

SMALL SHOP RETAIL
DELIVERING 2025

SOLMS LANDING

NEW BRAUNFELS, TX

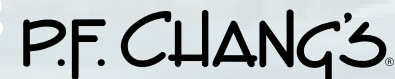
100 AC MIXED-USE DEVELOPMENT

FOR LEASE | RETAIL PADS, SMALL SHOP RETAIL AND OFFICE SPACE



230,000+ SF RETAIL
OPPORTUNITY

NEARBY:

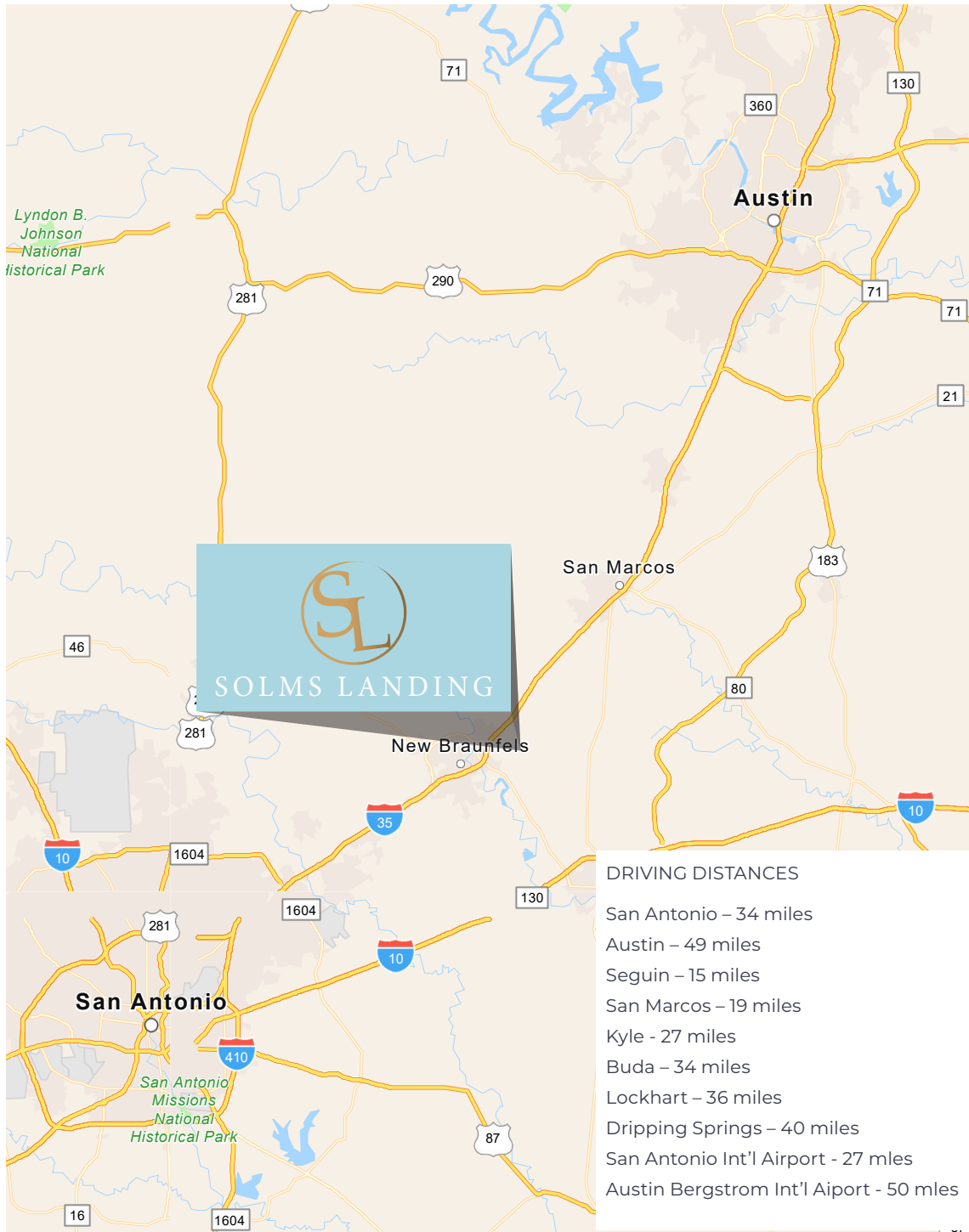


ABOUT

NEW BRAUNFELS, TX

DISCOVER NEW BRAUNFELS

Austin and San Antonio get a lot of attention for their consistent growth and economic prowess, and rightly so. But smaller cities like New Braunfels, located between those two cities and offering a unique combination of charm, convenience and family friendliness, are making an impressive impact on Texas. Growth is not only shown in the population but shown in corporate presence, with both Amazon and Wal-Mart choosing the New Braunfels-San Marcos area as location for Central Texas Distribution Centers. New Braunfels ranks 5th in fastest growing cities from 2020 to 2021 according to the US Census Bureau. The population saw an 8.3% increase within the year. As the larger cities continue to sprawl outward, areas like New Braunfels are poised to be the biggest beneficiaries making future development to these areas look extremely attractive.



**** STUDY:** *Fastest-Growing Cities Ares Still in the West and South*
United States Census Bureau, May 26,2022

CONVENIENTLY LOCATED IN NEW BRAUNFELS

Solms Landing, a **230,000+ SF retail opportunity**, will offer space for a variety of businesses, including retail, entertainment, single family & multi family residential, office, and hotel.

Solms Landing is located in New Braunfels, Texas, is one of the nation's fastest growing cities, having boasted a population increase of 56.4% during the last decade. People are attracted to New Braunfels because of its accessibility to Austin and San Antonio, the affordable cost of living, and the beautiful Texas Hill Country. The median age within a 1-mile radius of the site is 32.84, below the US median of 37.8, showing the attractiveness of the area to younger generations which is perfect for a mixed-use development.



