0 FM 725 & Highland View | New Braunfels, TX 78130

MLS# 514169 | 1.130 +/- Acres | $356,865

Great commercial unimproved corner lot has approximately 214.38 FT of road frontage visibility from the high traffic volume along FM 725. Water, electric, & sewer are available on site. There are also on-site detention facilities that are constructed & in place. Zoned C3 commercial district, not in the flood zone, & in the New Braunfels city limits in Guadalupe County makes it ideal to develop commercial retail, restaurant, & other commercial and professional establishments.

EDWARDS COMMERCIAL REAL ESTATE

D. Lee Edwards
Broker/Owner
Edwards Commercial Real Estate
1111 N. Walnut Ave.
New Braunfels, TX 78130
Cell: 830-708-2319
Office: 830-620-7653
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Traffic Count Map

0 FM 725 & Highland View | New Braunfels, TX 78130

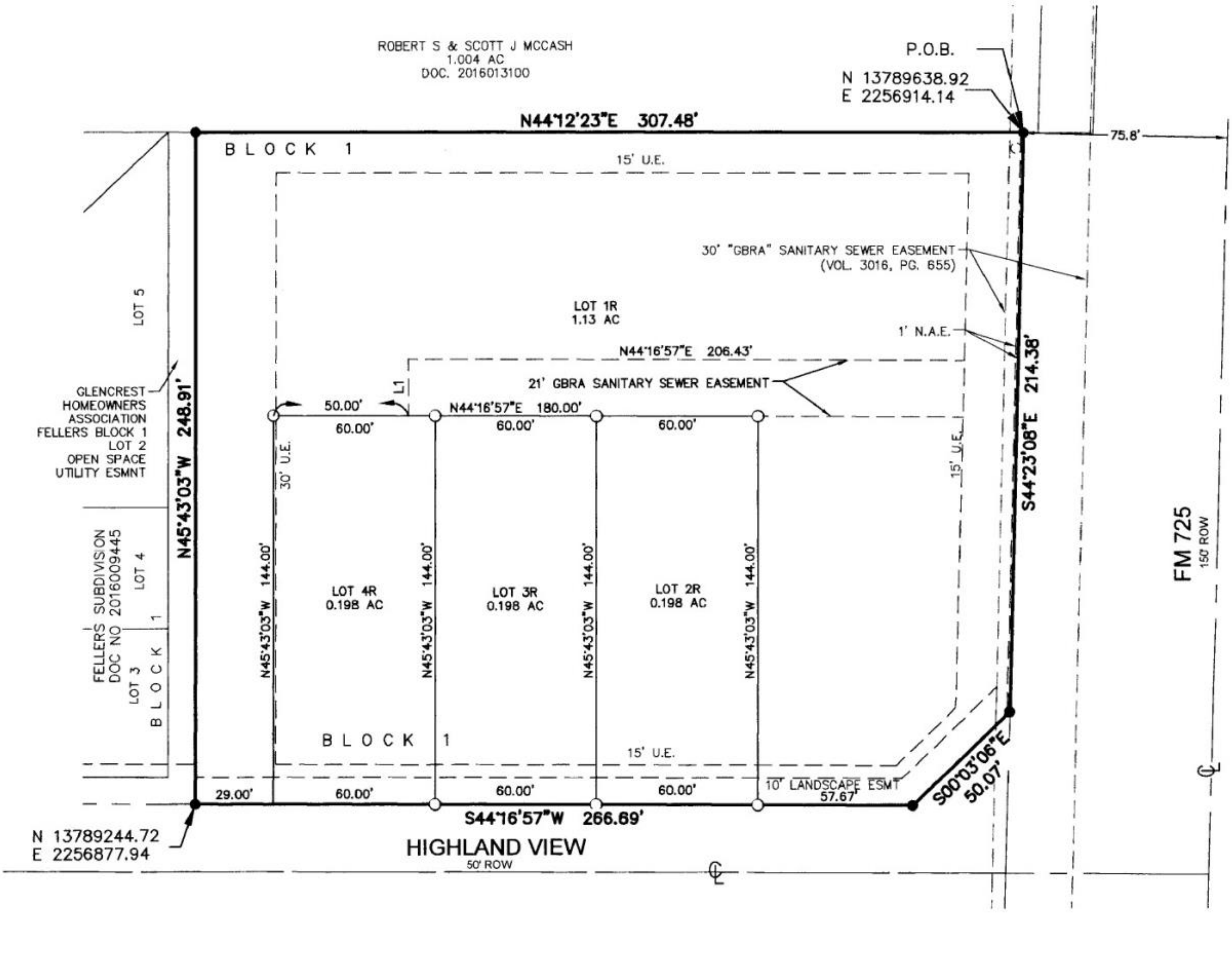
Rings shown on map: 1, 3, 5 Miles Radii

Average Daily Traffic Volume
- **Up to 6,000 vehicles per day**
- **6,001 - 15,000**
- **15,001 - 30,000**
- **30,001 - 50,000**
- **50,001 - 100,000**
- **More than 100,000 per day**

