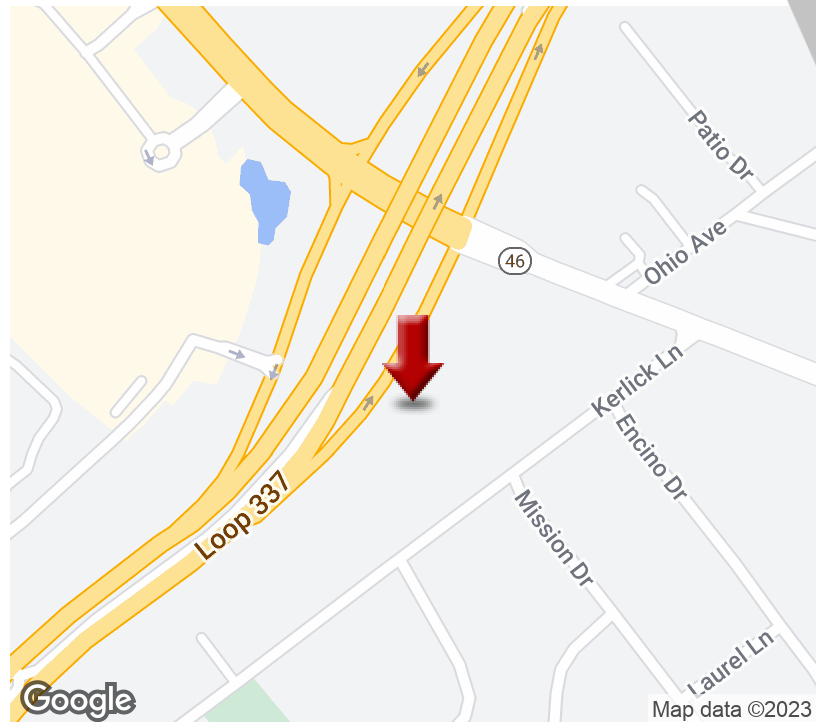
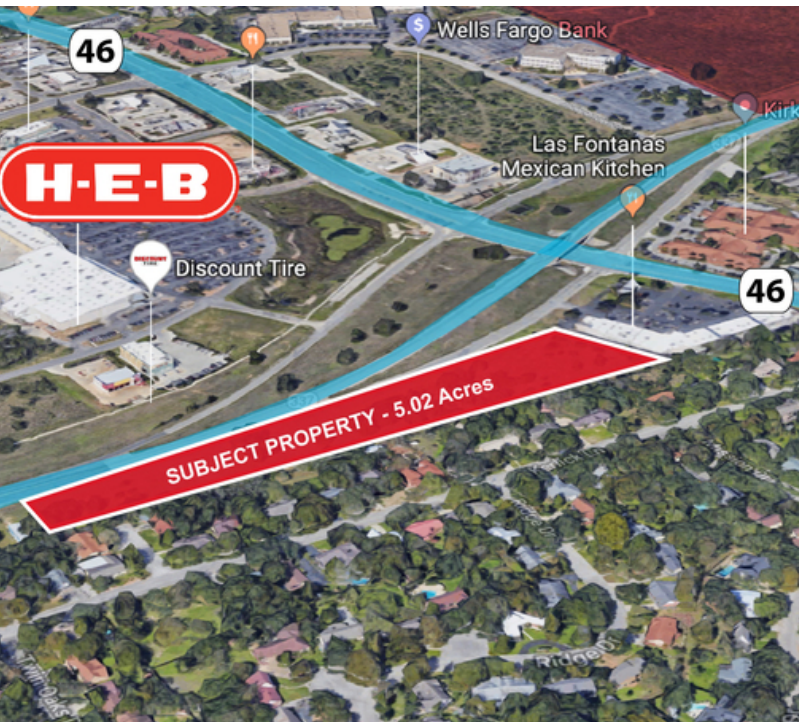


LAND FOR SALE

5 ACRES ON LOOP 337 & HWY 46 IN NEW BRAUNFELS

0 S Loop 337 , New Braunfels, TX 78130



OFFERING SUMMARY

SALE PRICE:	Subject To Offer
LOT SIZE	5.02 Acres
UTILITIES	Nearby
ZONING	C-1A
APN#	72828

PROPERTY OVERVIEW

Opportunity to develop a commercial strip or office complex in the highly traveled Loop 337 and Hwy 46 area of New Braunfels, TX across from the new HEB Plus development. The site boast over 1,300 of frontage along Loop 337. Located less than a mile from the 2,500-Acre is Veramendi - the only master planned community with over 475 acres of green space and park land.

