

NOW PRE-LEASING

BUILDING 1 - CORNER RETAIL / DRIVE-THRU



ELLEY LANE RETAIL CENTER
Mistflower Lane & State Highway 46 South | New Braunfels, Texas 78130

New Ventures
REAL ESTATE & DEVELOPMENT

ADDITIONAL RENDERINGS



Buildings 3 & 4 — Twin Strip / Drive-Thru



Retail Strip — Frontal View



Retail Row — Close-Up



Retail Strip — Wide View

CALL FOR PRICING



SCAN TO SAVE CONTACT
Judith Weber, CCIM · (210) 204-1360

ELLEY LANE RETAIL CENTER

Mistflower Lane & State Highway 46 South | New Braunfels, Texas 78130

28,402 SF | 4 Buildings | 116 Parking Stalls

New multi-tenant retail development — for lease

SITE HIGHLIGHTS

Prime corridor position

Corner pad visibility on S. State Hwy 46 with a dedicated drive-thru end-cap — directly on the fast-growing Hwy 46 South retail corridor at Mistflower Lane.

Established rooftop base

Anchored by the built-out Elley Lane subdivision plus neighboring Village at Clear Springs and Avery Park (861 lots) — thousands of rooftops within the immediate trade area.^{2,3,4}

Site-specific traffic counts

Up to 29,576 VPD at the SH 46 junction just 0.38 mi from the site, plus 21,776 VPD at Old Seguin Rd & Weltner Rd (0.32 mi) and 26,419 VPD at a second SH 46 count point (0.67 mi).¹

Road capacity coming

TxDOT's proposed \$1.4B SH 46 corridor expansion (I-35 to I-10) will add controlled-access lanes and flyovers to keep pace with growth.⁵

Schools & rooftops growing fast

Comal ISD is adding ≈900–1,000 students/year and placed a \$567M bond (incl. 2 new elementaries) before voters in Nov. 2026 to keep up with New Braunfels-area growth.^{6,7}

Flexible tenant mix, multiple drive-thrus

4 buildings totaling 28,402 SF: 5,112 SF corner drive-thru pad, 3,304 SF shop, and two 9,993 SF in-line strips — each with a drive-thru end-cap (Suites 301 & 401). 116 parking stalls provided (95 required). Call for pricing.

DEMOGRAPHICS & GROWTH SNAPSHOT

Site-specific rings centered on the property — CoStar Group, 2026¹

+14.0%

3-mi population growth
2025–2030

\$95,027

Median HH income
3-mile radius

29,576

VPD at Hwy 46
0.38 mi from site

	1 Mile	3 Miles
Population	6,224	26,050
Households	2,236	9,165
Median age	36.4	36.8
Median HH income	\$86,898	\$95,027
Daytime employees	309	3,798
Pop. growth ('25–'30)	+13.99%	+14.01%
HH growth ('25–'30)	+14.71%	+14.59%

NEARBY DEMAND GENERATORS & GROWTH DRIVERS

Parcel sits in the Guadalupe County submarket per county records, on the Comal County line.

- Master-planned rooftops within minutes: Elley Lane, Village at Clear Springs, and Avery Park (861 lots) — all along the Hwy 46 South corridor.^{2,3,4}
- This site's immediate trade area is projected to grow ≈14% in population and ≈14.6–14.7% in households from 2025–2030 — among the strongest growth rates in the San Antonio–New Braunfels metro.¹
- Comal County (adjoining submarket) ranks among the top 3 fastest-growing U.S. counties, with growth driven 97% by domestic in-migration.⁸
- New Braunfels ranked the #2 U.S. “boomtown” for 2026, with 40% housing-unit growth and 32% labor-force growth over the past 5 years.⁹
- H-E-B anchors the broader Hwy 46 corridor, reinforcing the retail draw of the highway.¹⁰

