



**RETAIL SITE - BTS/JUNIOR BOX LINEUP FOR LEASE**

214.378.1212

SWC PALADORA & LOOP 337  
NEW BRAUNFELS, TX

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LOCATION

SWC PALADORA DR & LOOP 337

SIZE

**PARCEL 1** ±17.53 AC (DIVISIBLE)      **PARCEL 2** ±15.57 AC (DIVISIBLE)

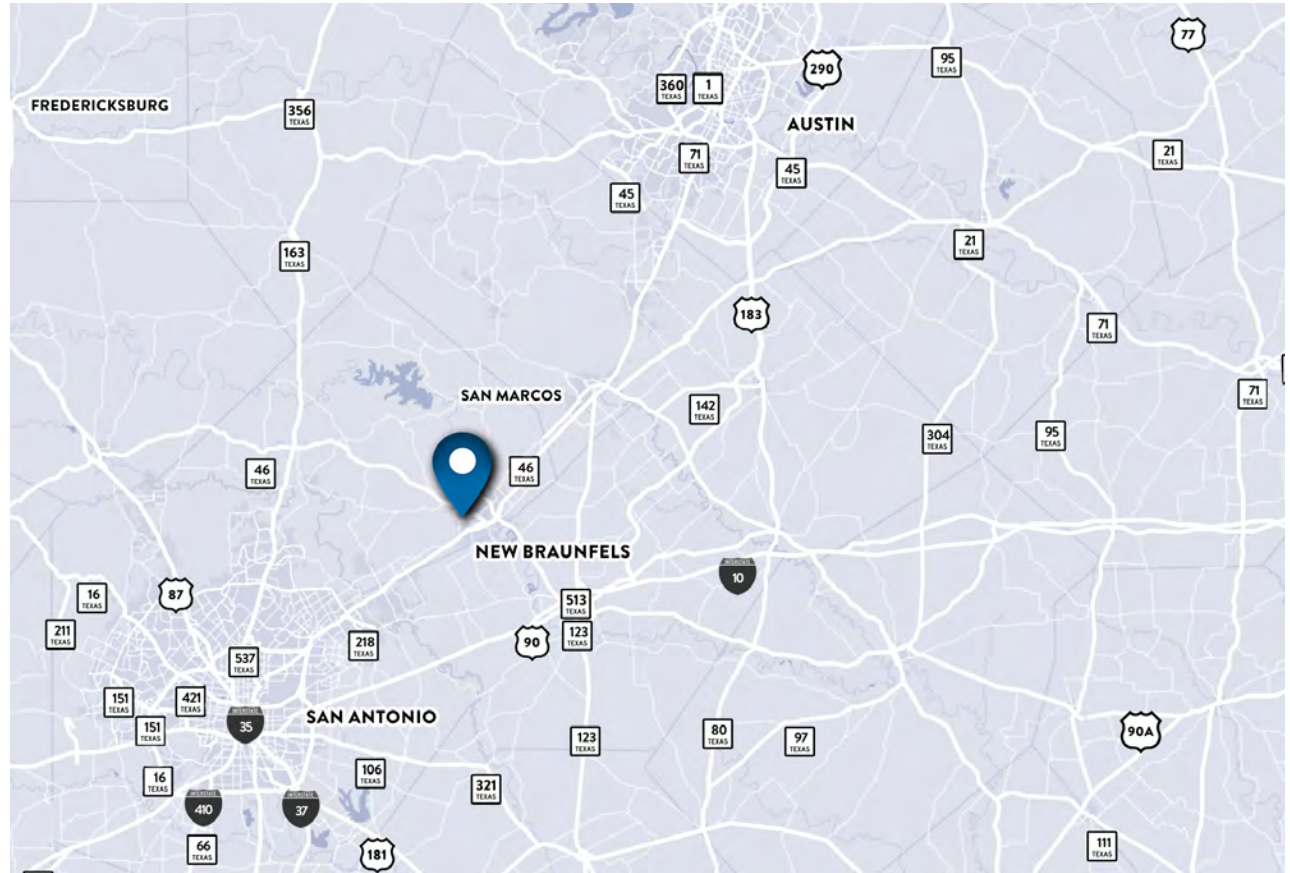
TRAFFIC COUNTS

**HWY 46** 40,952 VPD      **LOOP 337** 29,940 VPD

**OAK RUN PKWY** 3,941 VPD

PROPERTY HIGHLIGHTS

- ★ **LOCATED LESS THAN 1 MILE FROM 2,400-ACRE MASTER PLANNED COMMUNITY, VERAMENDI, WHICH WILL HAVE 6,000+ RESIDENTIAL UNITS AT FULL BUILDOUT**
- ★ **DIRECT FRONTAGE AND ACCESS TO LOOP 337 WITH CROSS ACCESS TO HEB CENTER TO THE NORTH. THIS HEB RANKS IN THE TOP QUARTER OF ALL TEXAS STORES**
- ★ **STRONG TRAFFIC COUNTS AT THE INTERSECTIONS OF LOOP 337 AND OAK RUN PARKWAY WITH OVER 33,000 VPD**
- ★ **HIGH DEMAND FOR RETAIL AND SERVICES ON THE NORTH SIDE OF TOWN COMBINED WITH LIMITED FRONTAGE REMAINING ON LOOP 337 MAKES THIS A PREMIUM LOCATION**



