

New Construction Retail For Lease

Base Rental \$26.00 NNN  
TI Allowance \$30 - \$40



# Bentwood Shopping Centre

S Walnut Ave., New Braunfels, TX 78130

Offered by:  
C. Michael Morse  
Blake M. Bonner

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# Benefits

## Property Highlights

<b>Address</b>	2009 S Walnut Ave., New Braunfels, TX 78130
<b>Location</b>	Located at SEC of County Line Rd & S Walnut Ave. New Braunfels, TX, Guadalupe County
<b>Property Details</b>	17,669 SF single story retail center Land - 2.6180 Acres
<b>Legal Description</b>	BENTWOOD COMMERCIAL #3 LOT #3 2.618 ACS
<b>Zoning</b>	APD
<b>Year Built</b>	2022
<b>Bldg. Class</b>	A
<b>Parking</b>	107 spaces
<b>Rd. Frontage</b>	407 FT

## Comments

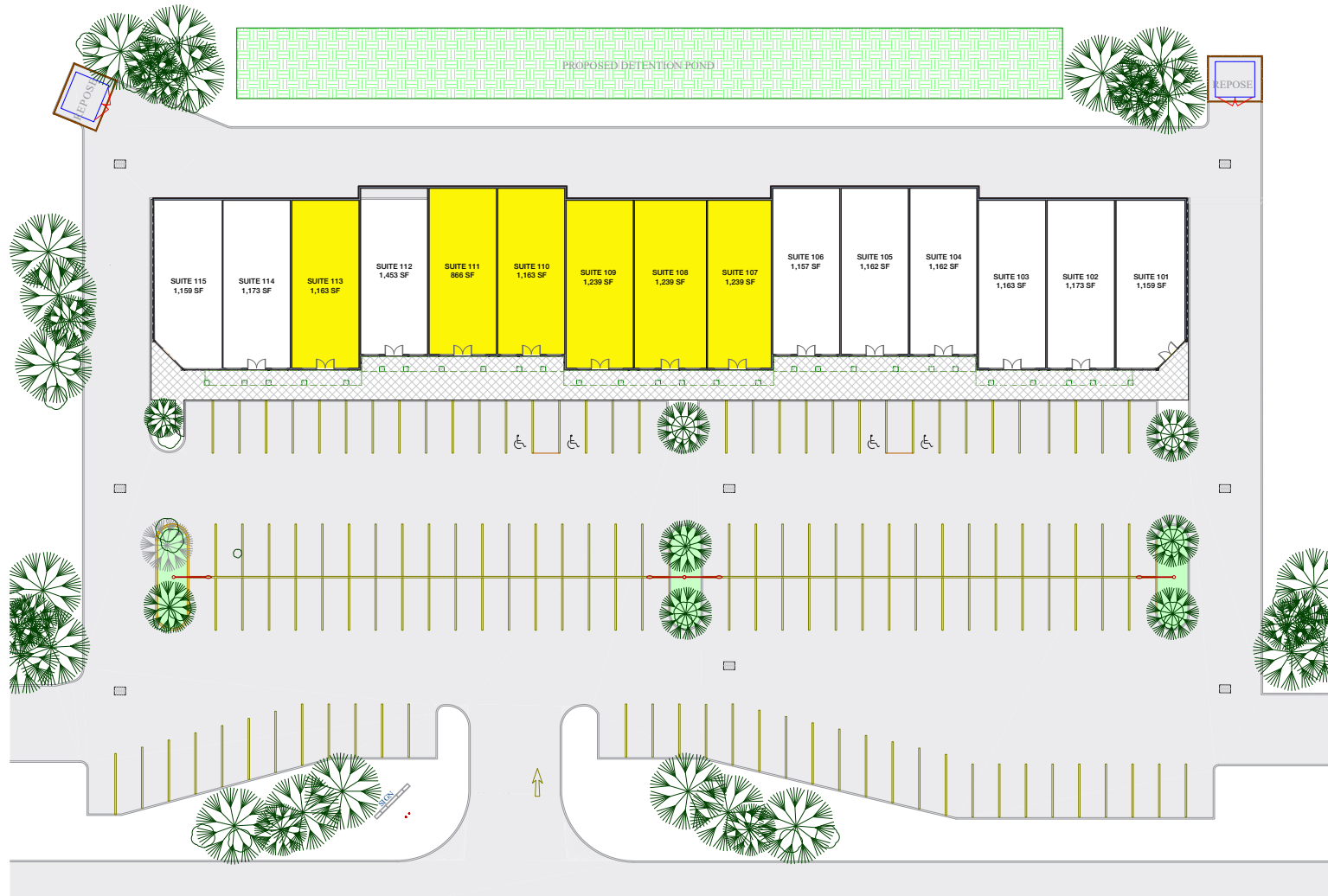
- Surrounded by neighborhoods, multiple Elementary schools, and CVS
- Signage opportunities available
- Ample parking available
- 1.2 miles from IH-35 access

