



For Lease or Sale

Pad Site (0.71 Ac) Available

- 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
- Adjacent to the new Veramendi master planned community (2,400 Acres - 5,000 homes), H-E-B, and New Braunfels High School (1,738 Students)
- New Braunfels is the 2nd fastest growing city in the United States, according to the 2015 estimates from the US census Bureau. The city population is projected to outpace the national average by more than 4 times in 2021
- Major area employers include: H-E-B, Walmart, Home Depot, Caterpillar, Hunter, and Schlitterbahn Waterpark

Oak Run Pad Site Hwy 46 and Oak Run Pkwy New Braunfels, TX

Availability
Pad Site (0.71 Ac)

Pricing
Call For More Information

Barry Haydon
Executive Vice President
+1 512 593 4878
Barry.Haydon@am.jll.com

us.jll.com/retail

<i>Demographics</i>	1 mile	3 mile	5 mile
Estimate Population	5,807	23,611	66,606
Estimate Households	2,098	9,291	25,536
Avg. Household Income	\$149,376	\$106,997	\$93,769
Daytime Population	2,030	10,196	31,113

<i>Traffic Counts</i>	CPD
Hwy 46 (East of Oak Run)	30,321
Loop 337 (North of Hwy 46)	21,755

Year: 2020 | Esri

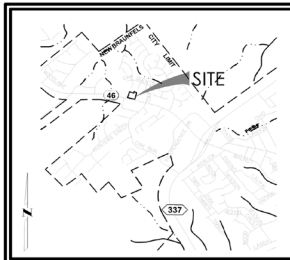
DISCLAIMER
© 2017 Jones Lang LaSalle IP, Inc. All rights reserved. All information contained herein is from sources deemed reliable; however, no representation or warranty is made to the accuracy thereof.



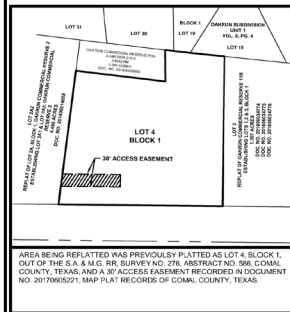
Location Aerial



Site Plan



LOCATION MAP
NOT TO SCALE



INDEX MAP
NOT TO SCALE

LEGEND

- PROPOSED BOUNDARY
 - - - EXISTING BOUNDARY
 - CENTERLINE
 - (IPF) (IR7) FND 1/2" IRON PIN UNLESS OTHERWISE NOTED
 - (IPS) CAP STAMPED "DAM #5348 PROP. COR." UNLESS OTHERWISE NOTED
- R.O.W. = RIGHT-OF-WAY
O.P.R.C.C.T. = OFFICIAL PUBLIC RECORDS OF COMAL COUNTY TEXAS
- - - 50' - EXISTING CONTOUR
 - - - - - EASEMENT

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD BEARING	CHORD LENGTH
C1	4.71'	3.00'	89°59'00"	3.00'	S88°32'51"W	4.24'
C2	4.37'	2.50'	100°09'51"	2.99'	S26°21'43"E	3.83'
C3	20.87'	19.50'	61°18'59"	11.56'	S54°22'42"W	19.89'

LINE TABLE	
LINE	LENGTH BEARING
L1	15.50' N76°26'39"W
L2	15.23' S76°26'39"E

STATE OF TEXAS
COUNTY OF COMAL

KNOW ALL MEN BY THESE PRESENTS:

I, THE UNDERSIGNED, DREW A MAWYER, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAN IS TRUE AND CORRECTLY MADE UNDER MY SUPERVISION AND IN COMPLIANCE WITH CITY AND STATE SURVEY REGULATIONS AND LAWS AND MADE ON THE GROUND AND THAT THE CORNER MONUMENTS WERE PROPERLY PLACED UNDER MY SUPERVISION.

