

# Interstate Plaza

1695 IH-35 | New Braunfels, TX



1,425 SF  
Available  
\$35.00/SF/YR -  
\$38.00/SF/YR  
Rate  
\$9.50/SF/YR (est.)  
NNN  
\$30.00/SF  
TI ALLOWANCE

## ABOUT THE PROPERTY

- AVAILABLE NOW for Tenant finish out
- Located at 1695 S Interstate-35 in New Braunfels; adjacent to a Lowe's and a Walmart Supercenter along I-35 on the route between San Antonio and Austin
- At the Walnut Ave exit that includes HEB, Walmart, and At Home

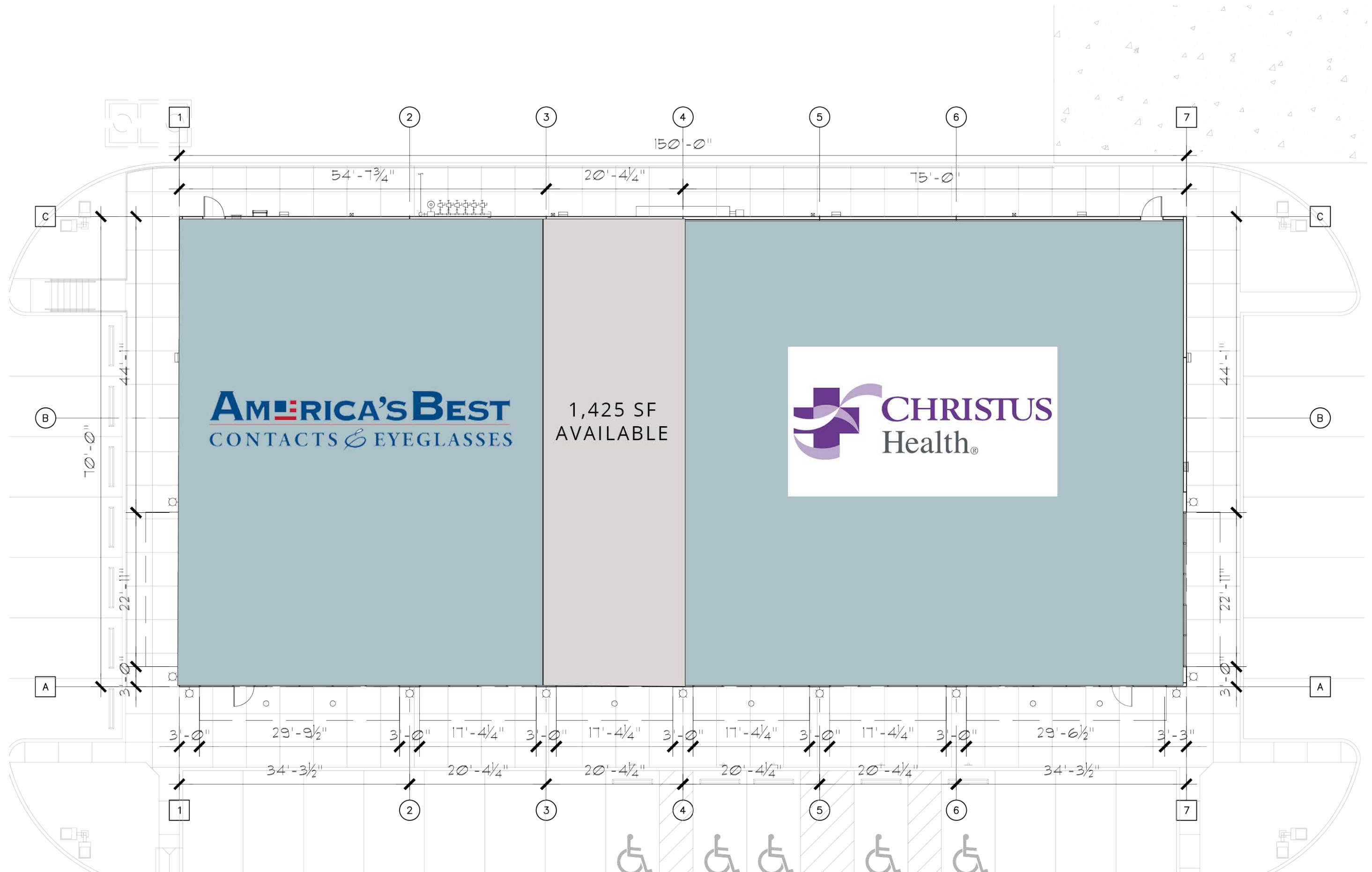
## NEARBY RETAILERS



## TRAFFIC COUNTS

Interstate 35 Frontage Rd  
1044  
Walnut Ave

135,570 VPD  
7,784 VPD  
20,000 VPD





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**SITE**  
1,425 SF  
Available

AMERICA'S BEST CONTACTS & EYEGLASSES  
CHRISTUS Health

EYEMART EXPRESS  
MATTRESS FIRM

FIREHOUSE SUBS  
verizon

**Interstate Plaza**

SPEC'S PET SMART JOANN  
Spectrum ACE Bank of America  
Batteries + Bulbs LOCKER ROOM J NAILS  
HAPPY DRAGON Aaron's FAST SIGNS

