1426 State Hwy 46 | New Braunfels, TX 78130

0.44 +/- Acres | $407,868 | Zoned Neighborhood Commercial

Prime commercial opportunity in the rapidly growing New Braunfels corridor! This vacant lot at 1426 S State Hwy 46 offers exceptional visibility & high traffic exposure, making it an ideal site for a variety of business ventures. Strategically positioned along a major thoroughfare, the property provides convenient access to key areas & is surrounded by ongoing residential & commercial development. With flexible potential uses including retail, restaurant, office space, auto service, shopping center, or laundromat, this property is perfectly suited for investors, developers, or business owners looking to establish a strong presence in a thriving market. The level lot offers a blank canvas ready for your vision, with ample space to accommodate a wide range of development possibilities. Take advantage of the continued growth in New Braunfels & secure a prime location with outstanding potential for long-term value and success. Don't miss this opportunity to bring your business or investment project to life in one of the area's most dynamic commercial corridors.

EDWARDS COMMERCIAL REAL ESTATE

D. Lee Edwards
Broker/Owner
Edwards Commercial Real Estate

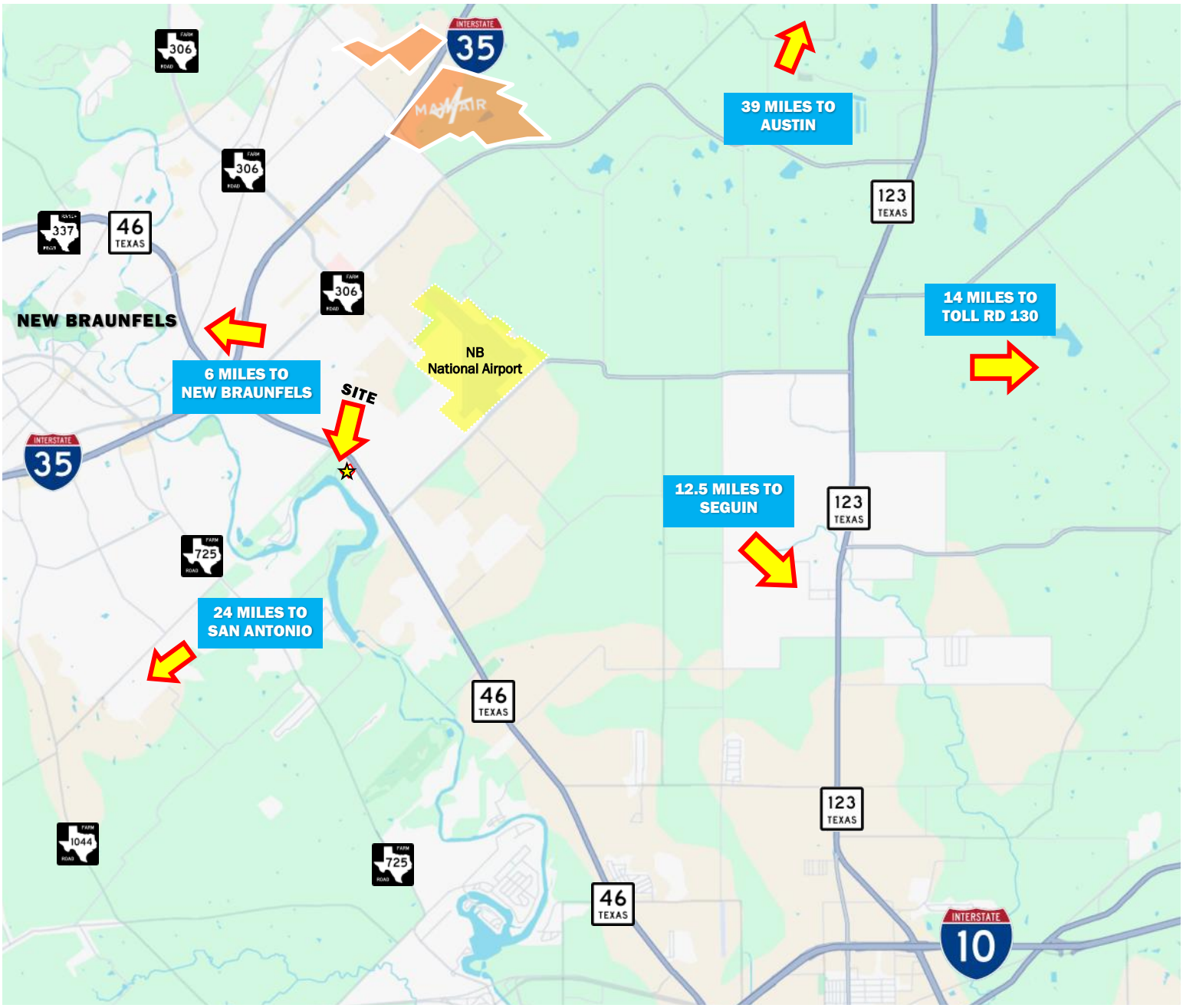
1111 N. Walnut Ave.,
New Braunfels, TX 78130
Cell: 830-708-2319 | Office: 830-620-7653
leeedwards1109@msn.com