PRELIMINARY-FOR REVIEW ONLY
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE

DREW A MAWYER, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 0346, STATE OF TEXAS
5151 SH 46, NEW BRAUNFELS TEXAS 78132

NOTES:

- ALL BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS SOUTH CENTRAL ZONE (42N), NORTH AMERICAN DATUM 1983. ALL BEARINGS AND DISTANCES SHOWN ARE IN GRD.
- THE FIELDWORK FOR THIS SURVEY WAS COMPLETED ON MARCH 6, 2017.
- ALL LOTS WITHIN THE SUBDIVISION WILL BE PROVIDED WATER, SEWER AND ELECTRIC BY NEW BRAUNFELS UTILITIES. TELEPHONE SERVICE FOR THE SUBDIVISION WILL BE PROVIDED BY AT&T COMMUNICATIONS. CABLE TV SERVICE WILL BE PROVIDED BY TIME WARNER. THERE WILL BE NO GAS SERVICES PROVIDED.
- MONUMENTS WERE FOUND OR SET AT EACH CORNER OF THE SURVEY BOUNDARY OF THE SUBDIVISION. MONUMENTS AND LOT MARKERS WILL BE SET WITH 1/2" IRON PIN W/ PLASTIC CAP LABELED "DAM #5348 PROP. COR." AFTER COMPLETION OF UTILITY INSTALLATION AND STREET CONSTRUCTION UNLESS NOTES OTHERWISE.
- SUBJECT PLAT IS WITHIN THE CITY LIMITS OF THE CITY OF NEW BRAUNFELS.
- THE PROPOSED USE OF THE SUBDIVISION IS FOR COMMERCIAL.
- "OAK RUN RETAIL" SUBDIVISION ESTABLISHING A TOTAL OF 2 LOTS.
- THE SUBDIVISION IS WITHIN THE NEW BRAUNFELS INDEPENDENT SCHOOL DISTRICT.
- NO STRUCTURES, WALLS OR OTHER OBSTRUCTIONS OF ANY KIND SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAN, NO LANDSCAPING, FENCES, OR OTHER TYPE OF MODIFICATIONS WHICH ALTER THE CROSS SECTIONS OF THE DRAINAGE EASEMENTS OR DECREASES THE HYDRAULIC CAPACITY OF THE EASEMENT, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE CITY ENGINEER, THE CITY OF NEW BRAUNFELS AND COMAL COUNTY. SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER GRANTORS ADJACENT PROPERTY TO REMOVE ANY OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.
- THE ELEVATION OF THE LOWEST FLOOR SHALL BE AT LEAST 10 INCHES ABOVE THE FINISHED GRADE OF THE SUBDIVISION GROUND, WHICH IS SLORED IN A MANNER SO AS TO DIRECT STORMWATER AWAY FROM THE STRUCTURE. PROPERTIES ADJACENT TO STORMWATER CONVEYANCE STRUCTURES MUST HAVE A FLOOR SLAB ELEVATION OR BOTTOM OF FLOOR JOISTS A MINIMUM OF ONE FOOT ABOVE THE 100-YEAR WATER FLOW ELEVATION IN THE STRUCTURE. DRIVEWAYS SERVING HOUSES ON THE DOWNHILL SIDE OF THE STREET SHALL HAVE A PROPERLY SLOPED CURB SWALE PREVENTING RUNOFF FROM ENTERING THE GARAGE STRUCTURE AND SHALL PREVENT WATER FROM LEAVING THE STREET.
- NO STRUCTURES IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A PUBLIC WATER AND SEWER SYSTEM WHICH HAS BEEN APPROVED BY NEW BRAUNFELS UTILITIES.
- MAINTENANCE OF DRAINAGE EASEMENT DESIGNATED WITHIN A LOT SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.
- NO PORTION OF THE PROPERTY IS LOCATED WITHIN THE EXISTING SPECIAL FLOOD HAZARD ZONE A.
- LOT OWNER SHALL BE RESPONSIBLE FOR VERIFYING THE DEPTH OF THE SEWER SERVICE STUB OUT AND DETERMINING THE MINIMUM SERVICEABLE FINISH FLOOR ELEVATION.
- FUTURE DEVELOPMENT IS SUBJECT TO CHAPTER 114 (STREETS, SIDEWALKS, AND OTHER PUBLIC SPACES) OF THE NEW BRAUNFELS CODE OF ORDINANCES.

