

RETAIL/SERVICE BUILDING WITH YARD & COVERED STORAGE

21100 State Highway 46 West, Spring Branch, Texas 78070



FOR SALE

OLDHAMGOODWIN.COM | 210.426.1800

Oldham
Goodwin 

TABLE OF CONTENTS

- 03 Summary
- 04 Highlights
- 05 Property Aerial
- 06 Property Specifications
- 09 Surrounding Retail
- 10 Market Overview
- 12 Demographics
- 14 Contact



INVESTMENT OVERVIEW

This offering consists of a currently operating hardware store and lumberyard situated on a prime 3.8-acre site with direct access to Highway 46, in the fast-growing and affluent community of Spring Branch, Texas. Located within the San Antonio/New Braunfels Metropolitan Statistical Area (MSA), Comal County is the second-fastest-growing county in Texas and the seventh-fastest-growing in the United States.

Spring Branch has experienced a surge in residential and commercial development in recent years. In response to this growth, Highway 46—connecting I-35 in New Braunfels to I-10 in Boerne—is undergoing a significant expansion, which passes directly in front of the subject property. The expansion is currently in progress and is scheduled for completion in Spring 2026. Once finished, it will provide direct access for westbound traffic and convenient access via a nearby turnaround for eastbound traffic.

The property features well-maintained improvements constructed in 2002, including an approximately 13,400-square-foot enclosed hardware store, a 940-square-foot exterior loading dock for deliveries, and a separate 9,500-square-foot open-air covered canopy used for protected storage of lumber and building materials. Nearly an acre of the site is paved for customer and employee parking. The layout runs parallel to Highway 46, offering extensive road frontage and high visibility, further enhanced by a large, existing pylon sign.

The current owners have successfully operated the hardware and building supply business at this location since 2002. The business remains operational, and prospective buyers are kindly asked to visit the property discreetly to avoid disrupting ongoing operations. This property is ideally suited for continued use in retail, home improvement, building supplies, or as an equipment or vehicle dealership. Alternatively, it presents an excellent redevelopment opportunity given its size, location, and Highway 46 frontage.



SALES PRICE

\$2,900,000



BUILDING AREA

13,400 SF- Store
9,500 SF- Canop



YEAR BUILT

2002





PRIME LOCATION

- Located directly on Highway 46, just west of US Highway 281
- Excellent visibility and access along a major thoroughfare
- Situated in the fast-growing Spring Branch area with significant residential and commercial development
- Comal County is the 2nd fastest-growing county in Texas and among the fastest-growing in the U.S.

FLEXIBLE USES

- General Retail
- Garden Center/Nursery
- Hardware Store
- Home Improvement / Building Supplies
- Equipment or Vehicle Sales and Rentals

REDEVELOPMENT POTENTIAL

- Nearly 4-acre site, ideal for retail or commercial redevelopment
- C-3 zoning allows for a wide range of commercial uses
- Close proximity to major retailers and services including H-E-B, Home Depot, Walmart, and Tractor Supply
- Strong local demographics with rapid population growth and high household incomes
- Nearby schools and new subdivisions support long-term commercial demand