## Traffic Counts

IH-35 S Frontage Road & S Walnut Ave.; 157,296 AADT 2023  
Source: TxDOT Statewide Planning Map

REOC San Antonio believes this information to be accurate but makes no representations or warranties as to the accuracy of this information.

# Site Plan



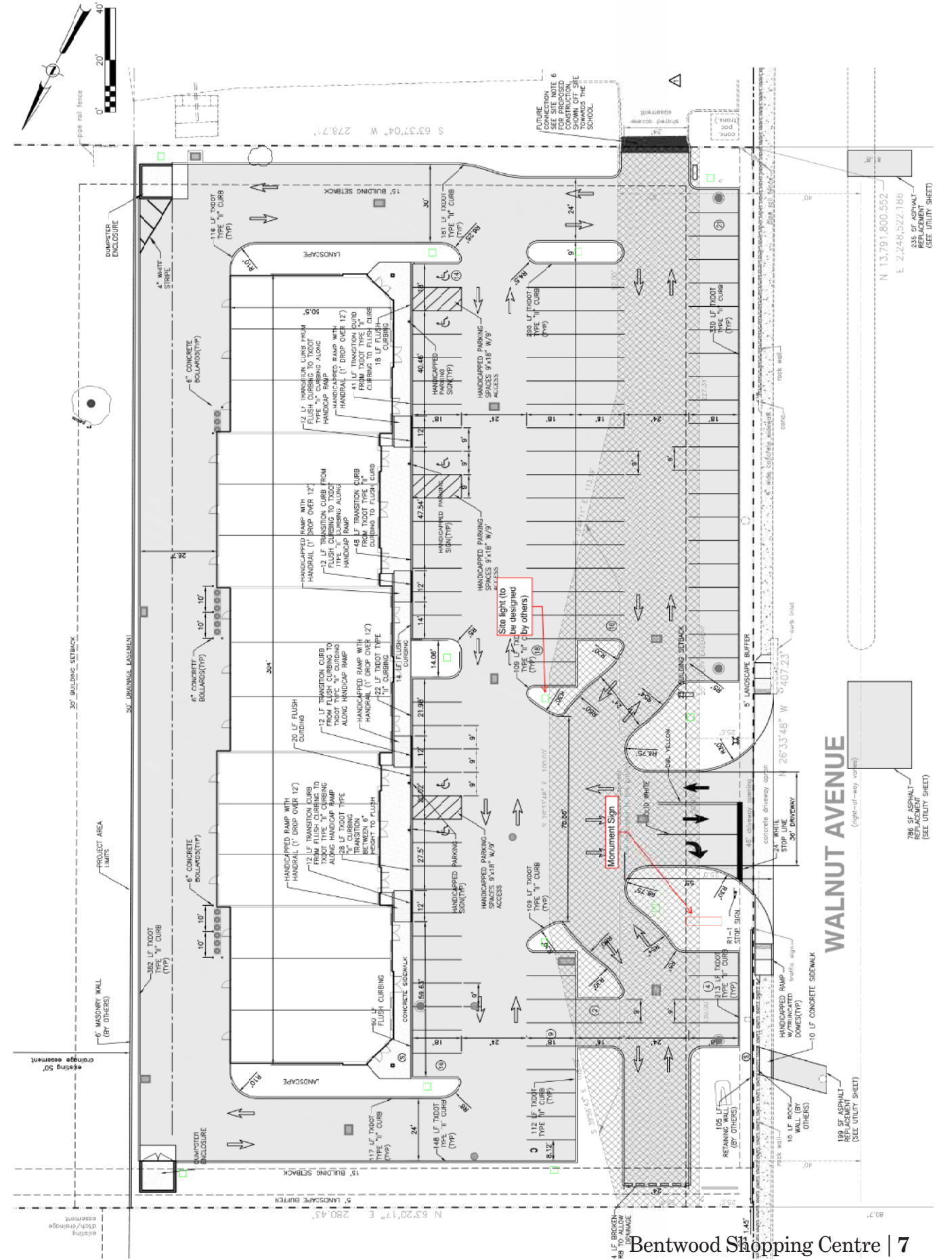
SUITE 115 - Rita's Italian Ice  
 SUITE 114 - Miracle-Ear  
 SUITE 113 - 1,163 SF  
 SUITE 112 - Premier Martial Arts  
 SUITE 111 - 866 SF