5 Mile Population
92,270



5 Mile Households
35,921



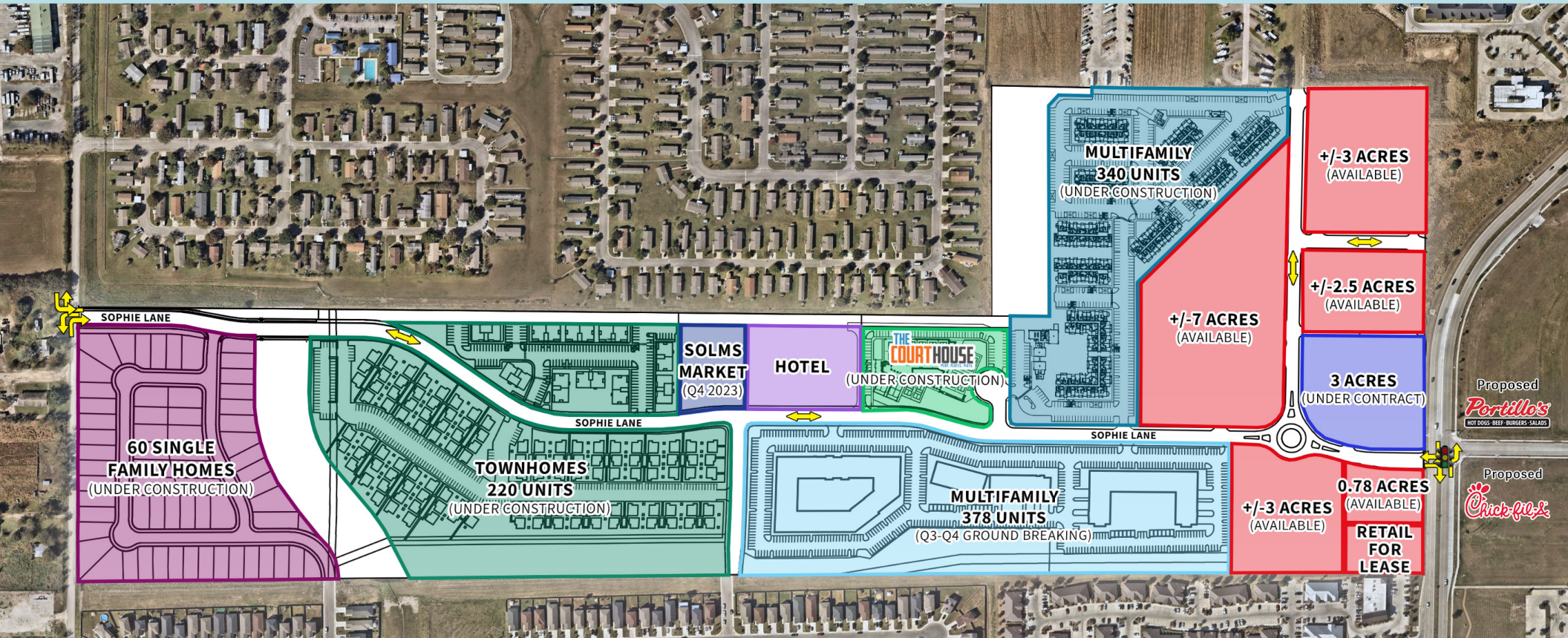
5 Mile Daytime Population
88,470



Average HH Income
\$108,865

DEMOGRAPHICS			
	1 MILES	5 MILES	10 MILES
2024 Estimated Population	9,920	92,270	164,187
2024 Estimated Households	4,534	35,921	61,861
Average HH Income	\$101,977	\$108,865	\$119,068
Daytime Population	9,819	88,470	163,165

SOLMS LANDING MASTER PLAN



Single Family Homes
60 UNITS
(under construction)

Townhomes
220 UNITS
(under construction)

Multi-Family
378 UNITS
(Q3-Q4 Ground Breaking)

Multi-Family
340 Units
(under construction)

The Court House
Pickleball with Restaurant
& Bar
(under construction)

