



# For Lease or Sale

## 4,002 SF Endcap, 863 SF Retail Space & Pad Site (0.71 acres) Remaining

- Available now
- Located on the going home side of Highway 46 with cross access back to Oak Run Parkway in one of the fastest growing submarkets in Texas
- New Braunfels is the 2nd fastest growing city in the United States, according to 2015 estimates from US Census Bureau. The city population is projected to outpace the national average by more than 4 times in 2021.
- Major area employers include HEB, WalMart, Home Depot, Caterpillar, Hunter and Schlitterbahn Waterpark

Demographics	1 mile	3 mile	5 mile
Estimate Population	6,019	24,743	64,582
Estimate Households	2,214	9,568	24,676
Avg. Household Income	\$138,125	\$102,911	\$90,733
Daytime Population	2,198	13,829	32,050
Traffic Counts	CPD		
Highway 46 east of Oak Run	34,958		
Loop 337 north of Highway 46	18,767		

Year: 2019 | Esri 2017 | TxDOT

### DISCLAIMER

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## Oak Run Retail Center Highway 46 and Oak Run Parkway New Braunfels, Texas

### Availability

4,002 SF endcap  
863 SF retail space  
0.71 acre pad site

### Pricing

\$30.00 PSF  
Call for pricing on pad site

### NNN

\$7.00 PSF (estimated)

