

5722 FM 1044 BLDG 1 | NEW BRAUNFELS, TX 78130



5.84 +/- ACRE LOT | \$1.07/SQ FT/MONTH +NNN*

1044 industrial is a master planned industrial park with a total of 50,000 square feet of warehouse available for lease with 3 year minimum lease! 1044 Industrial is conveniently located on FM1044 between IH35 and FM78.

Building 1 is currently available and is 4,500 available square feet, 60'x150' in total size with 16' eve height and 14' bay door openings. The building includes a 15x15 office with bathroom in the rent. Fenced in yard space is also included in the rent. Ideal for office, retail, construction, storage, & other non volatile trades.

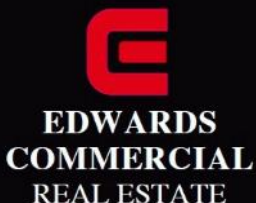
NNN terms are \$0.25/sq ft/month.

Minimum contingent space: 3,000 SQ FT

Maximum available space: 4,500 SQ FT



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



D. LEE EDWARDS

Broker/Owner

1111 N. Walnut Ave.

New Braunfels, TX 78130

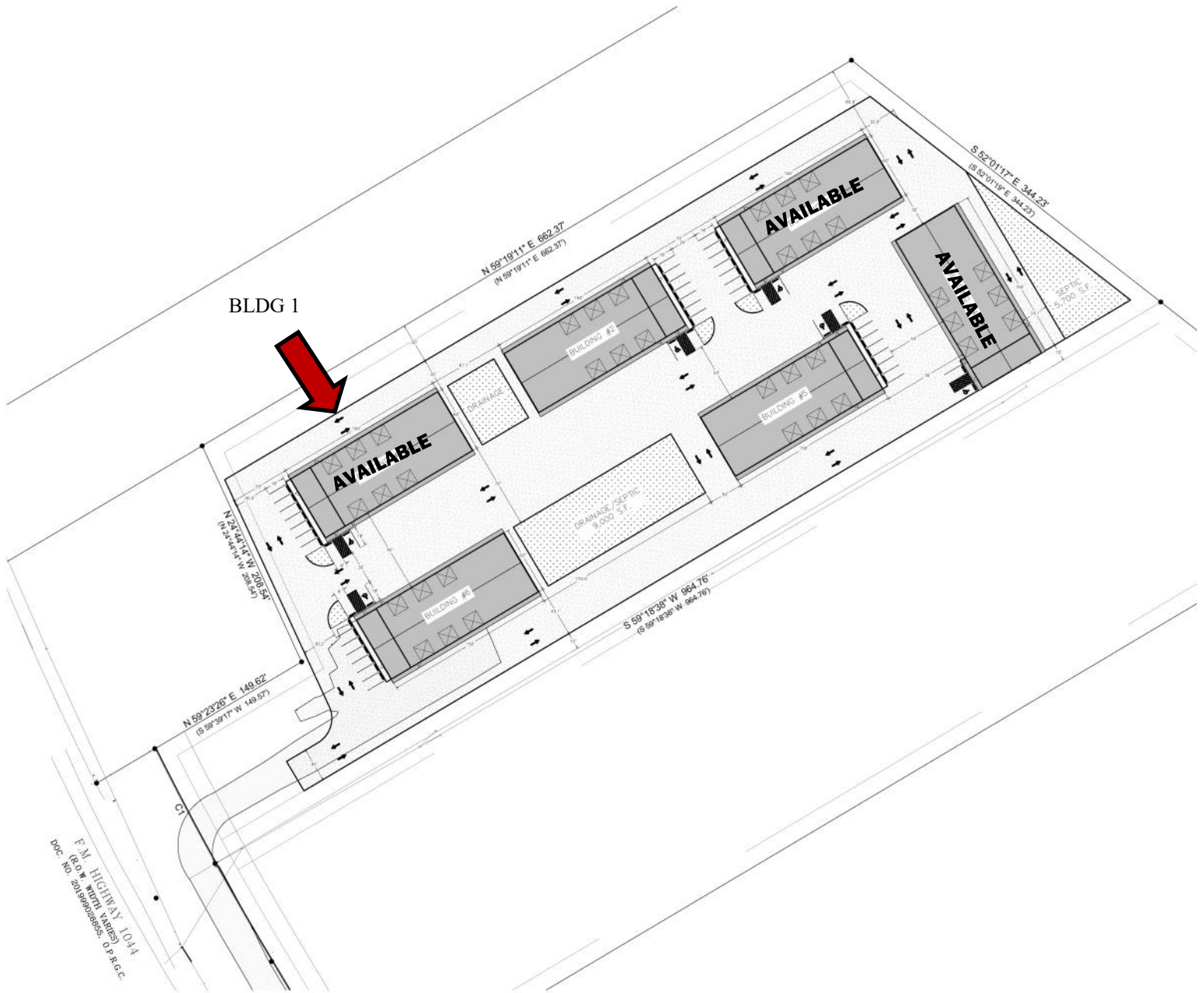
Cell: 830-708-2319

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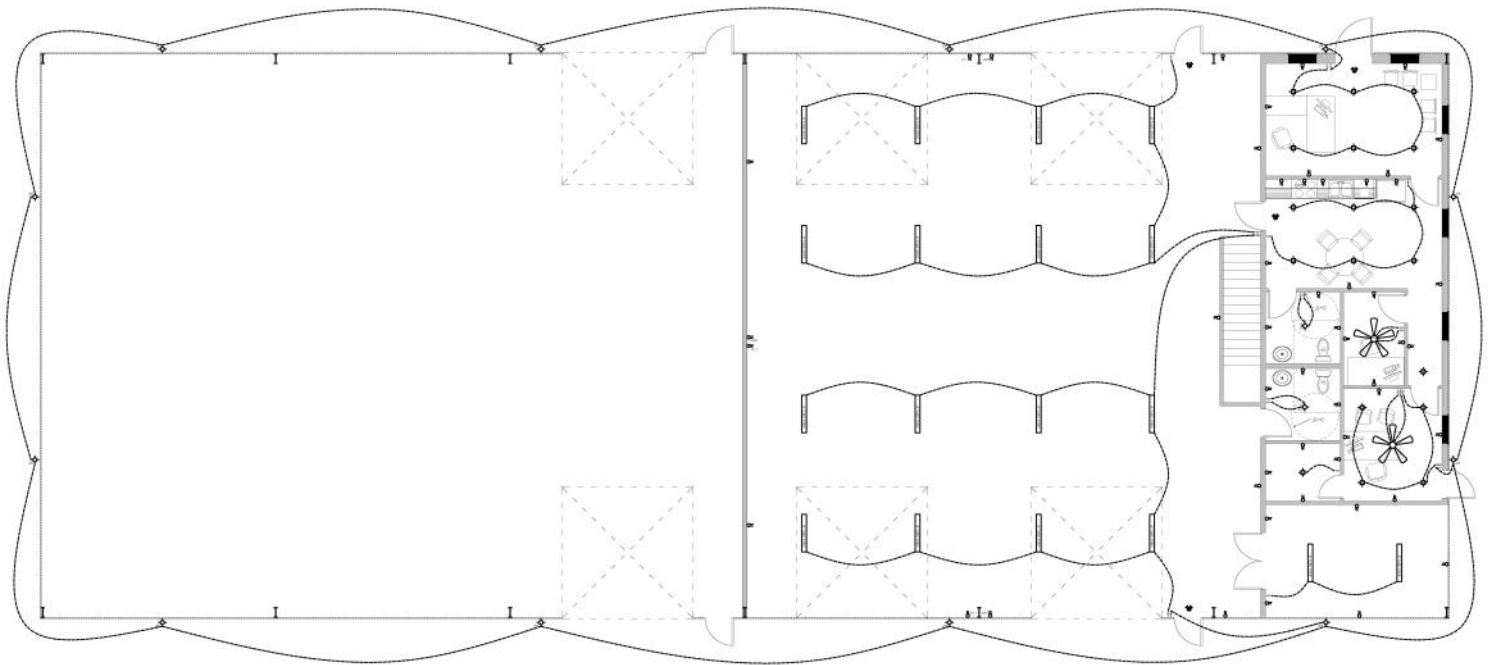


