



MARK HAMPTON  
RESIDENTIAL AND COMMERCIAL REAL ESTATE  
*The Signature of Experience*

2461 Loop 337  
New Braunfels TX 78130

**For Lease**



Ideal location on Loop 337 less than 6 miles from I-35 and just 1 mile North of State Hwy 46 in New Braunfels. 2,750 sf office building: six individual carpeted offices, reception area, kitchen/break room, conference room, three bathrooms (one includes shower), A/C recently installed, parking in front with additional ample parking in fenced/gated lot in back. NOTE: Detached metal warehouse in back is NOT part of lease.



Mark Hampton | KW Commercial  
Mark@MarkHamptonHomes.com | 210-823-8611  
888 Landa Street, New Braunfels TX 78130

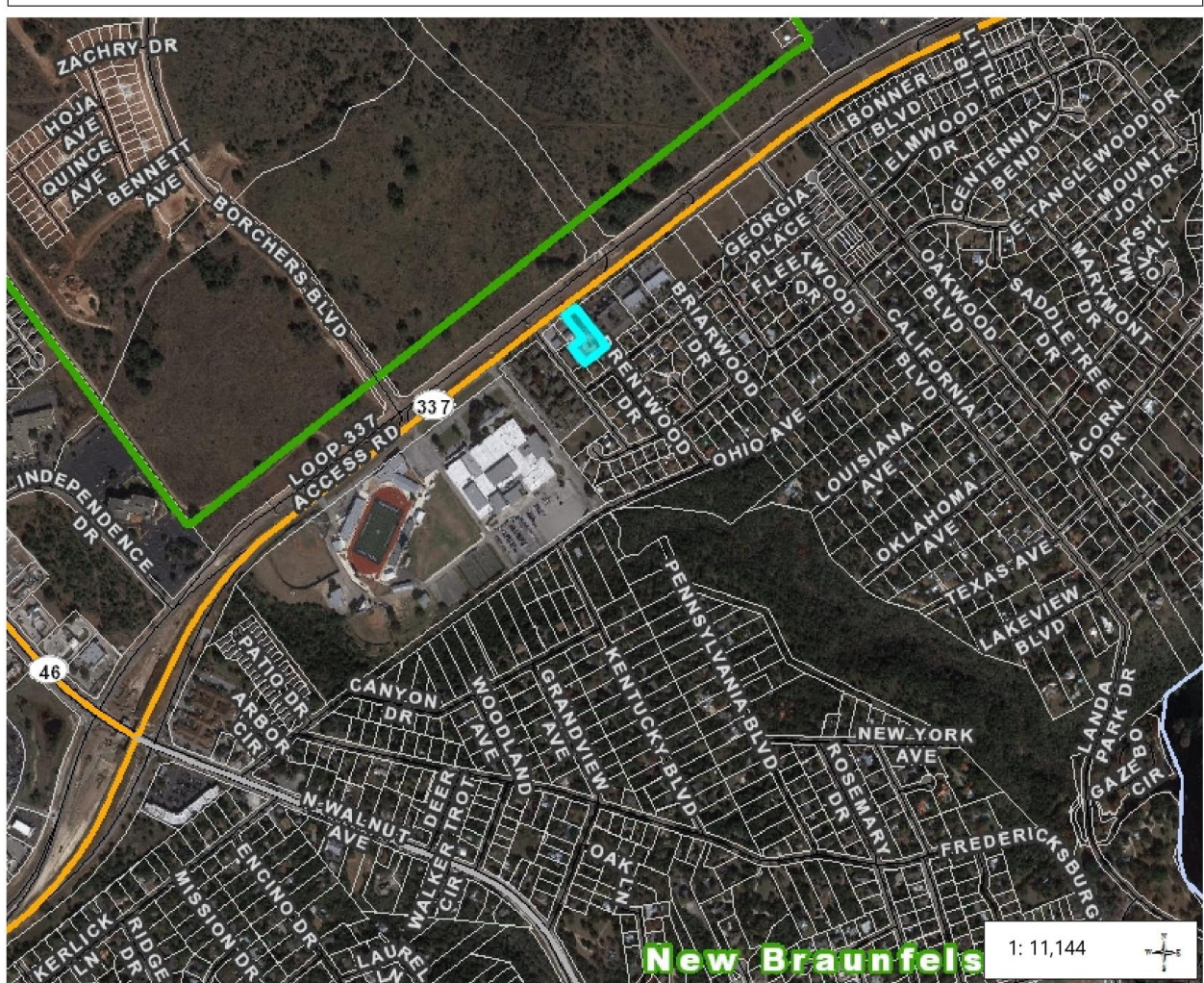


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## LOCATION

Located on Loop 337 less than 6 miles from I-35 and just 1 mile North of State Hwy 46. Less than ½ mile from Unicorn Stadium.



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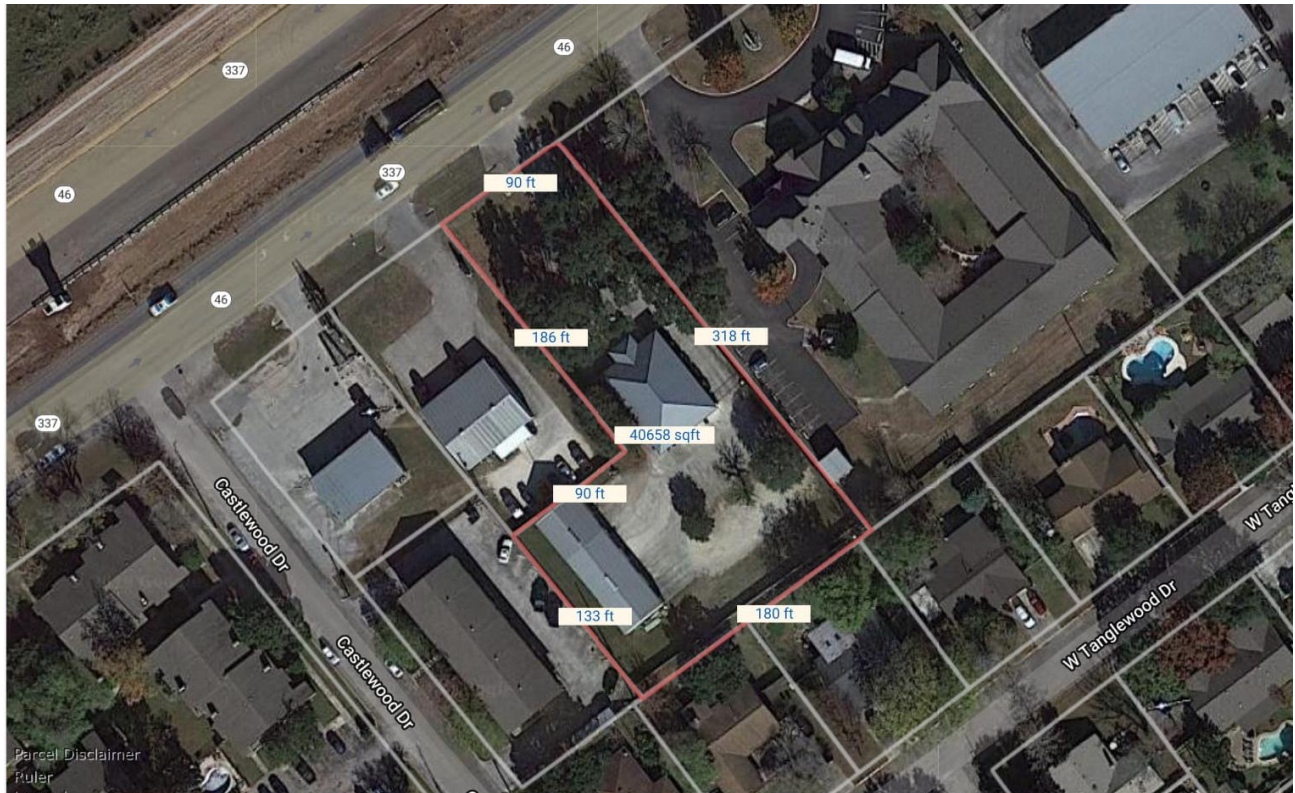
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## PROPERTY LINES / LOT DIMENSIONS