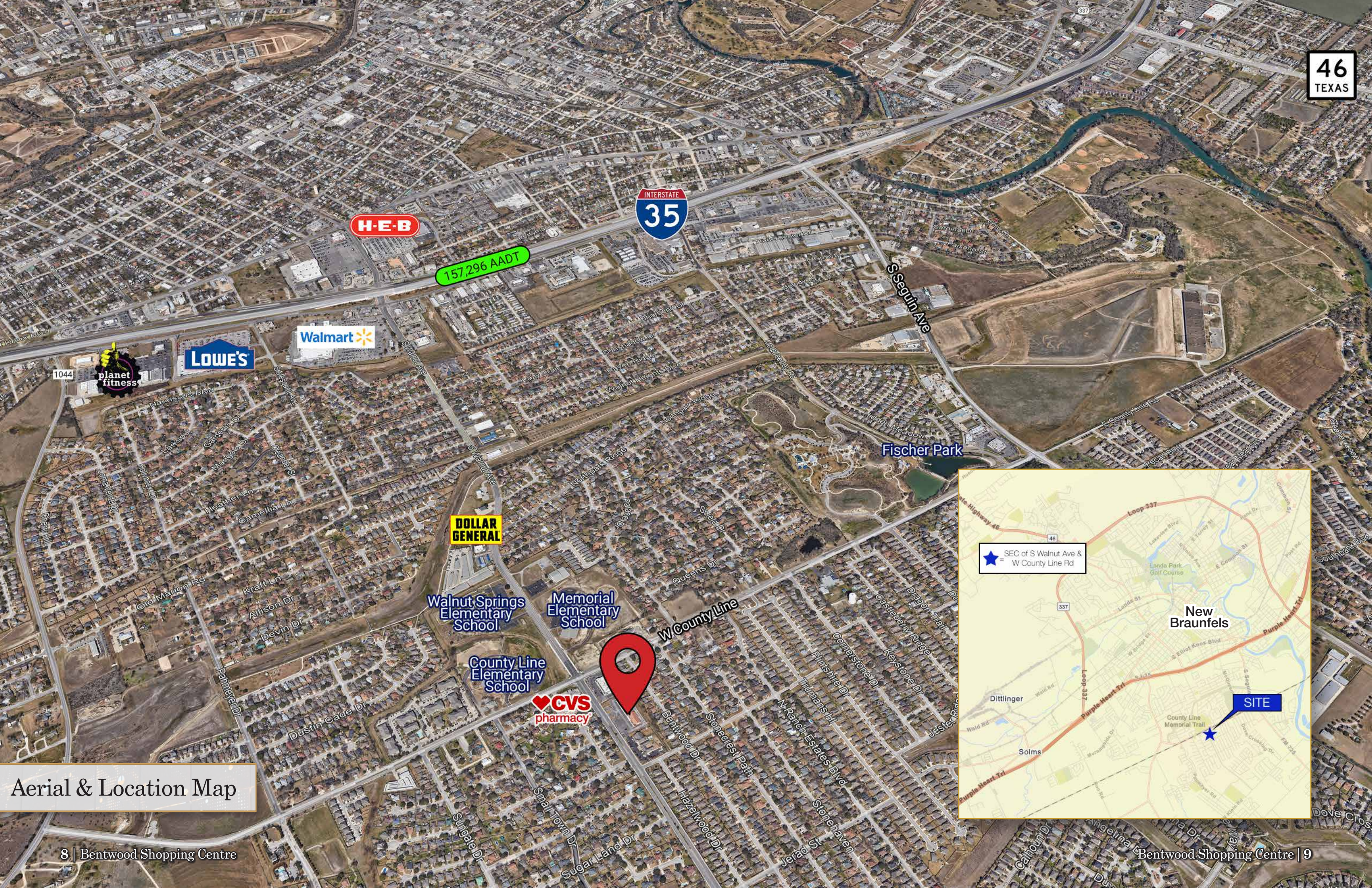
SUITE 110 - 1,163 SF  
 SUITE 109 - 1,239 SF  
 SUITE 108 - 1,239 SF  
 SUITE 107 - 1,239 SF  
 SUITE 106 - Little Land