PROPERTY HIGHLIGHTS

- NBU provides all utilities on site
- Flexible C-1A Zoning allows for office, light retail, or neighborhood commercial
- Excellent location for Assisted Living, Medical Office Condos, Office Condos
- Located less than a mile from the 2,500-Acre Veramendi is the only master planned community with over 475 acres of green space and park land



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VERAMENDI

Master Planned Community

380 Acres - Residential, Commercial, Multi P



H-E-B

Discount Tire

Wells Fargo Bank

Las Fontanas Mexican Kitchen

Kirkwood Manor

Herbert's

SUBJECT PROPERTY - 5.02 Acres

337

16,574 VPD

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LAND FOR SALE

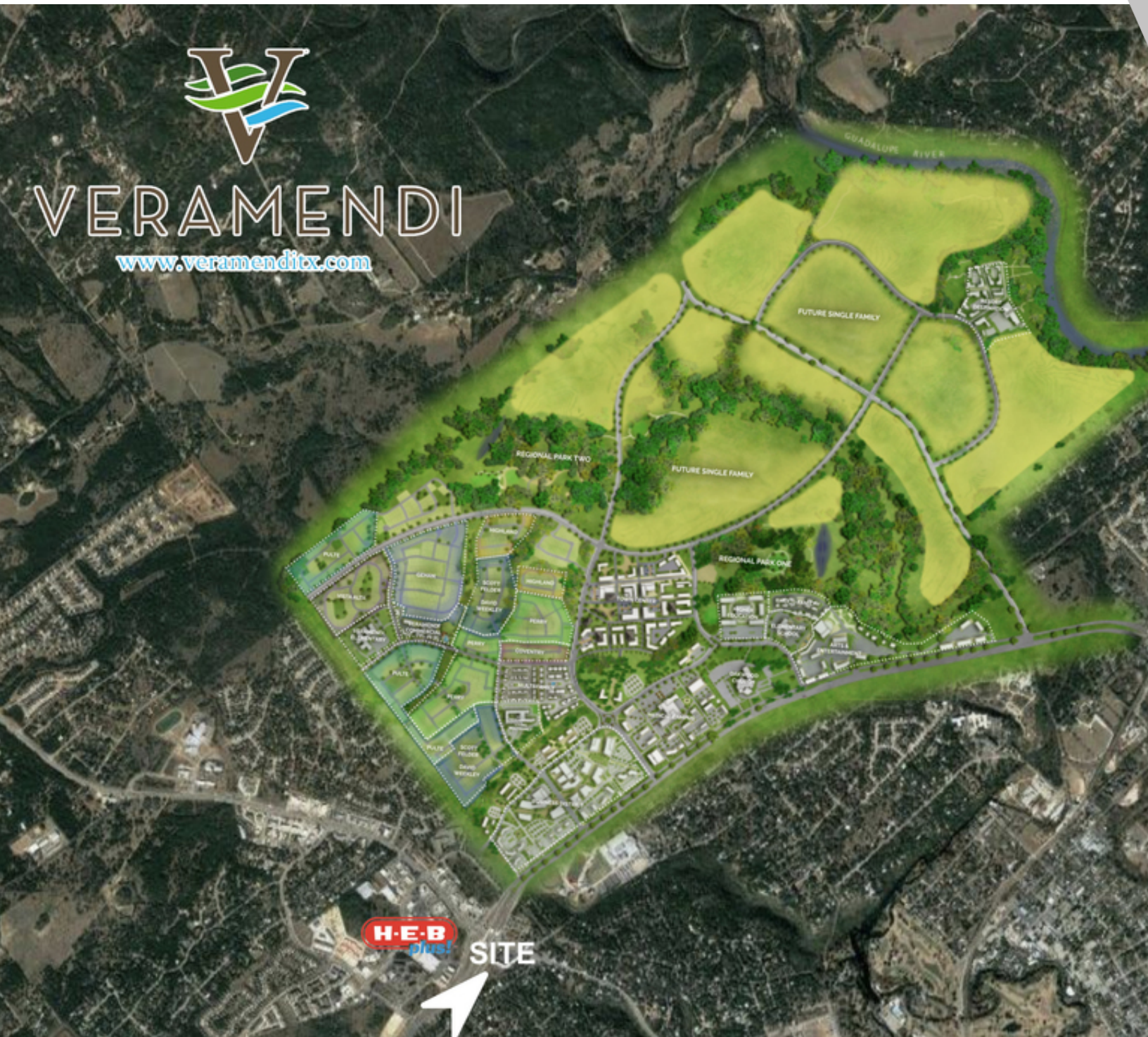
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VERAMENDI