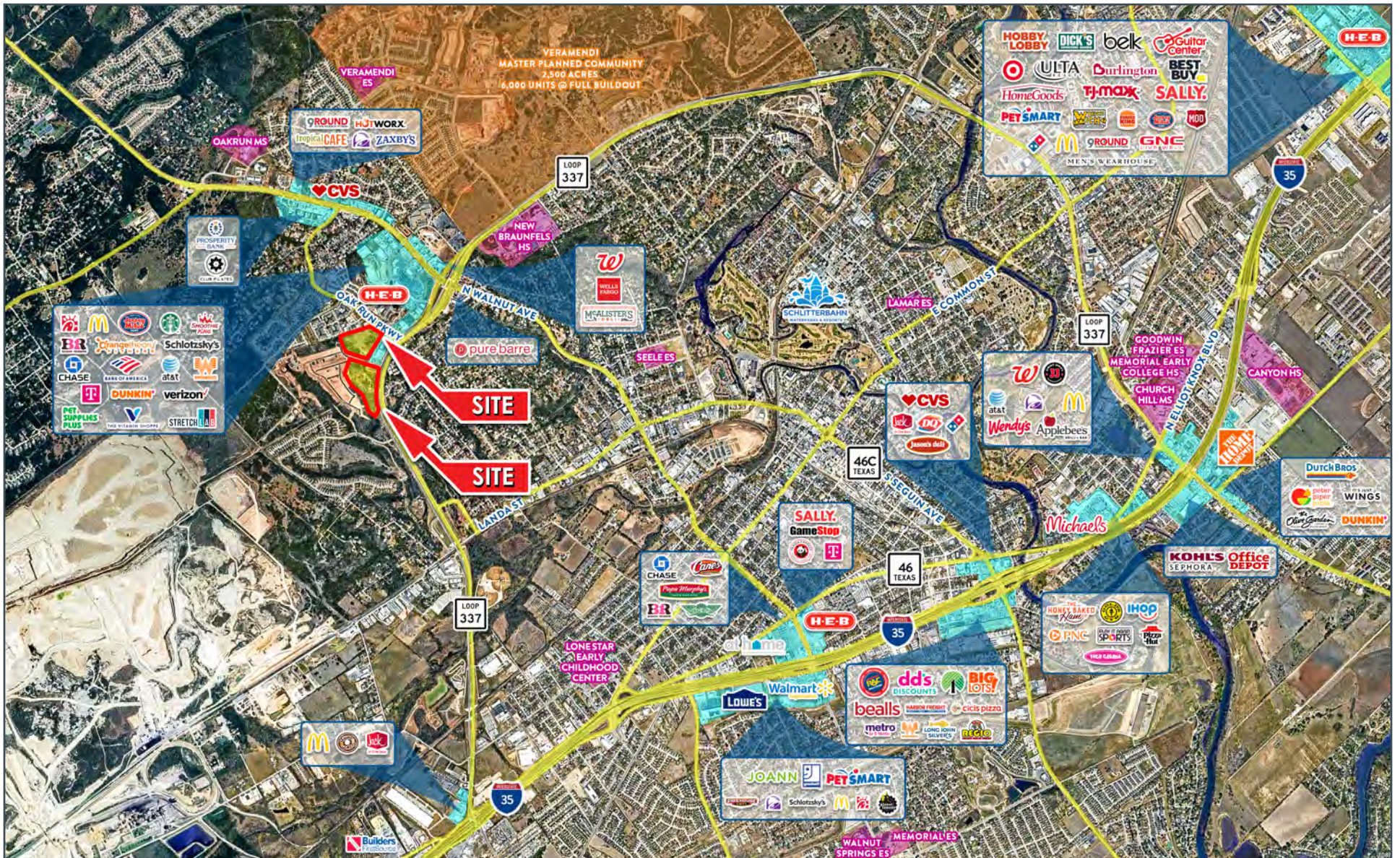
2024 DEMOGRAPHIC SUMMARY

	1 MILE	2 MILES	3 MILES	5 MILES
EST. POPULATION	6,491	16,463	35,868	97,755
EST. AVG. HH INCOME	\$153,766	\$142,624	\$137,766	\$131,736

