

SITE
±52.97 AC

123
TEXAS

BRAUNE ROAD

CENTER POINT ROAD

FOR SALE

±52.97 Acres Adjacent to Large Substation

1100 Braune Road | San Marcos , TX



±52.97 Acres Adjacent to Large Substation

1100 Braune Road | San Marcos, TX



FOR SALE

±52.97

Land AC

2,307,373

Land SF

Guadalupe

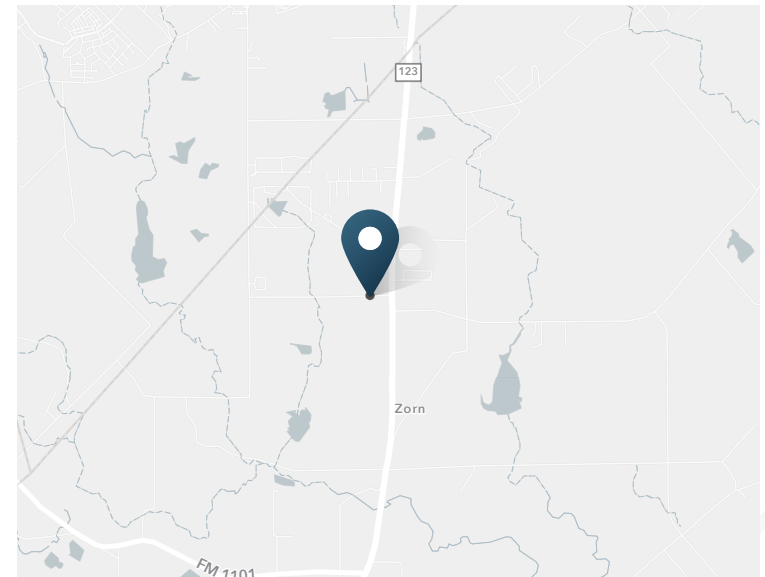
County

Contact Broker

Pricing

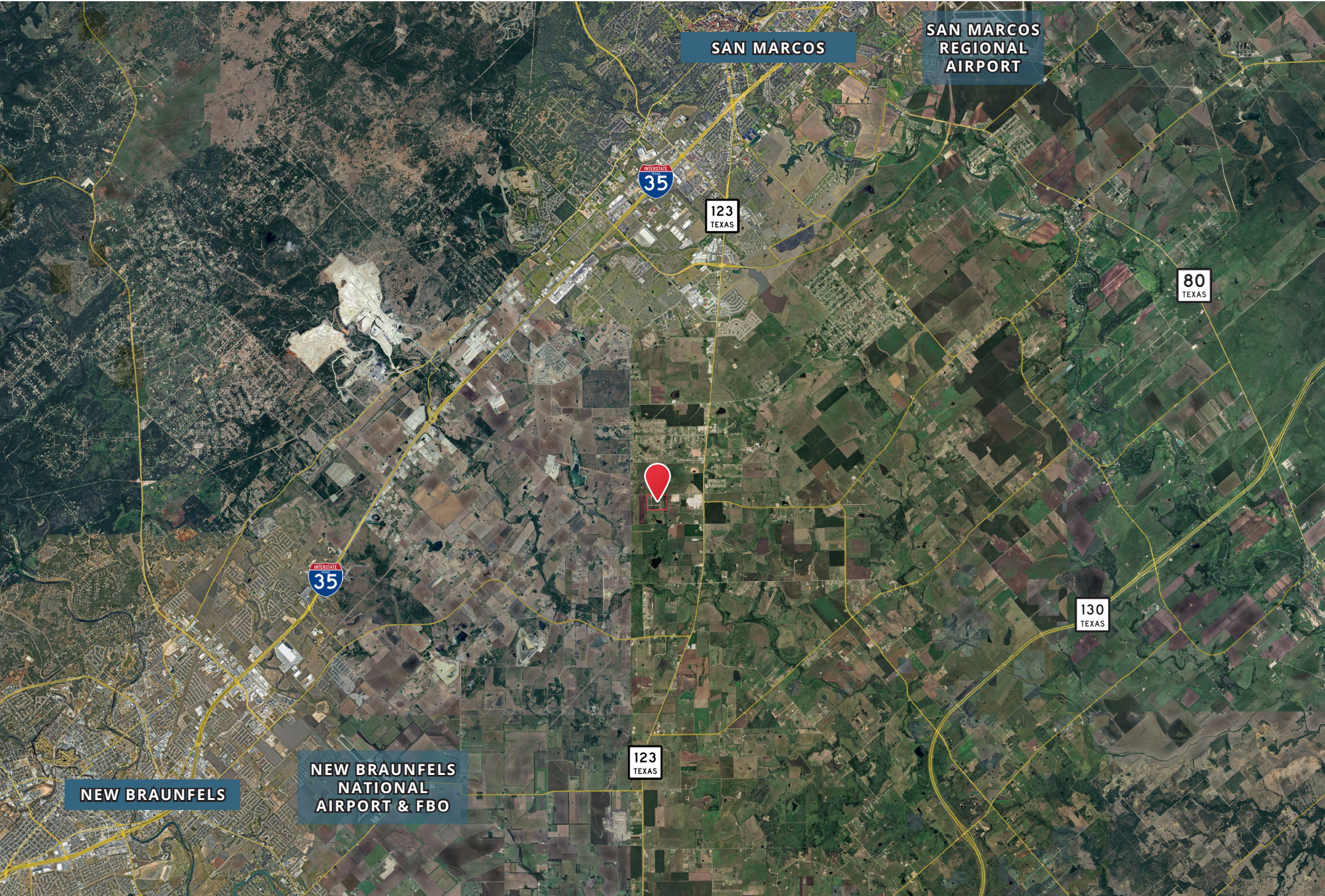
PROPERTY HIGHLIGHTS

Land AC	±52.97
Land SF	2,307,373
Frontage	Braune
County	Guadalupe
Utilities	None
Austin	38 Miles
San Antonio	45 Miles
New Braunfels	14 Miles



