

1,425-SF Space Available

For Lease

📍 1695 IH-35 S - New Braunfels , TX 78130

 **JLL** SEE A BRIGHTER WAY

Property Overview

- High visibility out parcel building with 1,452-SF of available retail
- Tenant Improvement allowance available
- Located at 1671 S Interstate-35 in New Braunfels; adjacent to a Lowe’s and a Walmart along IH-35
- Walnut Ave. exit that includes H-E-B Plus!, Walmart, and At Home— A massive traffic driver to the intersection

Area Retail

Walmart

at home

planet fitness

Auto Zone

Schlottsky's

BatteriesPlus

H-E-B plus!

PETSMART

Aaron's

Spectrum

JOANN

CHASE

FASTSIGNS

verizon

LOWE'S

SPEC'S

EYEMART EXPRESS

Cane's

urban Air

Chicken EXPRESS

Traffic Counts

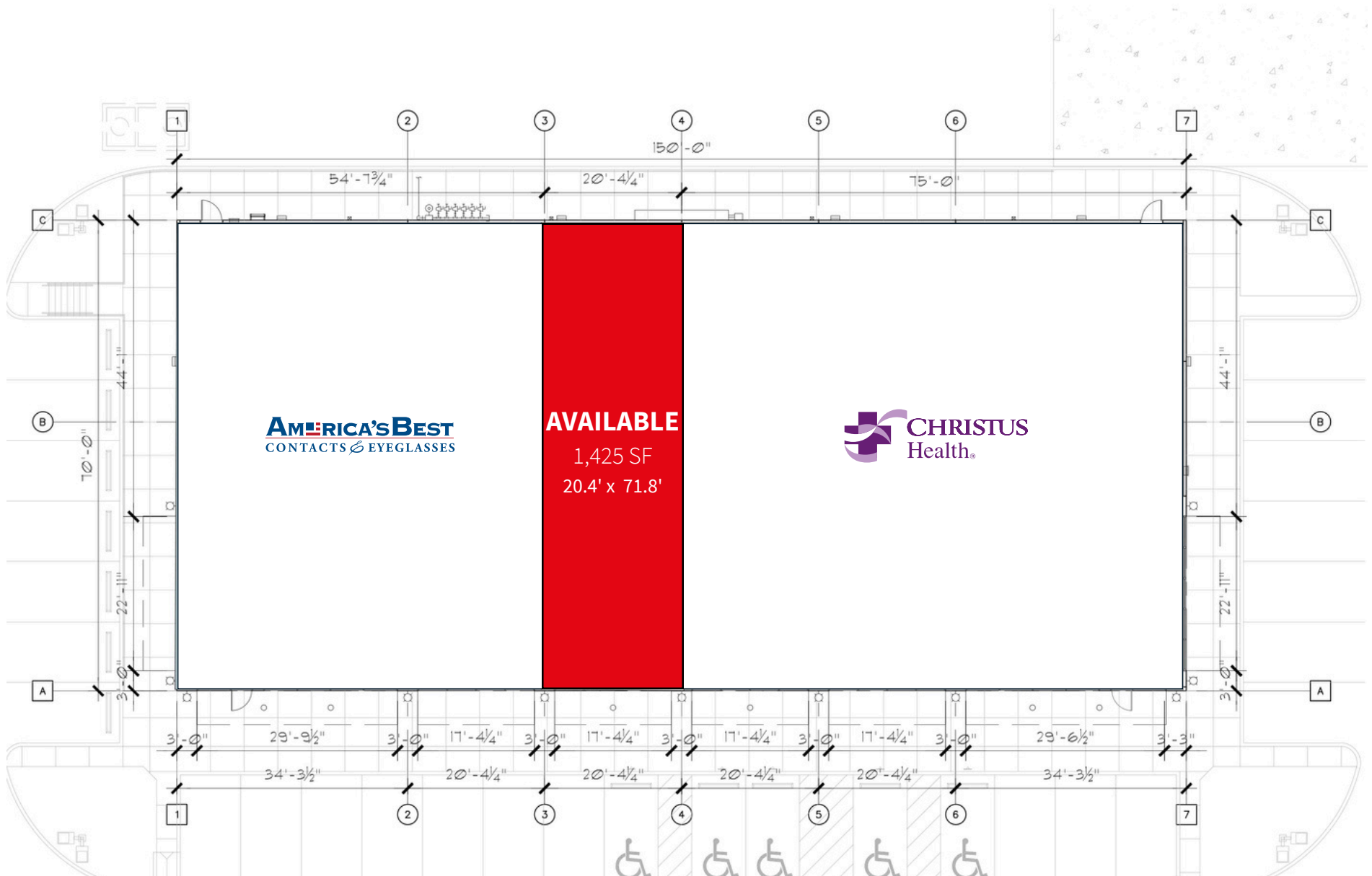
Interstate 35 S	135,570 VPD
FM 1044	7,784 VPD
Walnut Ave.	20,000 VPD