1. CoStar Group property report (ID 10102999) — 1-/3-mi demographics & TrafficMetrix® traffic, 2026. product.costar.com

2. NBU Weltner Rd Substation project summary — Hwy 46 South corridor growth. nbutexas.com

3. Village at Clear Springs community profile. neighborhoodco.com

4. Avery Park subdivision guide (861 lots), Jorgenson Real Estate. jorgensonrealestate.com

5. TxDOT SH 46 (I-35–I-10) corridor improvement project overview. txdot.gov

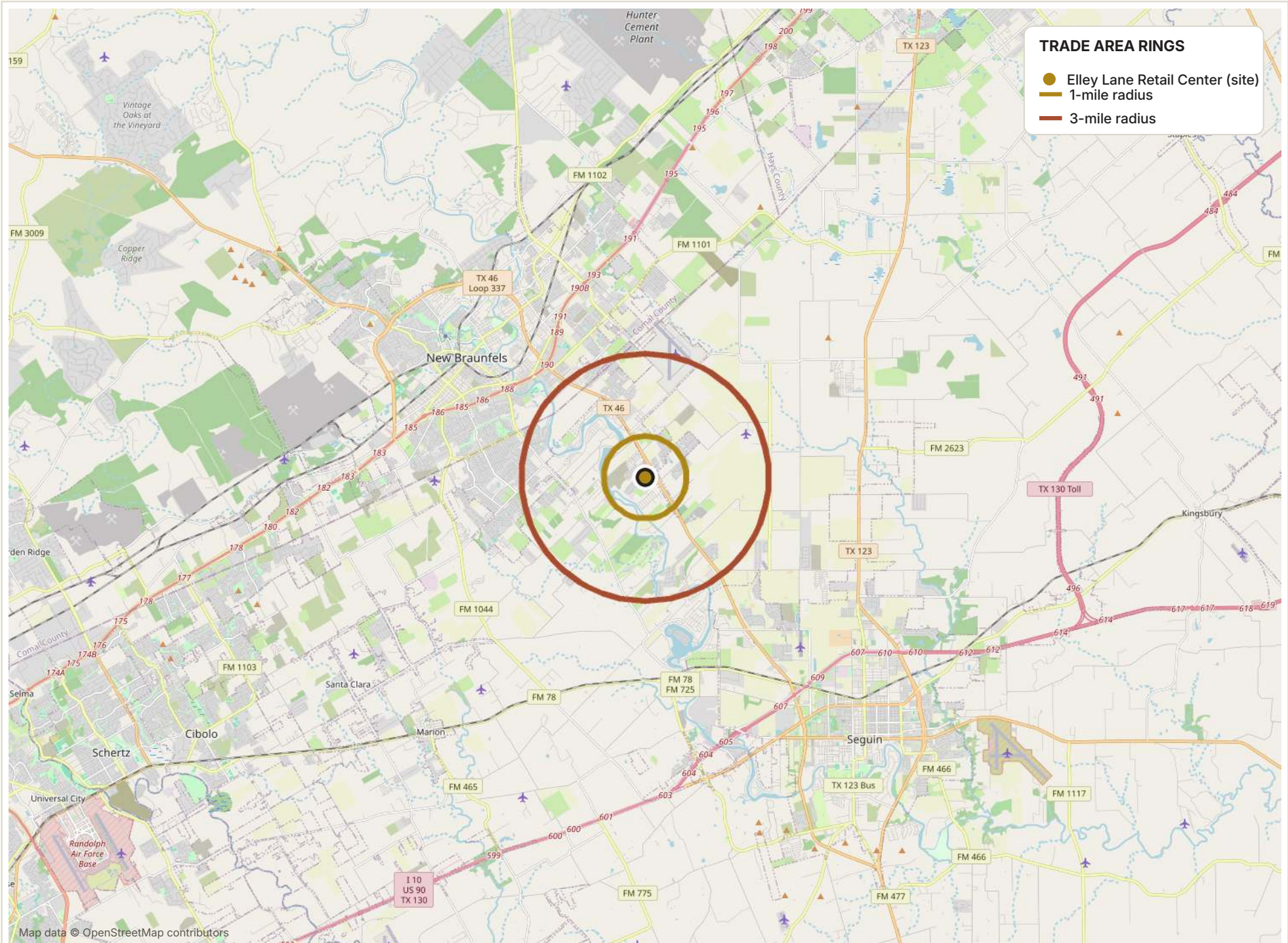
6. Comal ISD \$567M bond package coverage, Hoodline. hoodline.com