### Ty West

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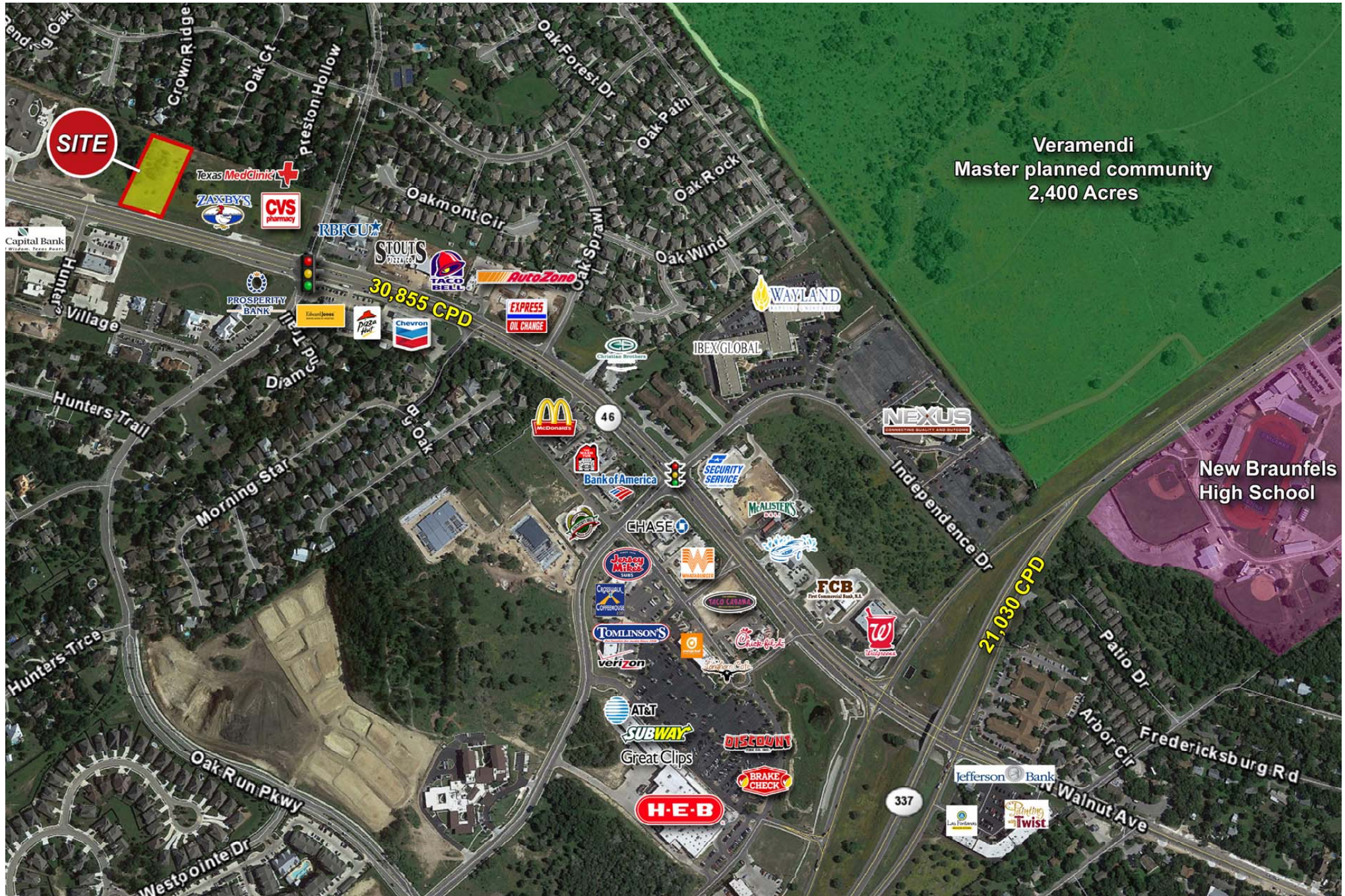
