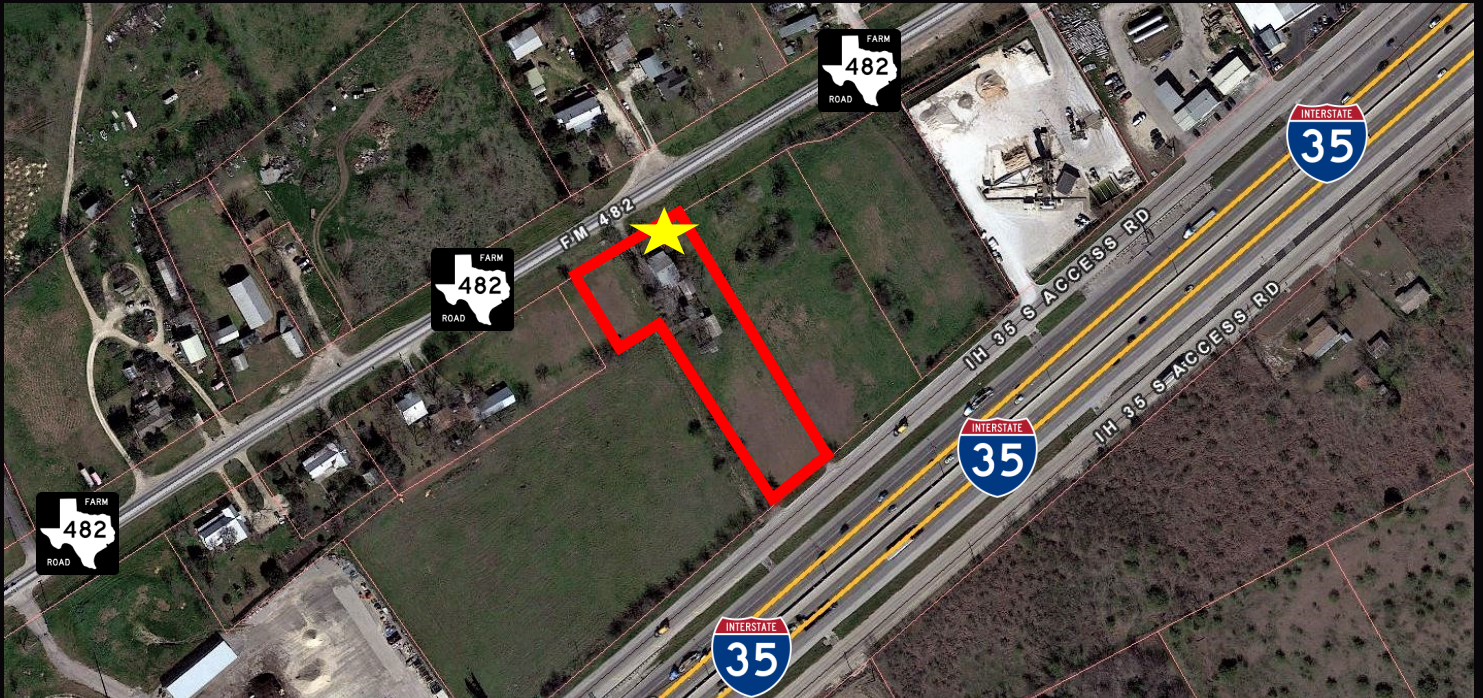


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MLS # 313207 / 1239985

1.660 ACRES | C3 ZONING

APPROX. 120 FT OF I35 FRONTAGE
APPROX. 214 FT OF FM 482 FRONTAGE

BEAUTIFUL OPEN LOT WITH ENDLESS OPTIONS, INCLUDING BUT NOT LIMITED TO MULTI-FAMILY, OFFICE BUILDING, MINI STORAGE, OR EVEN RETAIL USE. THIS 1.66 ACRES IS ZONED C3 AND HAS CITY WATER, WASTEWATER, AND ELECTRICITY ONSITE.

