

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

COMING SOON

**RETAIL CENTER
 FOR LEASE**

PAD SITES

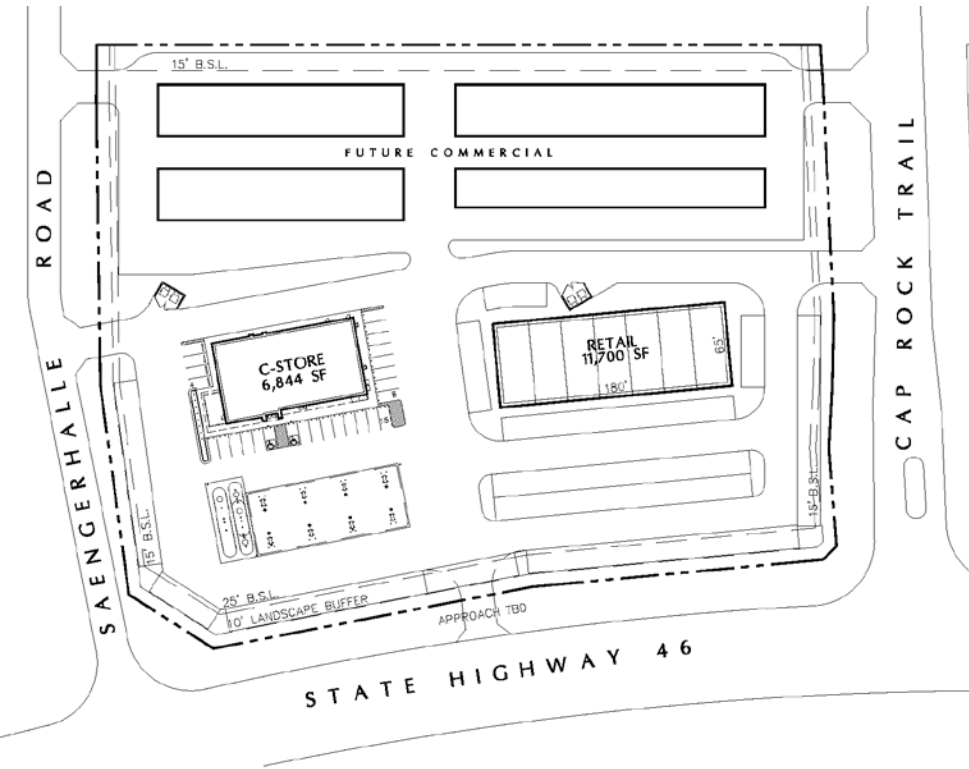


HIGHWAY 46 & SAENGERHALLE ROAD
 10/04/2017



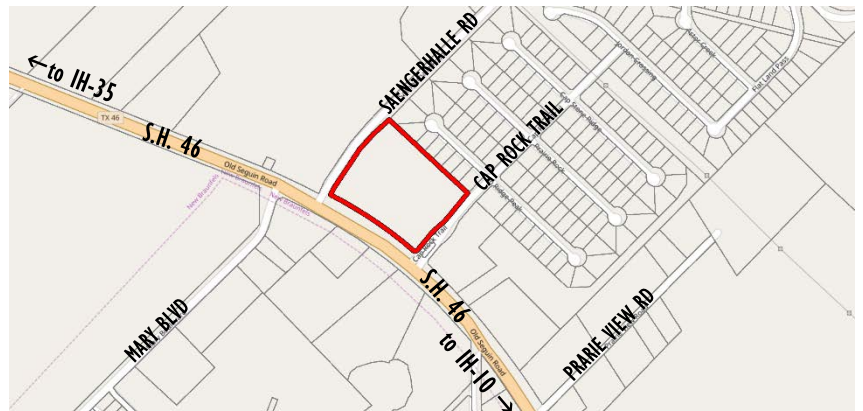
HARD CORNER

