



For Lease or Sale

4,002 SF Endcap, 863 SF Retail Space & Pad Site (0.71 acres) Remaining

- Available now
- Located on the going home side of Highway 46 with cross access back to Oak Run Parkway in one of the fastest growing submarkets in Texas
- New Braunfels is the 2nd fastest growing city in the United States, according to 2015 estimates from US Census Bureau. The city population is projected to outpace the national average by more than 4 times in 2021.
- Major area employers include HEB, WalMart, Home Depot, Caterpillar, Hunter and Schlitterbahn Waterpark

<i>Demographics</i>	1 mile	3 mile	5 mile
Estimate Population	6,019	24,743	64,582
Estimate Households	2,214	9,568	24,676
Avg. Household Income	\$138,125	\$102,911	\$90,733
Daytime Population	2,198	13,829	32,050
<i>Traffic Counts</i>	CPD		
Highway 46 east of Oak Run	34,958		
Loop 337 north of Highway 46	18,767		

Year: 2019 | Esri 2017 | TxDOT

DISCLAIMER

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Oak Run Retail Center Highway 46 and Oak Run Parkway New Braunfels, Texas

Availability

4,002 SF endcap
863 SF retail space
0.71 acre pad site

Pricing

\$30.00 PSF
Call for pricing on pad site

NNN

\$7.00 PSF (estimated)