1044





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### Interstate Plaza

**SPEC'S** WINES-SPIRITS-VINYL FOODS | **PETSMART** | **JOANN**

**J NAILS** | **Spectrum** | **ACE DENTAL** | **Bank of America**

**Batteries + Bulbs** | **LOCKER ROOM HAIRCUTS** | **FASTSIGNS** More than fast. More than signs.

**HAPPY DRAGON** ONE BY ONE TAKE OUT & DELIVERY | **planet fitness** | **Aaron's**

### New Braunfels Marketplace

**LA COSECHA** MEXICAN TABLE | **GARDEN BUFFET** | **Golden Corral**

**LESLIE'S** | **SANTIKOS ENTERTAINMENT** Be a Part of the Legacy

**UNITED STATES POSTAL SERVICE** | **HONEYBAKED** | **H&R BLOCK** | **PNC**

**Chicken Express** | **SALLY BEAUTY** | **Fiesta**

**GameStop** | **FANTASTIC SAM'S CUT & COLOR**

**Wendy's** | **Starbucks** | **metro** by 7-Eleven

**boost** | **Urban Air** | **Cane's**

**Shirley DO-NUTS** | **CHASE** | **BR**

**DOLLAR TREE** | **Auto Zone** | **WINGSTON**

**HARBOR FREIGHT TOOLS** Quality Tools at Remarkably Low Prices | **jiffylube**

**DOLLAR TREE** | **BIG LOTS!