www.veramenditx.com



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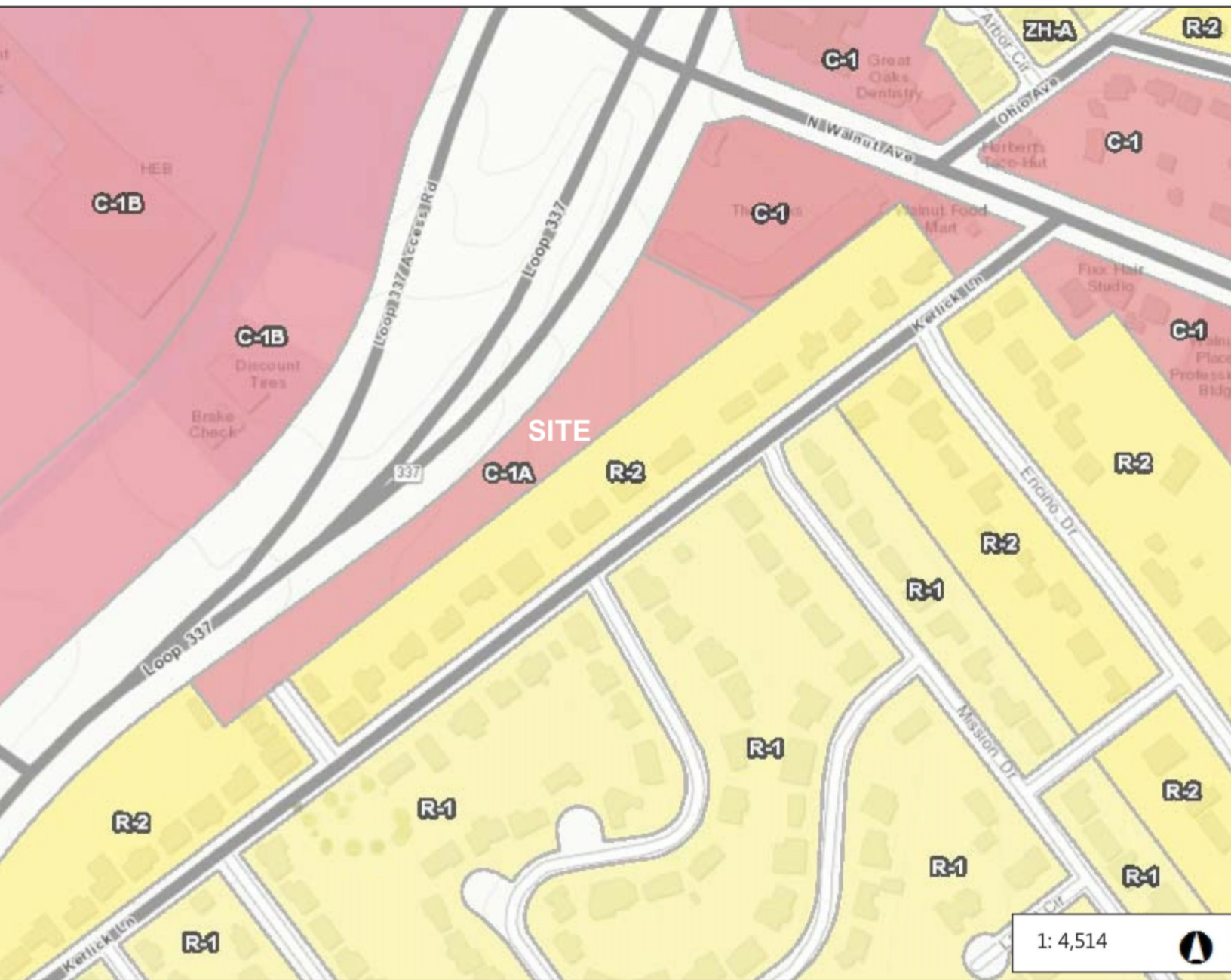
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Zoning



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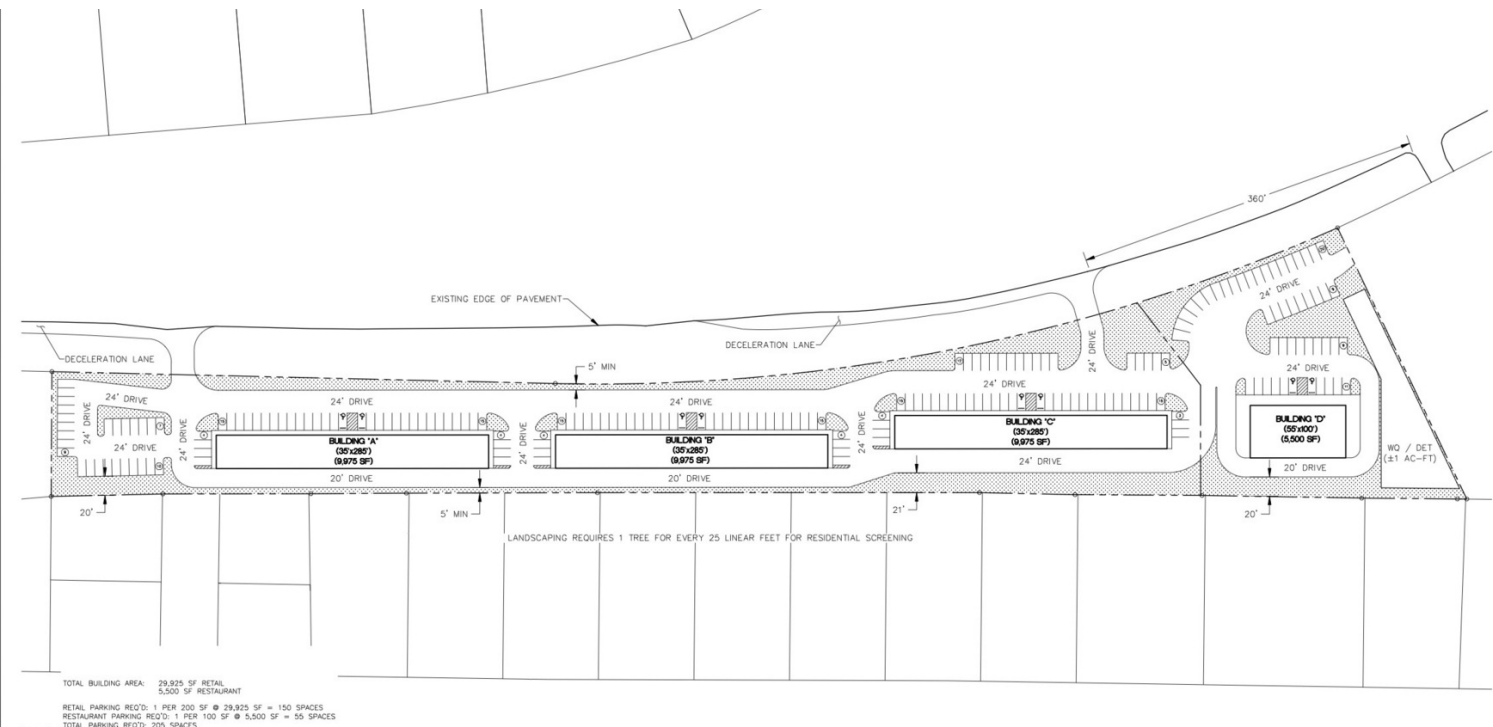
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 Fax: 210.696.9997
 www.courseenkoepler.com • TSPS Form No. 4-0107