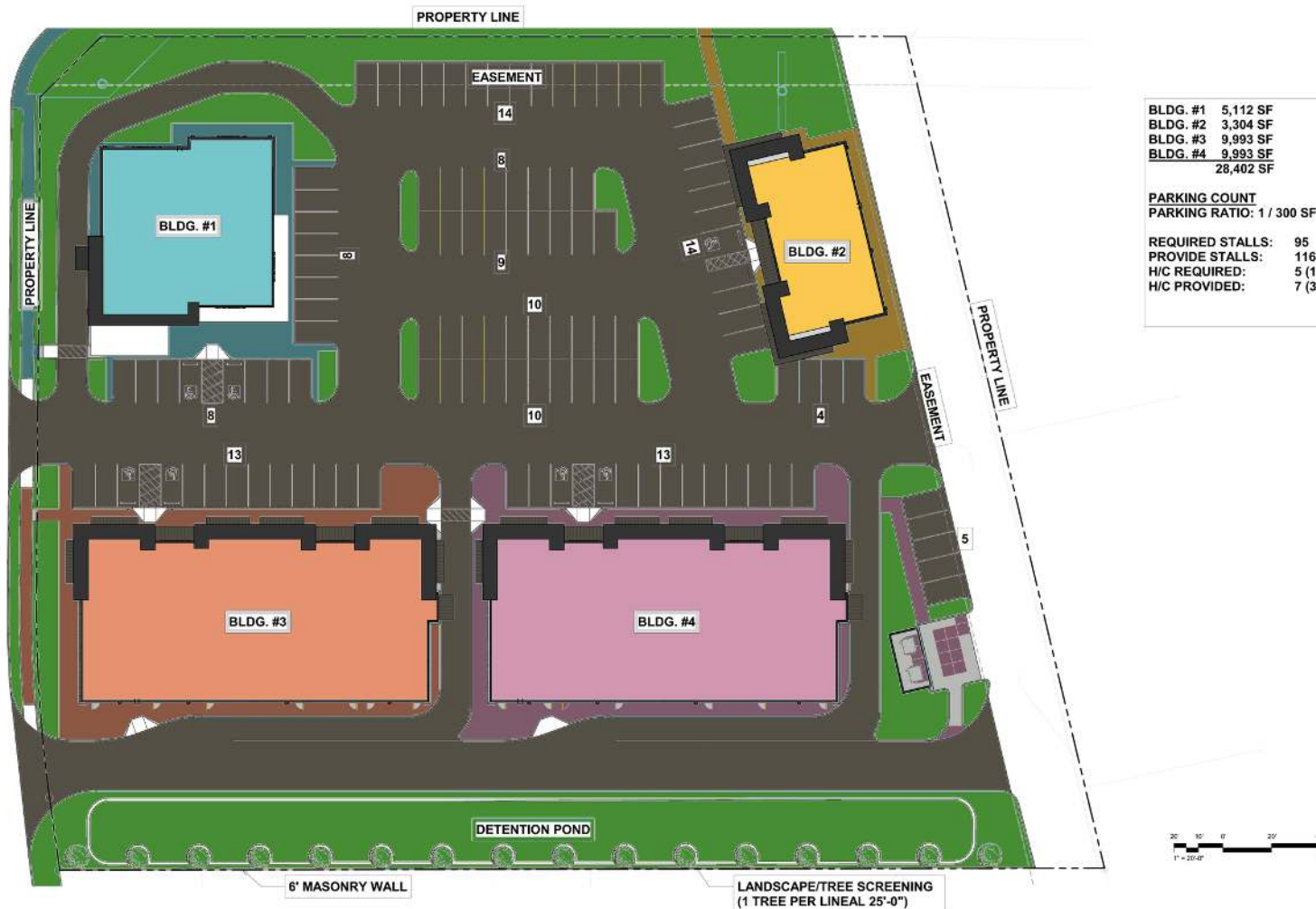
7. Comal ISD enrollment growth (≈900–1,000 students/yr), Correa Realty Group. correarealtygroup.com