SUITE 105 - Little Land  
 SUITE 104 - Little Land  
 SUITE 103 - Little Land  
 SUITE 102 - Kauffman Orthodontics  
 SUITE 101 - Kauffman Orthodontics



# Site Plan





**H-E-B**

INTERSTATE  
**35**

157,296 AADT

S Seguin Ave

**Walmart**

**LOWE'S**

**planet fitness**

1044

Fischer Park

**DOLLAR GENERAL**

Walnut Springs  
Elementary  
School

Memorial  
Elementary  
School

W County Line

County Line  
Elementary  
School

**CVS  
pharmacy**



★ SEC of S Walnut Ave &  
W County Line Rd

New  
Braunfels

**SITE**

Aerial & Location Map

# Availability & Rates

<b>Minimum Available</b>	866 SF
<b>Total Available</b>	6,909 SF
<b>Base Rental</b>	\$26.00 NNN PSF annually
<b>Triple Net</b>	Estimated at \$6.89 PSF annually
<b>Term</b>	Five (5) to ten (10) years
<b>TI Allowance</b>	\$30.00 PSF on 5-year lease \$40.00 PSF on 10-year lease
<b>Disclosure</b>	A copy of the attached Real Estate Agency Disclosure Form should be signed by the appropriate individual and returned to Landlords leasing representative

Actual Base Rental under any proposed lease is a function of the relationship of expense and income characteristics, the credit worthiness of tenant, condition of space leased, term of lease and other factors deemed important by the Landlord.

## Leasing Contacts



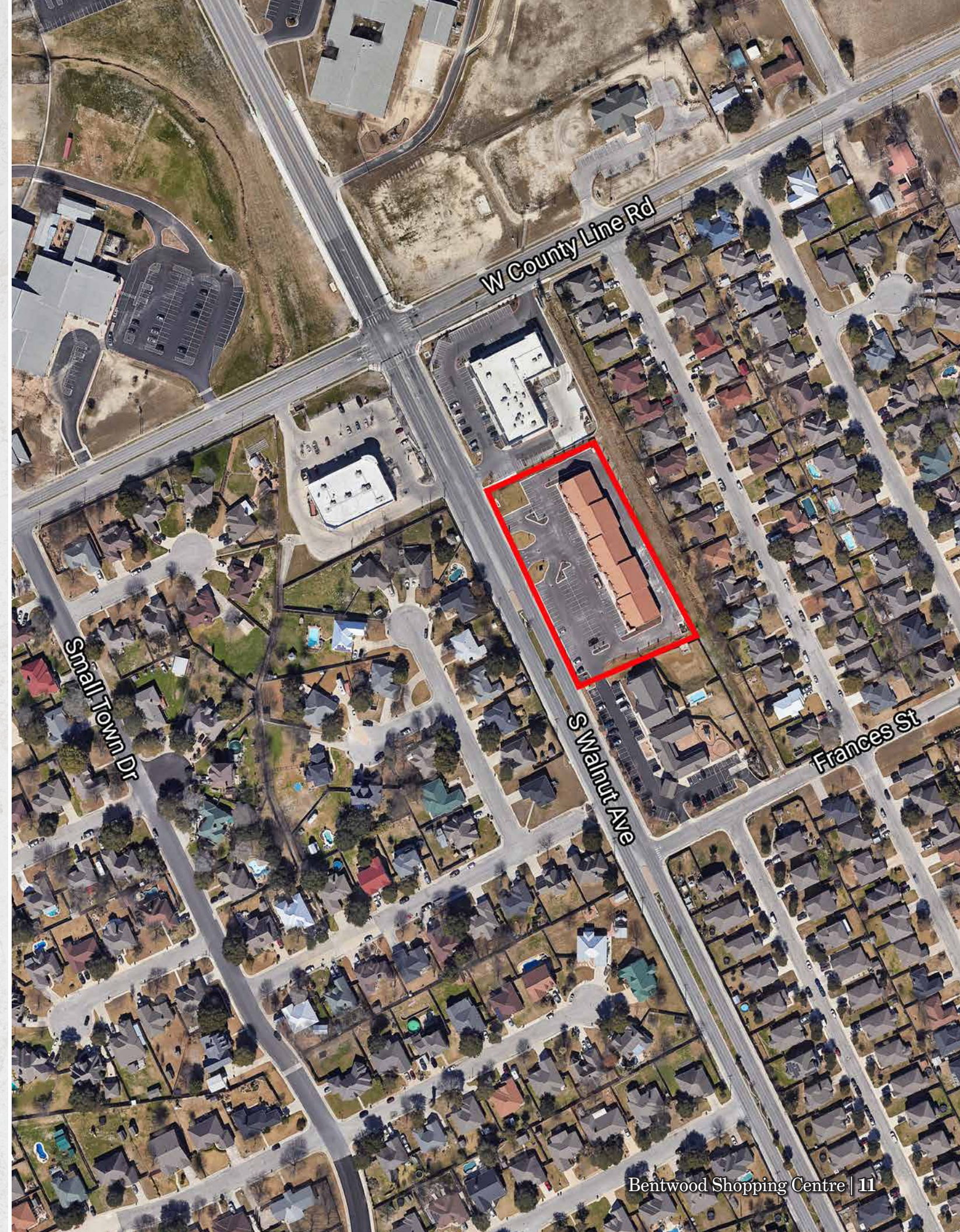
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# Demographics: 1-Mile