**Prices and statuses subject to change without notice.*

EDWARDS COMMERCIAL REAL ESTATE

Area Proximity Map

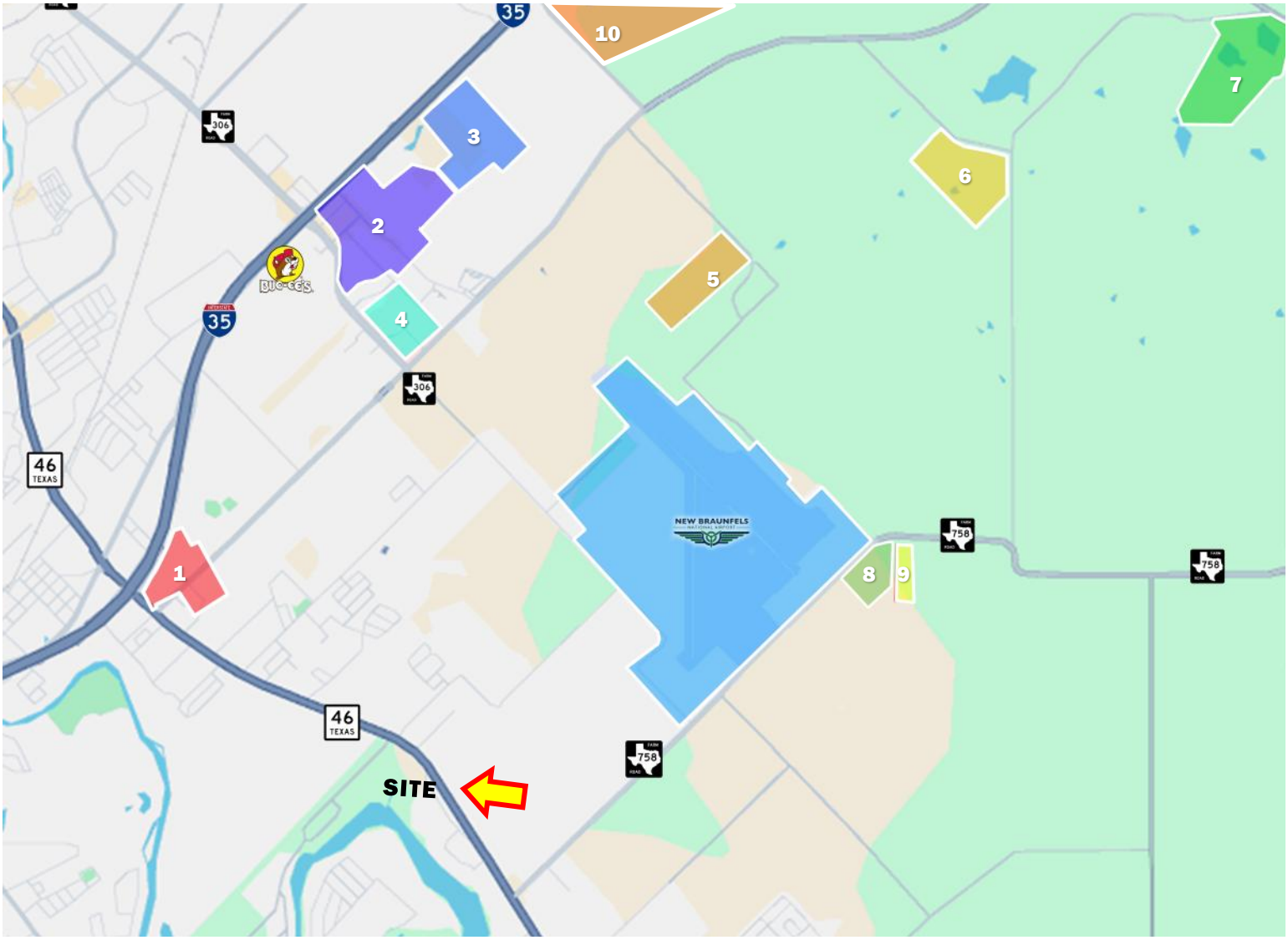
1426 State Hwy 46 | New Braunfels, TX 78130



