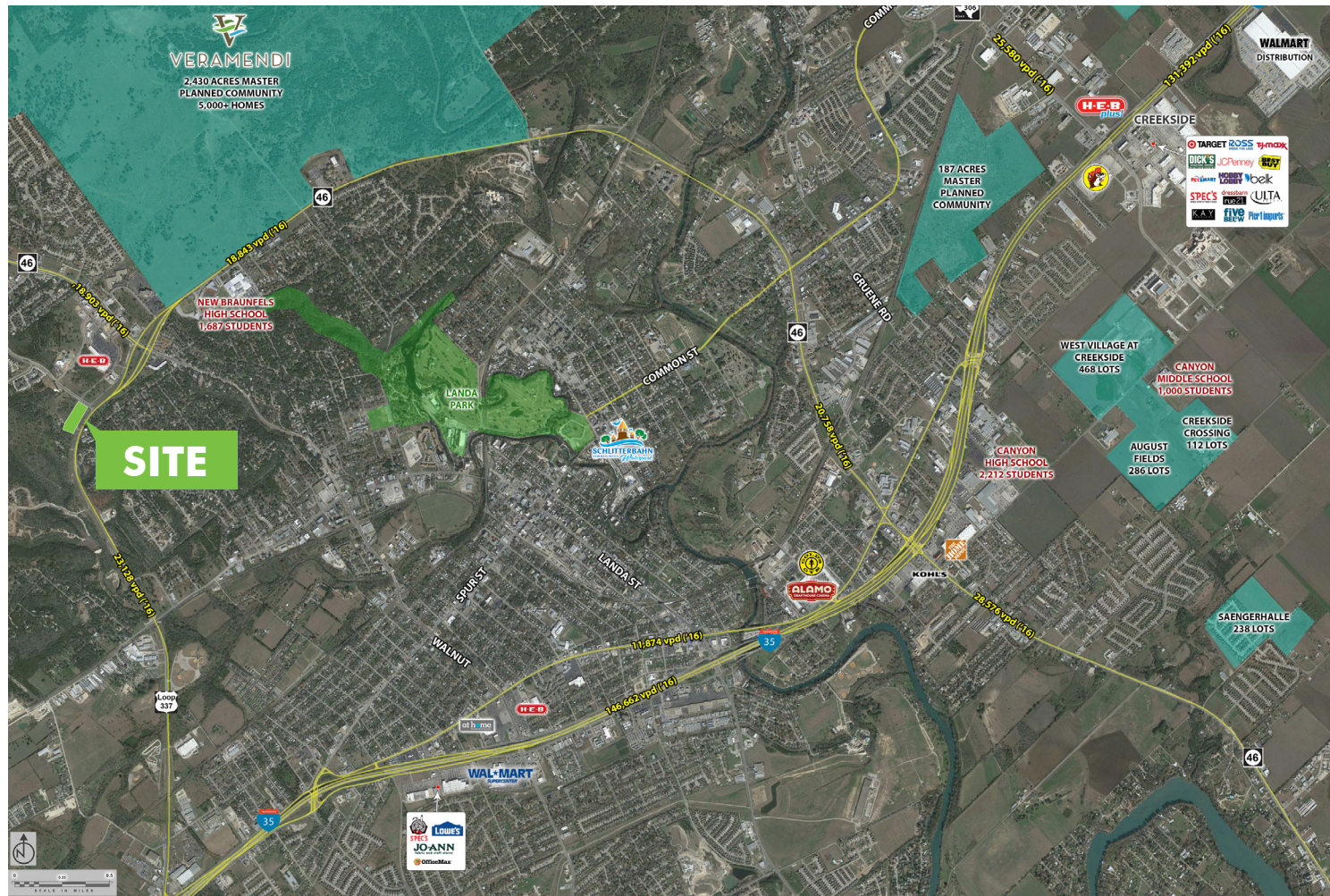


FOR LEASE

# NEW BRAUNFELS CROSSING RETAIL SPACE AND PAD SITES

LOOP 337 AND OAK RUN PKWY, NEW BRAUNFELS, TX 78132



Retail Science from CBRE

[www.cbre.us/TXRetail](http://www.cbre.us/TXRetail)

**CBRE**



FOR LEASE

# NEW BRAUNFELS CROSSING RETAIL SPACE AND PAD SITES

LOOP 337 AND OAK RUN PKWY, NEW BRAUNFELS, TX 78132



## PROPERTY INFO

- + New Braunfels' population is growing at 3 times the rate of Texas
- + Excellent visibility and access to Loop 337 and Oak Run Pkwy
- + Located at full access signalized intersection
- + Oak Run is a main thoroughfare to Veramindi (5,000+ homes)
- + Close proximity to high volume H-E-B Grocery, Chick-fil-A, Whataburger, McDonald's, Taco Cabana, Schlotzsky's, Chase Bank, Bank of America and other retailers/restaurants
- + Situated between established neighborhoods and rapidly growing, high-quality subdivisions

## RATES | NNN

- + Please call for information.