Spring Branch
Middle School

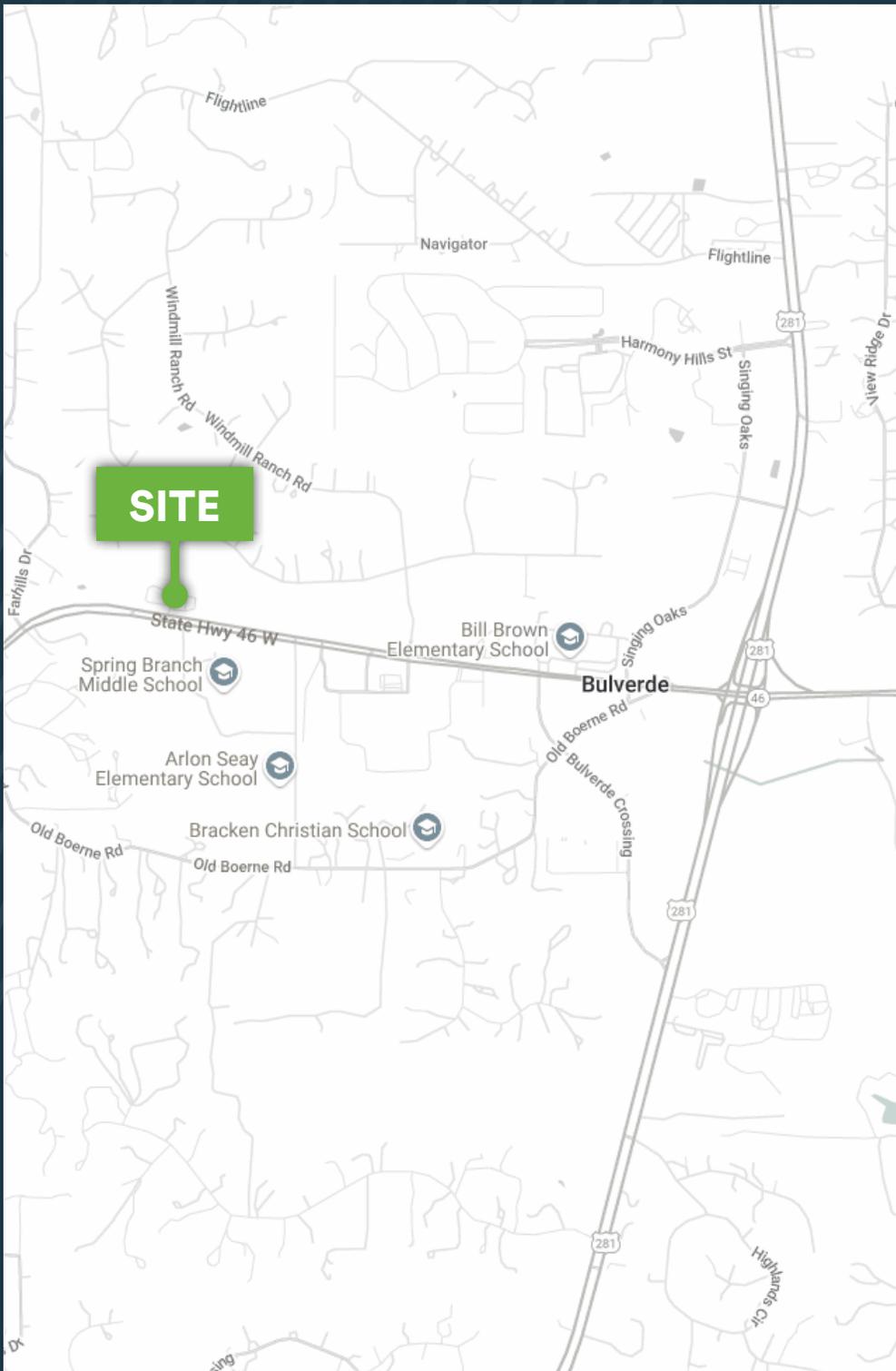
SITE

46

Hardware Store
13,400 SF

Lumberyard Canopy -
9,500 SF





BUILDING SPECIFICATIONS

Building Area	Approximately 13,400 sf – Store Approximately 9,500 sf - Canopy
Year Built	2002
Foundation	Slab on grade
Exterior Walls	Steel and masonry
Framing	Steel
Roof Cover	Steel
Structure	Steel
Storefront	Masonry and glass
Utilities	Electric – Pedernales Electric Co-op, Water – Southwest Water, Telephone and Fiber – Guadalupe Valley Telephone Company, Trash – Waste Connections
Parking	Approximately 45 spaces striped, with space for more