**REPLAT OF
OAK RUN RETAIL**
BEING 2.736 ACRES OF LAND ESTABLISHING LOTS 4 AND 5, BLOCK 1, OUT OF THE S.A. & M.G. RR. SURVEY NO. 276, ABSTRACT NO. 386, COMAL COUNTY, TEXAS, AND BEING A PORTION OF A 5.57 ACRES OF LAND DESCRIBED IN VOLUME 449, PAGE 161, OFFICIAL RECORDS OF COMAL COUNTY, TEXAS AND BEING A PORTION OF ACRES OF LAND DESCRIBED IN WOODHOOD NO. 20030633733, OFFICIAL RECORDS OF COMAL COUNTY, TEXAS.

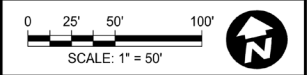
NEW BRAUNFELS UTILITIES NOTES:

- MAINTENANCE OF DEDICATED UTILITY EASEMENTS IS THE RESPONSIBILITY OF THE PROPERTY OWNER. ANY USE OF AN EASEMENT, OR ANY PORTION OF IT, INCLUDING LANDSCAPING OR DRAINAGE FEATURES, IS SUBJECT TO AND SHALL NOT CONFLICT WITH THE TERMS AND CONDITIONS IN THE EASEMENT. MUST NOT ENDANGER OR INTERFERE WITH THE RIGHTS GRANTED BY THE EASEMENT TO NEW BRAUNFELS UTILITIES, ITS SUCCESSORS AND ASSIGNS, AND SHALL BE SUBJECT TO APPLICABLE PERMIT REQUIREMENTS OF THE CITY OF NEW BRAUNFELS OR ANY OTHER GOVERNING BODY. THE PROPERTY OWNER MUST OBTAIN, IN ADVANCE, WRITTEN AGREEMENT WITH THE UTILITIES TO UTILIZE THE EASEMENT, OR ANY PART OF IT.
- UTILITIES WILL POSSESS A 5-FOOT WIDE SERVICE EASEMENT TO THE BUILDING STRUCTURE ALONG THE SERVICE LINE TO THE SERVICE ENTRANCE. THIS EASEMENT WILL VARY DEPENDING UPON LOCATION OF BUILDING STRUCTURE AND SERVICE.
- UTILITIES SHALL HAVE ACCESS TO THE METER LOCATIONS FROM THE FRONT YARD AND METER LOCATIONS SHALL NOT BE LOCATED WITHIN A FENCED AREA.
- EACH LOT MUST HAVE ITS OWN WATER AND SEWER SERVICE AT THE OWNER/DEVELOPER'S EXPENSE.
- DO NOT COMBINE ANY NEW UTILITY EASEMENTS (UE) WITH DRAINAGE EASEMENTS (DE) OR MAKE CHANGES IN PLACE WITHIN THE UTILITY EASEMENTS (UE) WITHOUT WRITTEN APPROVAL FROM NEW BRAUNFELS UTILITIES.

- NBU IS NOT RESPONSIBLE FOR DAMAGES TO PROPERTY IMPROVEMENTS (I.E. LANDSCAPING, TREES, PAVEMENT, SIGNS, DRAINAGE STRUCTURES, PRIVATE UTILITIES, ETC.) THAT ARE PLACED IN ANY TYPE OF UTILITY EASEMENT. TO ENSURE NO CONFLICTS EXIST WITH UTILITY INFRASTRUCTURE IN THE EASEMENT, ALL SUCH IMPROVEMENTS PLACED IN ANY TYPE OF UTILITY EASEMENT MUST BE REVIEWED AND APPROVED THROUGH THE NBU EASEMENT ENCROACHMENT PROCESS. NBU DEVELOPMENT SERVICES FACILITATES THE EASEMENT ENCROACHMENT APPLICATION PROCESS.