5.015 ACRE - S. LOOP 337
NEW BRAUNFELS, TEXAS
SITE PLAN

JOB NO.: 10082.00
 DATE: DECEMBER 2018
 DESIGN:



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NEW BRAUNFELS, TEXAS
SITE PLAN

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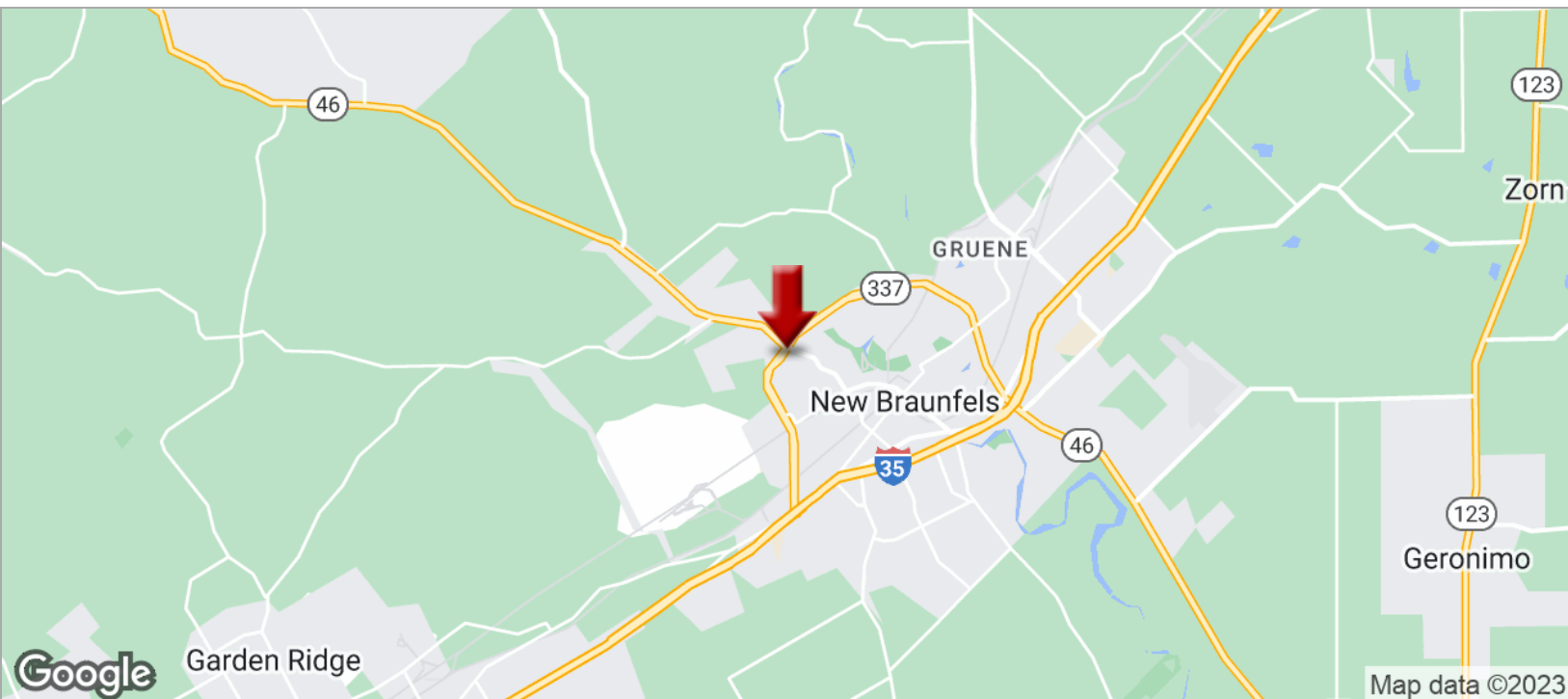
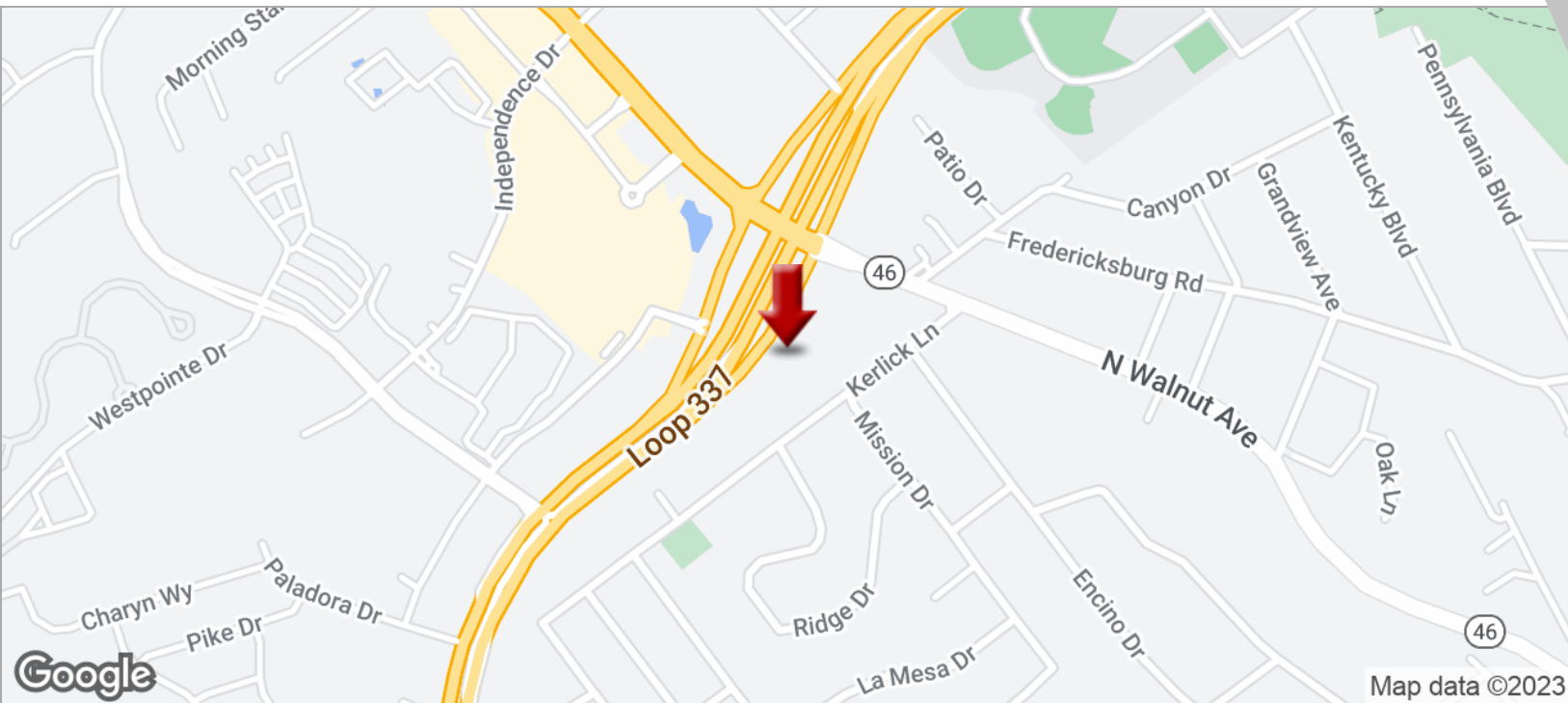
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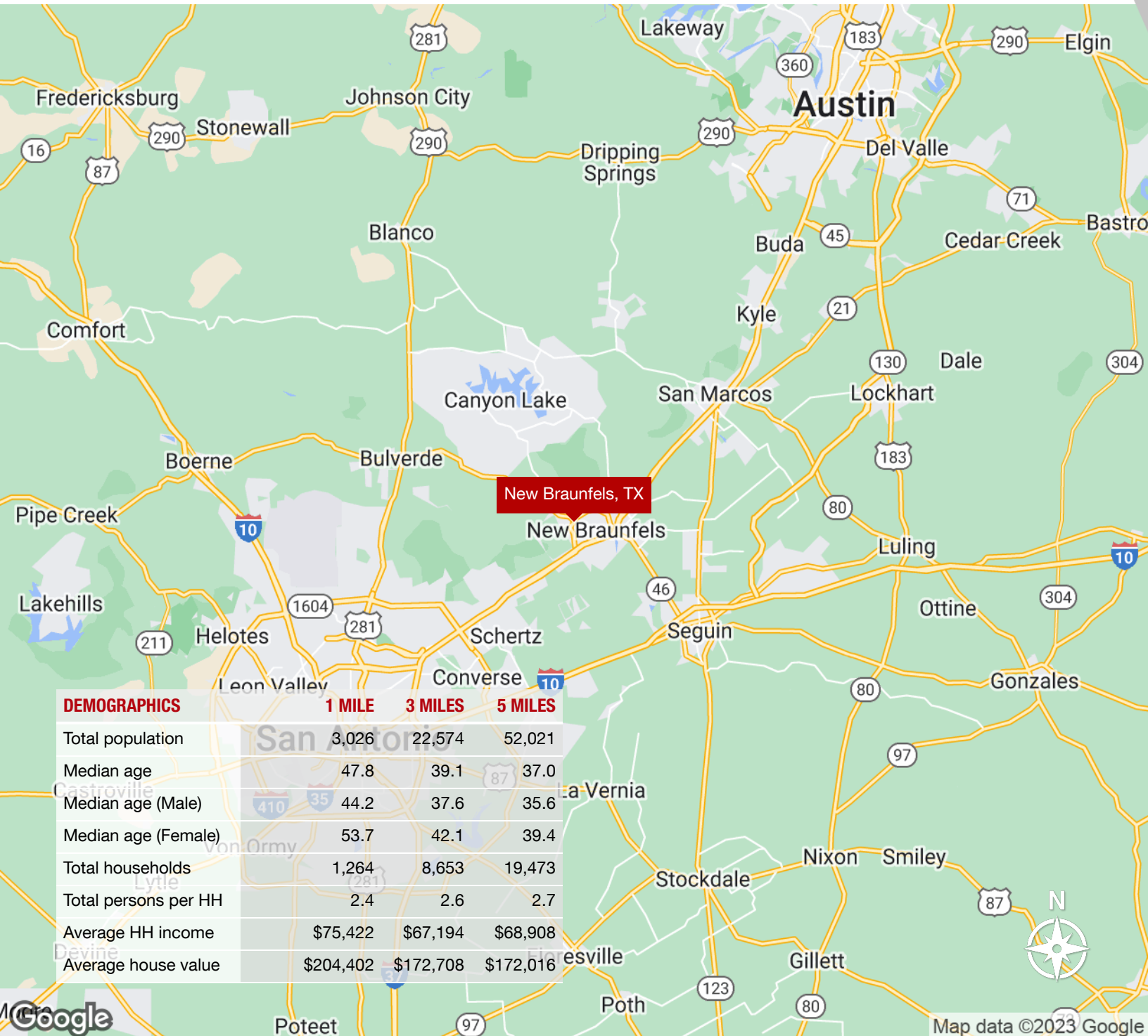
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DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total population	3,026	22,574	52,021
Median age	47.8	39.1	37.0
Median age (Male)	44.2	37.6	35.6
Median age (Female)	53.7	42.1	39.4
Total households	1,264	8,653	19,473
Total persons per HH	2.4	2.6	2.7
Average HH income	\$75,422	\$67,194	\$68,908
Average house value	\$204,402	\$172,708	\$172,016