Summary	Census 2010	Census 2020	2023	2028				
Population	8,546	11,741	12,011	12,168				
Households	3,104	4,239	4,342	4,426				
Families	2,401	-	3,310	3,372				
Average Household Size	2.75	2.77	2.76	2.75				
Owner Occupied Housing Units	2,416	-	3,556	3,661				
Renter Occupied Housing Units	689	-	786	764				
Median Age	33.9	-	35.1	34.8				
Trends: 2023-2028 Annual Rate	Area	State	National					
Population	0.26%	0.97%	0.30%					
Households	0.38%	1.15%	0.49%					
Families	0.37%	1.16%	0.44%					
Owner HHs	0.58%	1.38%	0.66%					
Median Household Income	2.20%	2.56%	2.57%					
Households by Income	2023		2028					
	Number	Percent	Number	Percent				
<\$15,000	118	2.7%	105	2.4%				
\$15,000 - \$24,999	207	4.8%	165	3.7%				
\$25,000 - \$34,999	240	5.5%	195	4.4%				
\$35,000 - \$49,999	447	10.3%	375	8.5%				
\$50,000 - \$74,999	715	16.5%	646	14.6%				
\$75,000 - \$99,999	799	18.4%	804	18.2%				
\$100,000 - \$149,999	987	22.7%	1,136	25.7%				
\$150,000 - \$199,999	571	13.2%	700	15.8%				
\$200,000+	258	5.9%	300	6.8%				
Median Household Income	\$86,860		\$96,861					
Average Household Income	\$106,086		\$118,680					
Per Capita Income	\$38,127		\$42,940					
Population by Age	Census 2010		2023		2028			
	Number	Percent	Number	Percent	Number	Percent		
0 - 4	693	8.1%	902	7.5%	954	7.8%		
5 - 9	731	8.6%	958	8.0%	965	7.9%		
10 - 14	682	8.0%	934	7.8%	961	7.9%		
15 - 19	543	6.4%	787	6.6%	796	6.5%		
20 - 24	458	5.4%	655	5.5%	660	5.4%		
25 - 34	1,313	15.4%	1,758	14.6%	1,776	14.6%		
35 - 44	1,315	15.4%	1,968	16.4%	2,068	17.0%		
45 - 54	1,057	12.4%	1,452	12.1%	1,469	12.1%		
55 - 64	835	9.8%	1,133	9.4%	1,032	8.5%		
65 - 74	512	6.0%	918	7.6%	854	7.0%		
75 - 84	330	3.9%	421	3.5%	492	4.0%		
85+	77	0.9%	127	1.1%	139	1.1%		
Race and Ethnicity	Census 2010		Census 2020		2023		2028	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	7,470	87.4%	7,998	68.1%	8,055	67.1%	7,910	65.0%
Black Alone	150	1.8%	291	2.5%	295	2.5%	301	2.5%
American Indian Alone	60	0.7%	92	0.8%	100	0.8%	108	0.9%
Asian Alone	129	1.5%	178	1.5%	184	1.5%	195	1.6%
Pacific Islander Alone	1	0.0%	39	0.3%	43	0.4%	50	0.4%
Some Other Race Alone	533	6.2%	986	8.4%	1,051	8.7%	1,132	9.3%
Two or More Races	204	2.4%	2,158	18.4%	2,285	19.0%	2,472	20.3%
Hispanic Origin (Any Race)	2,635	30.8%	3,964	33.8%	4,196	34.9%	4,435	36.4%