TxDOT NOTES:

- FOR DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT-OF-WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR PROVIDING ADEQUATE SET-BACK AND/OR SOUND ABATEMENT MEASURE FOR FUTURE NOISE MITIGATION.
- OWNER/DEVELOPER IS RESPONSIBLE FOR PREVENTING ANY ADVERSE IMPACT TO THE EXISTING DRAINAGE SYSTEM WITHIN THE HIGHWAY RIGHT-OF-WAY. FOR PROJECTS IN THE EDWARDS AQUIFER RECHARGE OR CONTRIBUTING ZONES, DUTY FALLS FOR WATER QUALITY AND/OR DETENTION POND TREATING IMPROVEMENTS COVER RELATED TO THE DEVELOPMENT, WILL NOT ENCROACH BY STRUCTURE OR GRADING INTO STATE ROW. PLACEMENT OF PERMANENT STRUCTURAL BEST MANAGEMENT PRACTICE DEVICES OR VEGETATIVE FILTER STRIPS WITHIN STATE ROW WILL NOT BE ALLOWED.
- ANY TRAFFIC CONTROL MEASURES (LEFT TURN LANE, SIGNAL, ETC.) FOR ANY DRIVEWAY FRONTING A STATE MAINTAINED ROADWAY SHALL BE THE RESPONSIBILITY OF THE DEVELOPER/OWNER.
- IF SIDEWALKS ARE REQUIRED BY AN APPROPRIATE CITY ORDINANCE, A SIDEWALK PERMIT MUST BE APPROVED BY TxDOT, PRIOR TO CONSTRUCTION WITHIN STATE RIGHT-OF-WAY. LOCATIONS OF SIDEWALKS WITHIN STATE RIGHT-OF-WAY SHALL BE AS DIRECTED BY TxDOT.
- MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY TxDOT. ACCESS MANAGEMENT MANUAL - LOT 4 OF THE PROPERTY IS ELIGIBLE FOR MAXIMUM COMBINED TOTAL OF (ONE) 5-FOOT RIGHT AND/OR ONLY ACCESS POINT. TO BE SHARED WITH LOT 5 BLOCK. BASED ON AN OVERALL PLATTED HIGHWAY FRONTAGE OF APPROXIMATELY 377.23 FEET. WHERE TOPOGRAPHY OR OTHER EXISTING CONDITIONS MAKE IT INAPPROPRIATE OR NOT FEASIBLE TO CONFORM TO THE CONNECTION SPACING INTERVALS, THE LOCATION OF AVAILABLE ACCESS WILL BE DETERMINED WITHIN THE PROPERTY TO TOPOGRAPHY, ESTABLISHED PROPERTY OWNER'S P.S. UNLESS PHYSICAL LIMITATIONS AND/OR PHYSICAL DESIGN CONSTRAINTS. THE SELECTED LOCATION SHOULD BEHAVE AS MANY PROPERTIES AND INTERESTS AS POSSIBLE TO REDUCE THE NEED FOR ADDITIONAL DIRECT ACCESS TO THE HIGHWAY. IN SELECTING LOCATIONS FOR FULL MOVEMENT INTERSECTIONS, PREFERENCE WILL BE GIVEN TO PUBLIC ROADWAYS THAT ARE ON LOCAL THOROUGHFARE PLANS.



DAMAWYER
1449 AUSTIN HWY
5151 W. SH 46
NEW BRAUNFELS, TX 78132
PH: (832) 332-0292
dramawyer@comcast.net
FIRM #10151500
DATE: FEBRUARY 2017, FIRM #502-33

210.860.9224 FIRM NO. 15085

WVGI
WgInc.com
870 W. HAUSMAN ROAD, SUITE 115 SAN ANTONIO, TEXAS 78209

STATE OF TEXAS
COUNTY OF COMAL

I, THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS PLAN, AND DESIGNATED HEREIN AS THE "OAK RUN RETAIL" SUBDIVISION TO THE CITY OF NEW BRAUNFELS, COUNTY OF COMAL, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, DO HEREBY SUBDIVIDE SUCH PROPERTY AND DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

OWNER: KEVIN HUNTER
CSW OAK RUN, L.L.C.
1703 W. 3TH STREET, SUITE 850
AUSTIN, TEXAS 78703
512.751.3944

STATE OF TEXAS
COUNTY OF TRAVIS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS ___ DAY OF _____, 20___ AT _____.