SITE SPECIFICATIONS

Size	3.86 acres (168,272 SF)
Legal Description	Windmill Ranch 5, Lot 178
Access	Direct access off Texas State Highway 46
Zoning	C-3 – General Commercial
Frontage	510' along State Highway 46



SITE



46
TEXAS



Spring Branch
Middle School

Arlon Seay
Elementary School



Bill Brown
Elementary School



281



2ND

FASTEST GROWING ECONOMY
IN THE UNITED STATES

#1

STATE IN AMERICA
TO START A BUSINESS



LARGEST
MEDICAL CENTER



POPULATION
28,995,881

80% OF THE POPULATION LIVES WITHIN THE TEXAS TRIANGLE

2ND

LARGEST LABOR WORKFORCE:
14+ MILLION WORKERS

57

FORTUNE 500 COMPANIES
CALL TEXAS HOME



TOP STATE
FOR JOB GROWTH

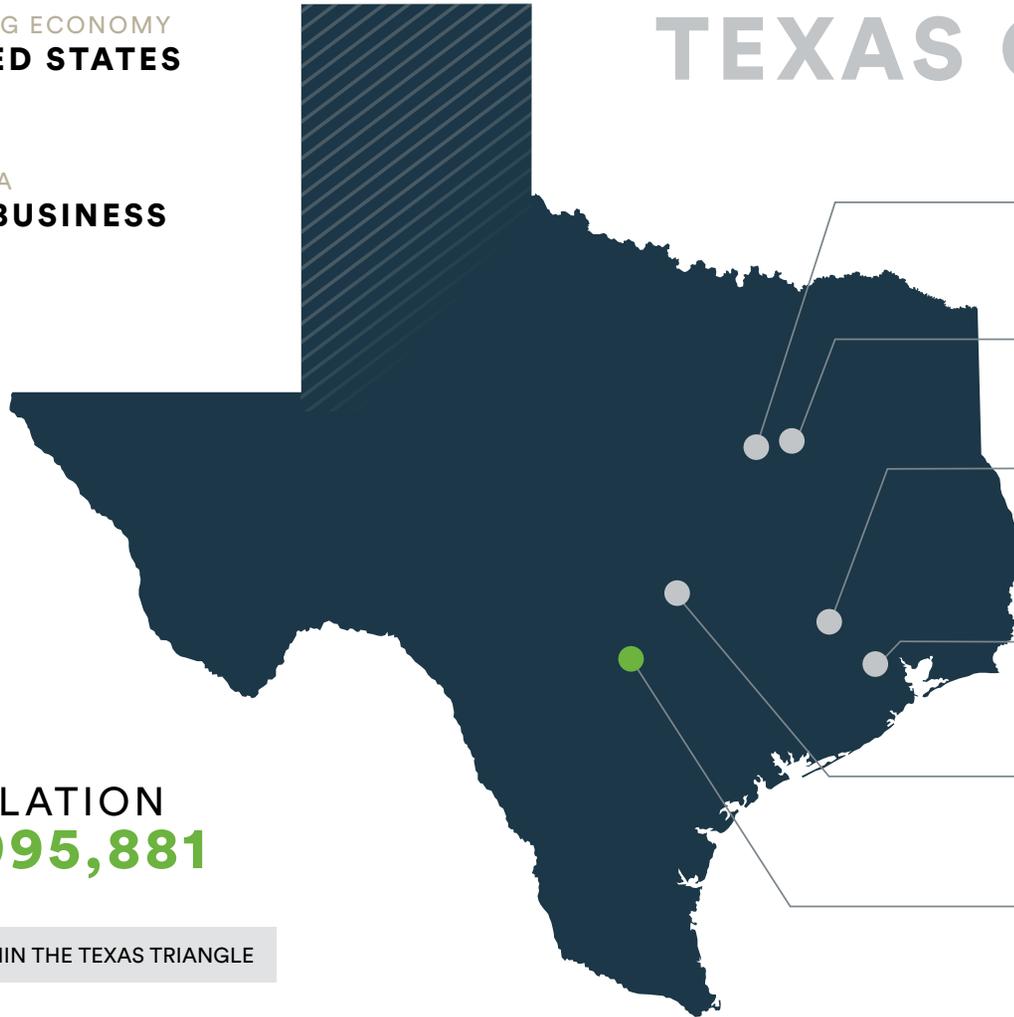


BEST STATE
FOR BUSINESS



NO STATE
INCOME TAX

TEXAS OVERVIEW



Fort Worth

TOP CITY FOR SALES
GROWTH IN 2018

Dallas

TOP MSA FOR POPULATION
GROWTH IN 2020

Bryan/College Station

#1 BEST SMALL PLACES FOR
BUSINESSES IN TEXAS

Houston

4TH LARGEST POPULATION
IN THE U.S.

Austin

NAMED BEST CITY TO START A
BUSINESS IN 2020

San Antonio

2ND FASTEST GROWING CITY
IN THE NATION

DEMOGRAPHICS

1 MILE

ESTIMATED
POPULATION

1K

HOUSEHOLD
INCOME

\$151K

CONSUMER
SPENDING

\$19M

3 MILE

ESTIMATED
POPULATION

9K

HOUSEHOLD
INCOME

\$151K

CONSUMER
SPENDING

\$146M

5 MILE

ESTIMATED
POPULATION

24K

HOUSEHOLD
INCOME

\$163K

CONSUMER
SPENDING

\$400M



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.

_____	_____	_____	_____
Name of Sponsoring Broker (Licensed Individual of Business Entity)	License No.	Email	Phone
_____	_____	_____	_____
Name of Designated Broker Licensed Individual of Business Entity, if applicable	License No.	Email	Phone
_____	_____	_____	_____
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
_____	_____	_____	_____
Name of Sales Agent/Associate	License No.	Email	Phone



FOR MORE INFORMATION ABOUT THIS PROPERTY OR OLDHAM GOODWIN'S
COMMERCIAL REAL ESTATE SERVICES, PLEASE CONTACT:



Steve Monroe, CCIM
Vice President | Investment Sales
D: 830.218.5171 C: 210.426.1800
Steve.Monroe@oldhamgoodwin.com