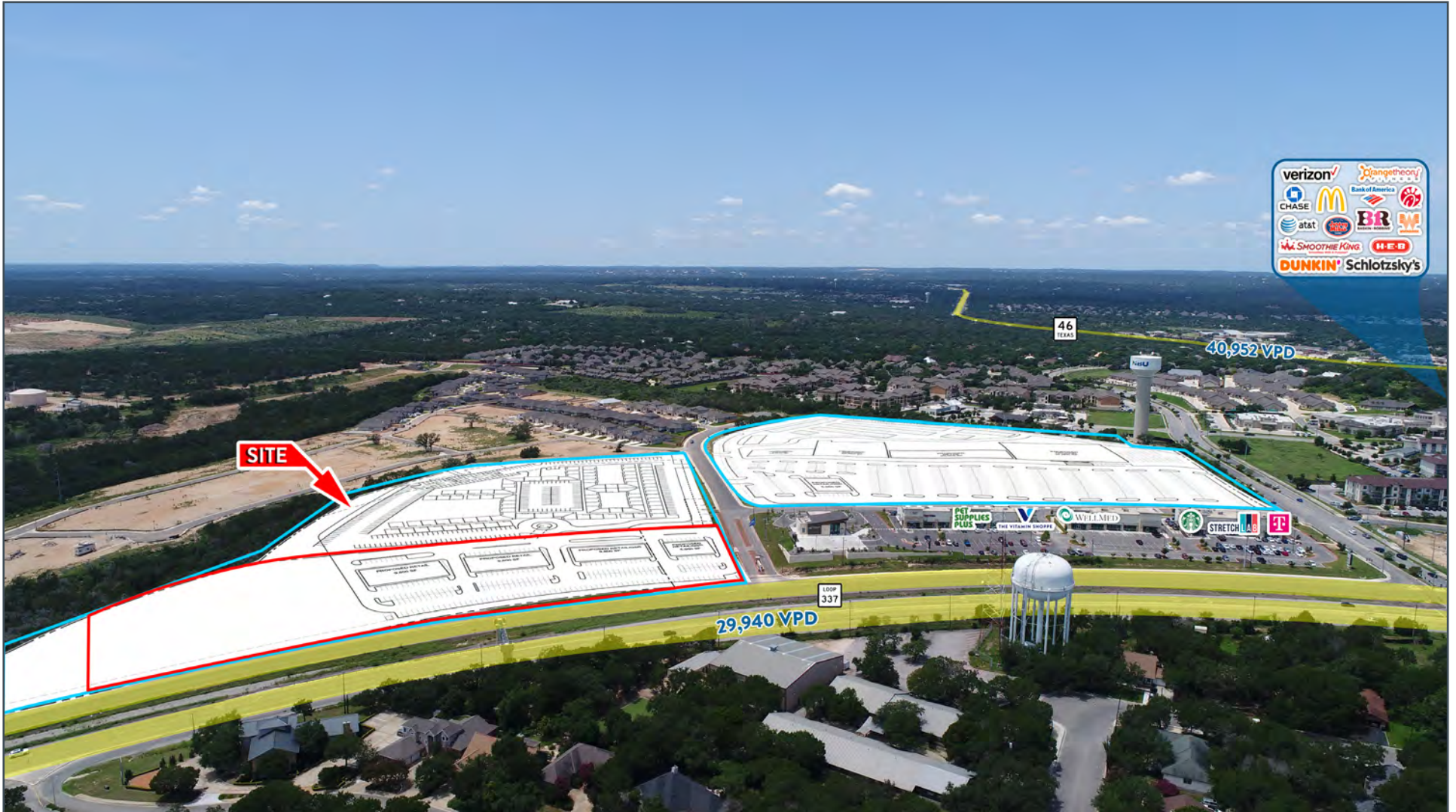
AREA ATTRACTIONS