EDWARDS COMMERCIAL REAL ESTATE

IH 35 Corridor Business Area Map

1426 State Hwy 46 | New Braunfels, TX 78130



Businesses Legend

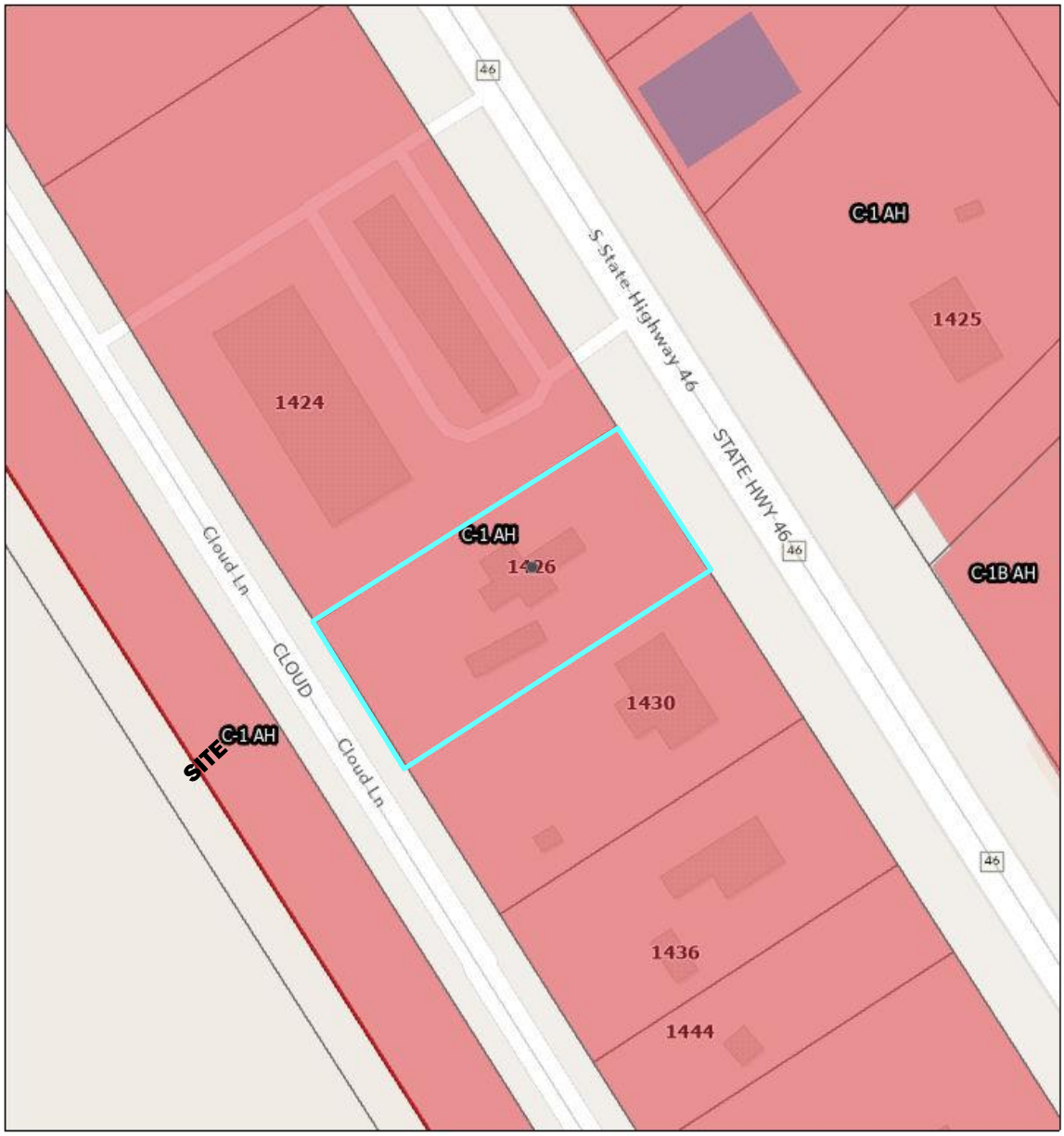
1. Comal ISD
2. Town Center at Creekside
3. Walmart Distribution Center
4. Resolute Health
5. Stars & Stripes Drive-In Theater
6. Waste Management
7. TXI Cement Plant
8. The Allen Farmhaus
9. Tinker & Rasor
10. Mayfair Subdivision (mixed use development site)

EDWARDS COMMERCIAL REAL ESTATE

Zoning Map

1426 State Hwy 46 | New Braunfels, TX 78130

ArcGIS Web Map



5/1/2026, 9:07:12 AM

1:1,128

0 0.01 0.01 0.03 mi

0 0.01 0.03 0.05 km

Zoning
C-1
C-1B
Zoning Labels

Parcels
ETJ
City Limits
City Limits

Streets
Addresses

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

ArcGIS Web AppBuilder
Esri Community Maps Contributors, City of New Braunfels, Guadalupe County, TX, Texas Parks & Wildlife, © OpenStreetMap, Microsoft, CONANP, Esri, TomTom, Garmin, SafeGraph,

