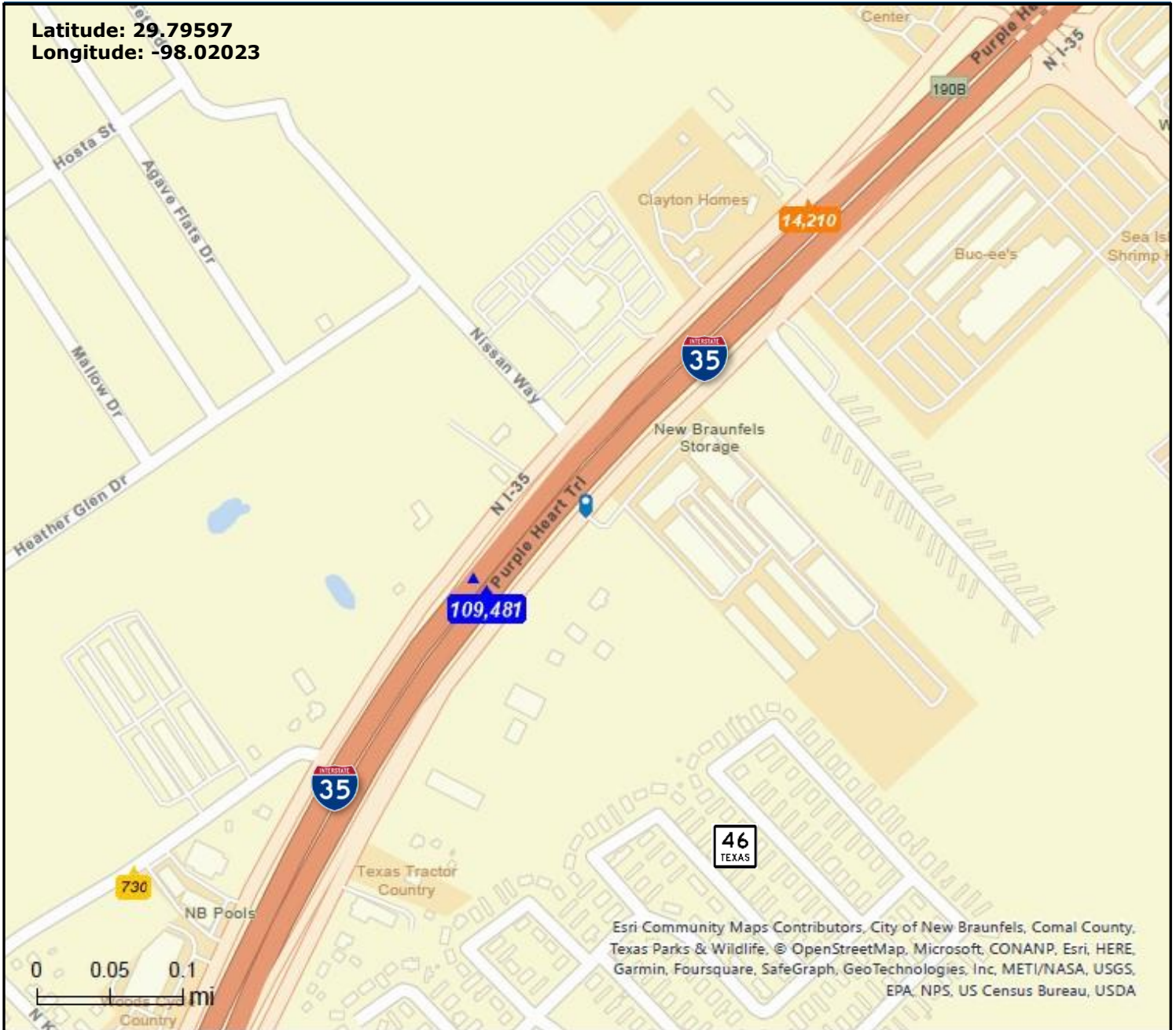




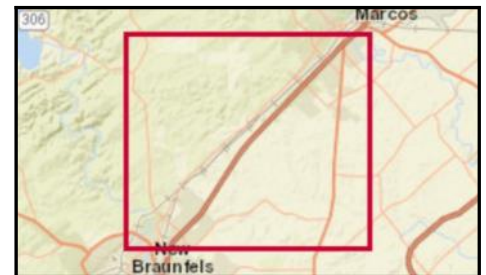
## 2050 N IH-35 | NEW BRAUNFELS, TX 78130

RINGS SHOWN ON MAP: 1, 3, 5 MILES RADII

Latitude: 29.79597  
Longitude: -98.02023



- 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





**2050 N IH-35 | NEW BRAUNFELS, TX 78130**

	1 mile	3 miles	5 miles
<b>Population</b>			
2010 Population	3,837	22,860	57,177
2020 Population	6,744	36,511	81,737
2022 Population	8,134	40,713	88,701
2027 Population	9,151	45,362	98,240
2010-2020 Annual Rate	5.80%	4.79%	3.64%
2020-2022 Annual Rate	8.69%	4.96%	3.70%
2022-2027 Annual Rate	2.38%	2.19%	2.06%
2022 Male Population	48.4%	48.8%	48.7%
2022 Female Population	51.6%	51.2%	51.3%
2022 Median Age	35.8	36.8	37.3

In the identified area, the current year population is 88,701. In 2020, the Census count in the area was 81,737. The rate of change since 2020 was 3.70% annually. The five-year projection for the population in the area is 98,240 representing a change of 2.06% annually from 2022 to 2027. Currently, the population is 48.7% male and 51.3% female.