- **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



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

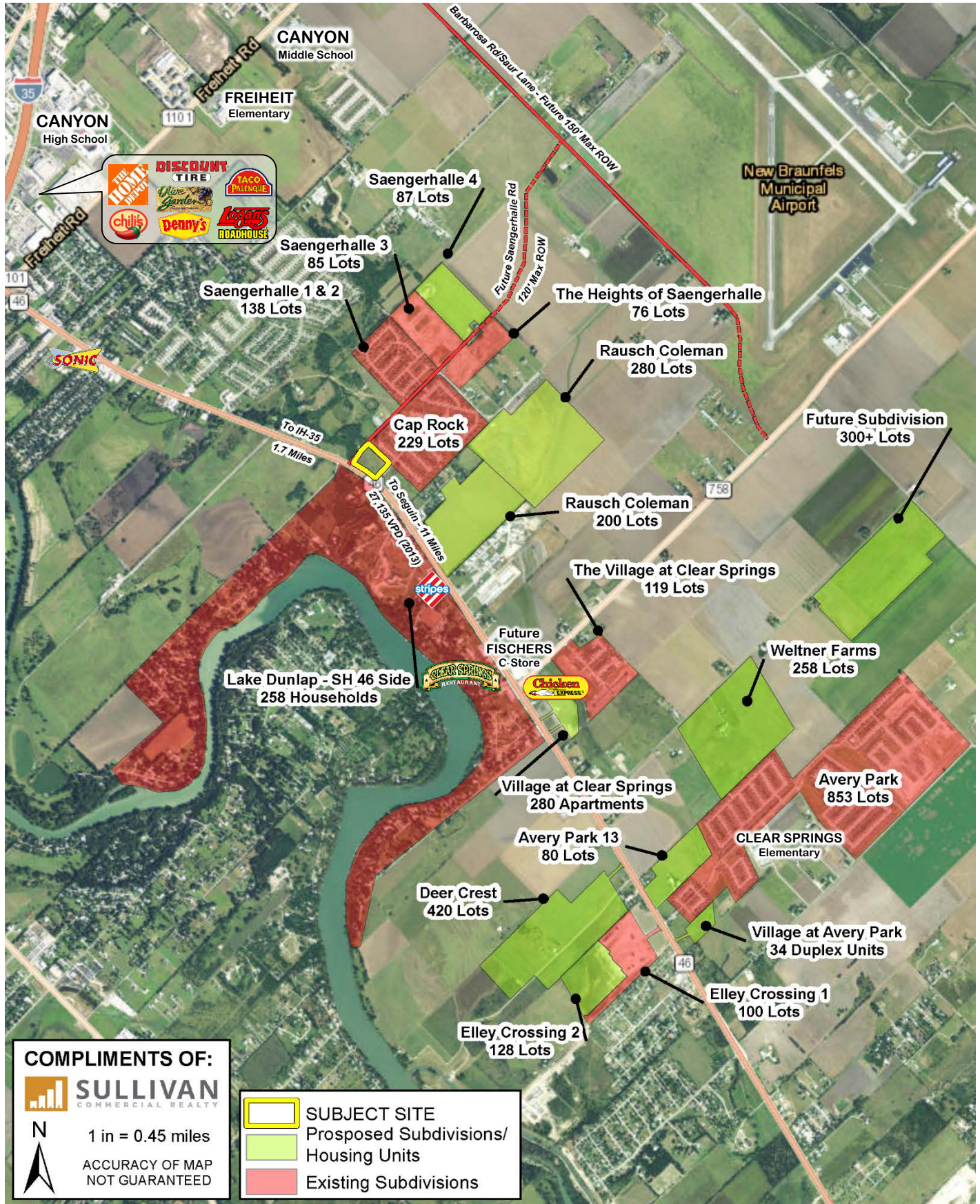
sullivan.com

For pricing & additional information, contact:

ZACH DAVIS
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COMPLIMENTS OF:



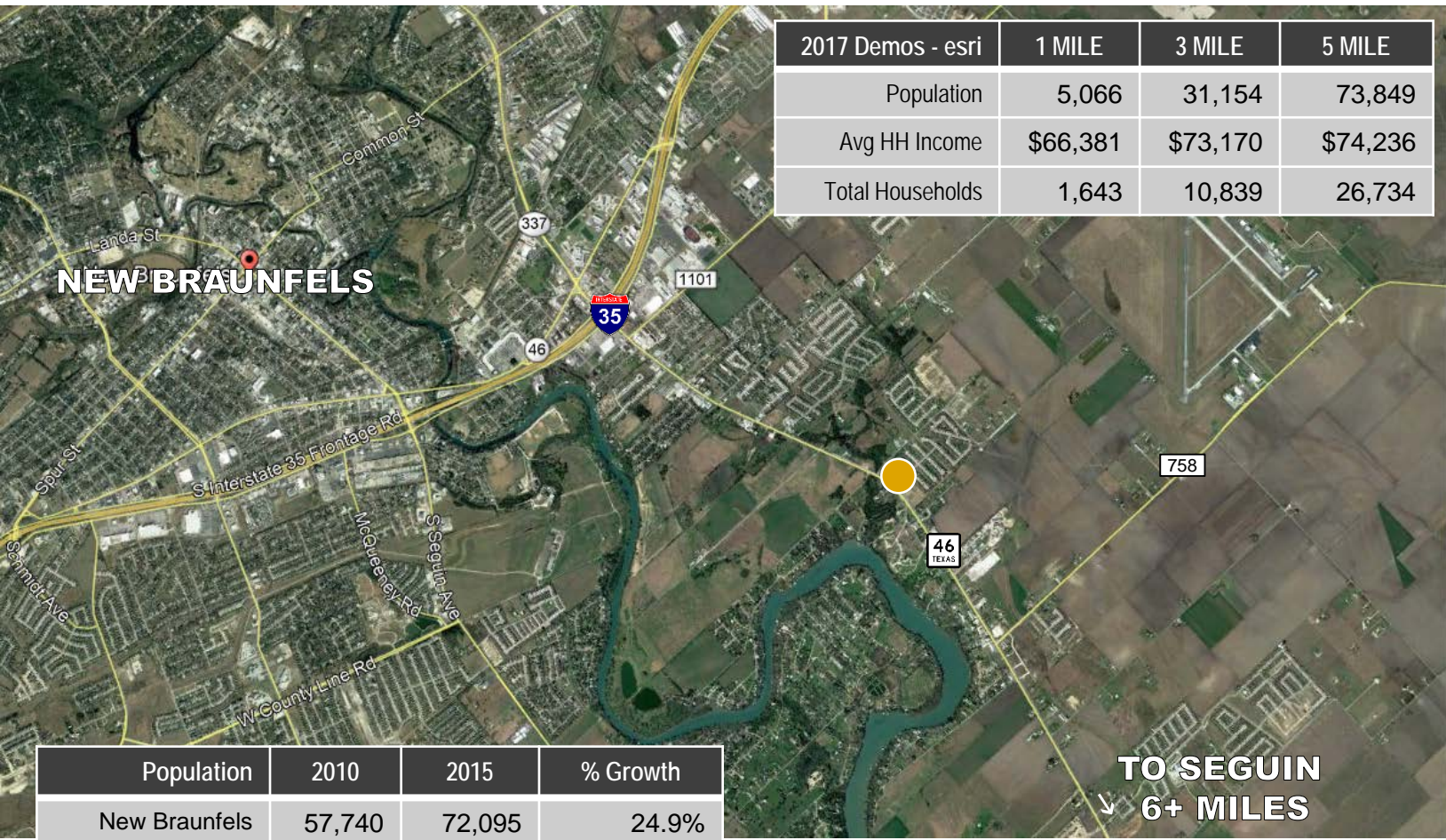
1 in = 0.45 miles

ACCURACY OF MAP
NOT GUARANTEED

- SUBJECT SITE
- Proposed Subdivisions/
Housing Units
- Existing Subdivisions

SH 46 S FRONTAGE @ SAENGERHALLE RD

NEW BRAUNFELS, GUADALUPE COUNTY, TX 78130



2017 Demos - esri	1 MILE	3 MILE	5 MILE
Population	5,066	31,154	73,849
Avg HH Income	\$66,381	\$73,170	\$74,236
Total Households	1,643	10,839	26,734

Population	2010	2015	% Growth
New Braunfels	57,740	72,095	24.9% (2010 to 2016)
Seguin	25,175	30,003	19.2% (2010 to 2015)
Guadalupe County	131,533	151,349	15.0% (2010 to 2015)

NEW BRAUNFELS

Between 07/2014 and 07/2015, New Braunfels was the 2nd 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



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SEGUIN

Over the past few years, Seguin's housing market has seen exponential growth.

186% increase in single family residential permits from 2013 to 2015, with 73 permits issued in 2013 and 209 in 2017.

1,750+ new single family rooftops planned, and aggressive multifamily residential development occurring.

This city-wide single family residential development includes 800 homes for Mill Creek Crossing by Perry Homes, located along SH 46 just north of Rudeloff Rd and 400+ homes for the 280 acre mixed-use development, Greenspoint, located along SH 46 between Rudeloff and FM 78.

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

- Continental : 1,500
- Seguin ISD : 1,259
- CMC Steel Texas : 840
- Guadalupe Regional Medical Center : 867
- Tyson Foods : 650

www.seguintexas.gov/data

sullivan.com

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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

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Buyer/Tenant initials

Seller/Landlord Initials

Date