8. Comal County among fastest-growing U.S. counties, San Antonio Report. sanantonioareport.org

9. New Braunfels ranked #2 U.S. boomtown for 2026, MySA. mysanantonio.com

10. H-E-B at Hwy 46, New Braunfels store listing. heb.com





ELLEY LANE RETAIL CENTER

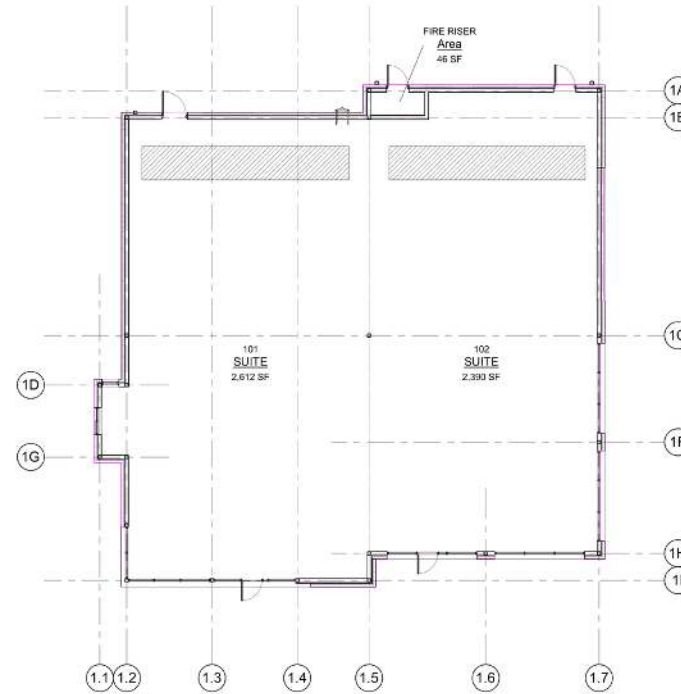
SCHEMATIC SITE PLAN

ELLEY LANE & HWY. 46
NEW BRAUNFELS, TEXAS

project #: 25.118

05.07.26

A1.0



LEASE OUTLINE DRAWING - BLDG. #1
SCALE: 1/8" = 1'-0"

SUITE 101	2,612
SUITE 102	2,390
RISER ROOM.....	46
TOTAL BUILDING AREA.....	5,112 SF
GROSS LEASABLE AREA.....	5,048 SF

ELLEY LANE RETAIL CENTER

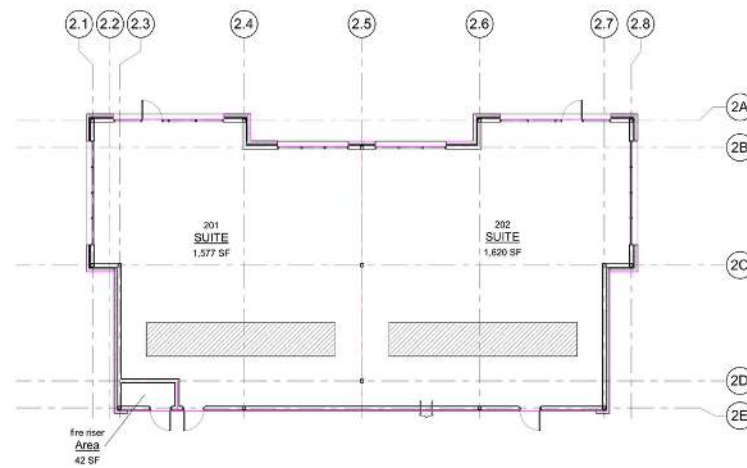
ELLEY LANE & HWY. 46
NEW BRAUNFELS, TEXAS