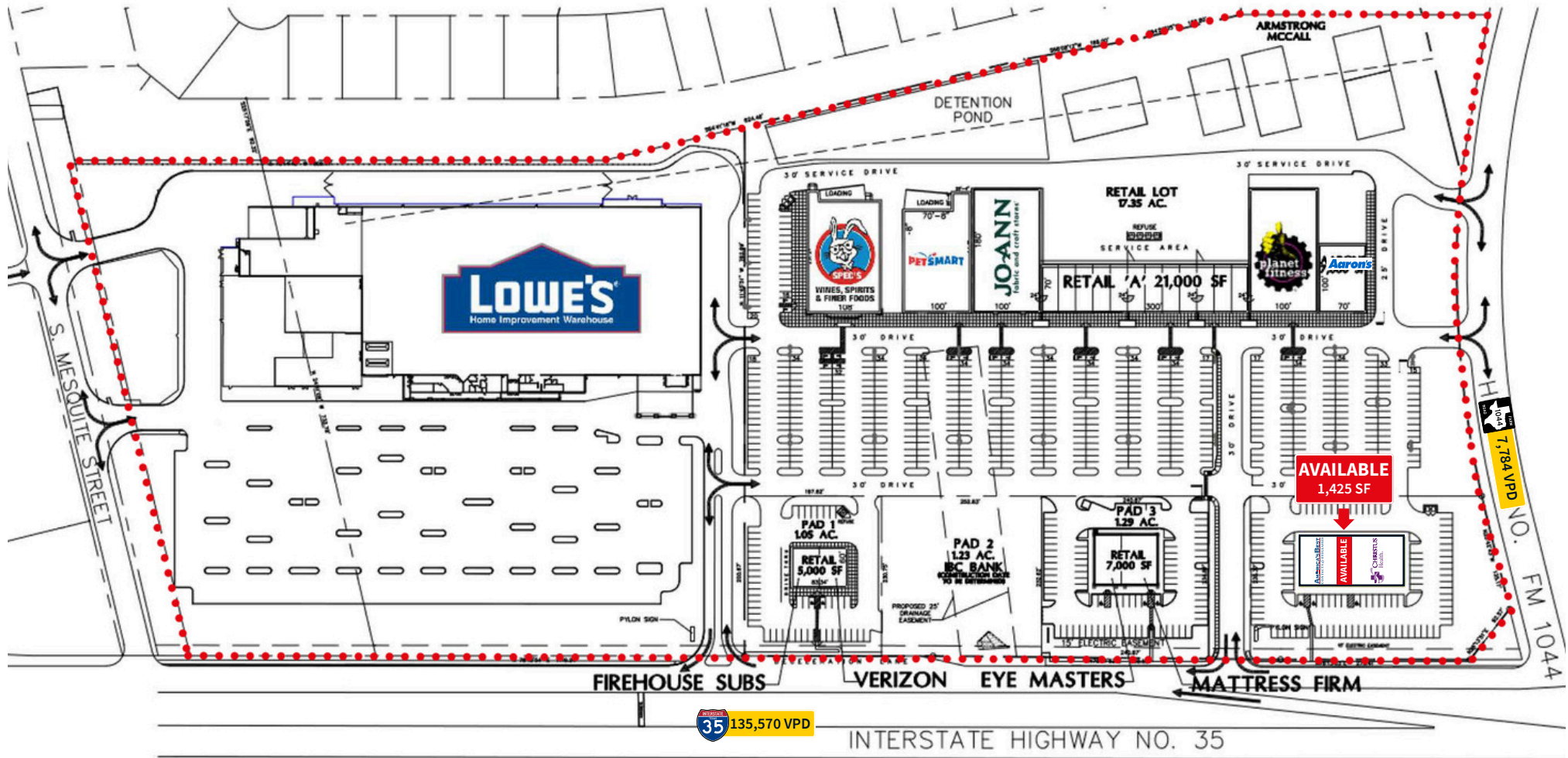
Demographics

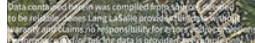
	1 mile	3 miles	5 miles
2024 Estimated Population	11,809	58,288	106,512
2024 Estimated Households	4,477	22,255	40,865
2024 Average Household Income	\$100,019	\$109,514	\$113,212
2024 Daytime Population	10,044	70,576	111,568