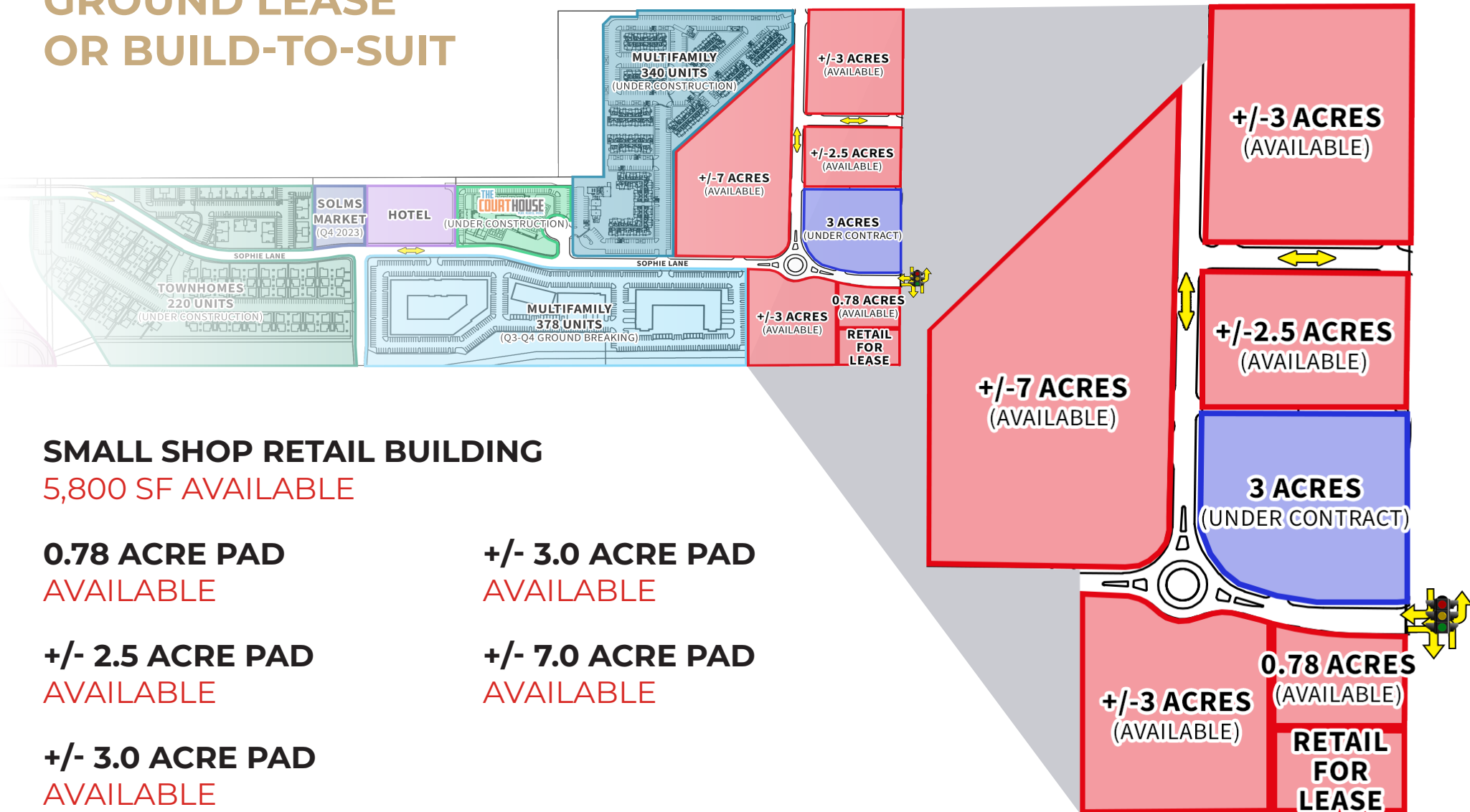
Hotel

Retail/Restaurant Pads
0.78-7.0 AC
8,500 SF Small Shop Retail

Retail/Restaurant
3 AC (Under Contract)

RETAIL PAD SITES

**FOR LEASE, SALE,
GROUND LEASE
OR BUILD-TO-SUIT**



New Braunfels Town Center

A collage of logos for various retail and food brands, including Target, Dick's, JCPenney, EVO, Best Buy, TJ-maxx, Ulta, Panera Bread, HomeGoods, Five Guys, and Longhorn Steakhouse.

**1,360 Apartments
in total**

1101 Medical Office Park

184
Apartments



Resolute Health Hospital
BAPTIST HEALTH SYSTEM

432 EMPLOYEES

**150
Apartments**

**190
Apartments**

Freiheit Village

DOUBLE DAVE'S
OLD FASHIONED
HAMBURGERS

marco's
PIZZERIA

HOMEWOOD
SUITES by HILTON

AVERY'S

KITCHEN

TRUST
TEXAS
BANK

ROOST

DOUBLE
SCHOTT'S

TIPSY COW
ICE CREAM

ROOFTOP • KITCHEN • BAR
TERRACE

cocktail glass

**Canyon
Middle School
710 students**

**Freiheit
Elementary School
670 students**

288
Apartments

37,619 CPD

306

96,627 CPD

110

New Braunfels Town Center

A collage of logos for various retail and food brands. The logos are arranged in a grid-like fashion. The brands included are: Target (red bullseye logo), Dick's (green and white logo), JCPenney (blue and red logo), EVO (blue and white logo), belk (blue and white logo), Burlington (red and white logo), Best Buy (blue and white logo), TJ-maxx (red and white logo), W (orange and white logo), HomeGoods (red and white logo), Ulta (orange and white logo), Five Guys (red and white logo), Longhorn Steakhouse (red and white logo), Kay Jewelers (black and white logo), and Specs (red and white logo).

