

**SH 46 S FRONTAGE @ SAENGERHALLE RD**  
**NEW BRAUNFELS, GUADALUPE COUNTY, TX 78130**

**COMING SOON**

**RETAIL CENTER  
 FOR LEASE**

**PAD SITES**

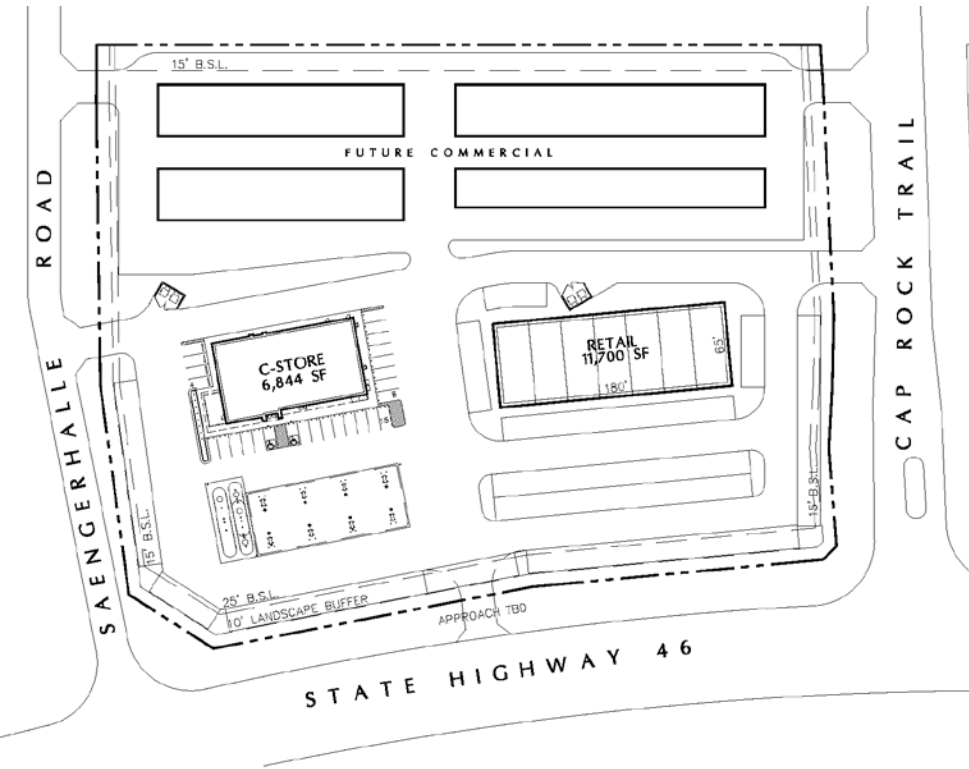


HIGHWAY 46 & SAENGERHALLE ROAD  
 10/04/2017



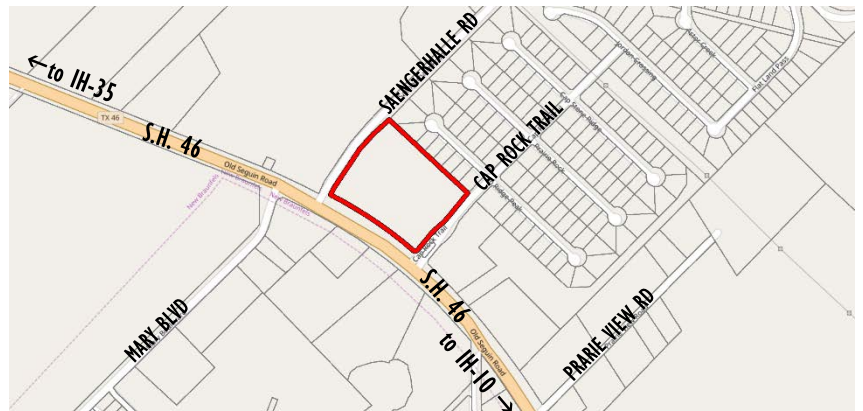
**HARD CORNER**

- **27K+ VPD**
- ALL UTILITIES
- ZONED C-1 B
- IDEAL FOR A WIDE VARIETY OF RETAIL & COMMERCIAL USES
- SH 46- PRIMARY THOROUGHFARE, EASY ACCESS FOR COMMUTERS TO & FROM IH-35 (New Braunfels), IH-10 (Seguin) & surrounding area
- 1.5± MILES EAST OF IH-35  
 10 MILES WEST OF I-10
- HIGH GROWTH AREA OF NEW BRAUNFELS – SITE SURROUNDED BY NEW RESIDENTIAL GROWTH



