

Hwy 46 Retail

1037 Hwy 46 W., New Braunfels TX 78130

Retail Leasing
Opportunity



2,130 SF In-line Space Available!



DOMINION
ADVISORY GROUP, INC.

RASHID KHALIFE

LEASING

210.308.6288 x0174

rkhalife@askdag.com

Hwy 46 Retail

1037 Hwy 46 W., New Braunfels TX 78130

Property Highlights

Property is located in City of New Braunfels, with Frontage on Hwy 46 with close access to I-35. The two Drive-Thru End Caps provide great opportunity for Food Service tenants. This is a brand-new construction with an attractive exterior elevation and plenty of parking.

Available Space

Space Available: **2,130 SF** Inline Space -1st Gen.

TYPE: NNN Lease

RENT: Contact Broker

2024 VPD: Highway 46. - 34,445



DOMINION
ADVISORY GROUP, INC.

Commercial Real Estate Brokerage & Development

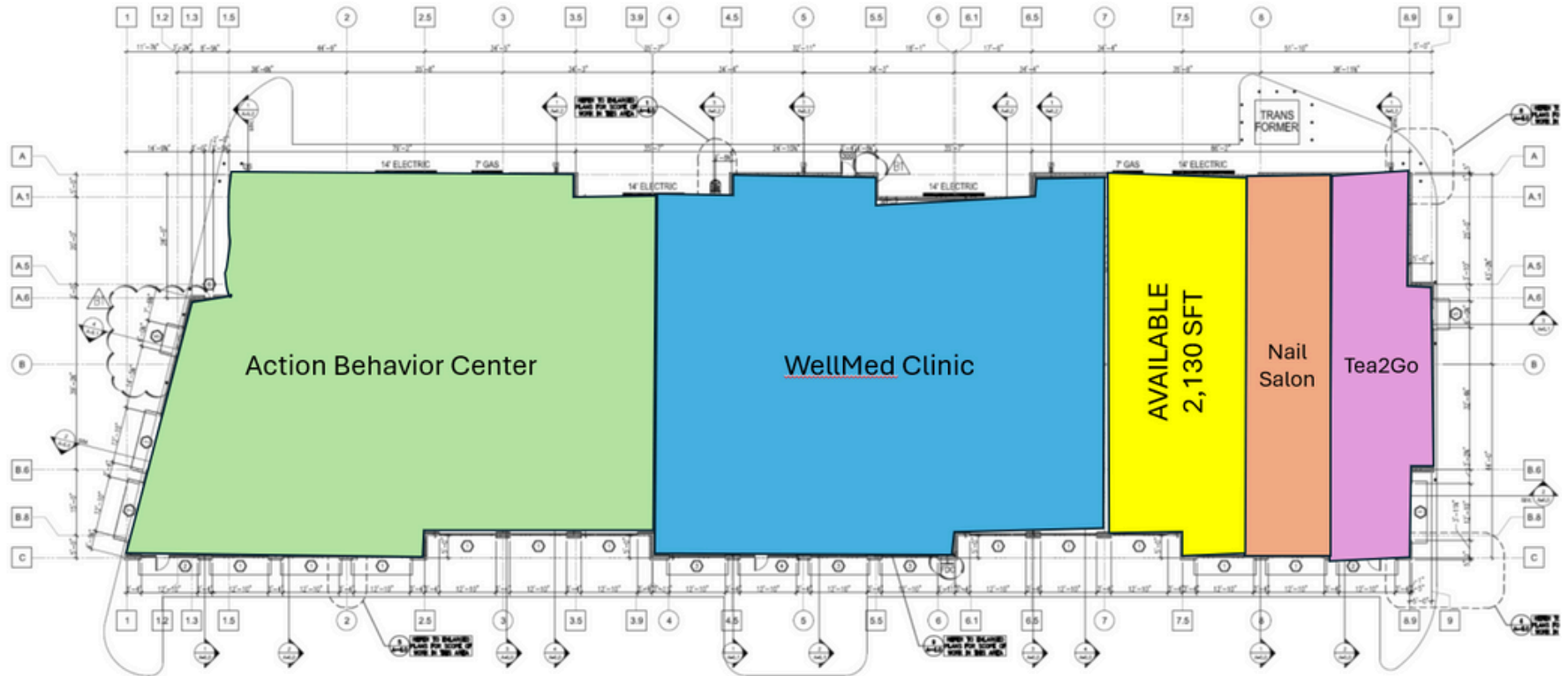
270 N. Loop 1604 East, Suite 150, San Antonio, TX 78232

Phone: (210) 308-6288

The information contained herein is believed to be accurate but is not warranted, as the information may change or be updated without notice. Seller or Landlord makes no representation as to the environmental condition of the property and recommends purchaser's or tenant's independent investigation.

Hwy 46 Retail

1037 Hwy 46 W., New Braunfels TX 78130



DOMINION
ADVISORY GROUP, INC.