BY _____

NOTARY PUBLIC, STATE OF TEXAS

MY COMMISSION EXPIRES: _____

STATE OF TEXAS
COUNTY OF COMAL

I, _____ DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT WAS FILED FOR RECORD IN THE MAP AND PLAT RECORDS, BOOK _____ OF COMAL COUNTY ON THE ___ DAY OF _____, 20___ AT _____ M.

WITNESS MY HAND AND OFFICIAL SEAL, THIS THE ___ DAY OF _____, 20___

COUNTY CLERK, COMAL COUNTY, TEXAS

DEPUTY _____

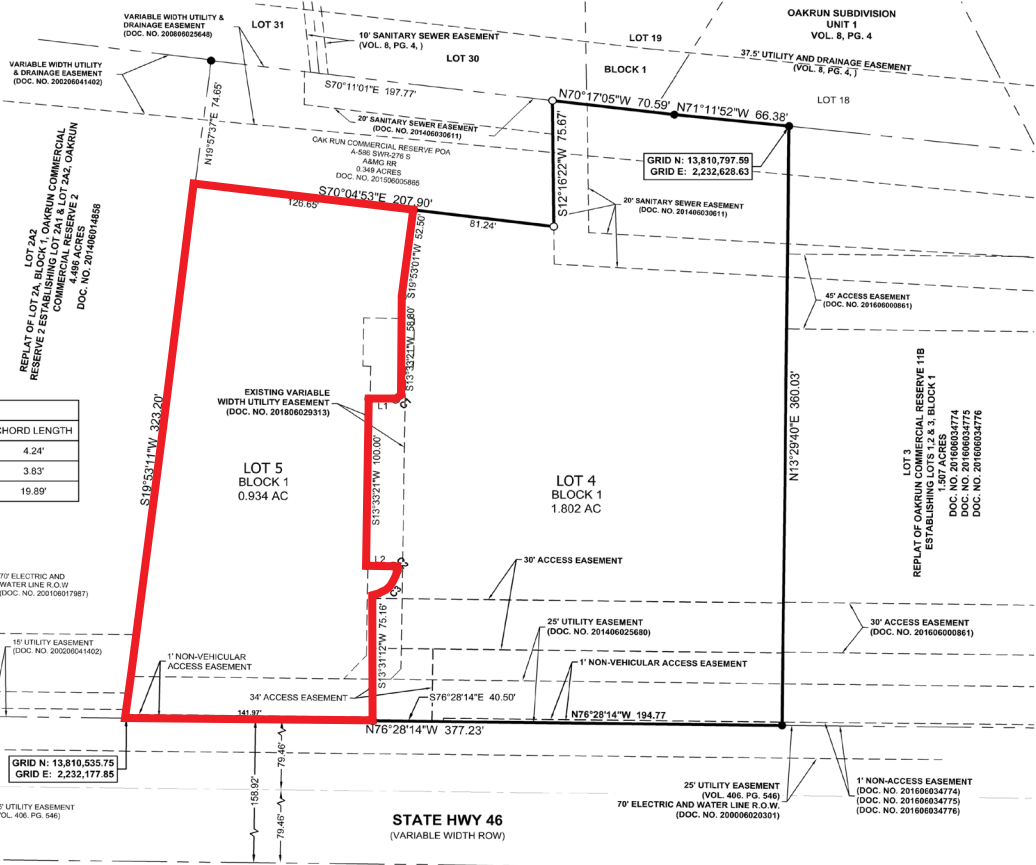
STATE OF TEXAS
COUNTY OF COMAL

APPROVED FOR ACCEPTANCE

DATE _____ PLANNING DIRECTOR _____