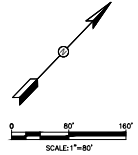
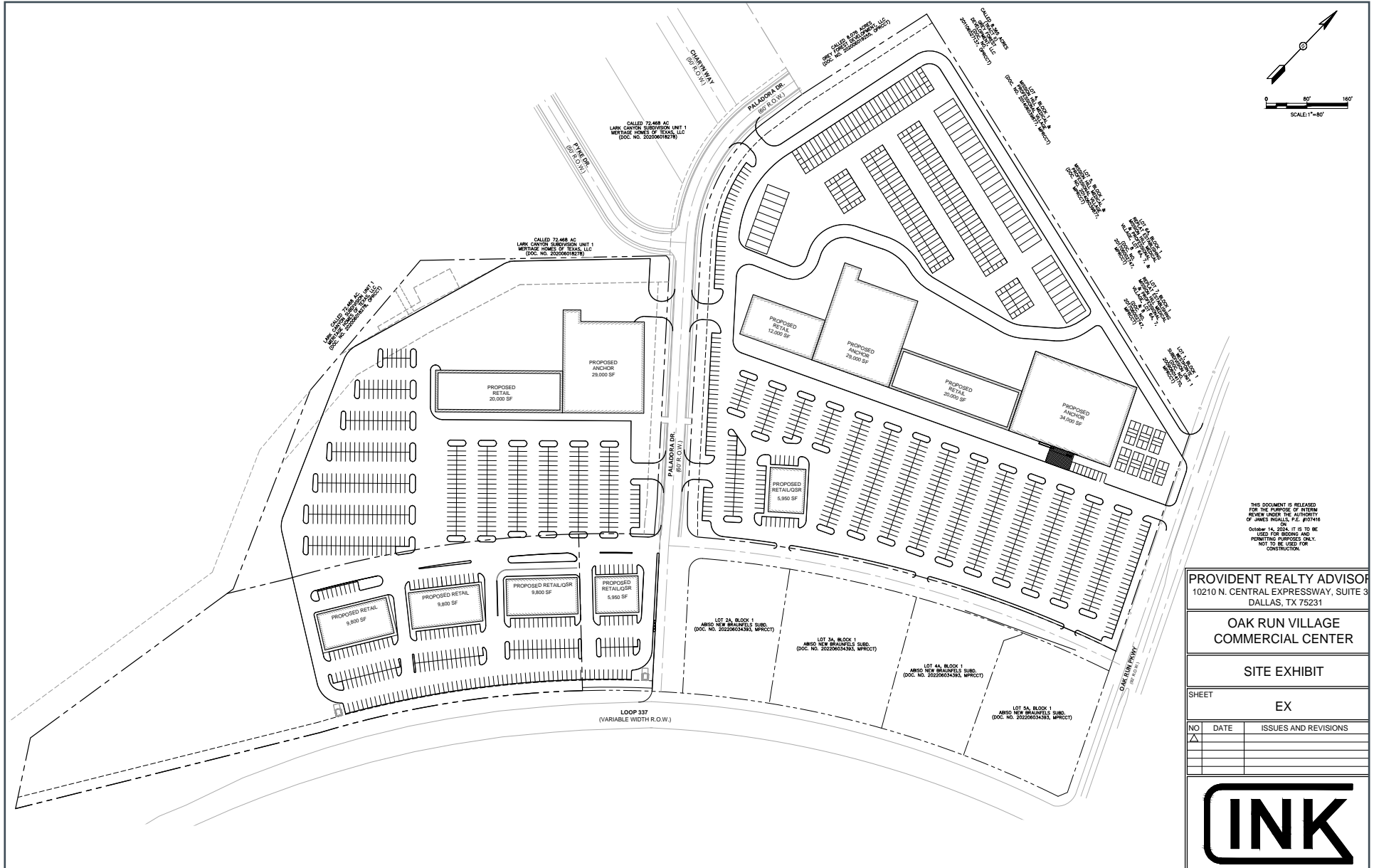