LEASE OUTLINE EXHIBIT

project #: 25.118

05/07/26

LOD-1



LEASE OUTLINE DRAWING - BLDG. #2

SCALE: 1/8" = 1'-0"

SUITE 101	1,577
SUITE 102	1,620
RISER ROOM	42
TOTAL BUILDING AREA	3,304 SF
GROSS LEASABLE AREA	3,239 SF

ELLEY LANE RETAIL CENTER

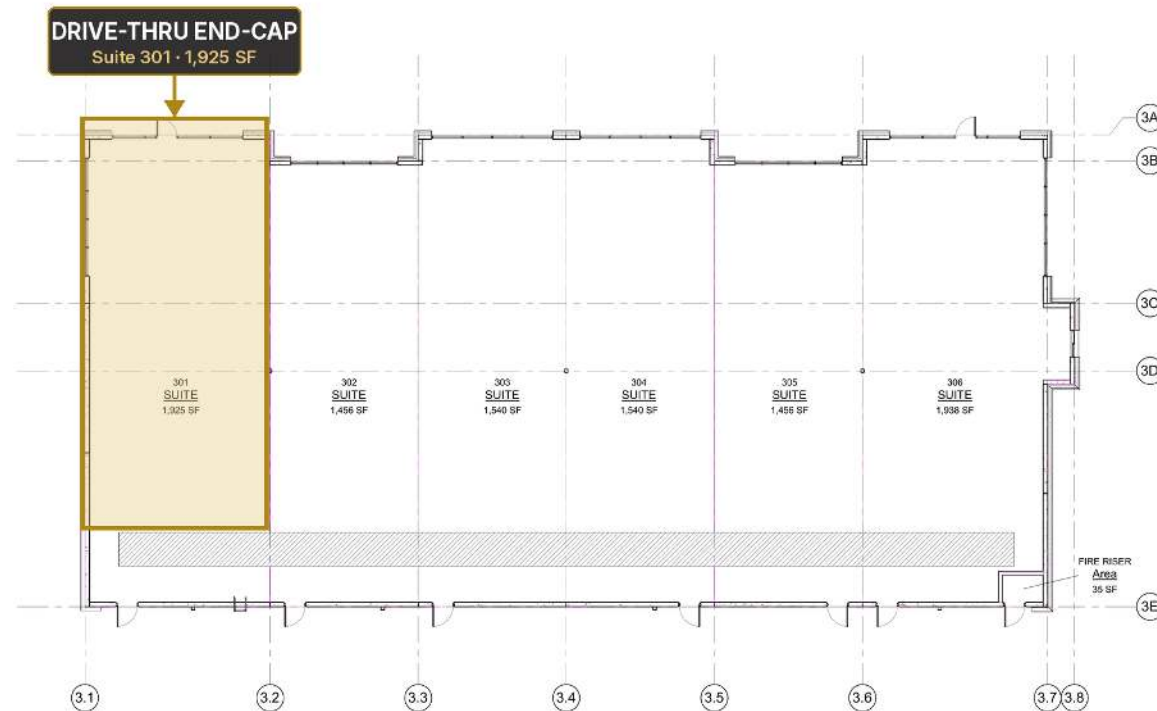
ELLEY LANE & HWY. 46
NEW BRAUNFELS, TEXAS

LEASE OUTLINE EXHIBIT

project #: 25.118

05/07/26

LOD-2



LEASE OUTLINE DRAWING - BLDG. #3
SCALE 1/8" = 1'-0"