Source ©2016 Kalibrate Technologies

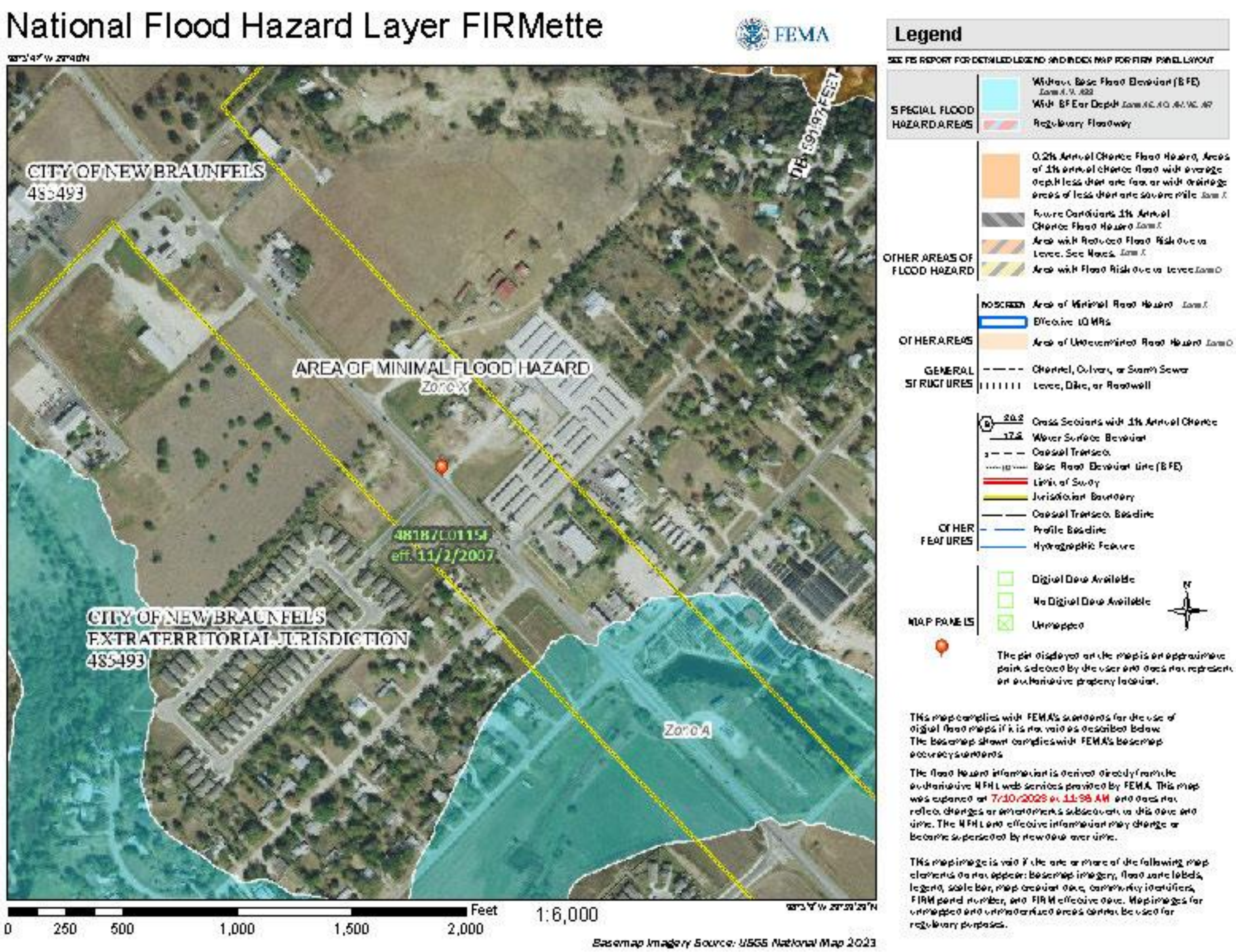
PLAT MAP

0 FM 725 & Highland View | New Braunfels, TX 78130



FEMA Flood Map

0 FM 725 & Highland View | New Braunfels, TX 78130



EDWARDS COMMERCIAL REAL ESTATE

Executive Summary

0 FM 725 & Highland View | New Braunfels, TX 78130

	0 - 1 mile	1 - 3 mile	3 - 5 mile
Population			
2010 Population	4,526	24,220	29,063
2020 Population	5,898	37,657	39,029
2023 Population	5,926	42,698	43,721
2028 Population	5,823	45,141	49,085
2010-2020 Annual Rate	2.68%	4.51%	2.99%
2020-2023 Annual Rate	0.15%	3.94%	3.55%
2023-2028 Annual Rate	-0.35%	1.12%	2.34%
2023 Male Population	50.1%	49.1%	49.1%
2023 Female Population	49.9%	50.9%	50.9%
2023 Median Age	36.5	35.9	38.3

In the identified area, the current year population is 43,721. In 2020, the Census count in the area was 39,029. The rate of change since 2020 was 3.55% annually. The five-year projection for the population in the area is 49,085 representing a change of 2.34% annually from 2023 to 2028. Currently, the population is 49.1% male and 50.9% female.

Median Age

The median age in this area is 38.3, compared to U.S. median age of 39.1.

	0 - 1 mile	1 - 3 mile	3 - 5 mile
Race and Ethnicity			
2023 White Alone	67.4%	64.5%	66.2%
2023 Black Alone	2.1%	2.8%	2.6%
2023 American Indian/Alaska Native Alone	0.6%	0.9%	0.8%