THE PROPERTY IS CURRENTLY BEING USED AS RESIDENTIAL ON PIER AND BEAM, WHICH COULD EASILY BE MOVED OR CONVERTED TO OFFICE SPACE.



**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
leedwards1109@msn.com





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WATER LINE MAP



**NEW BRAUNFELS UTILITIES
WATER SYSTEM SCHEMATIC**

1 in = 100 ft

LEGEND	
	6" WATER MAIN
	8" WATER MAIN
	12" WATER MAIN
	18" WATER MAIN
	CCN BOUNDARY
	FIRE HYDRANT



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WASTE WATER LINE MAP



**NEW BRAUNFELS UTILITIES
WASTEWATER SYSTEM SCHEMATIC**

LEGEND	
	6" WASTEWATER MAIN
	6" WASTEWATER MAIN
	12" WASTEWATER MAIN
	18" WASTEWATER MAIN
	MANHOLE
	LIFT STATION

1 in = 100 ft



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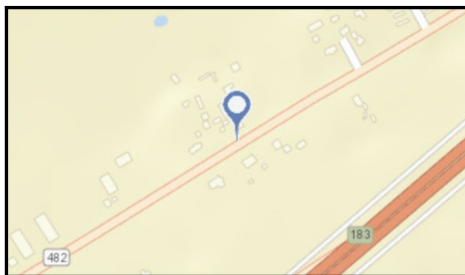
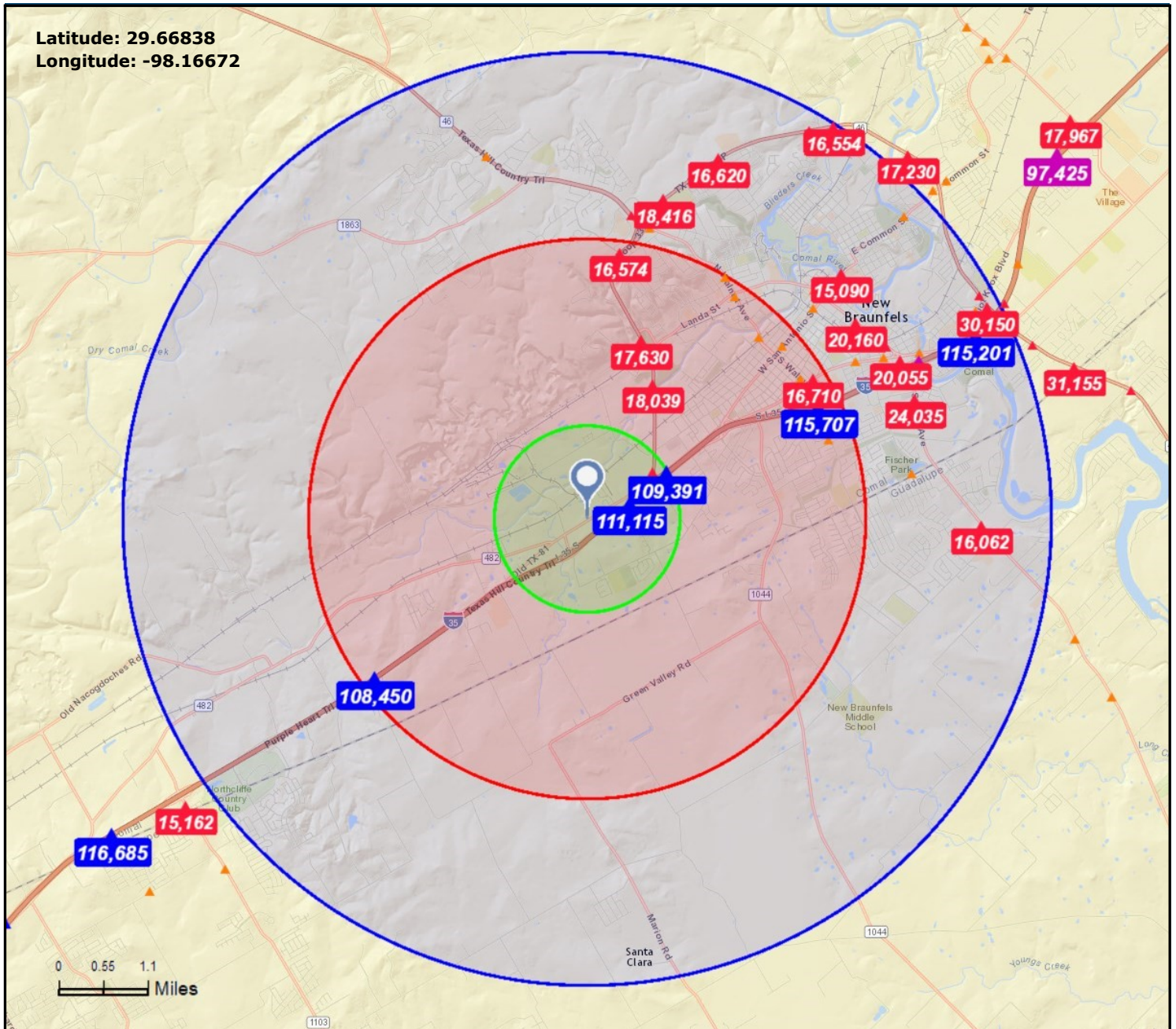
ELECTRIC LINE MAP