EDWARDS COMMERCIAL REAL ESTATE

Traffic Count Map

1426 State Hwy 46 | New Braunfels, TX 78130

Daily Traffic Counts

- Up to 6,000 / day
- 6,001 - 15,000
- 15,001 - 30,000
- 30,001 - 50,000
- 50,001 - 100,000
- Over 100,000 / day

Traffic Counts within 1 mile by Proximity

1 — 29,298
State Highway 46 South
2025 Est. daily traffic counts

Cross: Saengerhalle Rd
Cross Dir: NW
Distance: 0.04 miles

Historical counts

Year	Count	Type
2022	31,064	AADT
2021	32,019	AADT
2020	27,427	AADT
2019	33,393	AADT
2018	29,749	AADT

2 — 703
Deborah Dr
2025 Est. daily traffic counts

Cross: Old Seguin Rd
Cross Dir: SW
Distance: 0.04 miles

Historical counts

Year	Count	Type
2010	690	ADT
2000	300	ADT

3 — 1,558
Mary Blvd
2025 Est. daily traffic counts

Cross: Old Seguin Rd
Cross Dir: NE
Distance: 0.06 miles

Historical counts

Year	Count	Type
2010	1,360	ADT
2005	1,290	AADT
2000	1,410	ADT

4 — 2,384
Saengerhalle Road
2025 Est. daily traffic counts

Cross: Old Seguin Rd
Cross Dir: SW
Distance: 0.2 miles

Historical counts

Year	Count	Type
2022	2,682	AADT
2021	2,031	AADT
2020	2,414	AADT
2010	1,260	ADT
2005	1,000	AADT

5 — 5,675
2025 Est. daily traffic counts

Cross: –
Cross Dir: –
Distance: –

Historical counts

Year	Count	Type
2022	5,517	AADT
2021	6,681	AADT
2020	4,563	AADT
2019	4,761	AADT

AADT - Annual Average Daily Traffic ADT - Average Daily Traffic AWDT - Average Weekly Daily Traffic

NOTE: Daily Traffic Counts are a mixture of actual and estimates

EDWARDS COMMERCIAL REAL ESTATE

Executive Summary

1426 State Hwy 46 | New Braunfels, TX 78130

Median Household Income	Median Age	Total Population	1st Dominant Segment
$88,252	**37.0**	**106,159**	**Up and Coming Families**
Source: 2025/2029 Income (Esri)	Source: 2025/2029 Age: 5 Year Increments (Esri)	Source: 2025 Age: 1 Year Increments (Esri)	Source: 2025 Tapestry Market Segmentation (Households)

Consumer Segmentation

Top Tapestry Segments	Up and Coming Families	Modern Minds	Flourishing Families	City Greens	Loyal Locals
% of Households	8,406 (20.2%)	6,791 (16.4%)	5,757 (13.9%)	4,146 (10.0%)	2,273 (5.5%)
Life Stage Group	Family Portraits	Contemporary Households	Family Portraits	Mature and Retired Living	Mature and Retired Living
Life Mode Group	Family Fabric	Tech Trailblazers	Family Prosperity	Suburban Shine	Suburban Shine
Urbanicity Group(s)	Suburb	Urban Core Urban Vicinity Suburb	Suburb	Urban Vicinity Suburb	Suburb
Residence Type	Single Family	Multi-Units, Single Family	Single Family	Single Family	Single Family
Household Type	Married Couples	Married Couples, Singles Living Alone	Married Couples	Married Couples, Singles Living Alone	Married Couples, Singles Living Alone
Average Household Size	3.02	2.37	2.8	2.2	2.29
Median Age	33.6	34.6	39	41.4	46.4
Diversity Index	85.2	78.5	58.6	54.4	43.4
Median Household Income	$89,093	$91,039	$111,751	$97,516	$77,226
Median Net Worth	$247,071	$121,498	$499,190	$301,867	$291,287
Homeownership	73%	41%	85%	66%	78%
Rent Burdened Households	39%	35%	31%	33%	34%
Labor Force Participation Rate	70%	76%	69%	71%	58%
Unemployment Rate	4%	3%	3%	3%	4%
% with Bachelor's Degree or Higher	31%	50%	40%	54%	34%

This represents an estimated sale price for this property. It is not the same as the opinion of value in an appraisal developed by a licensed appraiser under the Uniform Standards of Professional Appraisal Practice.

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TREC
TEXAS REAL ESTATE COMMISSION

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.

EQUAL HOUSING OPPORTUNITY

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:
  - 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.

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.

Edwards Commercial Real Estate	467649	leeedwards1109@msn.com	830-620-7653
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
Edwards Commercial Real Estate	467649	leeedwards1109@msn.com	830-620-7653
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
Aja Edwards	513537	admin@dleeedwardsrealty.com	830-620-7653
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ _____ Date _____