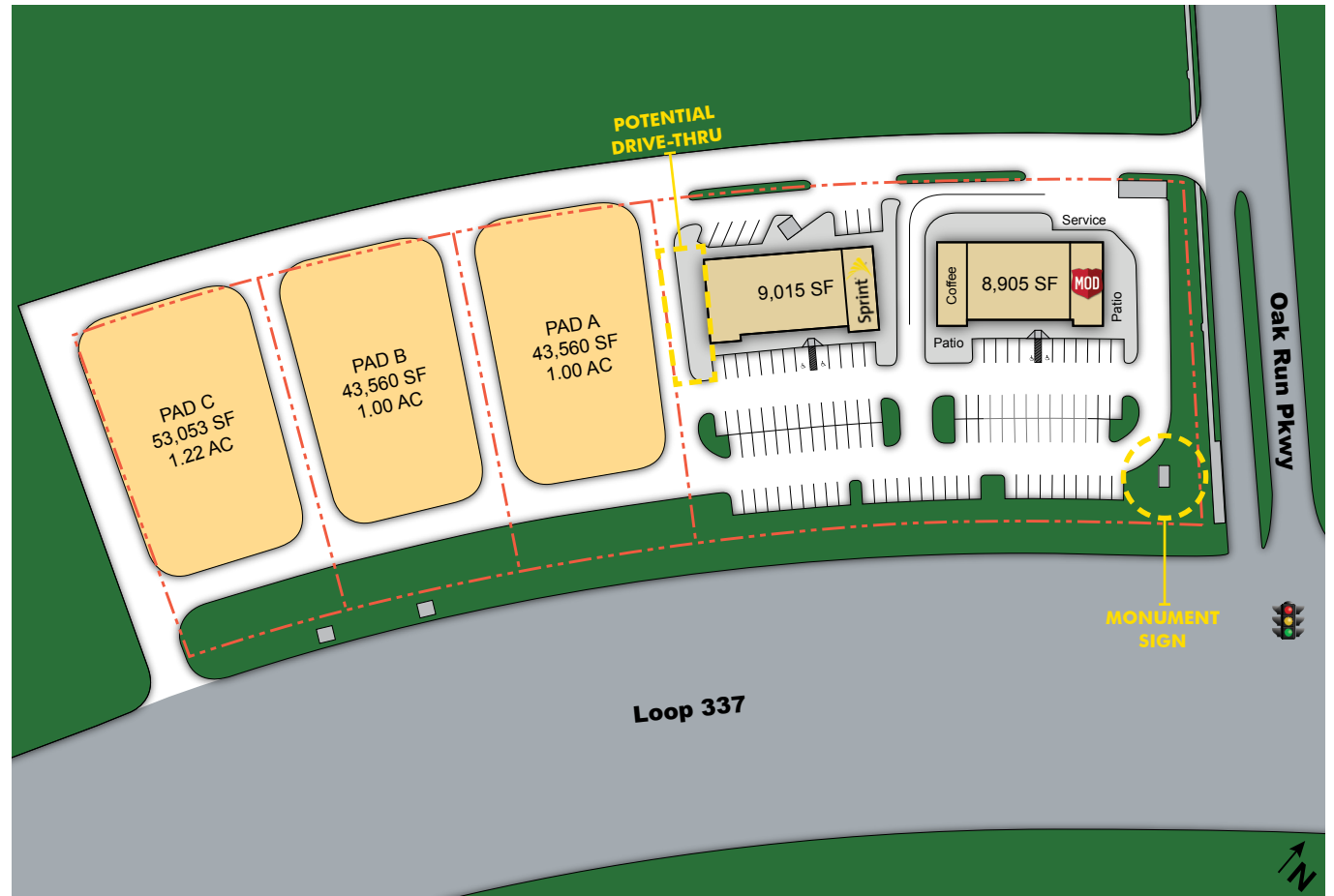
## PROPERTY INFO

17,920 SF RETAIL SPACE

- + 6.6/1,000 parking
- + Patio potential
- + Drive-thru potential