±52.97 Acres Adjacent to Large Substation

1100 Braune Road | San Marcos, TX



SAN MARCOS

SAN MARCOS
REGIONAL
AIRPORT



123
TEXAS

80
TEXAS



130
TEXAS

123
TEXAS

NEW BRAUNFELS

NEW BRAUNFELS
NATIONAL
AIRPORT & FBO

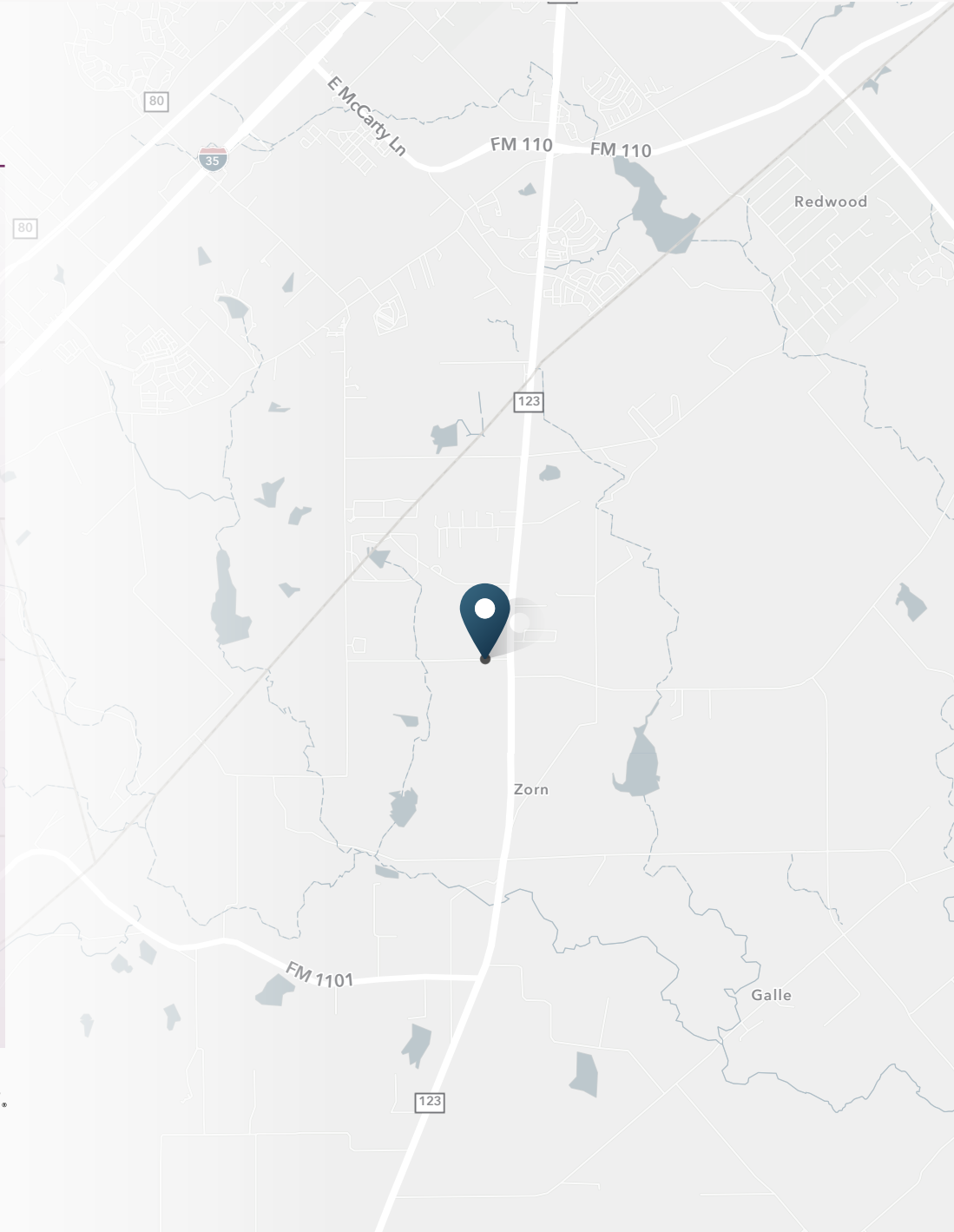
±52.97 Acres Adjacent to Large Substation

1100 Braune Road | San Marcos, TX



DEMOGRAPHIC HIGHLIGHTS

Population	1 Mile	3 Miles	5 Miles
2024 Estimated Population	685	3,443	17,330
2029 Projected Population	681	3,720	20,073
Proj. Annual Growth 2024 to 2029	-0.12%	1.56%	2.98%
Daytime Population			
2024 Daytime Population	395	2,280	19,907
Workers	83	671	11,416
Residents	312	1,609	8,491
Income			
2024 Est. Average Household Income	\$101,725	\$97,447	\$89,045
2024 Est. Median Household Income	\$81,039	\$77,384	\$65,223
Households & Growth			
2024 Estimated Households	222	1,143	6,202
2029 Estimated Households	225	1,273	7,529
Proj. Annual Growth 2024 to 2029	0.27%	2.18%	3.95%
Race & Ethnicity			
2024 Est. White	53%	54%	49%
2024 Est. Black or African American	2%	2%	4%
2024 Est. Asian or Pacific Islander	0%	0%	2%
2024 Est. American Indian or Native Alaskan	2%	2%	1%
2024 Est. Other Races	42%	42%	43%
2024 Est. Hispanic (Any Race)	58%	57%	58%



> **Want more?** Contact us for a complete demographic, foot-traffic, and mobile data insights report.



Information About Brokerage Services

Texas Real Estate Commission (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.

SRS Industrial Partners, LLC	9012124	brant.landry@srsre.com	214.560.3200
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Brant Landry	481909	brant.landry@srsre.com	214.764.2242
Designated Broker of Firm	License No.	Email	Phone

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 an 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.

Brant Landry	481909	brant.landry@srsre.com	214.764.2242	
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone	
Sales Agent/Associate's Name	License No.	Email	Phone	
Buyer Initials	Tenant Initials	Seller Initials	Landlord Initials	Date



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