Ty West

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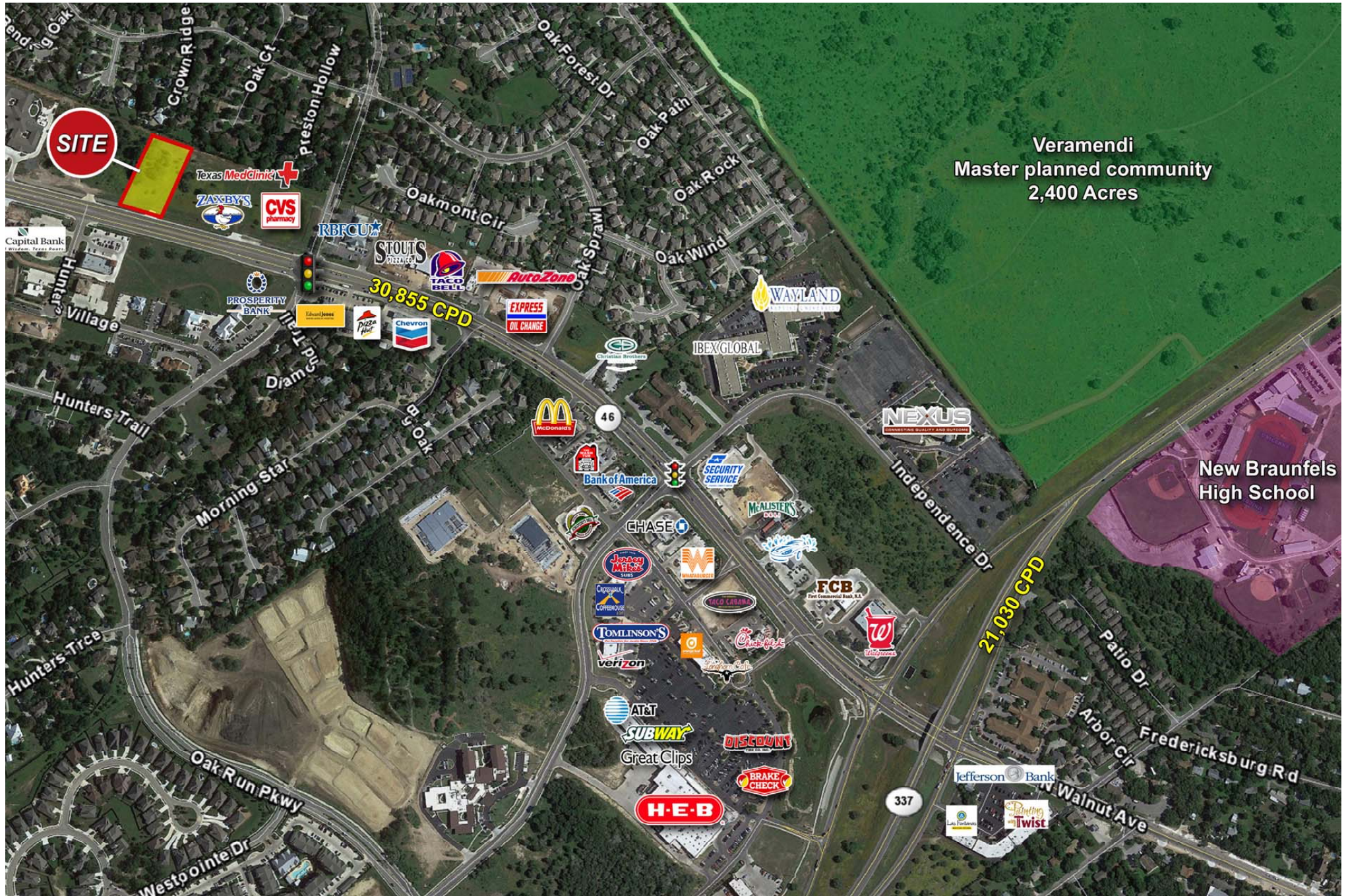