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PROVIDENT REALTY ADVISOR  
10210 N. CENTRAL EXPRESSWAY, SUITE 300  
DALLAS, TX 75231

OAK RUN VILLAGE  
COMMERCIAL CENTER

SITE EXHIBIT

SHEET  
EX

NO.	DATE	ISSUES AND REVISIONS



# Population Growth in New Braunfels



Veramendi is preparing to launch two new phases within the community, offering single-family homes for sale. One phase includes a 550-lot section which will incorporate some custom homebuilders. Additionally, Del Webb, a 55+ active adult community, will have 700 lots and is projected to open early 2025.

New Braunfels' population has grown by 71% since 2013, a growth rate that is over three and a half times that of the State of Texas. This growth can be attributed to the exceptional quality of life, excellent public schools, and a prime location in the San Antonio-Austin corridor.

## MAYFAIR

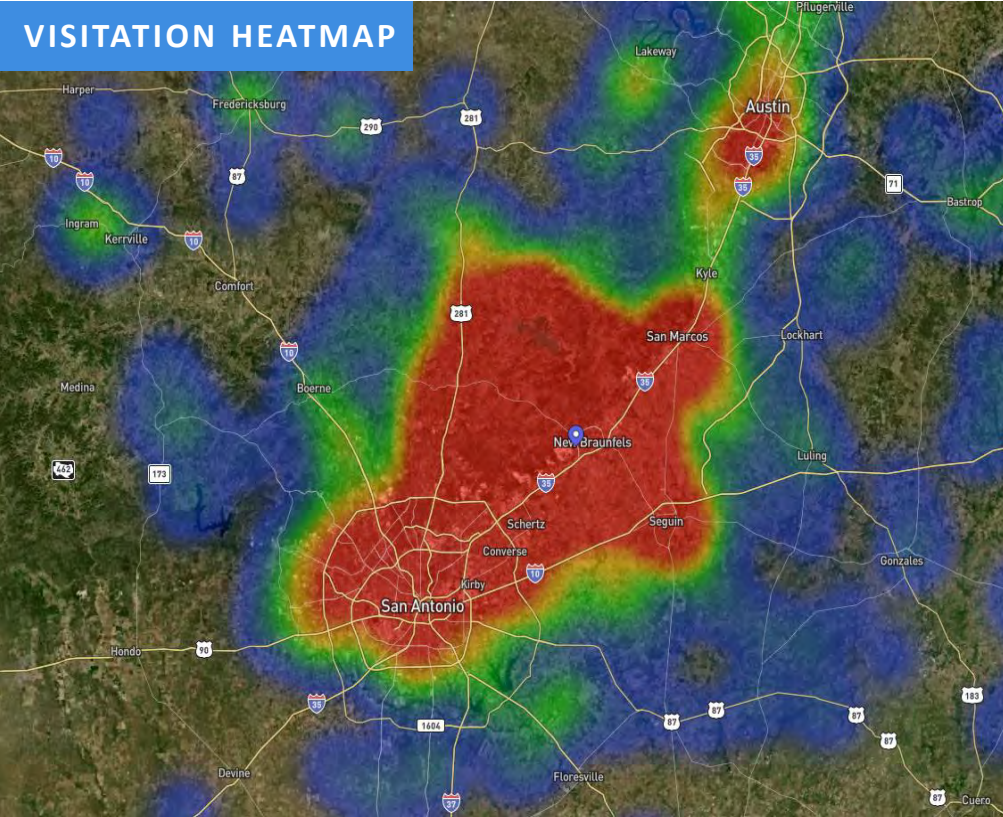
New Braunfels' Mayfair Master Planned development comprises over 2,400 acres and will have a combined 6,000 residential units including multifamily, townhome, and single-family products.