**Median Age**

The median age in this area is 37.3, compared to U.S. median age of 38.9.

**Race and Ethnicity**

2022 White Alone	66.4%	68.4%	68.7%
2022 Black Alone	3.2%	2.7%	2.5%
2022 American Indian/Alaska Native Alone	0.7%	0.8%	0.7%
2022 Asian Alone	2.5%	1.6%	1.4%
2022 Pacific Islander Alone	0.2%	0.2%	0.2%
2022 Other Race	9.8%	8.1%	8.5%
2022 Two or More Races	17.2%	18.1%	18.0%
2022 Hispanic Origin (Any Race)	37.3%	34.8%	34.1%

Persons of Hispanic origin represent 34.1% 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 71.8 in the identified area, compared to 71.6 for the U.S. as a whole.

**Households**

2022 Wealth Index	71	87	97
2010 Households	1,365	8,775	21,364
2020 Households	2,660	14,594	31,361
2022 Households	3,252	16,366	34,227
2027 Households	3,685	18,315	38,208
2010-2020 Annual Rate	6.90%	5.22%	3.91%
2020-2022 Annual Rate	9.34%	5.23%	3.96%
2022-2027 Annual Rate	2.53%	2.28%	2.22%
2022 Average Household Size	2.46	2.45	2.56

The household count in this area has changed from 31,361 in 2020 to 34,227 in the current year, a change of 3.96% annually. The five-year projection of households is 38,208, a change of 2.22% annually from the current year total. Average household size is currently 2.56, compared to 2.57 in the year 2020. The number of families in the current year is 23,647 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.



**2050 N IH-35 | NEW BRAUNFELS, TX 78130**

	1 mile	3 miles	5 miles
<b>Mortgage Income</b>			
2022 Percent of Income for Mortgage	15.4%	17.8%	16.9%
<b>Median Household Income</b>			
2022 Median Household Income	\$71,040	\$75,866	\$80,865
2027 Median Household Income	\$80,395	\$83,733	\$90,759
2022-2027 Annual Rate	2.51%	1.99%	2.34%
<b>Average Household Income</b>			
2022 Average Household Income	\$93,113	\$99,461	\$105,172
2027 Average Household Income	\$106,945	\$113,692	\$119,879
2022-2027 Annual Rate	2.81%	2.71%	2.65%
<b>Per Capita Income</b>			
2022 Per Capita Income	\$38,463	\$39,599	\$40,176
2027 Per Capita Income	\$44,654	\$45,526	\$45,919
2022-2027 Annual Rate	3.03%	2.83%	2.71%
<b>Households by Income</b>			
Current median household income is \$80,865 in the area, compared to \$72,414 for all U.S. households. Median household income is projected to be \$90,759 in five years, compared to \$84,445 for all U.S. households			
Current average household income is \$105,172 in this area, compared to \$105,029 for all U.S. households. Average household income is projected to be \$119,879 in five years, compared to \$122,155 for all U.S. households			
Current per capita income is \$40,176 in the area, compared to the U.S. per capita income of \$40,363. The per capita income is projected to be \$45,919 in five years, compared to \$47,064 for all U.S. households			
<b>Housing</b>			
2022 Housing Affordability Index	141	123	130
2010 Total Housing Units	1,468	10,075	23,666
2010 Owner Occupied Housing Units	750	5,457	14,323
2010 Renter Occupied Housing Units	616	3,316	7,037
2010 Vacant Housing Units	103	1,300	2,302
2020 Total Housing Units	2,908	16,644	34,695
2020 Vacant Housing Units	248	2,050	3,334
2022 Total Housing Units	3,594	18,893	38,186
2022 Owner Occupied Housing Units	1,596	9,417	22,863
2022 Renter Occupied Housing Units	1,656	6,949	11,363
2022 Vacant Housing Units	342	2,527	3,959
2027 Total Housing Units	4,073	21,152	42,858
2027 Owner Occupied Housing Units	1,855	10,684	25,906
2027 Renter Occupied Housing Units	1,830	7,632	12,302
2027 Vacant Housing Units	388	2,837	4,650

Currently, 59.9% of the 38,186 housing units in the area are owner occupied; 29.8%, renter occupied; and 10.4% 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 34,695 housing units in the area and 9.6% vacant housing units. The annual rate of change in housing units since 2020 is 4.35%. Median home value in the area is \$258,796, compared to a median home value of \$283,272 for the U.S. In five years, median value is projected to change by 3.26% annually to \$303,828.

**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.