**CONCEPTUAL SITE DEVELOPMENT PLAN**

CLICK TO VIEW ADDITIONAL CONCEPTUAL SITE PLANS AT [SULLIVANSA.COM](http://SULLIVANSA.COM)



**SULLIVAN**  
 COMMERCIAL REALTY

200 CONCORD PLAZA DR. STE 440 | SAN ANTONIO, TX 78216

[sullivan.com](http://sullivan.com)

For pricing & additional information, contact:

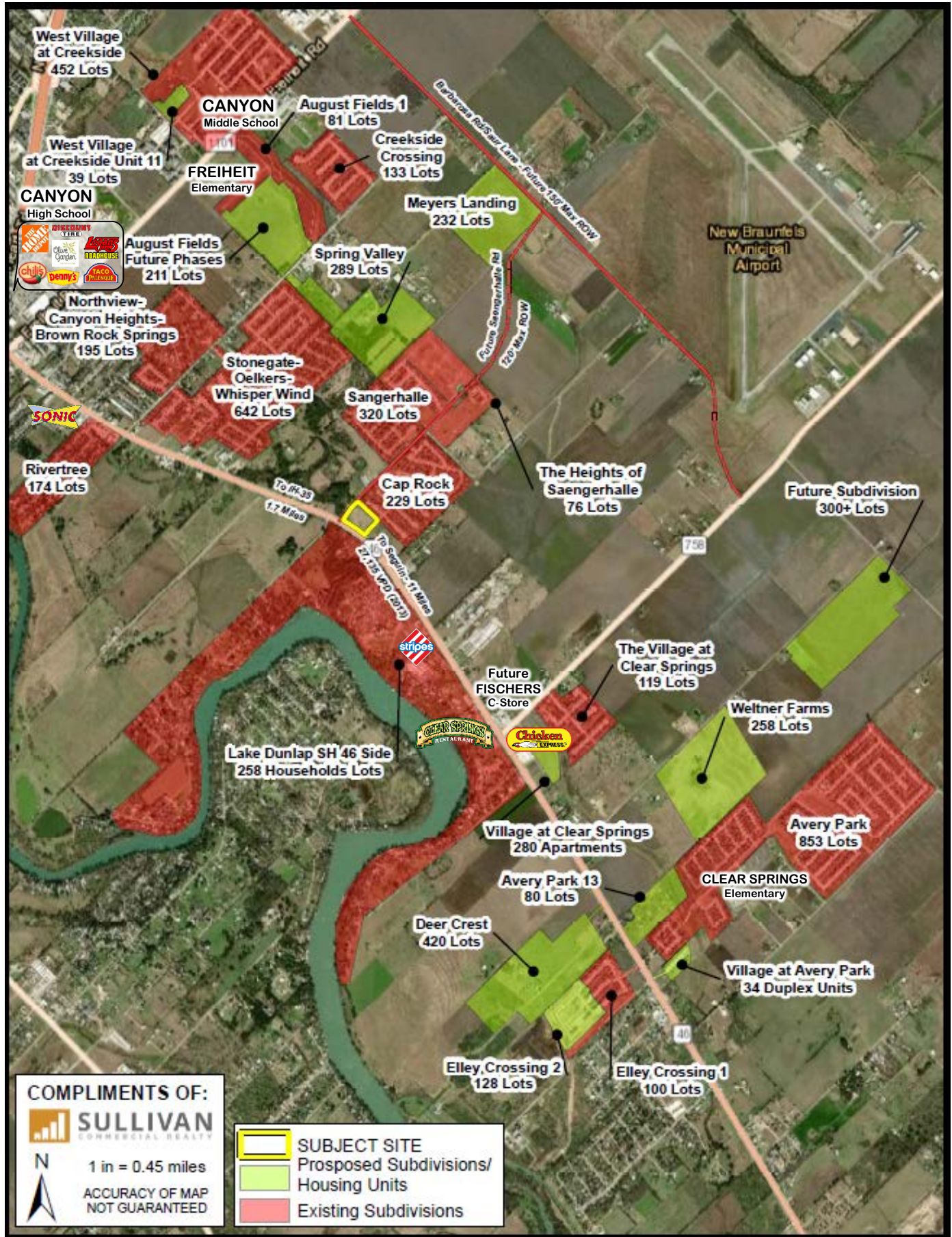
**ZACH DAVIS**

**210 341 9292 x309**

[zdavis@sullivan.com](mailto:zdavis@sullivan.com)

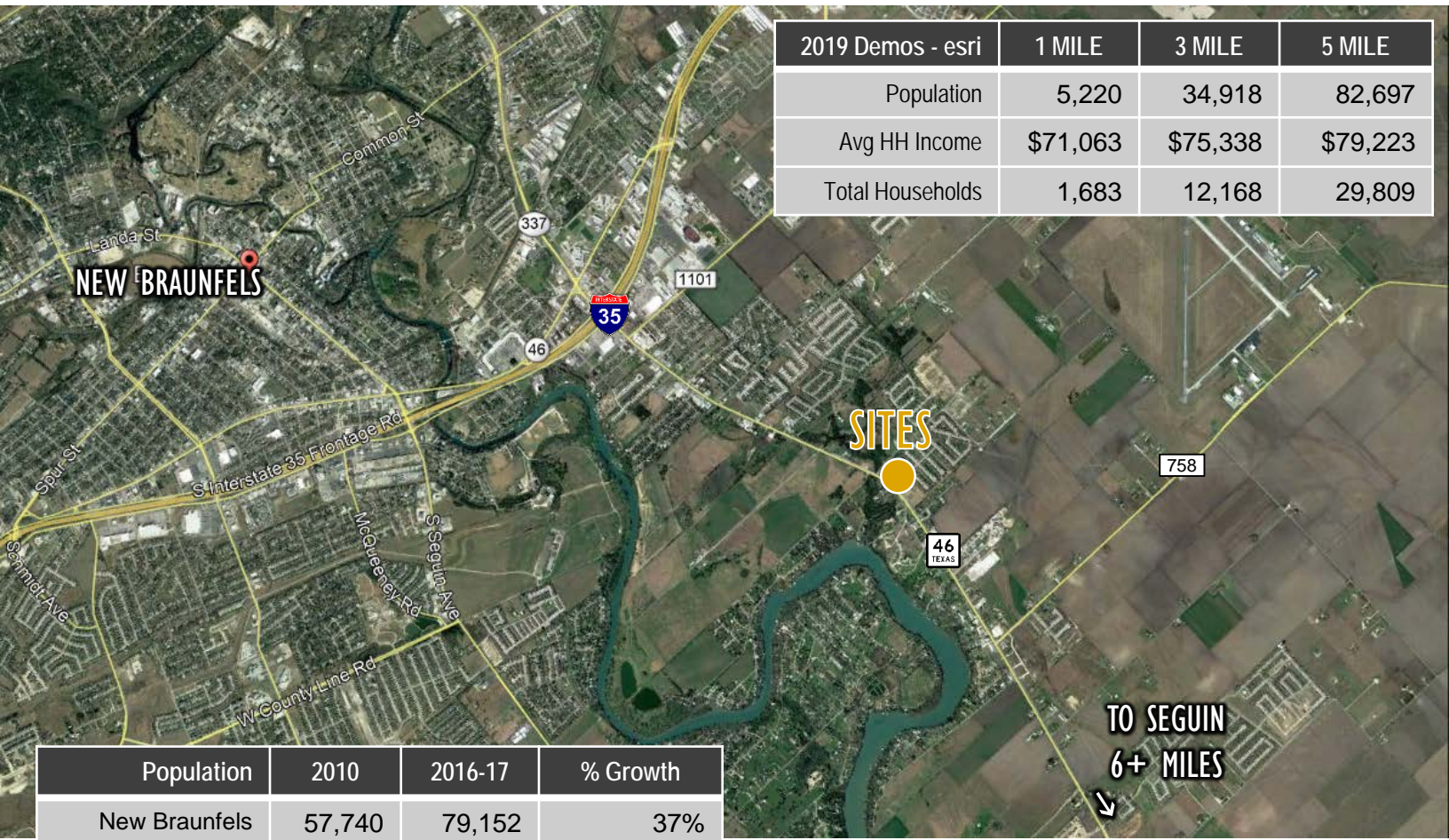
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NEW BRAUNFELS, GUADALUPE COUNTY, TX 78130