184
Apartments

1,360 Apartments
in total

1101

1101

Freiheit Village

DOUBLE DAVE'S
OF THE BAY

MEYER'S
Pizzeria

HOMWOOD
SUITES by Hilton

AVERY'S

KITCHEN

TRUST
TEXAS
BANK

ROOST
RESTAURANT & BAR

DOUBLE
SCOTT'S

TIPSY COW
ICE CREAM

ROOFTOP • KITCHEN • BAR

TERRACE

cocktail glass

Canyon
Middle School
710 students

**Freiheit
Elementary School
670 students**

Canyon
High School
2,764 students

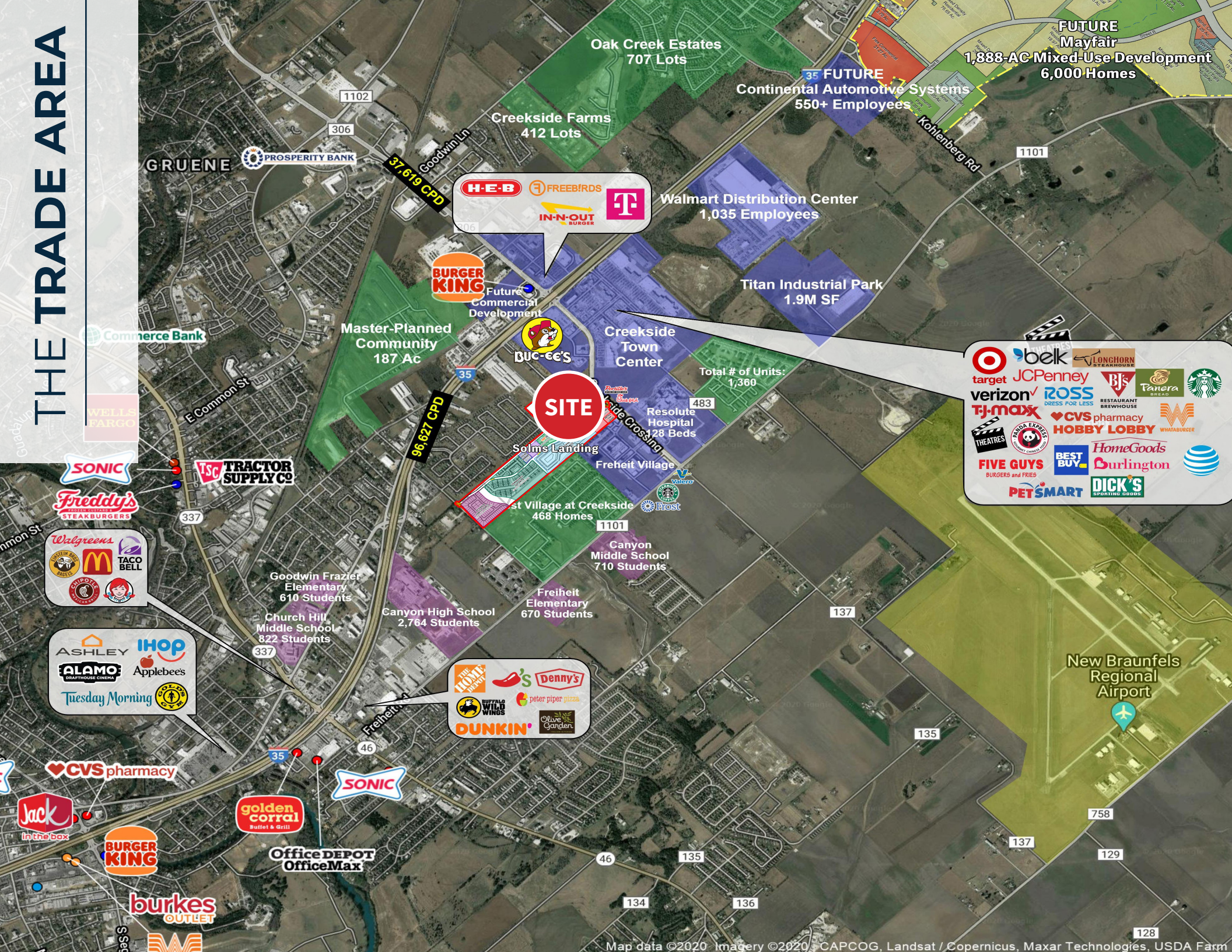


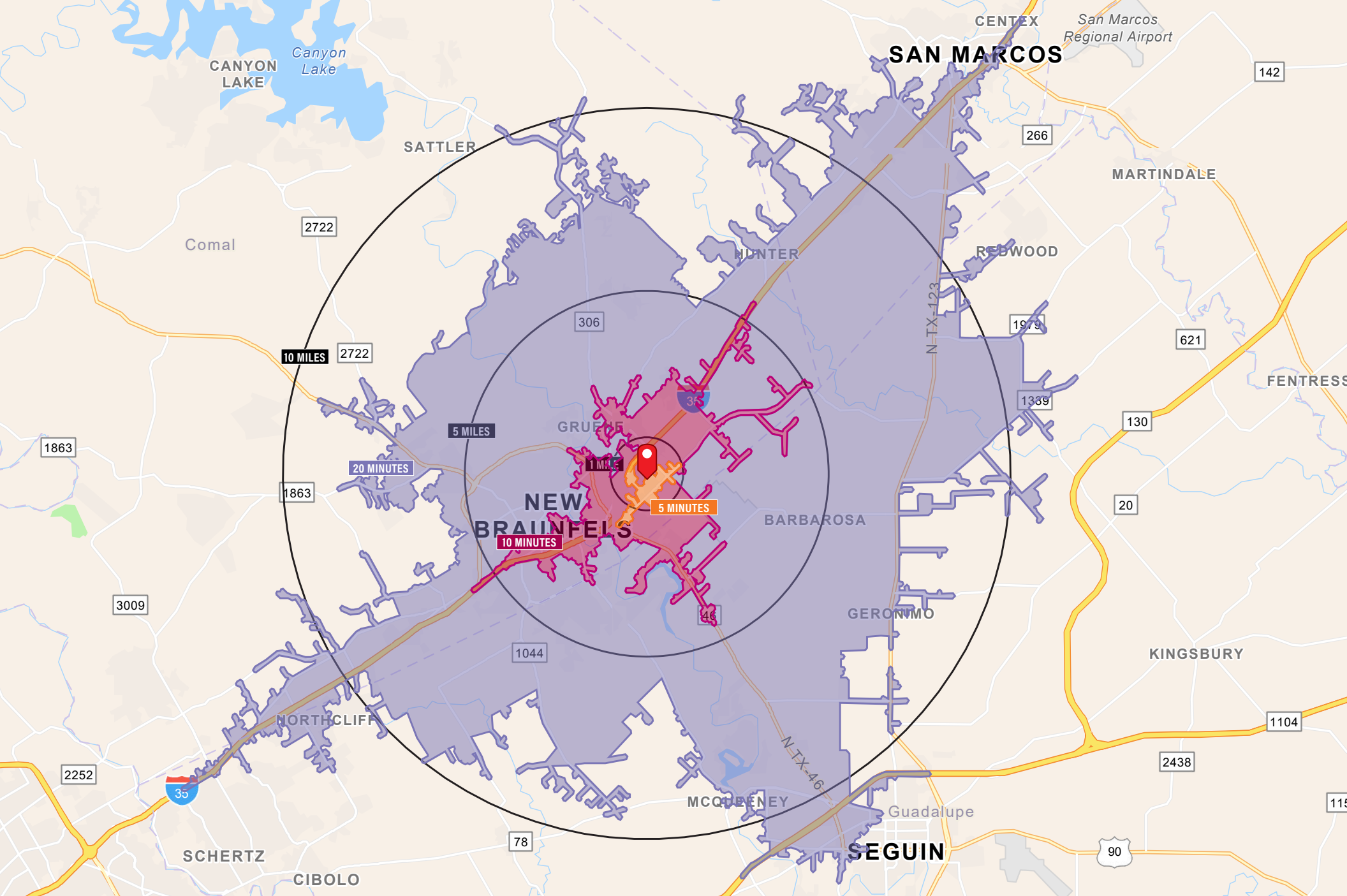
SOLMS LANDING

10,040 CPD



THE TRADE AREA



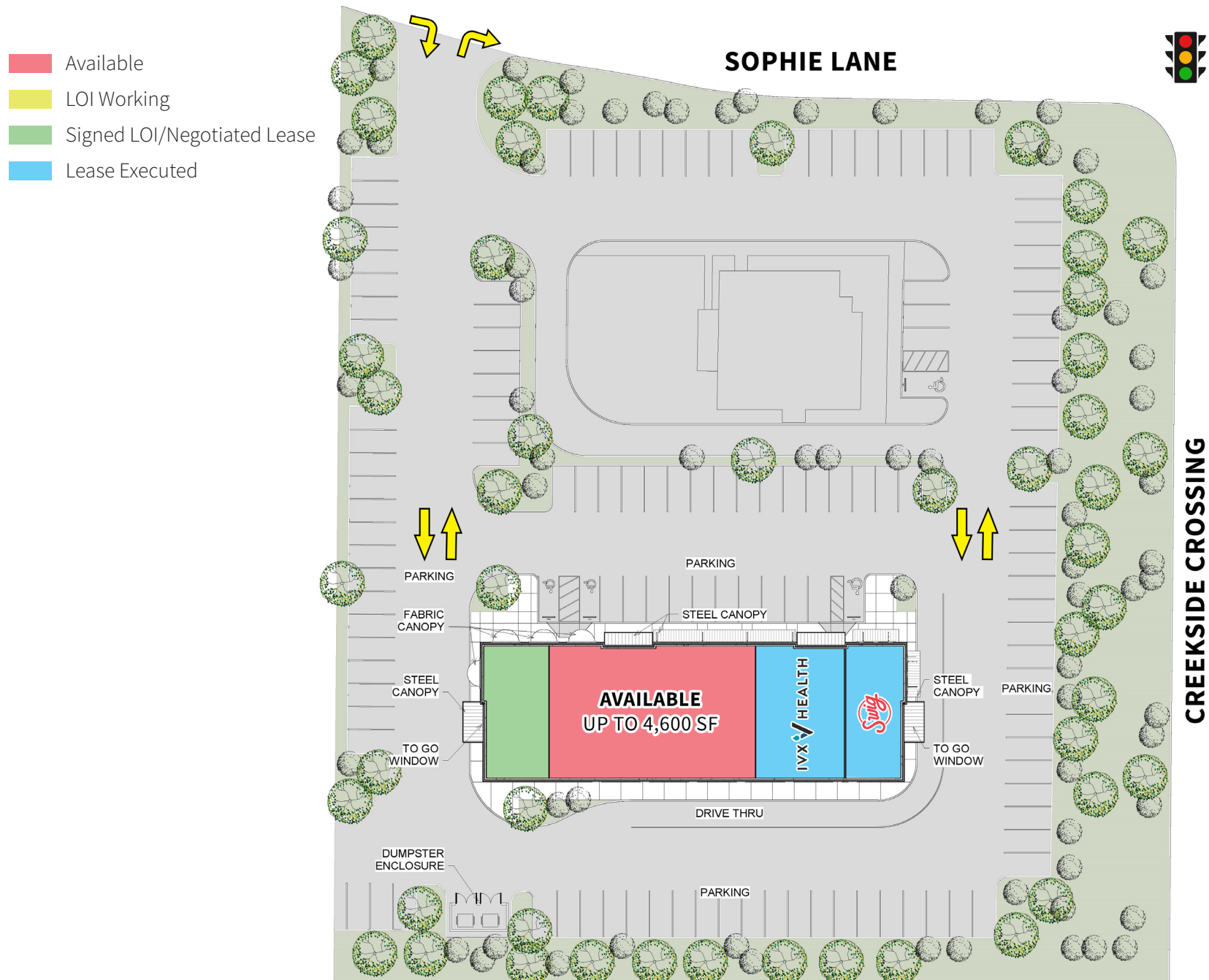


DRIVE TIME

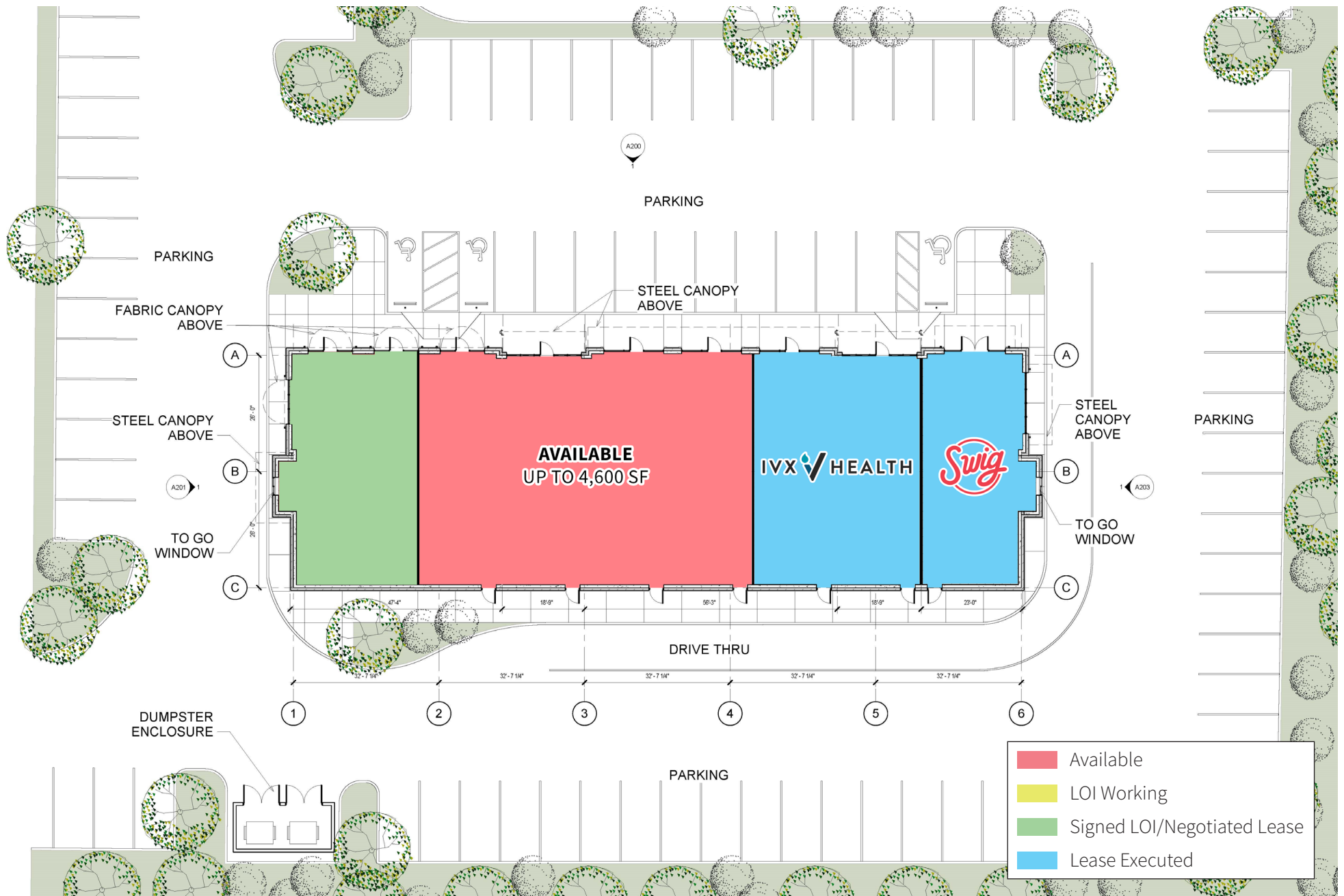
THE LOOK



RETAIL BUILDING FLOOR PLAN



RETAIL BUILDING FLOOR PLAN



Under Construction

**THE
COURTHOUSE**
PLAY. PLATES. PINTS.

RENDERINGS





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