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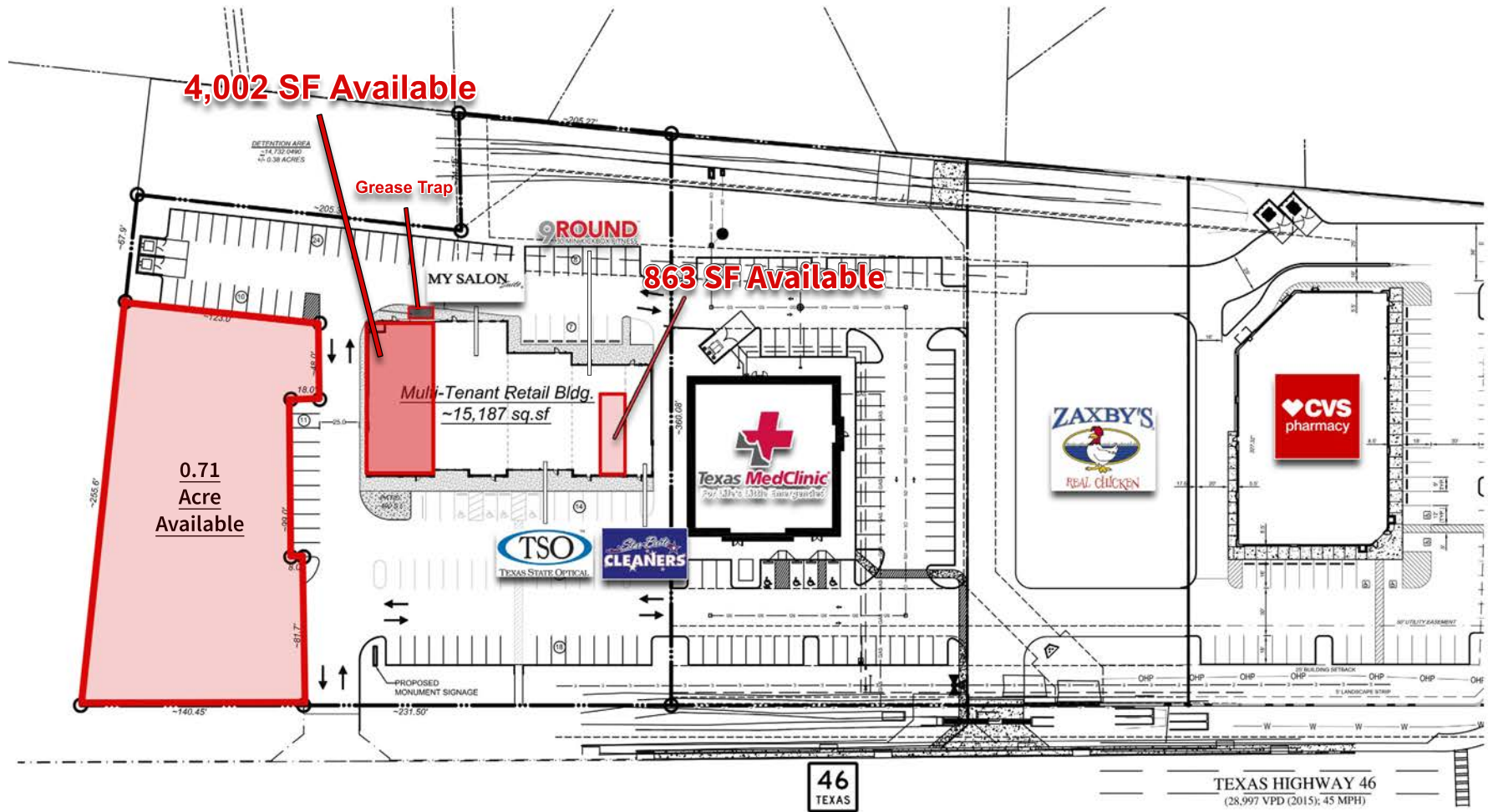
Barry Haydon