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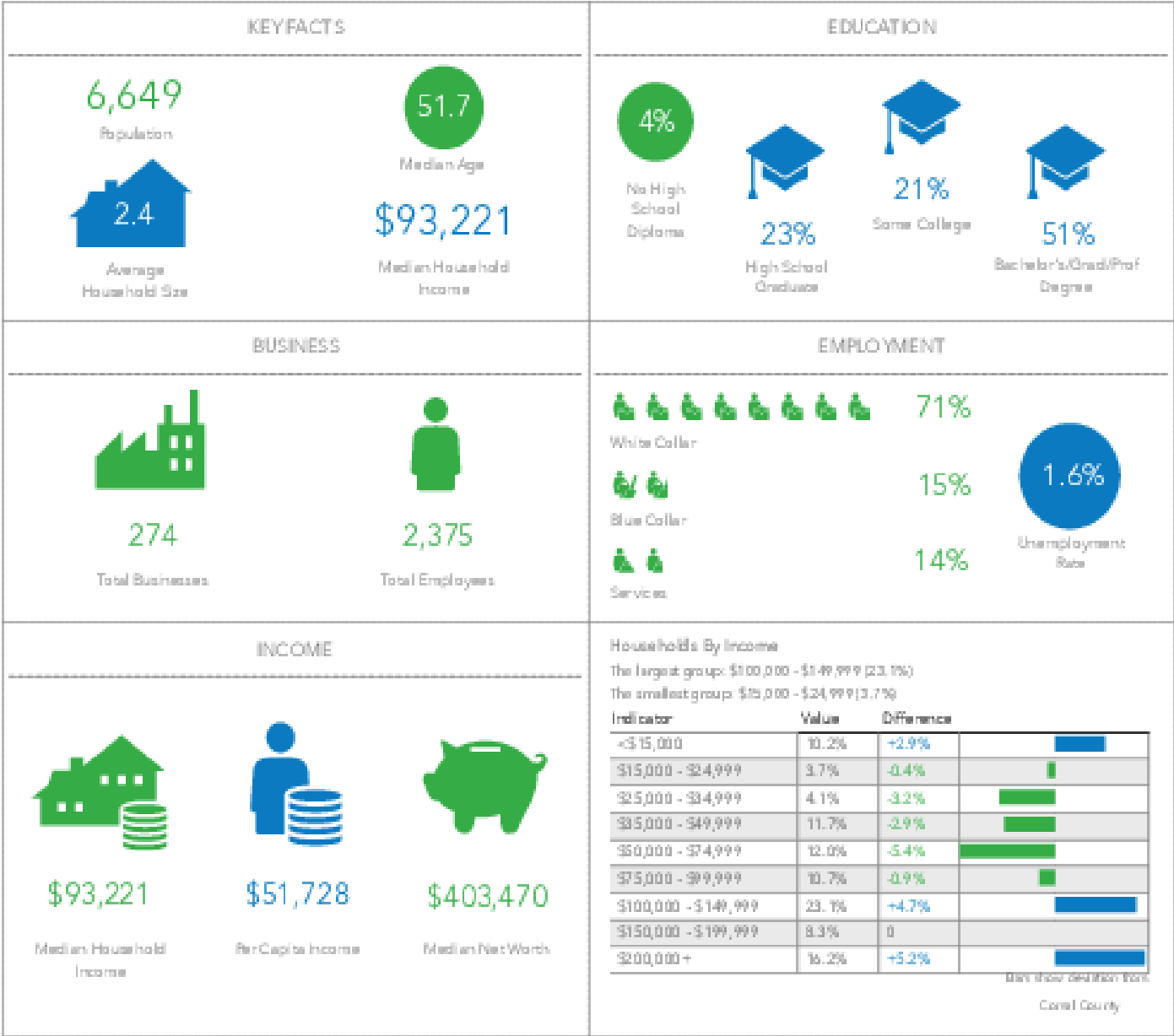
