



**COMMERCIAL DEVELOPMENT SITE  
HIGHWAY 46 AT FM 3009  
93.189 ACRES**

**LOCATION:** The property is located on the north side of Highway 46 at its intersection with FM 3009. It is approximately equidistant between New Braunfels, Bulverde and the IH 35 / FM 3009 intersection. It would have both north corners of the potential extension of FM 3009.

**SIZE:** 93.189 Acres; Subdividable

**FRONTAGE:** 2,500 Feet along Highway 46

**UTILITIES:** **Electricity:** Available at Highway 46 frontage

**Sewer:** Septic

**Water:** Well. San Jose Water Supply is currently serving the Meyer Ranch subdivision just east of this property.

*Prospective buyers should retain an independent engineer to verify the location, accessibility and capacity of all utilities.*

**ZONING:** The property is within the Extraterritorial Jurisdiction of the City of New Braunfels and unzoned.

*Prospective buyers should verify the zoning and permitted uses for this property with the appropriate governing authority.*

**TOPOGRAPHY:** The property has a gentle slope from north to south.

**FLOOD PLAIN:** According to FEMA maps, there does not appear to be a 100-year flood plain on the property.

**EASEMENTS:** There is a power line easement along the western edge of the property.



**DEED**

**RESTRICTIONS:** None of Record.

**TRAFFIC COUNT:** 2018 Texas Department of Transportation maps indicate 10,090 vehicles per day on Highway 46, west of the property and 3,674 vehicles per day on FM 3009, just south of the property.

**SCHOOL**

**INFORMATION:** Comal Independent School District

**DEMOGRAPHICS:**

2019 ESRI Estimates	Population	Average Household Income
3-mile radius	1,131	\$143,132
5-mile radius	8,917	\$129,249
7-mile radius	27,700	\$128,803

*Source: U.S. Bureau of the Census, 2010 Census of Population and Housing. ESRI forecasts for 2019 and 2024.*

**AREA**

**DEVELOPMENT:** The property is surrounded by rural residential development. Vintage Oaks, which consists of 1,100 lots, is approximately one mile away.

**POTENTIAL**

**USES:** This property would suit a variety of commercial uses.

**INVESTMENT:** \$5,250,000.00

**COMMENTS:**

- The property has tremendous visibility and access along Highway 46.
- The property is approximately 13 miles from Bulverde, New Braunfels and Schertz.
- The property lies in the Edwards Aquifer Recharge Zone.
- There is a custom home on the property which is currently leased. It is approximately 3,500 square feet.