**GROWING POPULATION: CITY OF NEW BRAUNFELS**



Source: Lightcast, Zip Codes 78130, 78131, 78132, and 78135; 2023

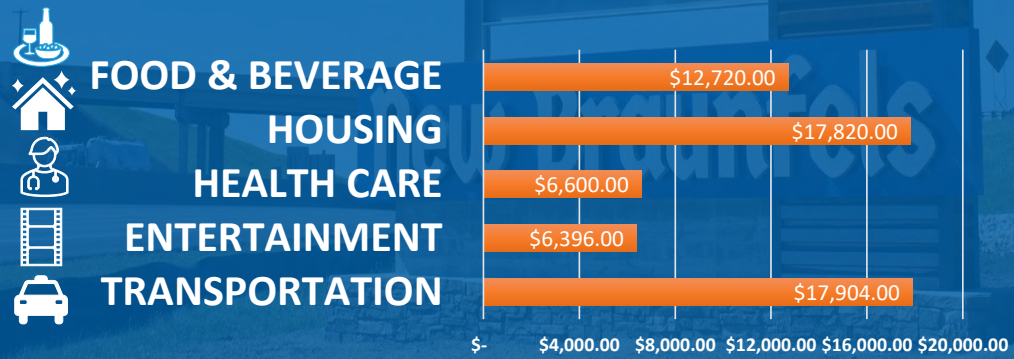




VISITATION HEATMAP

	1-MILE RADIUS	2-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
Total Population	6,491	16,463	35,868	97,755
Average Household Income	\$153,766	\$142,624	\$137,766	\$131,736
Median Age	42.5	41.5	39.9	37.8

ANNUAL HOUSEHOLD CONSUMER EXPENDITURE - 5 MILE RADIUS



A Look at  
New Braunfels, TX

SUB-MARKET OVERVIEW

Image: Greater New Braunfels Chamber of Commerce



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LEASING | TENANT REPRESENTATION | LAND | INVESTMENT SALES | PROPERTY MANAGEMENT

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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.*

**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 supervised by a broker to perform any services 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 OR SUBAGENT 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. A subagent represents the owner, not the buyer, through an agreement with the owner’s broker. 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.

**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.

<b>Venture Commercial Real Estate, LLC</b>	<b>476641</b>	<b>info@venturedfw.com</b>	<b>214-378-1212</b>
Broker’s Licensed Name or Primary Assumed Business Name	License No.	Email	Phone
<b>Michael E. Geisler</b>	<b>350982</b>	<b>mgeisler@venturedfw.com</b>	<b>214-378-1212</b>
Designated Broker’s Name	License No.	Email	Phone
<b>XXXXXXXXXXXXXXXXXXXXXXXXXXXX</b>	<b>XXXXXXXXXXXX</b>	<b>XXXXXXXXXXXXXXXXXXXXXXXXXXXX</b>	<b>XXXXXXXXXXXX</b>
Agent’s Supervisor’s Name	License No.	Email	Phone
<b>Scott Espensen</b>	<b>545512</b>	<b>sespensen@venturedfw.com</b>	<b>214-378-1212</b>
Sales Agent/Associate’s Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date



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<b>Nick Skalak</b>	<b>777883</b>	<b>nskalak@venturedfw.com</b>	<b>214-378-1212</b>
Sales Agent/Associate's Name	License No.	Email	Phone

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