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## PROPERTY SUMMARY

- 2,750 sf office building includes:
  - Six individual carpeted offices
  - Reception area
  - Kitchen/break room
  - Conference room
  - Three bathrooms (one includes shower)
- A/C recently installed
- Parking in front with additional ample parking in fenced/gated lot in back.
  
- NOTE: Detached metal warehouse in back is NOT part of lease.



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## PROPERTY PHOTOS



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## PROPERTY PHOTOS



Exterior - Front



Exterior - Side



Front Entry



Reception Area



Conference Room



Office

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## PROPERTY PHOTOS



Office



Office



Office



Office



Office



Office

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## PROPERTY PHOTOS



Breakroom / Kitchen



Exterior - Back



Exterior – Back w/Parking



Parking



Parking



HVAC

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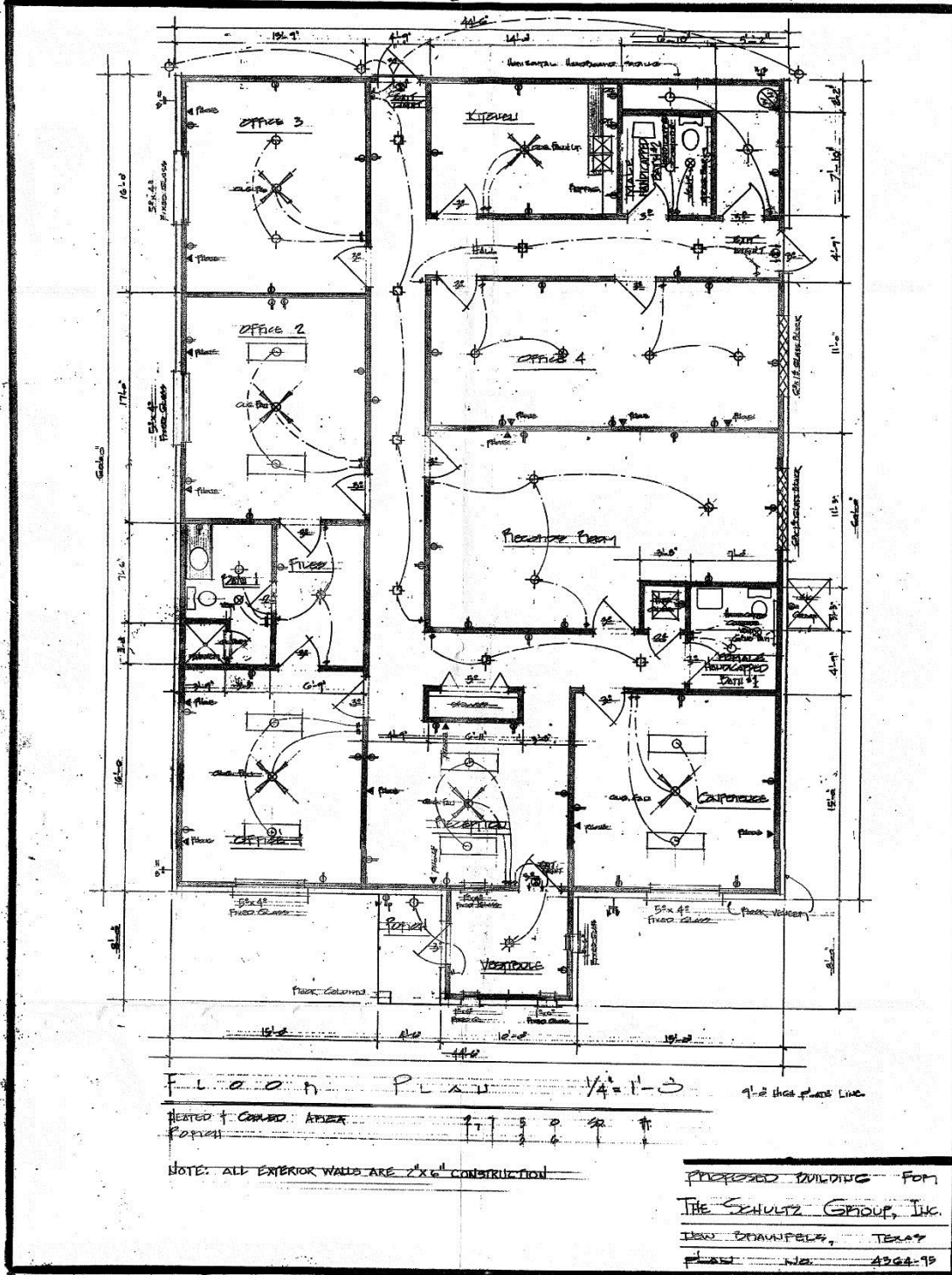
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KW COMMERCIAL