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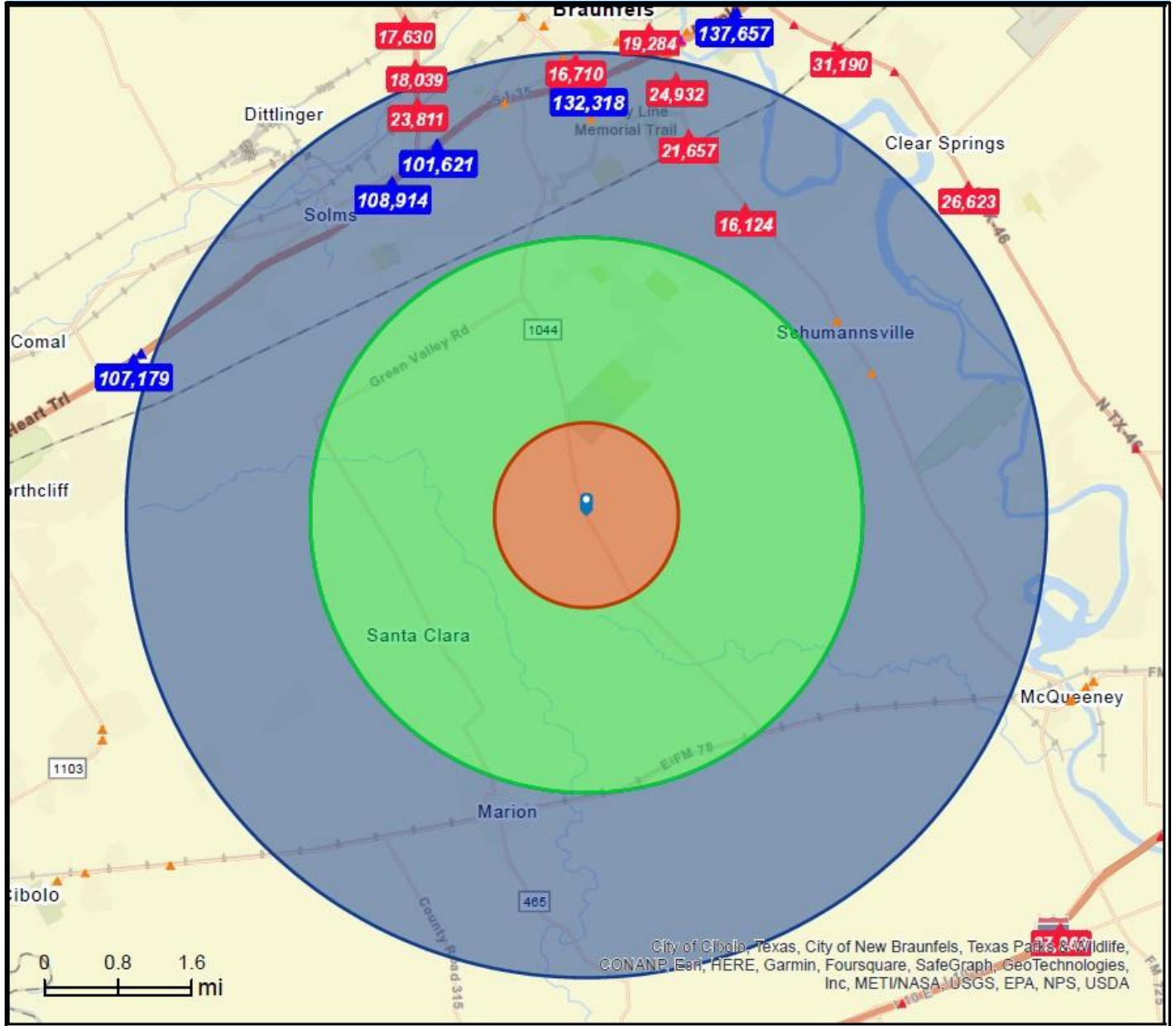
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RINGS SHOWN ON MAP: 1, 3, 5 MILES RADII



- 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





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	0 - 1 mile	1 - 3 mile	3 - 5 mile
Population			
2010 Population	67	4,005	30,879
2020 Population	152	10,156	40,752
2022 Population	159	12,091	43,140
2027 Population	190	12,960	46,199
2010-2020 Annual Rate	8.54%	9.75%	2.81%
2020-2022 Annual Rate	2.02%	8.06%	2.56%
2022-2027 Annual Rate	3.63%	1.40%	1.38%
2022 Male Population	50.3%	49.9%	49.2%
2022 Female Population	49.7%	50.1%	50.8%
2022 Median Age	40.2	36.1	36.1

In the identified area, the current year population is 43,140. In 2020, the Census count in the area was 40,752. The rate of change since 2020 was 2.56% annually. The five-year projection for the population in the area is 46,199 representing a change of 1.38% annually from 2022 to 2027. Currently, the population is 49.2% male and 50.8% female.

Median Age

The median age in this area is 36.1, compared to U.S. median age of 38.9.