Lease Plan

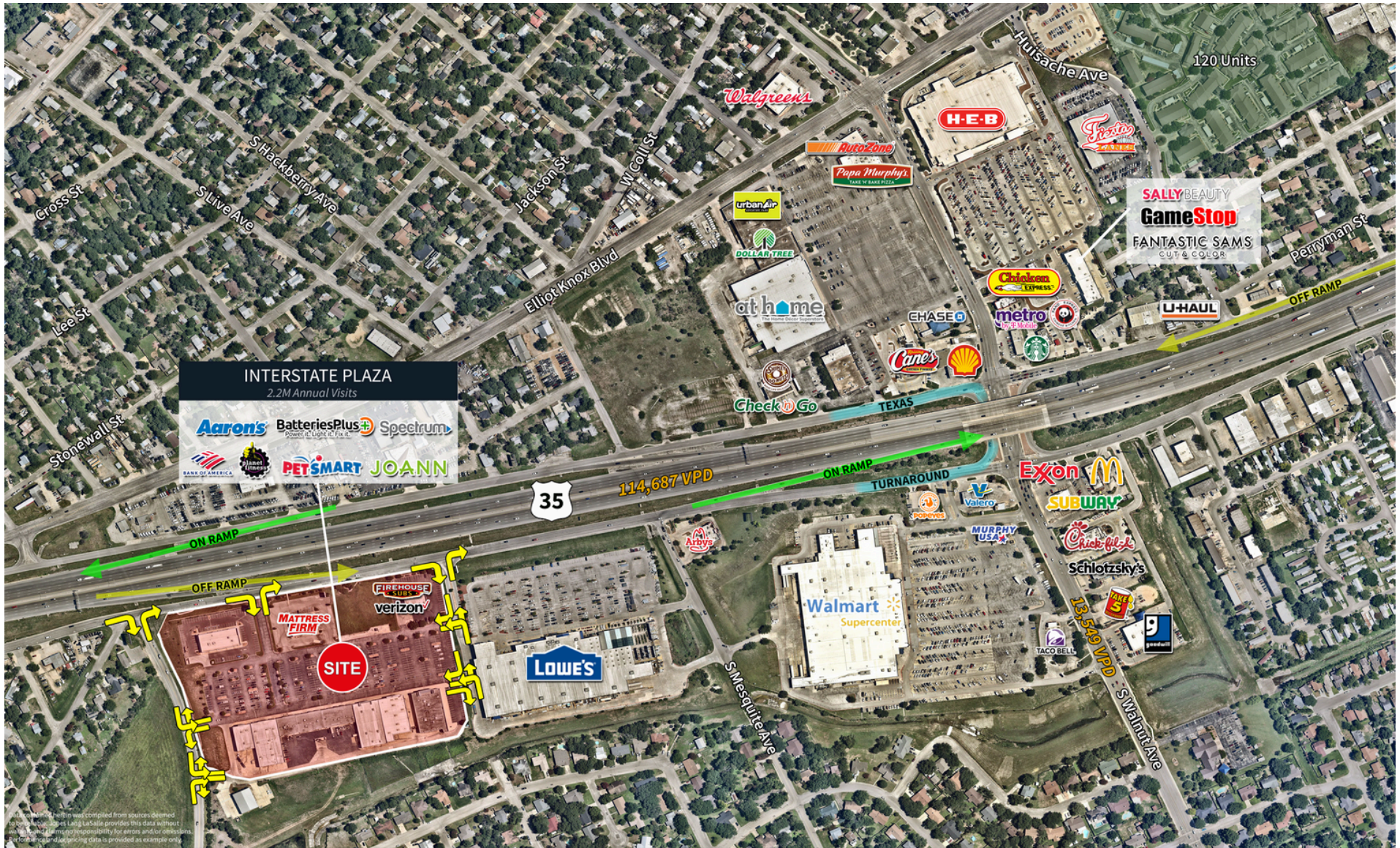


Property Map





Site Access



NEW BRAUNFELS | 1695 IH-35





Property Photos



Contact

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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.

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 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 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.

Jones Lang LaSalle Brokerage,	591725	Renda.Hampton@jll.com	+1 (214) 438-6100	N/A	N/A	N/A	N/A
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone	Licensed Supervisor of Sales Agent / Associate	License No.	Email	Phone
Daniel Glyn Bellow	183794	Dan.Bellow@jll.com	+1 (713) 888-4000	Matthew Underhill	457570	Matthew.Underhill@jll.com	+1 (512) 368-7381
Designated Broker of Firm	License No.	Email	Phone	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

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