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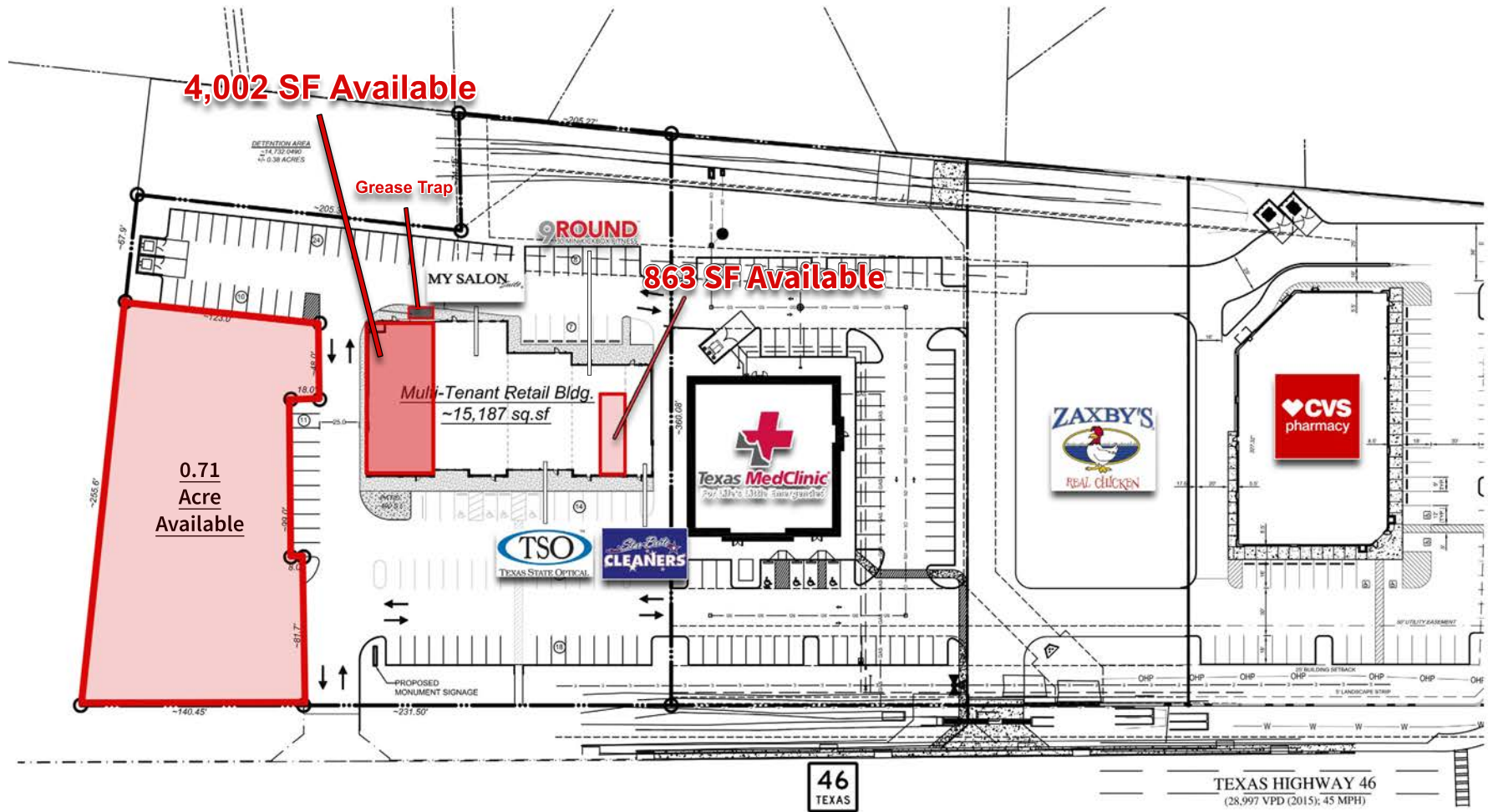
### Barry Haydon