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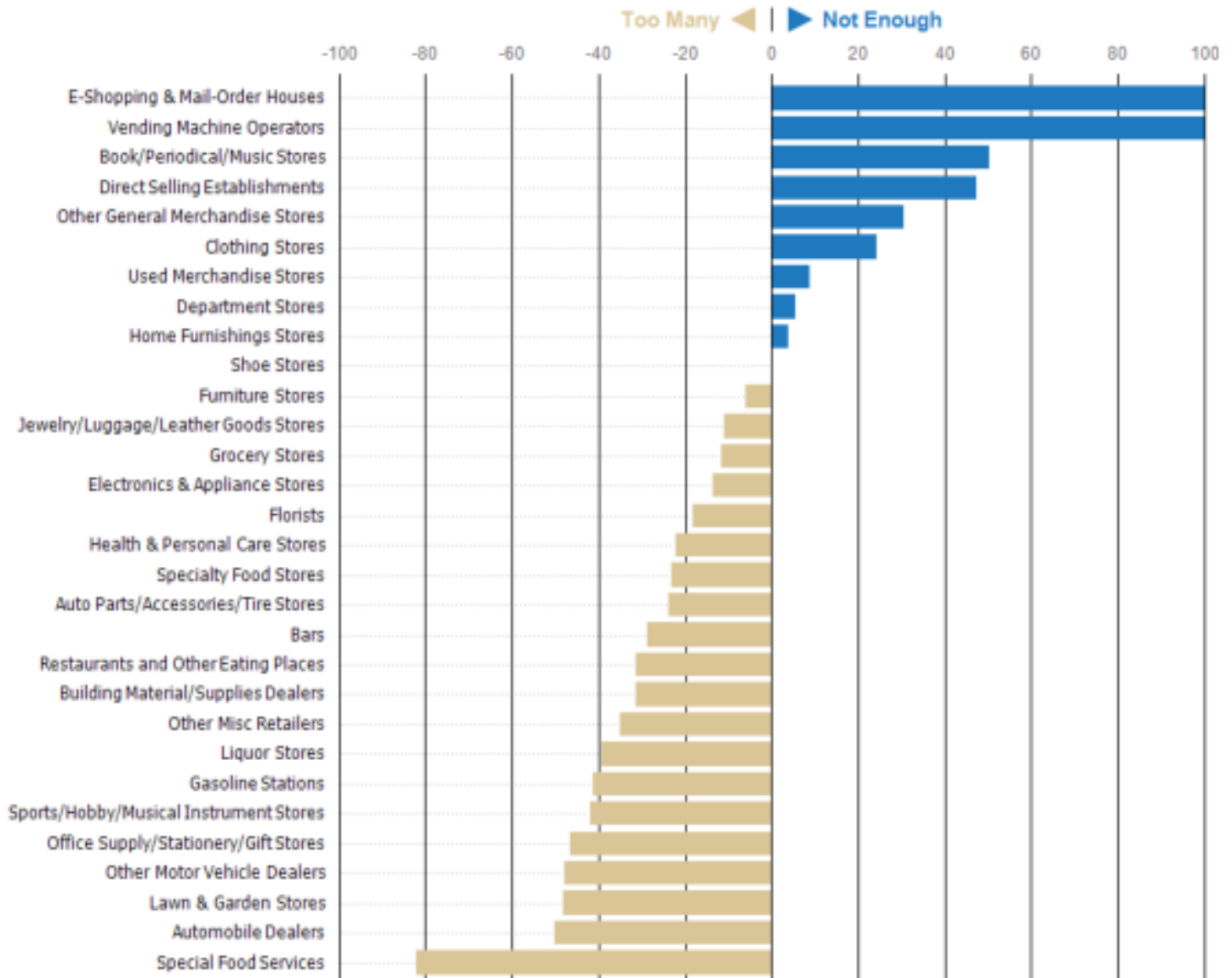