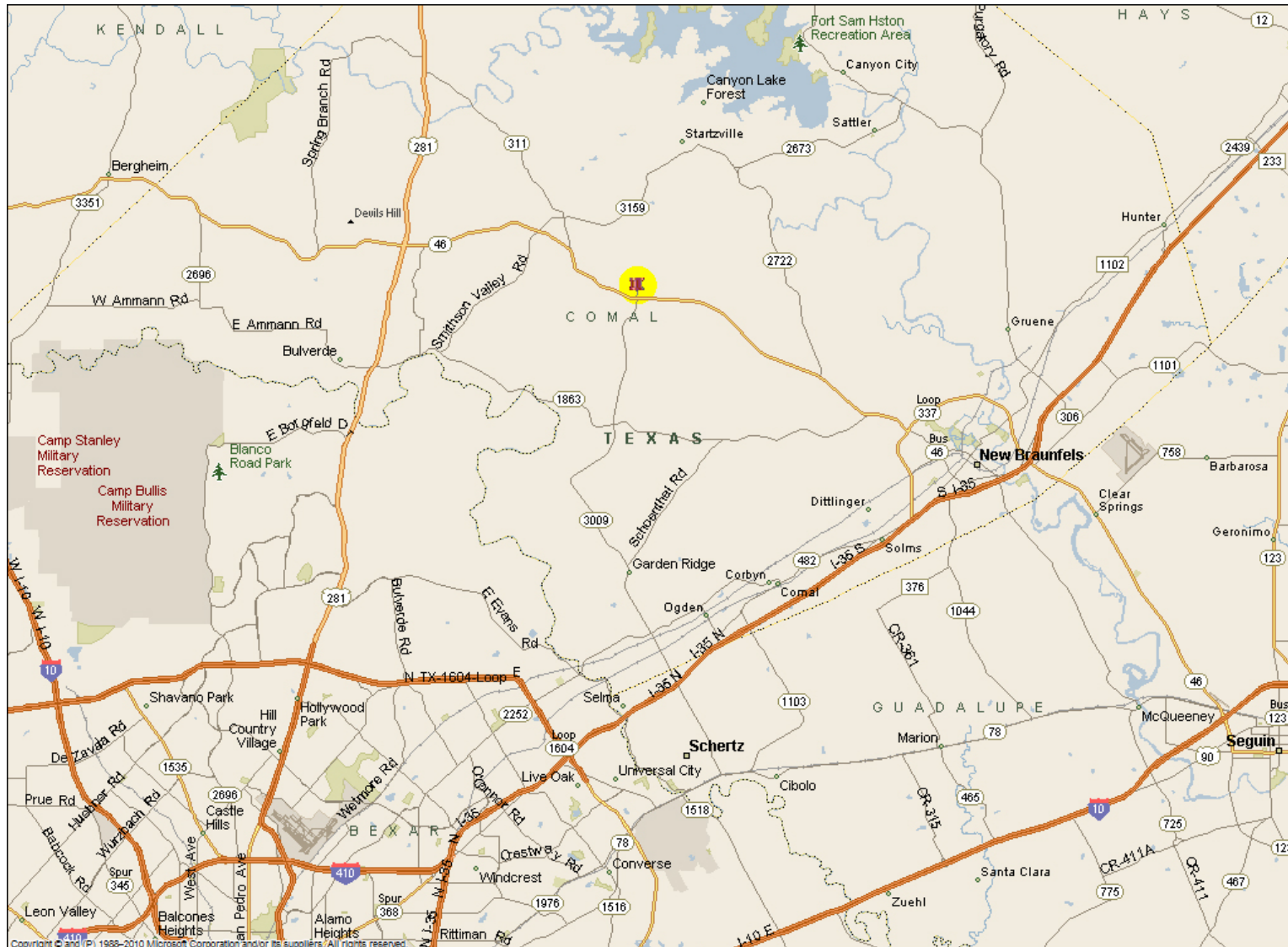
**FOR INFORMATION CONTACT: ELDON ROALSON, CCIM OR MATT HOWARD**

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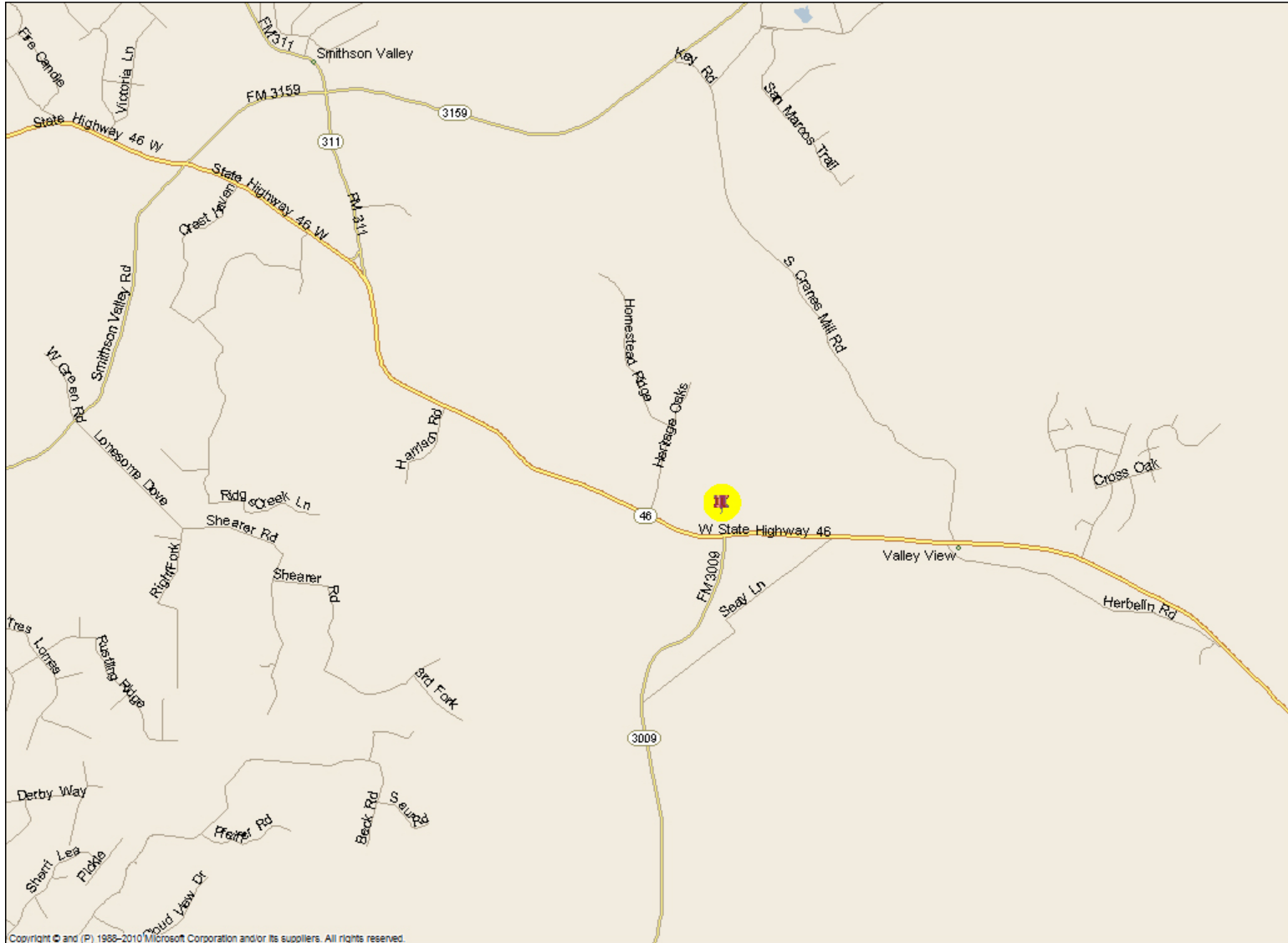
# Location Map