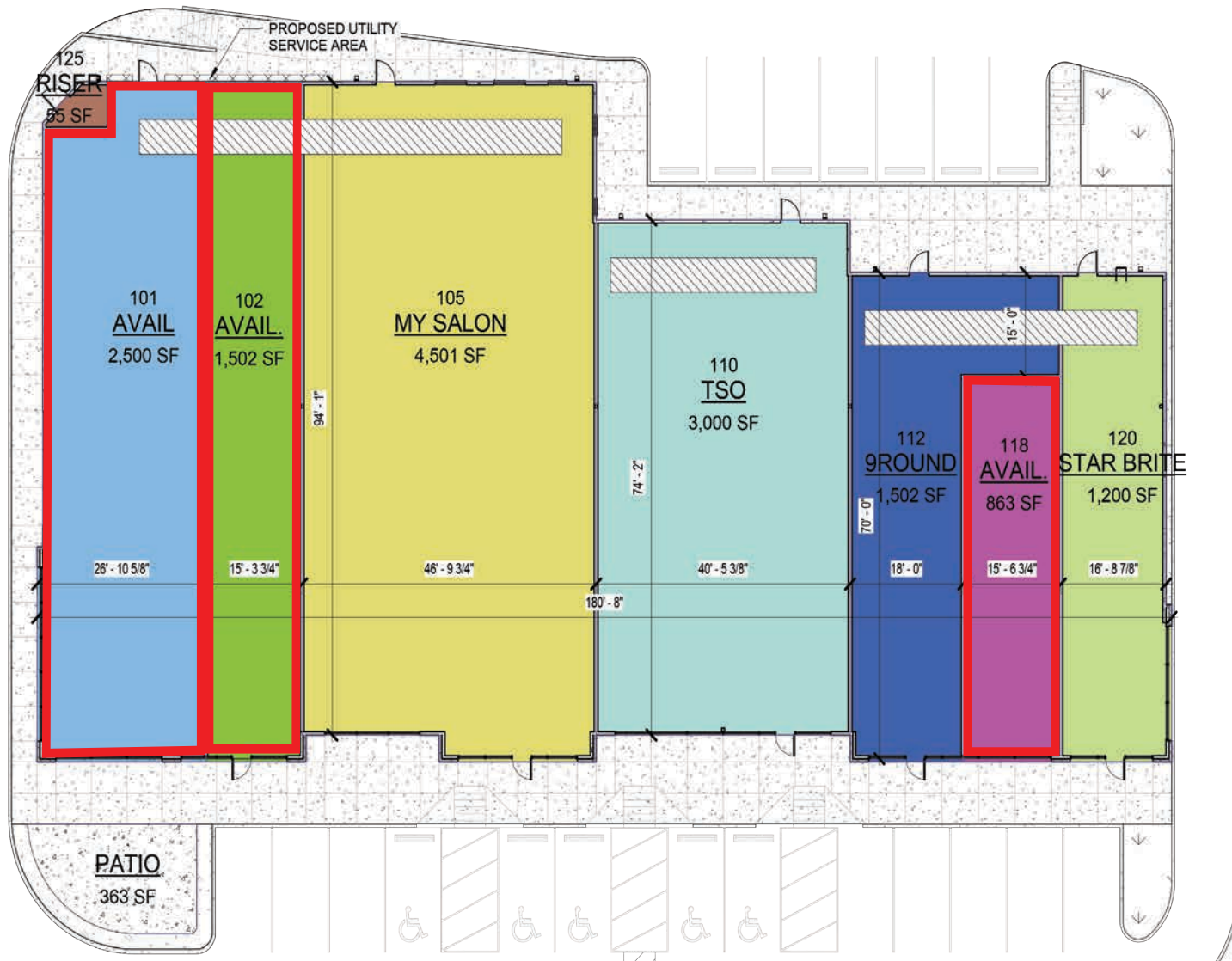
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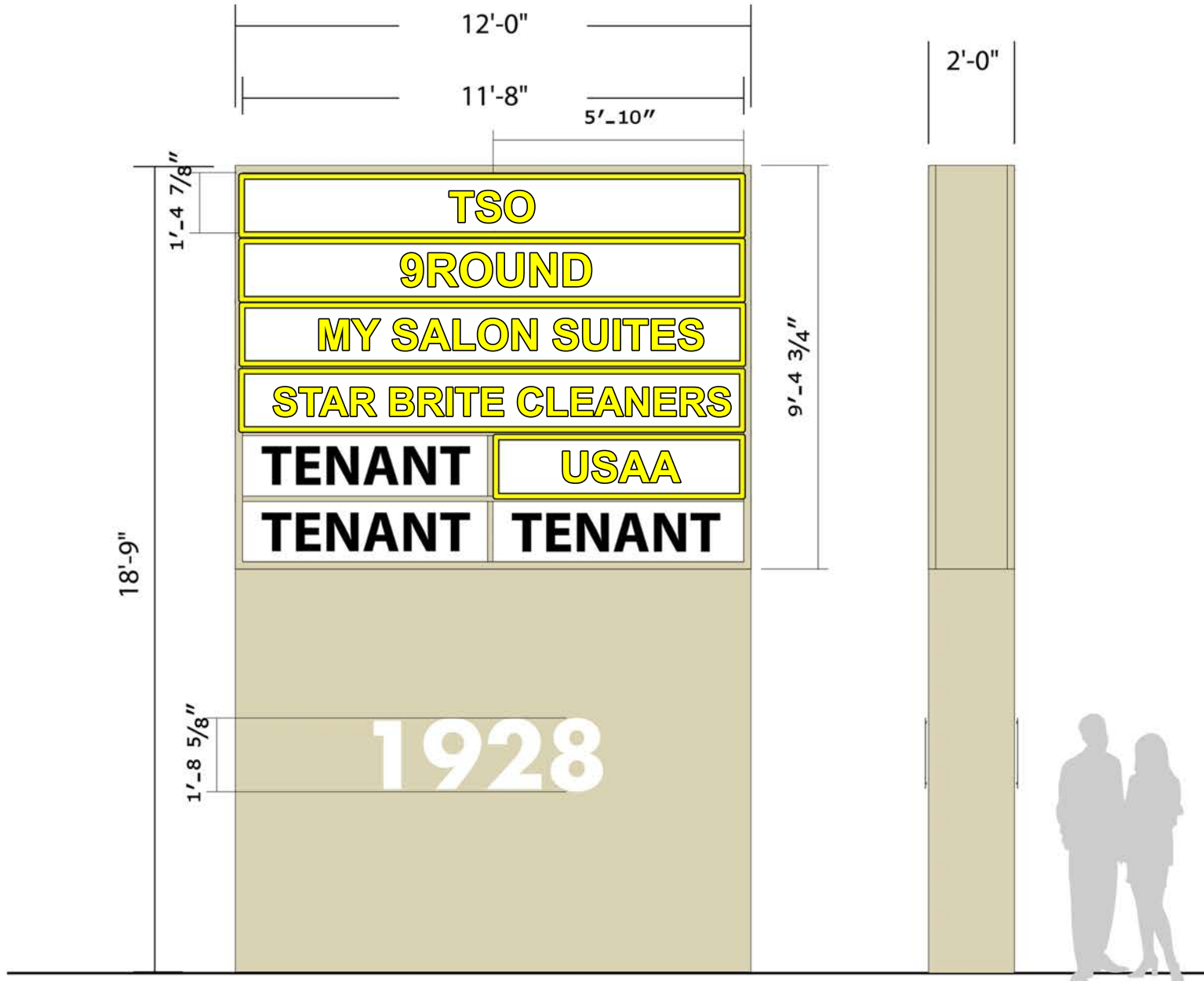


