THE SHOPS AT CLEAR SPRINGS

CUSHMAN & WAKEFIELD

1761 TX-46, New Braunfels, Texas, 78130

FOR LEASE

AVAILABLE SPACES

Suite 102 ..... 2,642 SF

DESCRIPTION

- Affluent Area
- Surrounded by New Multi Family Development
- Center traffic
- High Visibility on TX46
- Strong Traffic Counts

DEMOGRAPHICS (Source: Esri)

	1 MILE	2 MILES	5 MILES
2022 Population	4,229	26,305	49,268
Average Household Income	$117,374	$99,959	$100,532

NEARBY RETAILERS

Clear Springs Restaurant, Club Carwash, Chicken Express, Shell, Rust Meat Market & Game Processing, Wendy's

TRAFFIC COUNT (Source: TxDot)

27,155 VPD

RAPID FIRED
PIZZA
1761

RAPID FIRED
PIZZA
1761
108
NOW HIRING
WE'VE GOT WINGS

THE SHOPS AT CLEAR SPRINGS

BUILDING AERIAL

JD TORIAN
Director | jd.torian@cushwake.com | +1 512 370 2431

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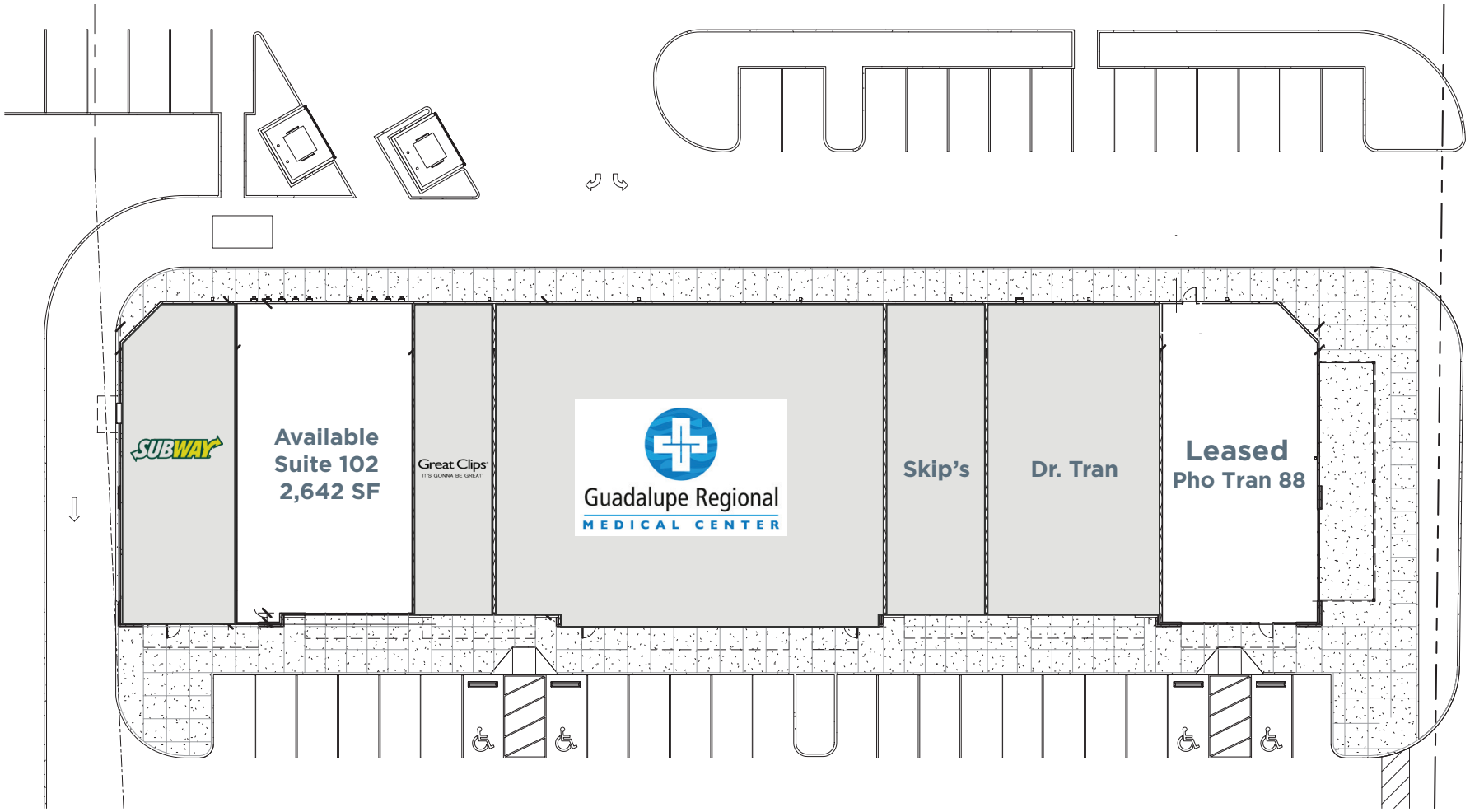
SITE PLAN

○ AVAILABLE SPACE



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DEMOGRAPHICS

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Executive Summary

1761 TX-46, New Braunfels, Texas, 78130
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 29.67503
Longitude: -98.05862

	1 mile	3 miles	5 miles
Population			
2010 Population	2,065	14,631	49,268
2020 Population	3,620	24,094	73,456
2022 Population	4,299	26,305	80,110
2027 Population	4,883	28,224	85,523
2010-2020 Annual Rate	5.77%	5.11%	4.07%
2020-2022 Annual Rate	7.94%	3.98%	3.93%
2022-2027 Annual Rate	2.58%	1.42%	1.32%
2022 Male Population	50.0%	49.7%	49.1%
2022 Female Population	50.0%	50.4%	50.9%
2022 Median Age	36.0	35.3	36.3

In the identified area, the current year population is 80,110. In 2020, the Census count in the area was 73,456. The rate of change since 2020 was 3.93% annually. The five-year projection for the population in the area is 85,523 representing a change of 1.32% annually from 2022 to 2027. Currently, the population is 49.1% male and 50.9% female.

Median Age

The median age in this area is 36.3, compared to U.S. median age of 38.9.

Race and Ethnicity			
2022 White Alone	70.1%	65.8%	66.6%
2022 Black Alone	2.8%	2.8%	2.7%
2022 American Indian/Alaska Native Alone	0.7%	0.8%	0.8%
2022 Asian Alone	1.2%	1.4%	1.4%
2022 Pacific Islander Alone	0.2%	0.2%	0.2%
2022 Other Race	8.4%	9.6%	9.4%
2022 Two or More Races	16.6%	19.4%	18.9%
2022 Hispanic Origin (Any Race)	32.9%	37.4%	36.5%

Persons of Hispanic origin represent 36.5% 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 73.8 in the identified area, compared to 71.6 for the U.S. as a whole.

Households			
2022 Wealth Index	133	90	88
2010 Households	770	5,013	18,039
2020 Households	1,333	8,459	27,701
2022 Households	1,598	9,272	30,259
2027 Households	1,812	9,990	32,470
2010-2020 Annual Rate	5.64%	5.37%	4.38%
2020-2022 Annual Rate	8.39%	4.16%	4.00%
2022-2027 Annual Rate	2.55%	1.50%	1.42%
2022 Average Household Size	2.69	2.83	2.63

The household count in this area has changed from 27,701 in 2020 to 30,259 in the current year, a change of 4.00% annually. The five-year projection of households is 32,470, a change of 1.42% annually from the current year total. Average household size is currently 2.63, compared to 2.63 in the year 2020. The number of families in the current year is 21,465 in the specified area.

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