** | **cicis** BEYOND PIZZA

**metro** by 7-Eleven | **SUN LOAN COMPANY** | **dds DISCOUNTS**

**SUBWAY** | **McDonald's** | **Chick-fil-A**

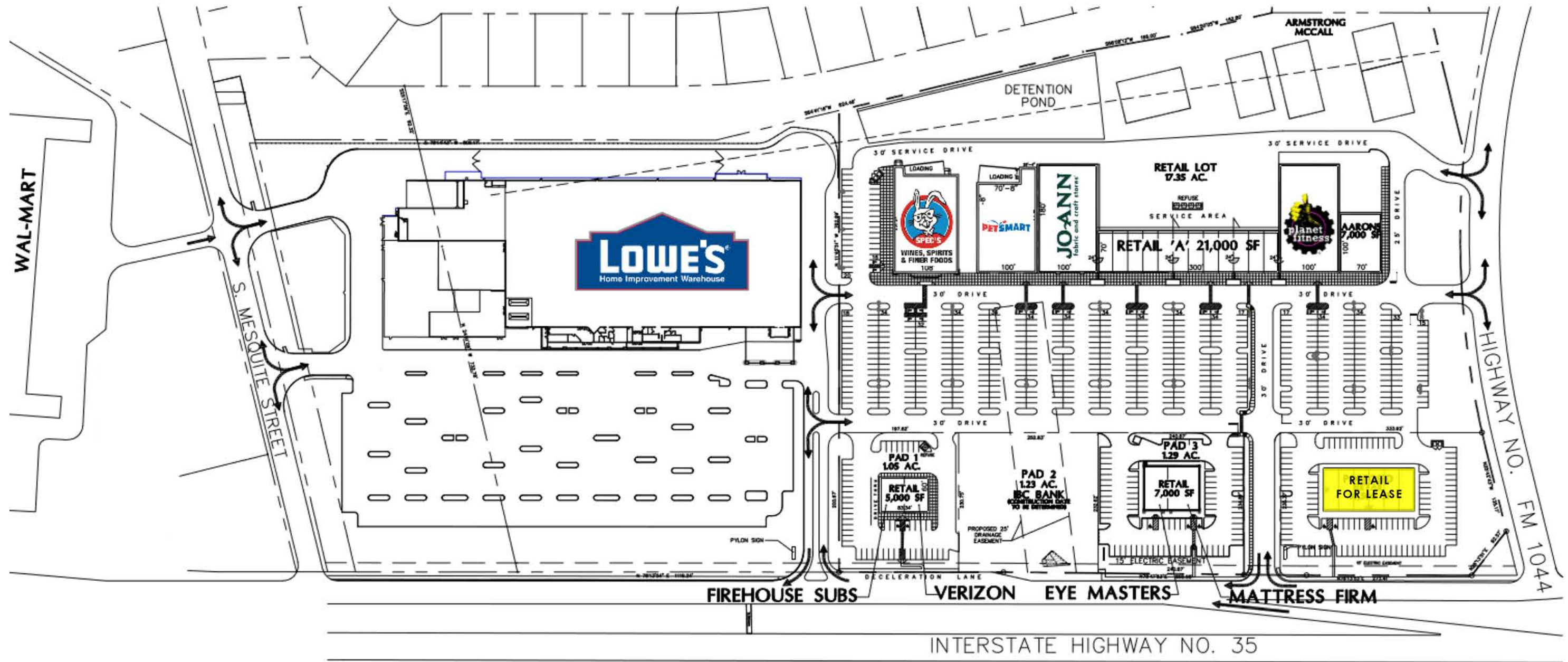
**TAKE 5** | **9** | **Schlottzsky's**

**Arby's** | **POPEYES** | **TACO BELL**

1044



### CONCEPTUAL OVERALL ELEVATION





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# Information About Brokerage Services

Texas Real Estate Commission (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.

SRS Real Estate Partners	9005621	wes.babb@srsre.com	512.236.4600
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Wes Babb	349786	wes.babb@srsre.com	512.236.4660
Designated Broker of Firm	License No.	Email	Phone

**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.

Webb Sellers	589055	webb.sellers@srsre.com	210.504.2781	
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone	
Drew Allen	656732	drew.allen@srsre.com	210.504.1242	
Sales Agent/Associate's Name	License No.	Email	Phone	
Buyer Initials	Tenant Initials	Seller Initials	Landlord Initials	Date