# Site Plan





Proposed Monument Signage



# Building Photos





## JLL Demographic Summary

Oak Run Pkwy  
Oak Run Pkwy, New Braunfels, Texas, 78132  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 29.72001  
Longitude: -98.16626

	1 mile	3 miles	5 miles
<b>Population Summary</b>			
2000 Total Population	2,417	16,825	38,147
2010 Total Population	3,425	19,370	48,989
2019 Total Population	6,019	24,743	64,582
2024 Total Population	7,017	27,243	72,532
2019-2024 Annual Rate	3.12%	1.94%	2.35%
Total Households	2,214	9,568	24,676
<b>Data for all businesses in area</b>			
Total Businesses:	253	1,236	2,982
Total Employees:	2,198	13,829	32,050
Total Residential Population:	6,019	24,743	64,582
Employee/Residential Population Ratio:	0.37:1	0.56:1	0.5:1
Labor Force By Occupation - White Collar	78.1%	65.8%	62.2%
Labor Force By Occupation - Blue Collar	11.8%	18.7%	20.8%
<b>Median Age</b>			
2019 Median Age	51.3	45.0	39.8
<b>Median Household Income</b>			
2019 Median Household Income	\$109,407	\$70,149	\$64,053
2024 Median Household Income	\$112,766	\$78,028	\$72,302
2019-2024 Annual Rate	0.61%	2.15%	2.45%
<b>Average Household Income</b>			
2019 Average Household Income	\$138,125	\$102,911	\$90,733
2024 Average Household Income	\$147,960	\$114,348	\$103,018
2019-2024 Annual Rate	1.39%	2.13%	2.57%
<b>Per Capita Income</b>			
2019 Per Capita Income	\$52,654	\$39,768	\$34,564
2024 Per Capita Income	\$56,356	\$44,147	\$39,221
2019-2024 Annual Rate	1.37%	2.11%	2.56%
<b>2019 Population 25+ by Educational Attainment</b>			
Total	4,509	17,686	44,428
Less than 9th Grade	0.7%	5.3%	4.7%
9th - 12th Grade, No Diploma	1.7%	3.2%	3.8%
High School Graduate	18.7%	21.9%	23.4%
GED/Alternative Credential	1.7%	3.0%	3.3%
Some College, No Degree	13.9%	18.6%	22.6%
Associate Degree	4.5%	4.8%	6.8%
Bachelor's Degree	38.0%	30.0%	25.7%
Graduate/Professional Degree	20.8%	13.2%	9.8%
<b>2019 Population by Sex</b>			
Males	2,885	11,911	31,124
Females	3,134	12,832	33,458
<b>2019 Population by Race/Ethnicity</b>			
Total	6,020	24,743	64,582
White Alone	87.9%	85.2%	83.0%
Black Alone	3.2%	2.7%	3.1%
American Indian Alone	0.6%	0.7%	0.7%
Asian Alone	2.7%	1.2%	1.4%
Pacific Islander Alone	0.0%	0.0%	0.0%
Some Other Race Alone	3.2%	7.6%	8.7%
Two or More Races	2.4%	2.6%	2.9%
Hispanic Origin	17.2%	36.9%	41.1%
Diversity Index	44.6	61.1	64.4



## 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:

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  - o 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.

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Jones Lang LaSalle Brokerage, Inc.	591725	jan.lighty@am.jll.com	214-438-6100
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Bradley Stone Selner	399206	brad.selner@am.jll.com	214-438-6169
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
David Tyler West	500410	ty.west@am.jll.com	210-839-2015
Sales Agent/Associate's Name	License No.	Email	Phone

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Buyer/Tenant/Seller/Landlord Initials

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Bradley Stone Selner	399206	brad.selner@am.jll.com	214-438-6169
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
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Sales Agent/Associate's Name	License No.	Email	Phone

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Sales Agent/Associate's Name	License No.	Email	Phone

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