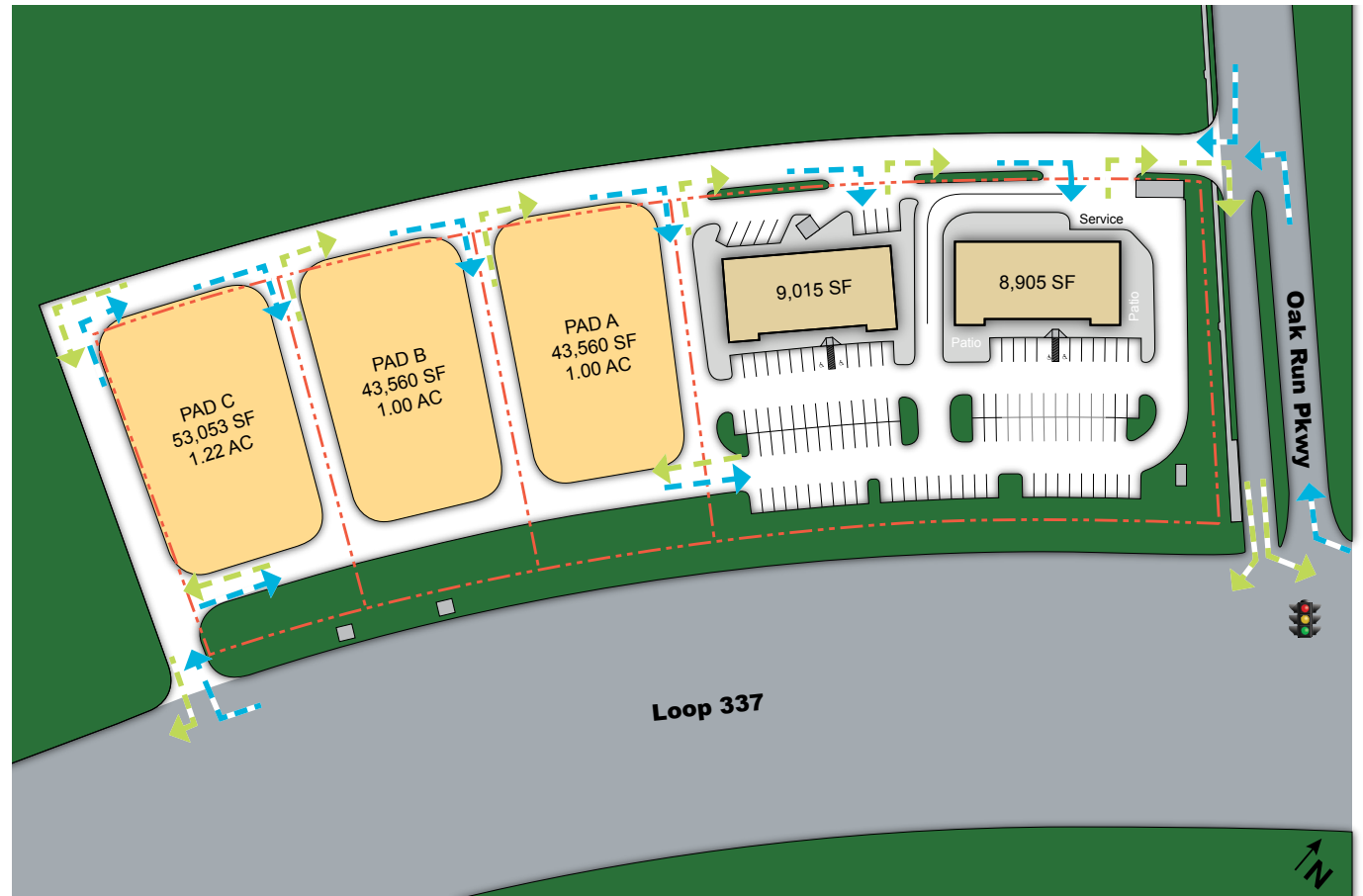
3 PAD SITES

- + Utilities
- + Regional Detention
- + Mass Graded



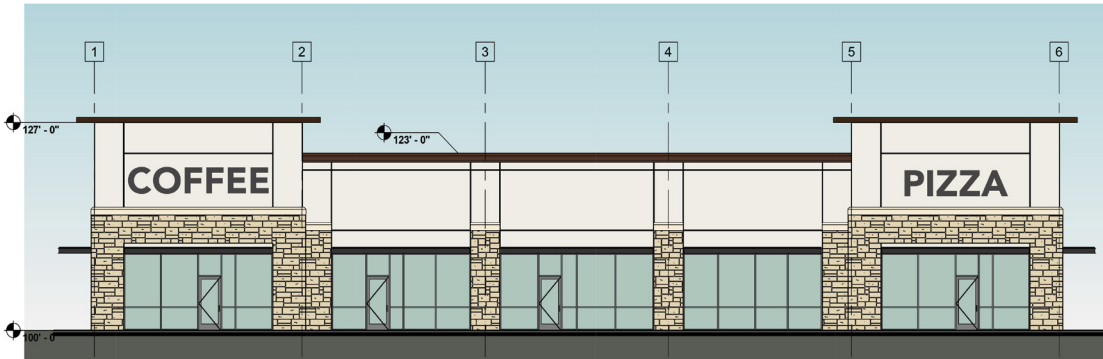