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## Area Map

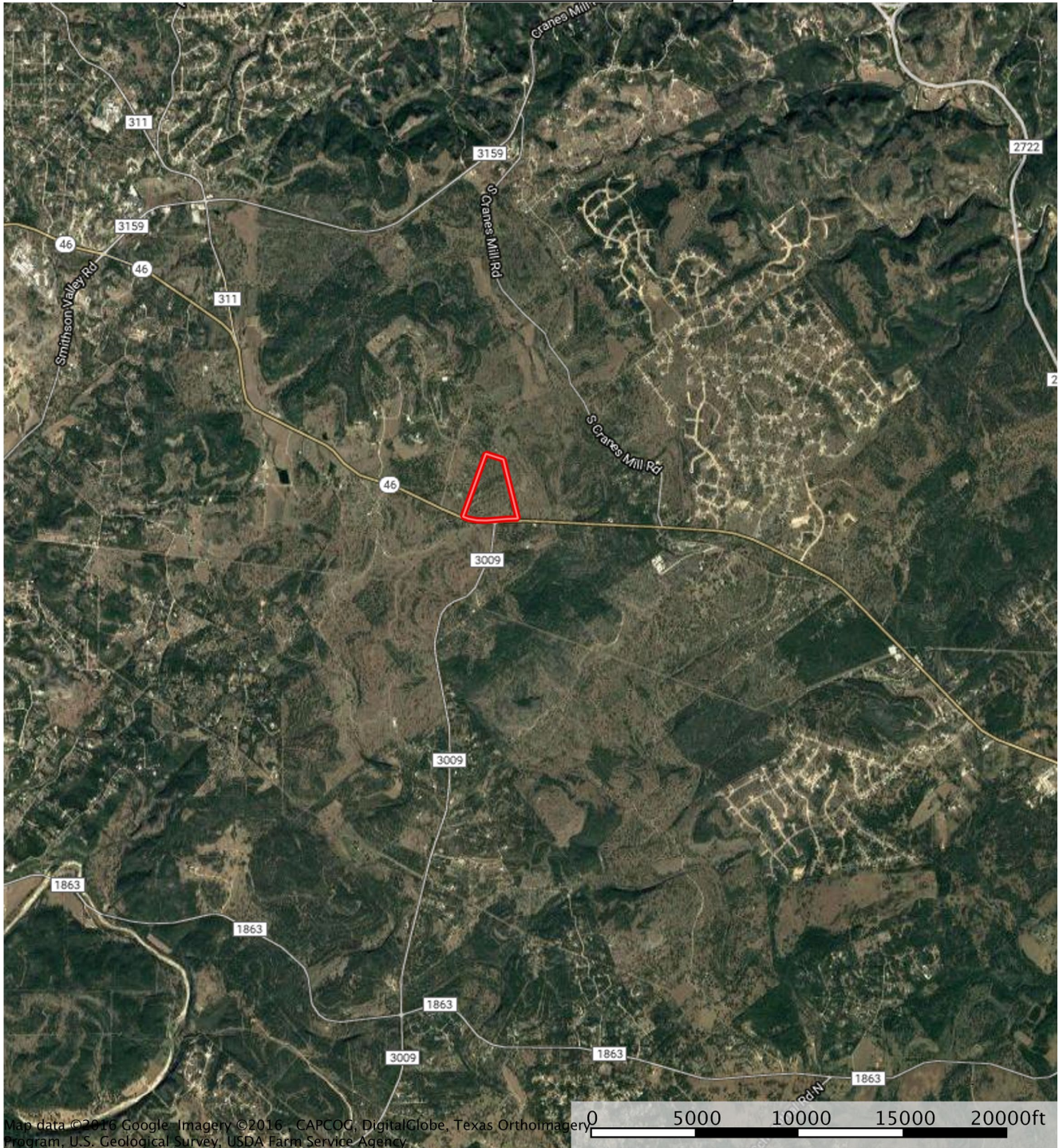


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# Aerial Map



Map data ©2016 Google, Imagery ©2016 CAPCOG, DigitalGlobe, Texas Orthoimagery Program, U.S. Geological Survey, USDA Farm Service Agency.