Best Retail Businesses: New Braunfels, TX 78130

This chart shows the types of businesses that consumers are leaving an area to find. The business types represented by blue bars are relatively scarce in the area, so consumers go elsewhere to have their needs met. The beige business types are relatively plentiful in the area, meaning there are existing competitors for the dollars that consumers spend in these categories.

Data Source: Retail Marketplace via Esri, 2018

Update Frequency: Annually



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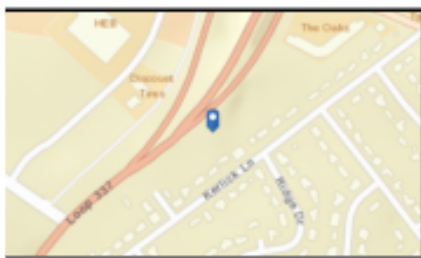
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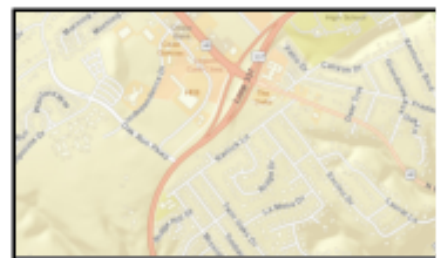
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Average Daily Traffic Volume
▲ Up to 6,000 vehicles per day
▲ 6,001 - 15,000
▲ 15,001 - 30,000
▲ 30,001 - 50,000
▲ 50,001 - 100,000
▲ More than 100,000 per day



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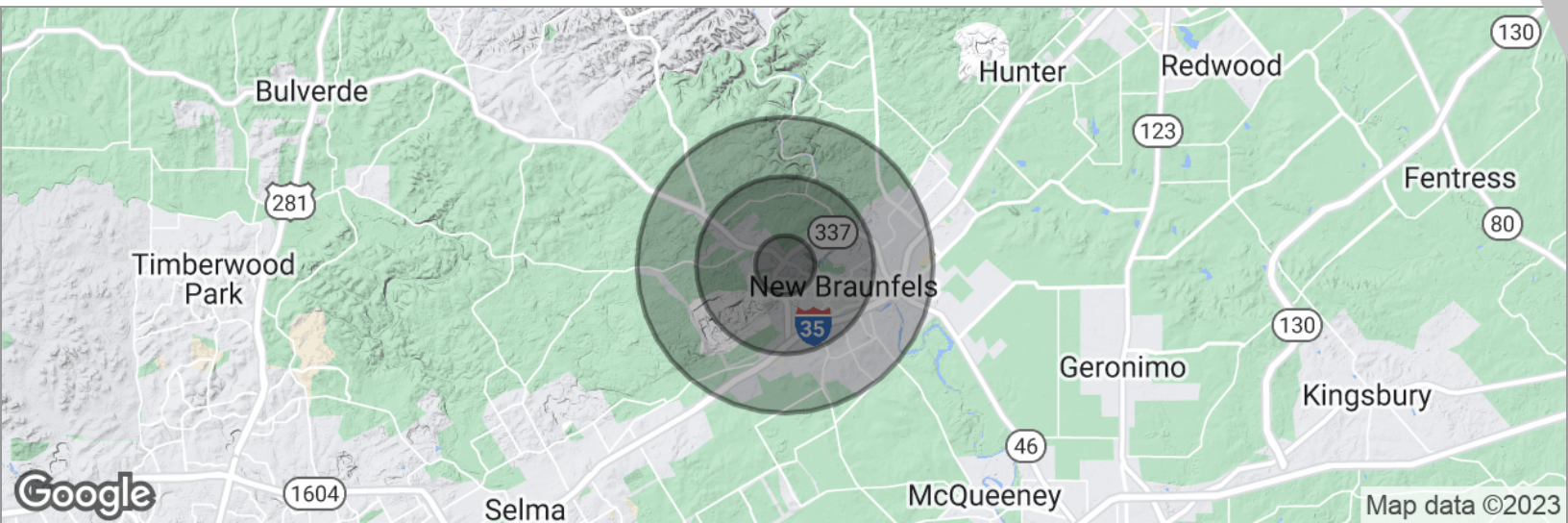
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POPULATION	1 MILE	3 MILES	5 MILES
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Median age	47.8	39.1	37.0
Median age (male)	44.2	37.6	35.6
Median age (Female)	53.7	42.1	39.4
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,264	8,653	19,473
# of persons per HH	2.4	2.6	2.7
Average HH income	\$75,422	\$67,194	\$68,908
Average house value	\$204,402	\$172,708	\$172,016

* Demographic data derived from 2020 ACS - US Census

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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.

11-2-2015



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.

Keller Willis San Antonio, Inc	547594	Legal@kwcityview.com	210.696.9996
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Joseph H Sloan III	526284	Legal@kwcityview.com	210.696.9996
Designated Broker of Firm	License No.	Email	Phone
Tony Zamora Jr.	537135	Legal@Kwcityview.com	210.696.9996
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Ravpreet Singh	560351	Rav@KWCommercial.com	210-849-2175
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date