San Antonio

1901 NW Military Highway, Suite 201 | San Antonio, Texas 78213 | O: 210.404.4600

   OLDHAMGOODWIN.COM

This Offering Memorandum was prepared by Oldham Goodwin Group, LLC (Broker). Neither the Broker nor the owner of the property (Owner) makes any representations or warranty, expressed or implied, as to the completeness or the accuracy of the material contained in the Offering Memorandum. The Offering Memorandum is solely a solicitation of interest - not an offer to sell the Property. The Owner and Broker expressly reserve the right to reject any or all expressions of interest or offers to purchase the Property and expressly reserve the right to terminate discussions with any entity at any time with or without notice. The Owner shall have no legal commitment or obligations to any entity that is reviewing the Offering Memorandum or making an offer to purchase the Property unless and until such an offer for the Property is approved by the Owner and the signature of the Owner is affixed to a Real Estate Purchase Agreement prepared by the Owner.

This Offering Memorandum is confidential. By accepting the Offering Memorandum, you agree that you will hold the Offering Memorandum and its contents in the strictest confidence, that you will not copy or duplicate any part of the Offering Memorandum, that you will not disclose the Offering Memorandum or any of its contents to any other entity without the prior written authorization of the Owner, and that you will not use the Offering Memorandum in any way detrimental to the Owner or Broker.

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. This investment involves various risks and uncertainties. You should purchase interest only if you can afford a complete loss of your investment you should carefully consider the risk factors involved in this investment. You may not receive any income from this investment nor a complete return of all your investment. Historical or current real estate performance is no guarantee of future real estate investment product results.