2023 Asian Alone	1.2%	1.4%	1.4%
2023 Pacific Islander Alone	0.2%	0.2%	0.2%
2023 Other Race	9.2%	9.8%	10.3%
2023 Two or More Races	19.3%	20.4%	18.5%
2023 Hispanic Origin (Any Race)	34.9%	38.8%	37.8%

Persons of Hispanic origin represent 37.8% of the population in the identified area compared to 19.4% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 74.4 in the identified area, compared to 72.1 for the U.S. as a whole.

	0 - 1 mile	1 - 3 mile	3 - 5 mile
Households			
2023 Wealth Index	115	95	96
2010 Households	1,456	8,772	10,980
2020 Households	1,939	13,488	15,443
2023 Households	1,955	15,344	17,507
2028 Households	1,936	16,337	19,841
2010-2020 Annual Rate	2.91%	4.40%	3.47%
2020-2023 Annual Rate	0.25%	4.05%	3.94%
2023-2028 Annual Rate	-0.20%	1.26%	2.53%
2023 Average Household Size	3.03	2.77	2.46

The household count in this area has changed from 15,443 in 2020 to 17,507 in the current year, a change of 3.94% annually. The five-year projection of households is 19,841, a change of 2.53% annually from the current year total. Average household size is currently 2.46, compared to 2.48 in the year 2020. The number of families in the current year is 11,264 in the specified area.

Data Note: Income is expressed in current dollars
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021. Esri converted Census 2000 data into 2010 geography.