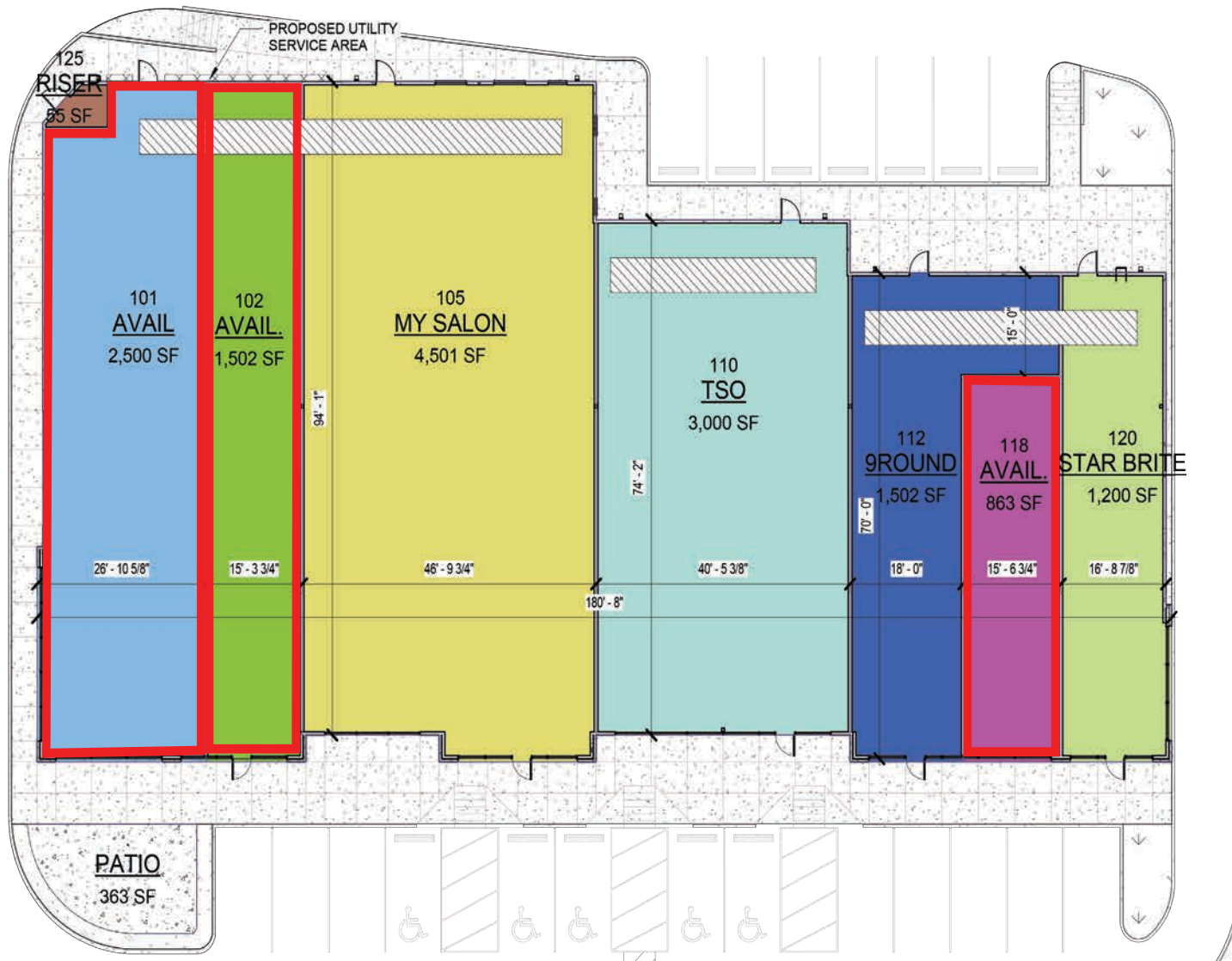
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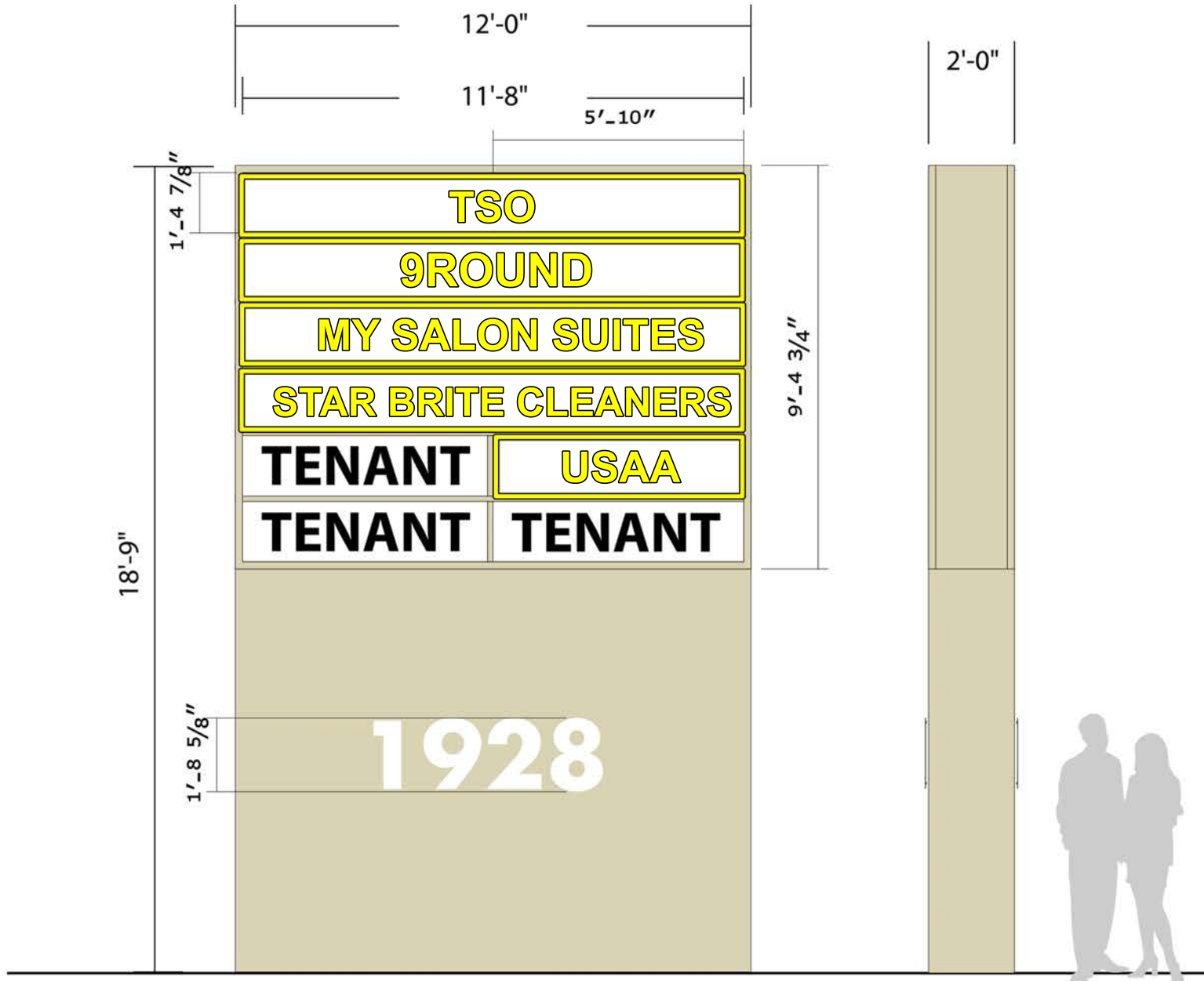