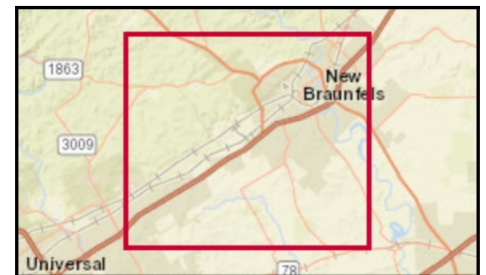
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RINGS SHOWN ON MAP: 1, 3, 5 MILES RADII



Source: ©2016 Kalibrate Technologies

- 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



Information provided by Esri



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	1 mile	3 miles	5 miles
Population			
2000 Population	1,208	15,358	36,706
2010 Population	1,917	20,796	50,926
2016 Population	2,199	24,877	62,299
2021 Population	2,595	28,170	71,978
2000-2010 Annual Rate	4.73%	3.08%	3.33%
2010-2016 Annual Rate	2.22%	2.91%	3.28%
2016-2021 Annual Rate	3.37%	2.52%	2.93%
2016 Male Population	50.1%	48.8%	48.4%
2016 Female Population	49.9%	51.2%	51.6%
2016 Median Age	35.4	36.6	37.5

In the identified area, the current year population is 62,299. In 2010, the Census count in the area was 50,926. The rate of change since 2010 was 3.28% annually. The five-year projection for the population in the area is 71,978 representing a change of 2.93% annually from 2016 to 2021. Currently, the population is 48.4% male and 51.6% female.

Median Age

The median age in this area is 35.4, compared to U.S. median age of 38.0.

Race and Ethnicity

2016 White Alone	78.3%	83.3%	84.2%
2016 Black Alone	3.9%	3.0%	3.2%
2016 American Indian/Alaska Native Alone	1.0%	0.8%	0.8%
2016 Asian Alone	0.9%	0.9%	1.2%
2016 Pacific Islander Alone	0.1%	0.0%	0.1%
2016 Other Race	13.1%	9.2%	8.0%
2016 Two or More Races	2.7%	2.7%	2.7%
2016 Hispanic Origin (Any Race)	45.3%	43.1%	36.8%

Persons of Hispanic origin represent 36.8% of the population in the identified area compared to 17.9% 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 62.0 in the identified area, compared to 63.5 for the U.S. as a whole.