## COMPLETE ACCESS



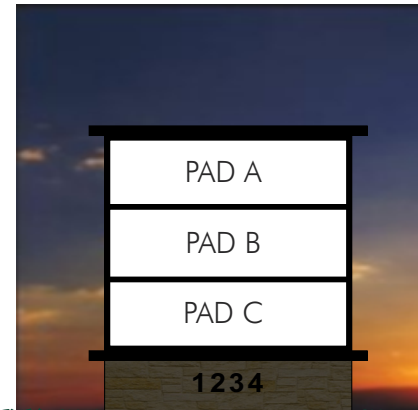
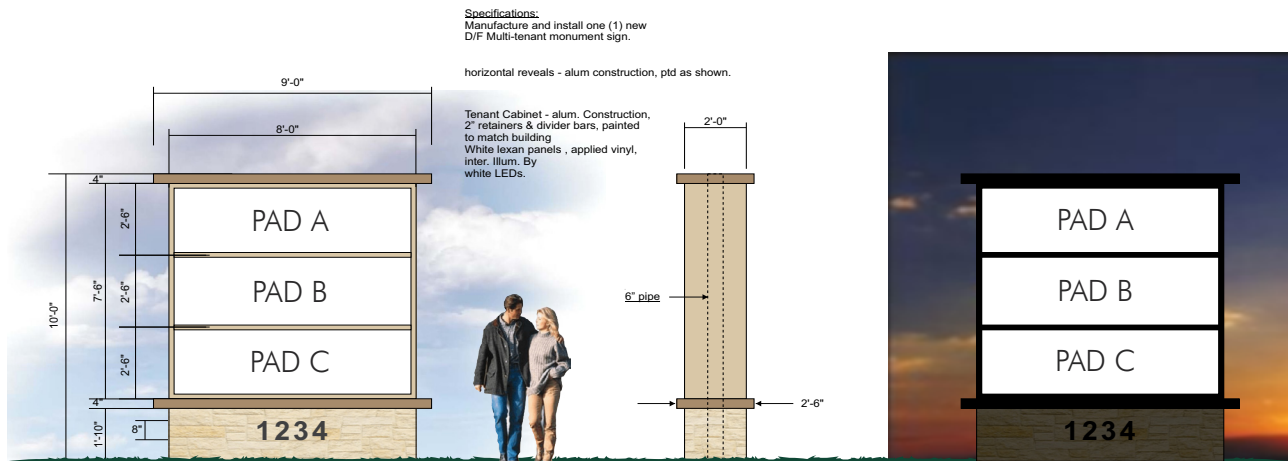
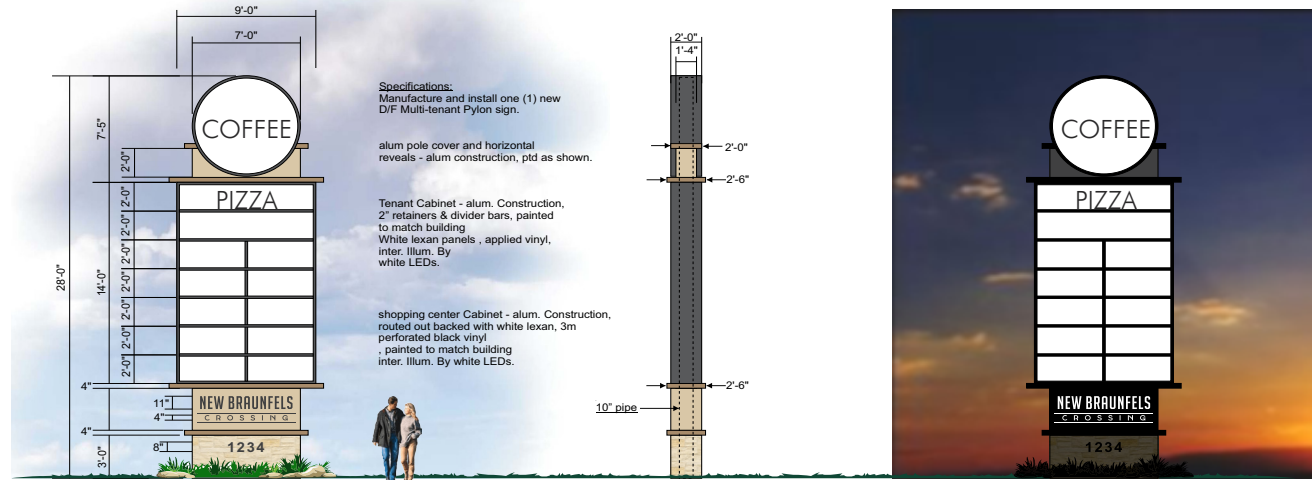