Boundary

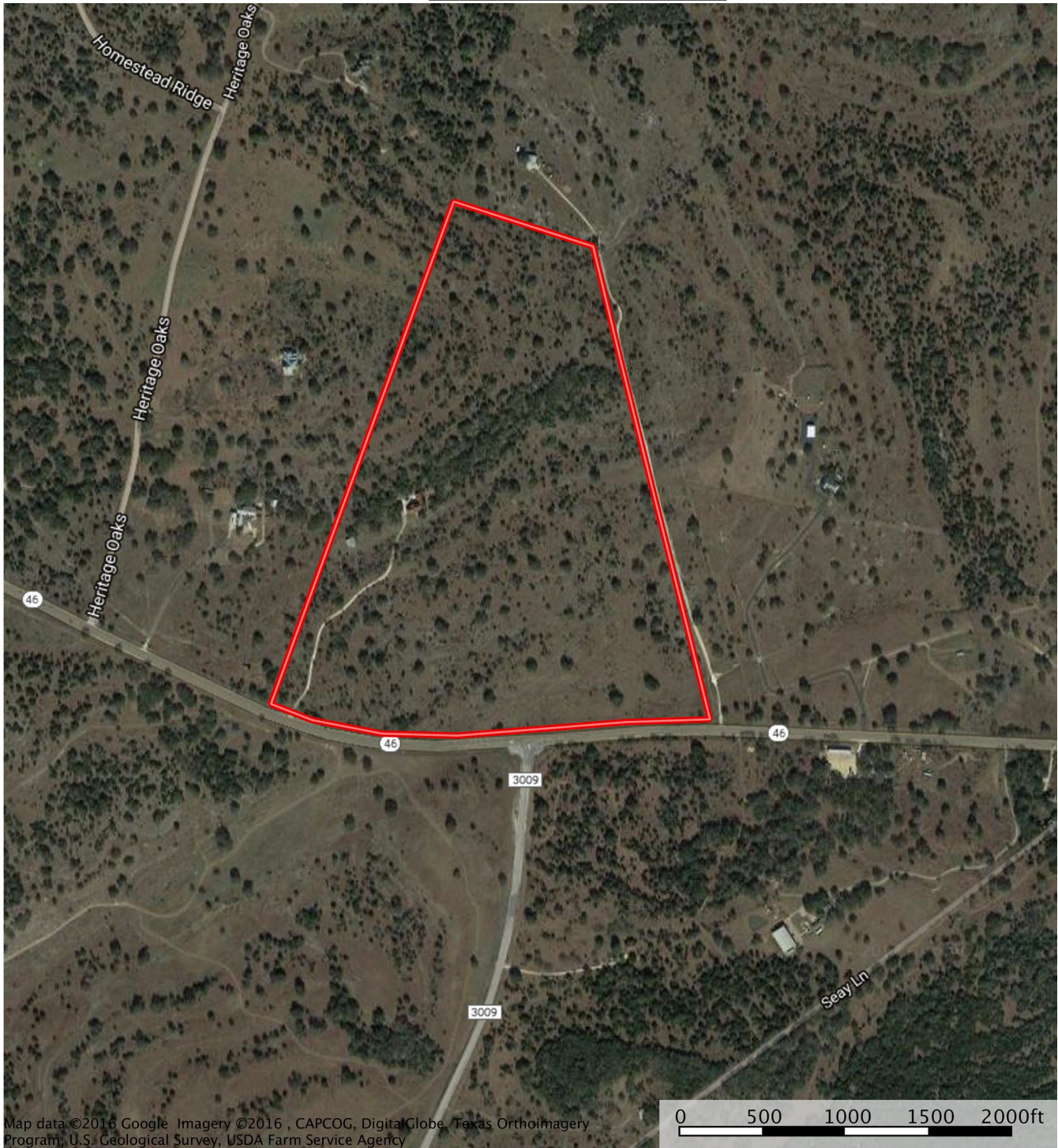
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Map data ©2016 Google Imagery ©2016 , CAPCOG, DigitalGlobe, Texas Orthoimagery Program, U.S. Geological Survey, USDA Farm Service Agency