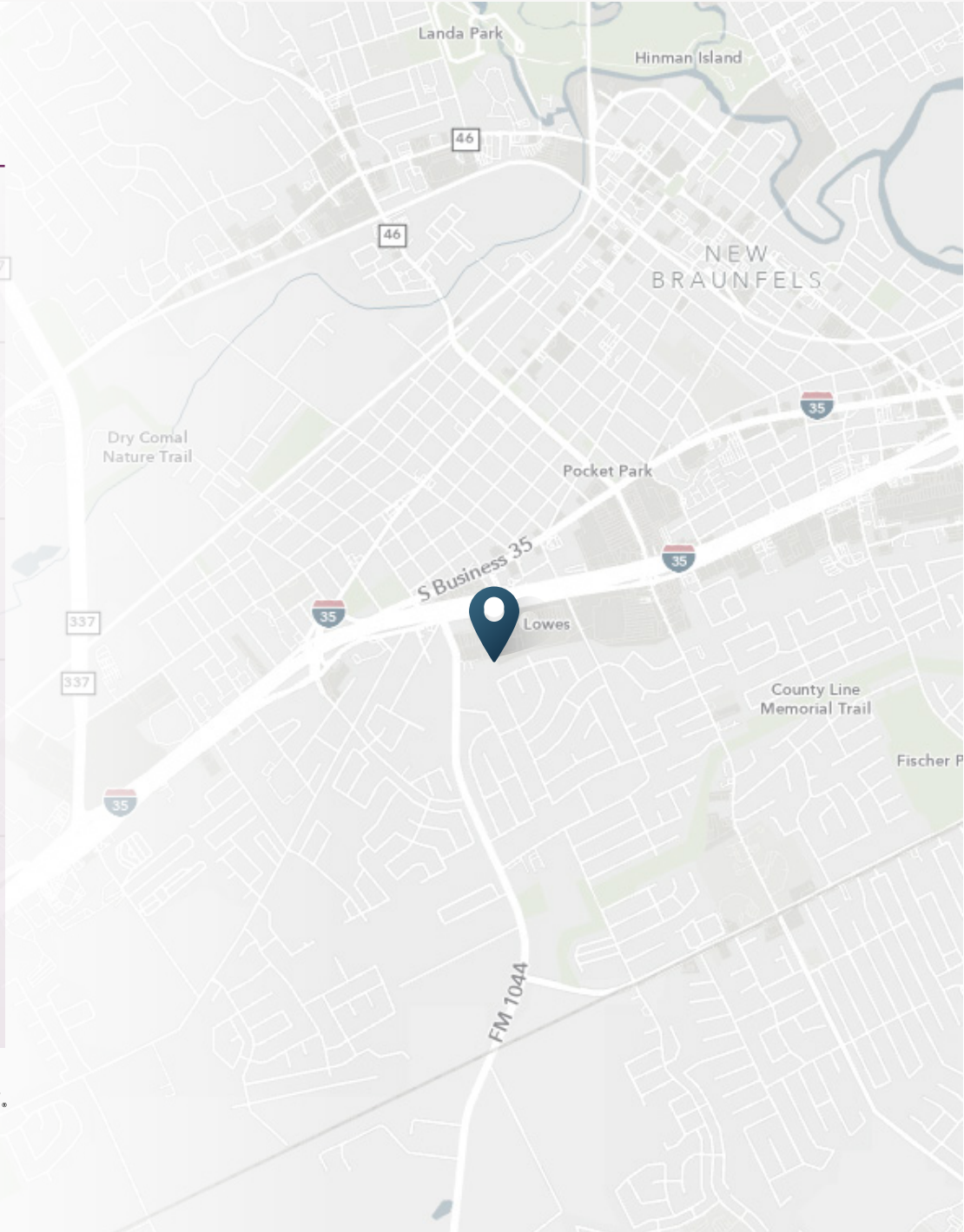
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## DEMOGRAPHIC HIGHLIGHTS

Population	1 mile	3 miles	5 miles
2023 Estimated Population	12,396	57,588	102,066
2028 Projected Population	12,267	58,646	117,885
Projected Annual Growth Rate 2023 to 2028	-0.21%	0.36%	2.92%
Daytime Population			
2023 Daytime Population	10,093	67,320	104,090
Workers	3,457	36,411	50,354
Residents	6,636	30,909	53,736
Income			
2023 Est. Average Household Income	\$99,845	\$107,294	\$112,692
2023 Est. Median Household Income	\$75,670	\$80,058	\$83,600
Households & Growth			
2023 Estimated Households	4,612	21,957	38,856
2028 Estimated Households	4,603	22,506	45,300
Projected Annual Growth Rate 2023 to 2028	-0.04%	0.50%	3.12%
Race & Ethnicity			
2023 Est. White	60%	66%	67%
2023 Est. Black or African American	3%	3%	3%
2023 Est. Asian or Pacific Islander	1%	1%	2%
2023 Est. American Indian or Native Alaskan	1%	1%	1%
2023 Est. Other Races	14%	10%	9%
2023 Est. Hispanic	46%	36%	36%



> **Want more?** Contact us for a complete demographic, foot-traffic, and mobile data insights report.







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