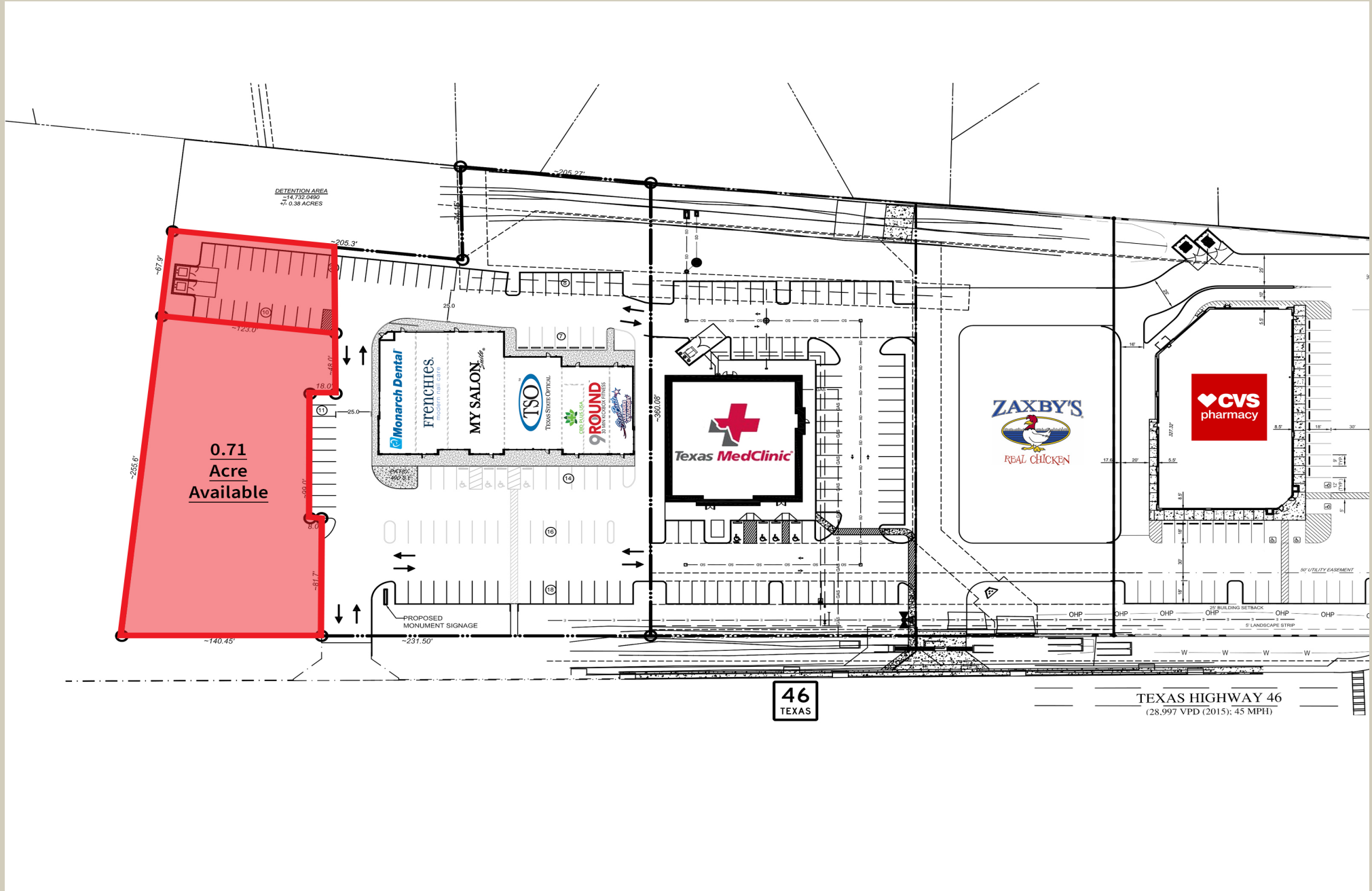
DATE _____ CITY ENGINEER _____

DATE _____ NEW BRAUNFELS UTILITIES _____



STATE HWY 46
(VARIABLE WIDTH ROW)

Site Plan





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:

- 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, 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
n/a	n/a	n/a	n/a
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Barry Haydon	591725	barry.haydon@am.jll.com	512-593-4878
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date