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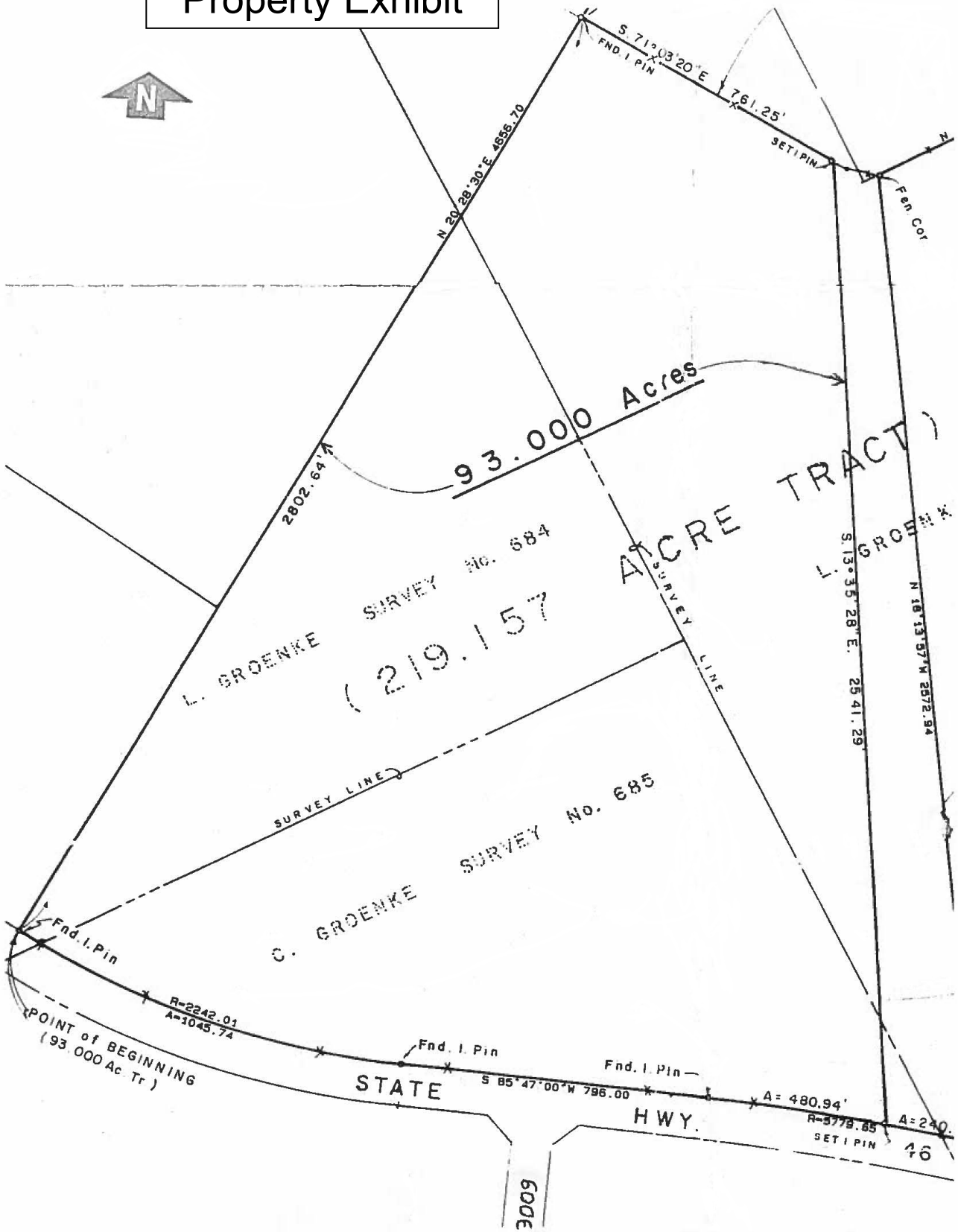
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Property Exhibit