SUITE 301	1,925
SUITE 302	1,456
SUITE 303	1,540
SUITE 304	1,540
SUITE 305	1,456
SUITE 306	1,938
RISER ROOM.....	35
TOTAL BUILDING AREA.....	9,993 SF
GROSS LEASABLE AREA.....	9,890 SF

ELLEY LANE RETAIL CENTER

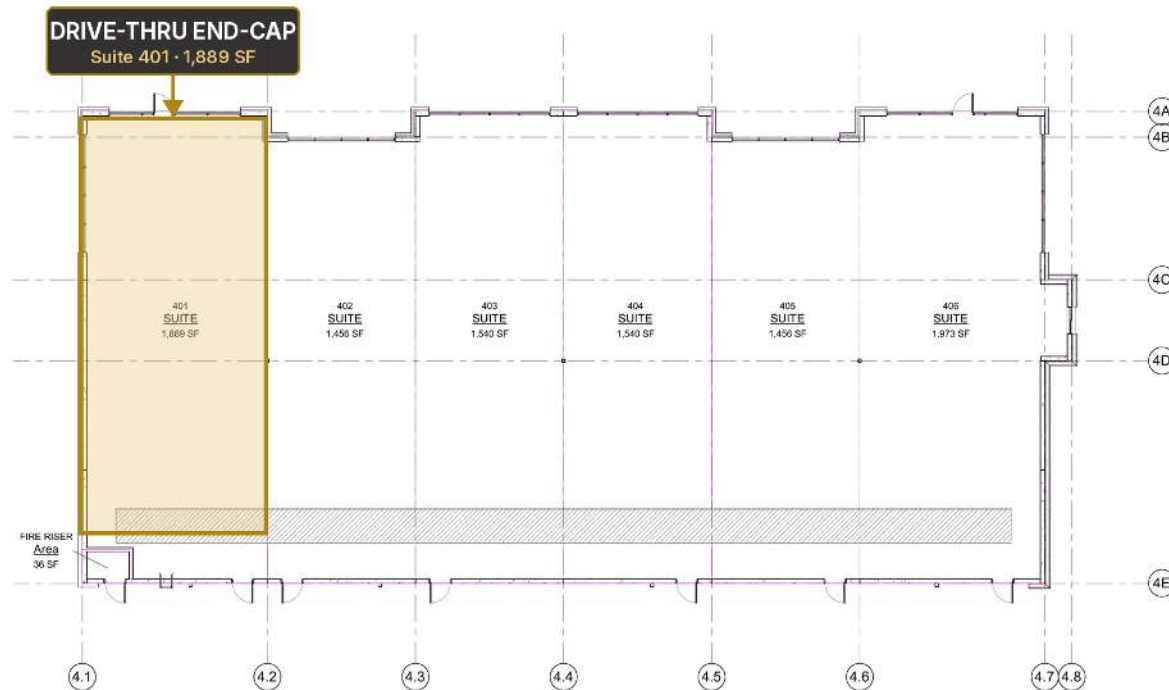
LEASE OUTLINE EXHIBIT

ELLEY LANE & HWY. 46
NEW BRAUNFELS, TEXAS

project #: 25.118

05/07/26

LOD-3



LEASE OUTLINE DRAWING - BLDG. #4

SCALE: 1/8" = 1'-0"

SUITE 401	1,889
SUITE 402	1,456
SUITE 403	1,540
SUITE 404	1,540
SUITE 405	1,456
SUITE 406	1,973
RISER ROOM	36

TOTAL BUILDING AREA.....9,993 SF
GROSS LEASABLE AREA.....9,890 SF

ELLEY LANE RETAIL CENTER

LEASE OUTLINE EXHIBIT

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05/07/26

ELLEY LANE & HWY. 46
NEW BRAUNFELS, TEXAS

LOD-4



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.

11-03-2025



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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

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Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-2

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