Commercial Real Estate Brokerage & Development

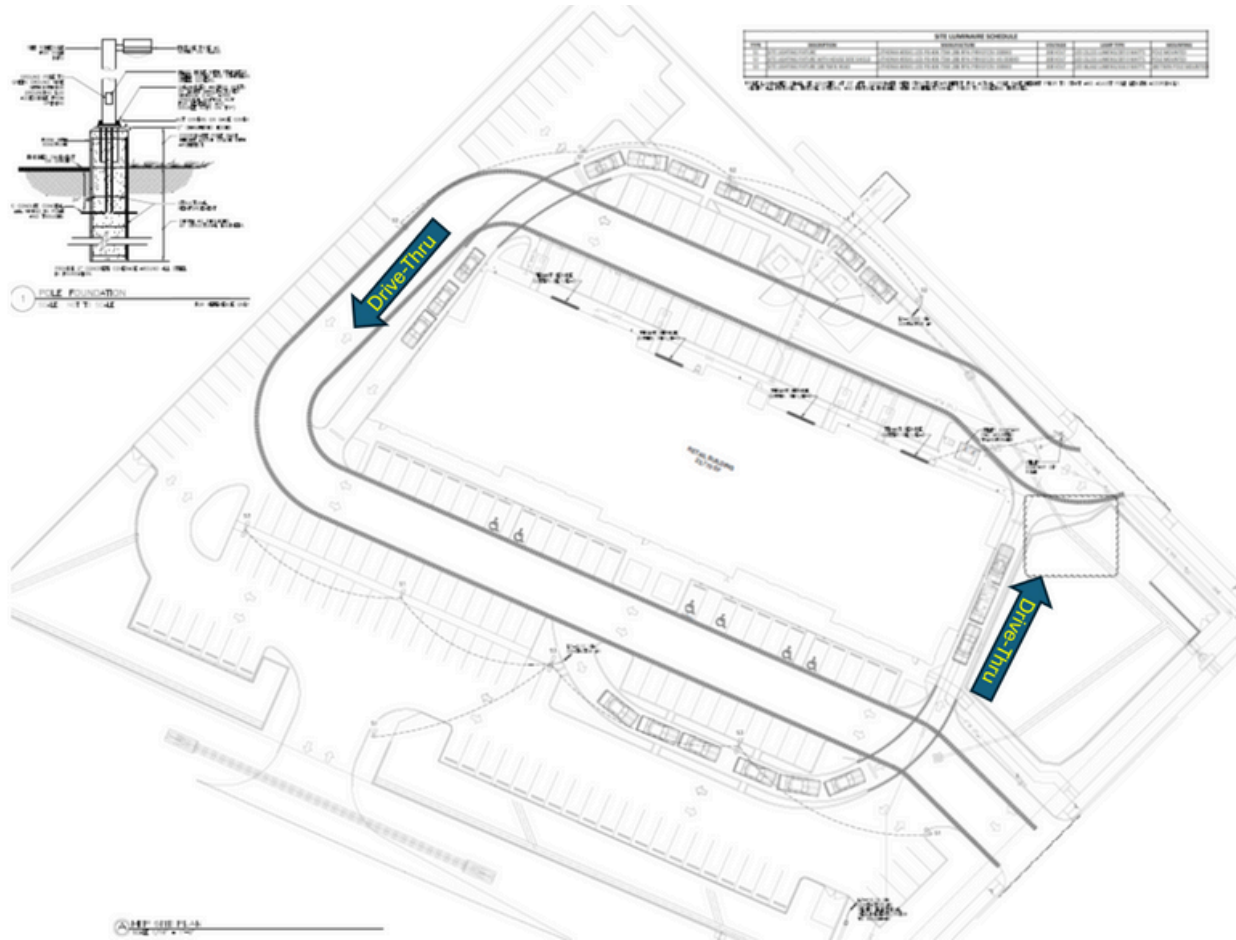
270 N. Loop 1604 East, Suite 150, San Antonio, TX 78232

Phone: (210) 308-6288

The information contained herein is believed to be accurate but is not warranted, as the information may change or be updated without notice. Seller or Landlord makes no representation as to the environmental condition of the property and recommends purchaser's or tenant's independent investigation.

Hwy 46 Retail

1037 Hwy 46 W., New Braunfels TX 78130



DOMINION
ADVISORY GROUP, INC.

Commercial Real Estate Brokerage & Development
270 N. Loop 1604 East, Suite 150, San Antonio, TX 78232
Phone: (210) 308-6288

The information contained herein is believed to be accurate but is not warranted, as the information may change or be updated without notice. Seller or Landlord makes no representation as to the environmental condition of the property and recommends purchaser's or tenant's independent investigation.

Hwy 46 Retail

1037 Hwy 46 W., New Braunfels TX 78130

3-MILE DEMOGRAPHICS

Business



3,063

Total Businesses



32,348

Total Employees

Key Facts



2.3

Avg.
Household
Size

50,342

Population



38.8

Median Age

Education



24.9%

HS Graduate

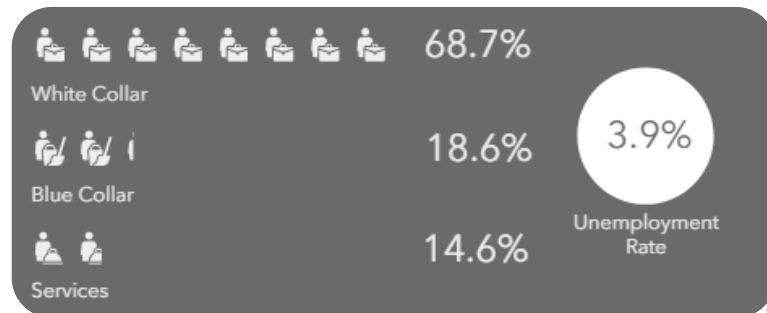
30.3%

Some College
& Associates

38.2%

Bachelors+
& Associates

Employment



Income



\$174,905

Median Net
Worth



\$79,112

Median
Household
Income



\$49,625

Per Capita
Income



DOMINION
ADVISORY GROUP, INC.

Commercial Real Estate Brokerage & Development

270 N. Loop 1604 East, Suite 150, San Antonio, TX 78232

Phone: (210) 308-6288

The information contained herein is believed to be accurate but is not warranted, as the information may change or be updated without notice. Seller or Landlord makes no representation as to the environmental condition of the property and recommends purchaser's or tenant's independent investigation.