Households

2000 Households	381	5,384	13,556
2010 Households	614	7,435	18,907
2016 Total Households	724	8,874	22,877
2021 Total Households	852	10,025	26,313
2000-2010 Annual Rate	4.89%	3.28%	3.38%
2010-2016 Annual Rate	2.67%	2.87%	3.10%
2016-2021 Annual Rate	3.31%	2.47%	2.84%
2016 Average Household Size	2.96	2.76	2.68

The household count in this area has changed from 18,907 in 2010 to 22,877 in the current year, a change of 3.10% annually. The five-year projection of households is 26,313, a change of 2.84% annually from the current year total. Average household size is currently 2.68, compared to 2.65 in the year 2010. The number of families in the current year is 16,346 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.



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Median Household Income

2016 Median Household Income	\$56,838	\$58,562	\$61,544
2021 Median Household Income	\$70,747	\$65,759	\$69,455
2016-2021 Annual Rate	4.48%	2.35%	2.45%

Average Household Income

2016 Average Household Income	\$76,430	\$74,298	\$78,890
2021 Average Household Income	\$83,695	\$80,096	\$85,616
2016-2021 Annual Rate	1.83%	1.51%	1.65%

Per Capita Income

2016 Per Capita Income	\$26,730	\$27,227	\$29,464
2021 Per Capita Income	\$29,047	\$29,161	\$31,677
2016-2021 Annual Rate	1.68%	1.38%	1.46%

Households by Income

Current median household income is \$61,544 in the area, compared to \$54,149 for all U.S. households. Median household income is projected to be \$69,455 in five years, compared to \$59,476 for all U.S. households

Current average household income is \$78,890 in this area, compared to \$77,008 for all U.S. households. Average household income is projected to be \$85,616 in five years, compared to \$84,021 for all U.S. households

Current per capita income is \$29,464 in the area, compared to the U.S. per capita income of \$29,472. The per capita income is projected to be \$31,677 in five years, compared to \$32,025 for all U.S. households

Housing

2000 Total Housing Units	409	5,668	14,853
2000 Owner Occupied Housing Units	287	3,852	9,354
2000 Renter Occupied Housing Units	94	1,532	4,202
2000 Vacant Housing Units	28	284	1,297
2010 Total Housing Units	659	7,930	20,913
2010 Owner Occupied Housing Units	390	5,009	13,032
2010 Renter Occupied Housing Units	224	2,426	5,875
2010 Vacant Housing Units	45	495	2,006
2016 Total Housing Units	778	9,423	24,990
2016 Owner Occupied Housing Units	464	5,813	15,419
2016 Renter Occupied Housing Units	260	3,062	7,458
2016 Vacant Housing Units	54	549	2,113
2021 Total Housing Units	910	10,589	28,627
2021 Owner Occupied Housing Units	540	6,555	17,778
2021 Renter Occupied Housing Units	312	3,470	8,535
2021 Vacant Housing Units	58	564	2,314

Currently, 61.7% of the 24,990 housing units in the area are owner occupied; 29.8%, renter occupied; and 8.5% are vacant. Currently, in the U.S., 55.4% of the housing units in the area are owner occupied; 32.9% are renter occupied; and 11.7% are vacant. In 2010, there were 20,913 housing units in the area - 62.3% owner occupied, 28.1% renter occupied, and 9.6% vacant. The annual rate of change in housing units since 2010 is 8.24%. Median home value in the area is \$193,506, compared to a median home value of \$198,891 for the U.S. In five years, median value is projected to change by 2.58% annually to \$219,815.

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

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.

<u>Edwards Commercial Real Estate</u>	<u>467649</u>	<u>LeeEdwards1109@msn.com</u>	<u>(830) 620-7653</u>
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone

<u>D. Lee Edwards</u>	<u>467649</u>	<u>LeeEdwards1109@msn.com</u>	<u>(830) 620-7653</u>
Designated Broker of Firm	License No.	Email	Phone

<u>D. Lee Edwards</u>	<u>435290</u>	<u>LeeEdwards1109@msn.com</u>	<u>(830) 620-7653</u>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone

<u>D. Lee Edwards</u>	<u>435290</u>	<u>LeeEdwards1109@msn.com</u>	<u>(830) 708-2319</u>
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

TAR 2501

IABS 1-0

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