# SH 46 S FRONTAGE @ SAENGERHALLE RD

## NEW BRAUNFELS, GUADALUPE COUNTY, TX 78130



2019 Demos - esri	1 MILE	3 MILE	5 MILE
Population	5,220	34,918	82,697
Avg HH Income	\$71,063	\$75,338	\$79,223
Total Households	1,683	12,168	29,809

Population	2010	2016-17	% Growth
New Braunfels	57,740	79,152 (2017)	37%
Seguin	25,175	31,843 (2018 est.)	26%
Guadalupe County	131,533	159,659 (2017)	21%

### NEW BRAUNFELS

Between 07/2014 and 07/2015, New Braunfels was the 2<sup>nd</sup> FASTEST GROWING CITY (with a population greater than 50,000 residents) IN THE NATION.

Approximately 60.8% of the population are white, 35% Hispanic, 1.9% African American, 2.3% are other. (census.gov)

Largest employers, based on # of employees (2016) :

- Comal ISD School District : 2,588
- Schlitterbahn Waterpark : 1,689
- Wal-Mart Dist Center : 1,218
- New Braunfels ISD : 1,040
- Sysco : 864
- IBEX Corporation : 750

[www.nbtexas.org](http://www.nbtexas.org)

### SEGUIN

A housing boom is underway in Seguin, TX. There are more than a dozen projects with over 5,000 homes in the pipeline to be developed and more projects to come, as well as aggressive multi-family residential development occurring. Home prices start in the high \$100K to \$220K range.

397% increase in single family residential permits from 2014 to 2018, with 97 permits issued in 2014 and 483 permits issued in 2018.

This city-wide single family residential development includes 2,842 dwelling units proposed in Seguin ISD (not including Greenspoint); 2,560 dwelling units proposed in Navarro ISD. [Click to view map](#)

Largest employers, based on # of employees (2018) :

- Continental : 1,560
- Caterpillar : 1,200
- Seguin ISD : 1,130
- CMC Steel Texas : 835
- Tyson Foods : 745
- Guadalupe Regional Medical Center : 700

[www.seguintexas.gov/data](http://www.seguintexas.gov/data)



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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 obligation 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 opinion and advise 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.

**SULLIVAN COMMERCIAL REALTY**

**James E. Sullivan, Jr., Broker**  
**Pete Tassos, Broker**  
**Zach Davis, Broker**

**LICENSE NO: 491694    Phone: 210-341-9292**  
**200 Concord Plaza Dr., Suite 440, San Antonio, TX 78216**

<b>LICENSE NO: 347973</b>	<b>jsullivan@sullivansa.com</b>	<b>210-341-9292 ext 304</b>
<b>LICENSE NO: 488379</b>	<b>ptassos@sullivansa.com</b>	<b>210-341-9292 ext 303</b>
<b>LICENSE NO: 555684</b>	<b>zdavis@sullivansa.com</b>	<b>210-341-9292 ext 309</b>

\_\_\_\_\_  
Buyer/Tenant initials

\_\_\_\_\_  
Seller/Landlord Initials

\_\_\_\_\_  
Date