PROPOSED  
ELEVATIONS





# SIGNAGE SPECIFICATIONS





## HUGE NEW BRAUNFELS DEVELOPMENT PLANS THOUSANDS OF NEW HOMES

**By Ryan Salchert, San Antonio Business Journal, June 3, 2019**

A massive development has broken ground at Veramendi, a 2,500-acre, master-planned community in New Braunfels.

The property is being developed in partnership between the Word Borchers family, which owns the land, and Australian developer ASA Properties. Veramendi is a 20-year project to eventually bring new schools, businesses and 5,000 new houses to the second-fastest growing city in the country.

The community is beginning to take shape along Oak Run Parkway in northern New Braunfels in Comal County.

**Explore>**





## DEMOGRAPHICS

### 2018 Demographic Summary

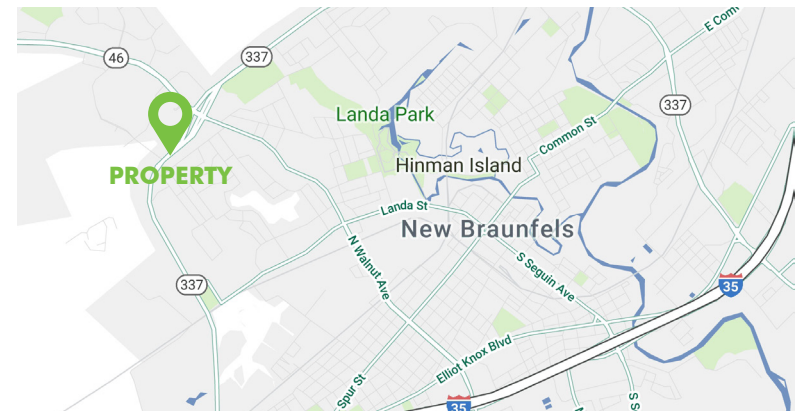
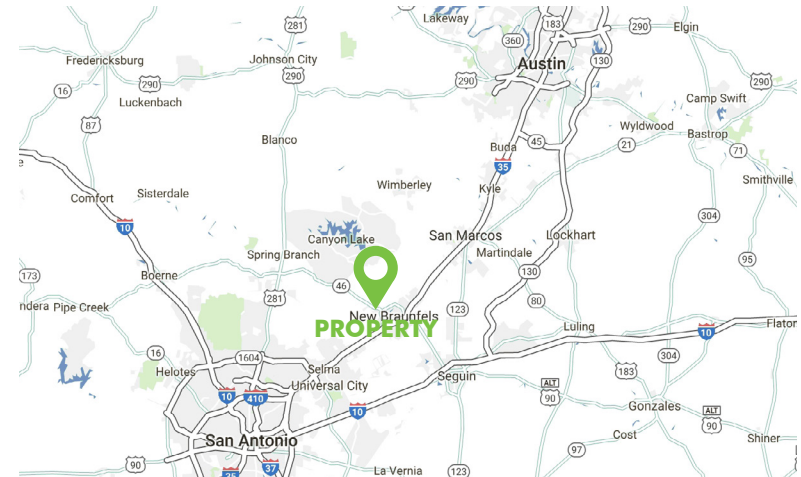
	1 Mile	3 Miles	5 Miles
Population	5,584	33,219	71,593
Daytime Population	5,304	37,152	71,422
2018 Households	2,260	12,757	26,781
2023 Households	2,593	14,379	30,853
Median Value of Owner Occ. Housing Units	\$299,366	\$240,101	\$228,310
Avg HH Income	\$118,151	\$88,030	\$84,622
Median Age	51.6	42.3	38.7

### Traffic Counts

<b>Loop 337</b>	23,128 vpd
<b>Hwy 46</b>	18,903 vpd

Source: TxDot, 2016

\*Traffic counts expected to grow by 40-50%(TxDot)



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## CONTACT US

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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.

## 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:
  1. that the owner will accept a price less than the written asking price;
  2. that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  3. 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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Graham Ketchum	530152	graham.ketchum@cbre.com	210-507-1132
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date