Race and Ethnicity

2022 White Alone	61.0%	62.3%	63.1%
2022 Black Alone	4.4%	3.3%	3.2%
2022 American Indian/Alaska Native Alone	0.6%	0.8%	0.9%
2022 Asian Alone	1.9%	1.9%	1.3%
2022 Pacific Islander Alone	0.6%	0.3%	0.2%
2022 Other Race	9.4%	10.6%	11.3%
2022 Two or More Races	22.0%	20.8%	20.0%
2022 Hispanic Origin (Any Race)	36.5%	38.7%	40.0%

Persons of Hispanic origin represent 40.0% 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 76.5 in the identified area, compared to 71.6 for the U.S. as a whole.

Households

2022 Wealth Index	93	76	94
2010 Households	25	1,295	10,554
2020 Households	53	3,414	14,098
2022 Households	59	4,050	14,976
2027 Households	71	4,346	16,059
2010-2020 Annual Rate	7.80%	10.18%	2.94%
2020-2022 Annual Rate	4.88%	7.89%	2.72%
2022-2027 Annual Rate	3.77%	1.42%	1.41%
2022 Average Household Size	2.69	2.99	2.86

The household count in this area has changed from 14,098 in 2020 to 14,976 in the current year, a change of 2.72% annually. The five-year projection of households is 16,059, a change of 1.41% annually from the current year total. Average household size is currently 2.86, compared to 2.87 in the year 2020. The number of families in the current year is 10,902 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.



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	0 - 1 mile	1 - 3 mile	3 - 5 mile
Mortgage Income			
2022 Percent of Income for Mortgage	0.0%	14.1%	15.1%
Median Household Income			
2022 Median Household Income	\$78,787	\$84,016	\$82,882
2027 Median Household Income	\$90,630	\$98,053	\$93,624
2022-2027 Annual Rate	2.84%	3.14%	2.47%
Average Household Income			
2022 Average Household Income	\$101,774	\$95,230	\$104,187
2027 Average Household Income	\$121,121	\$111,299	\$119,008
2022-2027 Annual Rate	3.54%	3.17%	2.70%
Per Capita Income			
2022 Per Capita Income	\$32,856	\$31,688	\$36,790
2027 Per Capita Income	\$38,993	\$37,089	\$42,148
2022-2027 Annual Rate	3.48%	3.20%	2.76%
Households by Income			

Current median household income is \$82,882 in the area, compared to \$72,414 for all U.S. households. Median household income is projected to be \$93,624 in five years, compared to \$84,445 for all U.S. households

Current average household income is \$104,187 in this area, compared to \$105,029 for all U.S. households. Average household income is projected to be \$119,008 in five years, compared to \$122,155 for all U.S. households

Current per capita income is \$36,790 in the area, compared to the U.S. per capita income of \$40,363. The per capita income is projected to be \$42,148 in five years, compared to \$47,064 for all U.S. households

Housing			
2022 Housing Affordability Index	0	153	145
2010 Total Housing Units	25	1,377	11,425
2010 Owner Occupied Housing Units	18	1,055	7,600
2010 Renter Occupied Housing Units	7	240	2,953
2010 Vacant Housing Units	0	82	871
2020 Total Housing Units	53	3,600	15,148
2020 Vacant Housing Units	0	186	1,050
2022 Total Housing Units	59	4,290	16,092
2022 Owner Occupied Housing Units	49	3,574	11,801
2022 Renter Occupied Housing Units	10	476	3,175
2022 Vacant Housing Units	0	240	1,116
2027 Total Housing Units	73	4,691	17,387
2027 Owner Occupied Housing Units	61	3,870	12,774
2027 Renter Occupied Housing Units	10	475	3,285
2027 Vacant Housing Units	2	345	1,328

Currently, 73.3% of the 16,092 housing units in the area are owner occupied; 19.7%, renter occupied; and 6.9% 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 15,148 housing units in the area and 6.9% vacant housing units. The annual rate of change in housing units since 2020 is 2.72%. Median home value in the area is \$237,418, compared to a median home value of \$283,272 for the U.S. In five years, median value is projected to change by 2.99% annually to \$275,144.

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.



Information About Brokerage Services

11-2-2015

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.

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.

<u>Edwards Commercial Real Estate</u>	<u>467649</u>	<u>LeeEdwards1109@msn.com</u>	<u>(830) 620-7653</u>
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone

<u>D. Lee Edwards</u>	<u>467649</u>	<u>LeeEdwards1109@msn.com</u>	<u>(830) 620-7653</u>
Designated Broker of Firm	License No.	Email	Phone

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

<u>D. Lee Edwards</u>	<u>435290</u>	<u>LeeEdwards1109@msn.com</u>	<u>(830) 708-2319</u>
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

TAR 2501

IABS 1-0

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