0 FM 725 & Highland View | New Braunfels, TX 78130

	0 - 1 mile	1 - 3 mile	3 - 5 mile
Mortgage Income			
2023 Percent of Income for Mortgage	17.5%	19.0%	22.9%
Median Household Income			
2023 Median Household Income	$92,700	$82,423	$77,350
2028 Median Household Income	$100,331	$89,758	$83,445
2023-2028 Annual Rate	1.59%	1.72%	1.53%
Average Household Income			
2023 Average Household Income	$119,528	$106,310	$106,321
2028 Average Household Income	$131,784	$118,915	$118,002
2023-2028 Annual Rate	1.97%	2.27%	2.11%
Per Capita Income			
2023 Per Capita Income	$40,667	$37,786	$42,689
2028 Per Capita Income	$45,297	$42,595	$47,783
2023-2028 Annual Rate	2.18%	2.42%	2.28%
GINI Index			
2023 Gini Index	34.8	35.2	39.4
Households by Income			

Current median household income is $77,350 in the area, compared to $72,603 for all U.S. households. Median household income is projected to be $83,445 in five years, compared to $82,410 for all U.S. households

Current average household income is $106,321 in this area, compared to $107,008 for all U.S. households. Average household income is projected to be $118,002 in five years, compared to $122,048 for all U.S. households

Current per capita income is $42,689 in the area, compared to the U.S. per capita income of $41,310. The per capita income is projected to be $47,783 in five years, compared to $47,525 for all U.S. households

	0 - 1 mile	1 - 3 mile	3 - 5 mile
Housing			
2023 Housing Affordability Index	126	118	99
2010 Total Housing Units	1,593	9,449	12,758
2010 Owner Occupied Housing Units	1,207	6,159	6,699
2010 Renter Occupied Housing Units	245	2,615	4,284
2010 Vacant Housing Units	137	677	1,778
2020 Total Housing Units	2,053	14,434	17,768
2020 Vacant Housing Units	114	946	2,325
2023 Total Housing Units	2,066	16,485	20,025
2023 Owner Occupied Housing Units	1,697	11,787	10,824
2023 Renter Occupied Housing Units	258	3,557	6,683
2023 Vacant Housing Units	111	1,141	2,518
2028 Total Housing Units	2,084	17,626	22,543
2028 Owner Occupied Housing Units	1,684	12,720	12,176
2028 Renter Occupied Housing Units	252	3,617	7,666
2028 Vacant Housing Units	148	1,289	2,702
Socioeconomic Status Index			
2023 Socioeconomic Status Index	56.5	52.2	49.0

Currently, 54.1% of the 20,025 housing units in the area are owner occupied; 33.4%, renter occupied; and 12.6% are vacant. Currently, in the U.S., 58.5% of the housing units in the area are owner occupied; 31.7% are renter occupied; and 9.8% are vacant. In 2020, there were 17,768 housing units in the area and 13.1% vacant housing units. The annual rate of change in housing units since 2020 is 3.75%. Median home value in the area is $294,864, compared to a median home value of $308,943 for the U.S. In five years, median value is projected to change by 2.44% annually to $332,699.

Data Note: Income is expressed in current dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021. Esri converted Census 2000 data into 2010 geography.

Information About Brokerage Services

11-2-2015

EQUAL HOUSING OPPORTUNITY

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.

Name	License No.	Email	Phone
Edwards Commercial Real Estate Licensed Broker/Broker Firm Name or Primary Assumed Business Name	467649	LeeEdwards1109@msn.com	(830)620-7653
D. Lee Edwards Designated Broker of Firm	467649	LeeEdwards1109@msn.com	(830)620-7653
D. Lee Edwards Licensed Supervisor of Sales Agent/ Associate	435290	LeeEdwards1109@msn.com	(830)620-7653
D. Lee Edwards Sales Agent/Associate's Name	435290	LeeEdwards1109@msn.com	(830)708-2319

Buyer/Tenant/Seller/Landlord Initials ______ ______ Date ______