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## DEMOGRAPHIC OVERVIEW

September 30, 2019

### HIGHWAY 46 AT FM 3009

	3.0 Miles:	5.0 Miles:	7.0 Miles:
<b>Population</b>			
2010 Census	550	5,050	19,564
2019 Estimate	1,131	8,917	27,700
5 Year Projection	1,496	11,319	33,046
<b>Households</b>			
2010 Census	194	1,838	7,462
2019 Estimate	403	3,241	10,460
5 Year Projection	539	4,121	12,371
<b>2019 Population by Race</b>			
White	92.0%	90.4%	88.6%
Black	1.1%	1.3%	2.4%
Asian or Pacific Islander	1.0%	1.2%	1.3%
American Indian	0.8%	0.8%	0.7%
<b>2019 Population by Ethnicity</b>			
Hispanic Origin	16.0%	20.3%	21.0%
<b>2019 Total Housing Units</b>			
Owner-Occupied	378	3,009	9,304
Renter-Occupied	25	232	1,156
Average Household Size	2.77	2.73	2.64
<b>2019 Household Income</b>			
Income \$ 0 - \$15,000	4.0%	6.1%	7.7%
Income \$ 15,000 - \$24,999	2.5%	2.6%	3.0%
Income \$ 25,000 - \$34,999	5.2%	6.5%	5.5%
Income \$ 35,000 - \$49,999	9.2%	10.1%	11.2%
Income \$ 50,000 - \$74,999	14.1%	14.2%	14.8%
Income \$ 75,000 - \$99,999	8.9%	10.1%	10.0%
Income \$ 100,000 - \$149,999	21.6%	20.8%	20.2%
Income \$ 150,000 - \$199,999	13.2%	12.2%	10.5%
Income \$200,000 +	21.6%	17.5%	17.2%
Average Household Income	\$143,132	\$129,249	\$128,803
Median Household Income	\$110,284	\$100,731	\$93,617
Per Capita Income	\$52,710	\$47,473	\$49,409

Source: U.S. Bureau of the Census, 2010 Census of Population and Housing. ESRI forecasts for 2019 and 2024.

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## **PROPERTY DISCLOSURE STATEMENT**

As to the subject property, Roalson Interests, Inc. ("Broker") makes no warranties, representations or guarantees regarding the structural integrity, soundness or suitability, for any purpose, of any improvements which may be located on the property. Furthermore, Broker makes no warranties, representations or guarantees regarding any prior uses of the property or the nature and condition of the property, including, without limitation, (1) the water, soil and geology and the existence of any environmental hazards or conditions thereon (including, but not limited to, the presence of underground storage tanks, asbestos, radon, contaminated soil or hazardous substances), or the property's compliance with any applicable laws rules or regulations regarding such substances; and (2) the compliance of the property or its operation (past, present or future) with any building codes, laws, ordinances or regulations of any government or other body.

Broker does not have the technical expertise to either determine whether any improvements are in compliance with ADA requirements or to advise a principal on the requirements of the ADA. You are advised to contact an attorney, contractor, architect, engineer or other qualified professional of your own choosing to determine to what degree, if at all, ADA impacts the subject property.

Regarding the above items, any potential PURCHASER will rely solely on its own investigation of the property. Any information provided or to be provided, with respect to the property by Broker was obtained from sources deemed reliable but is in no way warranted or guaranteed by Broker. Broker has not made any independent investigation or verification of such information, and does not make any representations as to the accuracy or completeness of such information.

**BROKER: ROALSON INTERESTS, INC.  
18618 TUSCANY STONE, SUITE 200  
SAN ANTONIO, TEXAS 78258**



## Information About Brokerage Services

*Texas law requires all real estate licensees 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:
  - 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 coincidental 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.

<b>Roalson Interests, Inc.</b>	<b>0338503</b>		<b>(210)496-5800</b>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker of Firm	License No.	Email	Phone
<b>Eldon Roalson</b>	<b>214067</b>	<b>eldon@roalson.com</b>	<b>(210)445-5858</b>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<b>Matthew Howard</b>	<b>603462</b>	<b>mhoward@roalson.com</b>	<b>(210)865-4411</b>
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

IABS 1-0 Date