Site Plan





Proposed Monument Signage



Building Photos





JLL Demographic Summary

Oak Run Pkwy
 Oak Run Pkwy, New Braunfels, Texas, 78132
 Rings: 1, 3, 5 mile radii

Prepared by Esri
 Latitude: 29.72001
 Longitude: -98.16626

	1 mile	3 miles	5 miles
Population Summary			
2000 Total Population	2,417	16,825	38,147
2010 Total Population	3,425	19,370	48,989
2019 Total Population	6,019	24,743	64,582
2024 Total Population	7,017	27,243	72,532
2019-2024 Annual Rate	3.12%	1.94%	2.35%
Total Households	2,214	9,568	24,676
Data for all businesses in area			
Total Businesses:	253	1,236	2,982
Total Employees:	2,198	13,829	32,050
Total Residential Population:	6,019	24,743	64,582
Employee/Residential Population Ratio:	0.37:1	0.56:1	0.5:1
Labor Force By Occupation - White Collar	78.1%	65.8%	62.2%
Labor Force By Occupation - Blue Collar	11.8%	18.7%	20.8%
Median Age			
2019 Median Age	51.3	45.0	39.8
Median Household Income			
2019 Median Household Income	\$109,407	\$70,149	\$64,053
2024 Median Household Income	\$112,766	\$78,028	\$72,302
2019-2024 Annual Rate	0.61%	2.15%	2.45%
Average Household Income			
2019 Average Household Income	\$138,125	\$102,911	\$90,733
2024 Average Household Income	\$147,960	\$114,348	\$103,018
2019-2024 Annual Rate	1.39%	2.13%	2.57%
Per Capita Income			
2019 Per Capita Income	\$52,654	\$39,768	\$34,564
2024 Per Capita Income	\$56,356	\$44,147	\$39,221
2019-2024 Annual Rate	1.37%	2.11%	2.56%
2019 Population 25+ by Educational Attainment			
Total	4,509	17,686	44,428
Less than 9th Grade	0.7%	5.3%	4.7%
9th - 12th Grade, No Diploma	1.7%	3.2%	3.8%
High School Graduate	18.7%	21.9%	23.4%
GED/Alternative Credential	1.7%	3.0%	3.3%
Some College, No Degree	13.9%	18.6%	22.6%
Associate Degree	4.5%	4.8%	6.8%
Bachelor's Degree	38.0%	30.0%	25.7%
Graduate/Professional Degree	20.8%	13.2%	9.8%
2019 Population by Sex			
Males	2,885	11,911	31,124
Females	3,134	12,832	33,458
2019 Population by Race/Ethnicity			
Total	6,020	24,743	64,582
White Alone	87.9%	85.2%	83.0%
Black Alone	3.2%	2.7%	3.1%
American Indian Alone	0.6%	0.7%	0.7%
Asian Alone	2.7%	1.2%	1.4%
Pacific Islander Alone	0.0%	0.0%	0.0%
Some Other Race Alone	3.2%	7.6%	8.7%
Two or More Races	2.4%	2.6%	2.9%
Hispanic Origin	17.2%	36.9%	41.1%
Diversity Index	44.6	61.1	64.4



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.



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.

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Jones Lang LaSalle Brokerage, Inc.	591725	jan.lighty@am.jll.com	214-438-6100
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Bradley Stone Selner	399206	brad.selner@am.jll.com	214-438-6169
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
David Tyler West	500410	ty.west@am.jll.com	210-839-2015
Sales Agent/Associate’s Name	License No.	Email	Phone

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Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Jonathan Haag	561368	jonathan.haag@am.jll.com	210-839-2024
Sales Agent/Associate's Name	License No.	Email	Phone

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