Data Note: Income is expressed in current dollars.

Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.

# Demographics: 3-miles

Summary	Census 2010	Census 2020	2023	2028				
Population	37,034	50,305	54,319	54,617				
Households	13,393	18,383	19,943	20,224				
Families	9,645	-	14,054	14,201				
Average Household Size	2.72	2.71	2.70	2.68				
Owner Occupied Housing Units	8,906	-	14,507	14,929				
Renter Occupied Housing Units	4,486	-	5,436	5,295				
Median Age	34.6	-	36.5	36.6				
Trends: 2023-2028 Annual Rate	Area	State	National					
Population	0.11%	0.97%	0.30%					
Households	0.28%	1.15%	0.49%					
Families	0.21%	1.16%	0.44%					
Owner HHs	0.58%	1.38%	0.66%					
Median Household Income	1.52%	2.56%	2.57%					
Households by Income	2023		2028					
	Number	Percent	Number	Percent				
<\$15,000	1,011	5.1%	871	4.3%				
\$15,000 - \$24,999	1,028	5.2%	828	4.1%				
\$25,000 - \$34,999	1,392	7.0%	1,166	5.8%				
\$35,000 - \$49,999	1,986	10.0%	1,753	8.7%				
\$50,000 - \$74,999	3,600	18.1%	3,472	17.2%				
\$75,000 - \$99,999	3,663	18.4%	3,798	18.8%				
\$100,000 - \$149,999	3,772	18.9%	4,255	21.0%				
\$150,000 - \$199,999	2,016	10.1%	2,441	12.1%				
\$200,000+	1,475	7.4%	1,640	8.1%				
Median Household Income	\$79,989		\$86,243					
Average Household Income	\$103,741		\$115,017					
Per Capita Income	\$37,784		\$42,242					
Population by Age	Census 2010		2023		2028			
	Number	Percent	Number	Percent	Number	Percent		
0 - 4	2,908	7.9%	3,753	6.9%	3,858	7.1%		
5 - 9	2,884	7.8%	3,991	7.3%	3,953	7.2%		
10 - 14	2,776	7.5%	3,959	7.3%	4,025	7.4%		
15 - 19	2,475	6.7%	3,452	6.4%	3,528	6.5%		
20 - 24	2,275	6.1%	3,147	5.8%	3,071	5.6%		
25 - 34	5,393	14.6%	7,633	14.1%	7,486	13.7%		
35 - 44	5,225	14.1%	7,943	14.6%	8,153	14.9%		
45 - 54	4,729	12.8%	6,296	11.6%	6,388	11.7%		
55 - 64	3,876	10.5%	5,924	10.9%	5,437	10.0%		
65 - 74	2,382	6.4%	4,956	9.1%	4,881	8.9%		
75 - 84	1,541	4.2%	2,441	4.5%	2,916	5.3%		
85+	570	1.5%	823	1.5%	922	1.7%		
Race and Ethnicity	Census 2010		Census 2020		2023		2028	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	31,778	85.8%	32,370	64.3%	34,444	63.4%	33,707	61.7%
Black Alone	692	1.9%	1,314	2.6%	1,449	2.7%	1,490	2.7%
American Indian Alone	270	0.7%	392	0.8%	468	0.9%	525	1.0%
Asian Alone	303	0.8%	631	1.3%	719	1.3%	755	1.4%
Pacific Islander Alone	12	0.0%	85	0.2%	105	0.2%	124	0.2%
Some Other Race Alone	3,116	8.4%	5,302	10.5%	5,889	10.8%	6,228	11.4%
Two or More Races	864	2.3%	10,211	20.3%	11,244	20.7%	11,789	21.6%
Hispanic Origin (Any Race)	14,918	40.3%	19,907	39.6%	21,935	40.4%	22,657	41.5%

Data Note: Income is expressed in current dollars.

Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.



Summary	Census 2010	Census 2020	2023	2028				
Population	62,078	91,778	103,341	118,953				
Households	22,836	34,467	39,126	45,518				
Families	16,215	-	27,270	31,909				
Average Household Size	2.68	2.63	2.61	2.59				
Owner Occupied Housing Units	15,197	-	27,828	33,069				
Renter Occupied Housing Units	7,638	-	11,298	12,449				
Median Age	36.1	-	37.9	38.9				
Trends: 2023-2028 Annual Rate	Area	State	National					
Population	2.85%	0.97%	0.30%					
Households	3.07%	1.15%	0.49%					
Families	3.19%	1.16%	0.44%					
Owner HHs	3.51%	1.38%	0.66%					
Median Household Income	1.83%	2.56%	2.57%					
Households by Income	2023	2028						
	Number	Percent	Number	Percent				
<\$15,000	2,145	5.5%	2,129	4.7%				
\$15,000 - \$24,999	1,888	4.8%	1,689	3.7%				
\$25,000 - \$34,999	2,699	6.9%	2,565	5.6%				
\$35,000 - \$49,999	3,757	9.6%	3,779	8.3%				
\$50,000 - \$74,999	6,493	16.6%	7,149	15.7%				
\$75,000 - \$99,999	6,826	17.4%	7,908	17.4%				
\$100,000 - \$149,999	7,827	20.0%	9,755	21.4%				
\$150,000 - \$199,999	3,707	9.5%	5,227	11.5%				
\$200,000+	3,785	9.7%	5,317	11.7%				
Median Household Income	\$82,620	\$90,482						
Average Household Income	\$110,918	\$126,559						
Per Capita Income	\$41,826	\$48,101						
Population by Age	Census 2010		2023		2028			
	Number	Percent	Number	Percent	Number	Percent		
0 - 4	4,604	7.4%	6,730	6.5%	7,685	6.5%		
5 - 9	4,728	7.6%	7,177	6.9%	8,027	6.7%		
10 - 14	4,637	7.5%	7,277	7.0%	8,306	7.0%		
15 - 19	4,127	6.6%	6,520	6.3%	7,333	6.2%		
20 - 24	3,540	5.7%	5,865	5.7%	6,253	5.3%		
25 - 34	8,463	13.6%	13,730	13.3%	15,257	12.8%		
35 - 44	8,477	13.7%	14,424	14.0%	16,602	14.0%		
45 - 54	8,122	13.1%	12,185	11.8%	14,056	11.8%		
55 - 64	6,834	11.0%	12,003	11.6%	12,938	10.9%		
65 - 74	4,319	7.0%	10,278	9.9%	12,231	10.3%		
75 - 84	2,915	4.7%	5,235	5.1%	7,636	6.4%		
85+	1,313	2.1%	1,918	1.9%	2,629	2.2%		
Race and Ethnicity	Census 2010		Census 2020		2023		2028	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	53,626	86.4%	61,131	66.6%	68,108	65.9%	77,858	65.5%
Black Alone	1,128	1.8%	2,568	2.8%	2,929	2.8%	3,385	2.8%
American Indian Alone	415	0.7%	664	0.7%	826	0.8%	1,019	0.9%
Asian Alone	534	0.9%	1,255	1.4%	1,514	1.5%	1,879	1.6%
Pacific Islander Alone	19	0.0%	149	0.2%	191	0.2%	248	0.2%
Some Other Race Alone	4,960	8.0%	8,705	9.5%	10,037	9.7%	11,546	9.7%
Two or More Races	1,396	2.2%	17,305	18.9%	19,736	19.1%	23,018	19.4%
Hispanic Origin (Any Race)	22,703	36.6%	33,532	36.5%	38,356	37.1%	43,545	36.6%

Data Note: Income is expressed in current dollars.

Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.

### 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. **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.

**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.

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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date



# 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.

2-10-2025



## 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.

## 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. **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:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o 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.

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