FLOOR PLAN



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KW COMMERCIAL

PLAT

**SITE**

**LOCATION MAP** PL. 11-14

**A PLAT SHOWING:**  
LAND BEING ALL OF LOT 2, BLOCK 1 OAKWOOD ESTATES COMMERCIAL, UNIT TWO AS RECORDED IN VOLUME 10, PAGE 270 OF THE MAP AND PLAT RECORDS OF COMAL COUNTY, TEXAS, AND ALSO BEING PART OF THE J.M. VERAMENDI SURVEY NO. 2, ABSTRACT NO. 3, LOCATED IN THE CITY OF NEW BRAUNFELS, COMAL COUNTY, TEXAS.

**REPLAT SHOWING:**  
0.877 OF AN ACRE OF LAND COMPRISING 0.257 OF AN ACRE OF LAND OUT OF LOT 2, BLOCK 1, OAKWOOD ESTATES COMMERCIAL, UNIT TWO, AS RECORDED IN VOLUME 10, PAGE 270 OF THE MAP AND PLAT RECORDS OF COMAL COUNTY, TEXAS, AND ALSO BEING PART OF THE J.M. VERAMENDI SURVEY NO. 2, ABSTRACT NO. 3, LOCATED IN THE CITY OF NEW BRAUNFELS, COMAL COUNTY, TEXAS, AND BEING A TOTAL OF 1.239 ACRES OF LAND BEING DESIGNATED AS LOT 2A AND LOT 3 AND OAKWOOD ESTATES COMMERCIAL, UNIT TWO.

**STATE OF TEXAS**  
COUNTY OF COMAL

BEFORE ME, the undersigned authority, on this 14th day of June, 1995, personally appeared Mark Hampton, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

My commission expires on 06/14/96.

**STATE OF TEXAS**  
COUNTY OF COMAL

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My commission expires on 06/14/96.

**APPROVED FOR ACCEPTANCE**

Mark Hampton  
Mark Hampton  
12111 Highway 101, Suite 200  
New Braunfels, Texas 78130  
Tel: 817-252-2204

**APPROVED FOR ACCEPTANCE**

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**THE Schultz Group, INC.**  
CONSULTING ENGINEERS LAND SURVEYORS  
P.O. BOX 310463 NEW BRAUNFELS, TEXAS 78131 FAX (310) 658-2204  
REGISTERED PROFESSIONAL ENGINEER LICENSE NO. 4471995  
REGISTERED PROFESSIONAL LAND SURVEYOR LICENSE NO. 4471995

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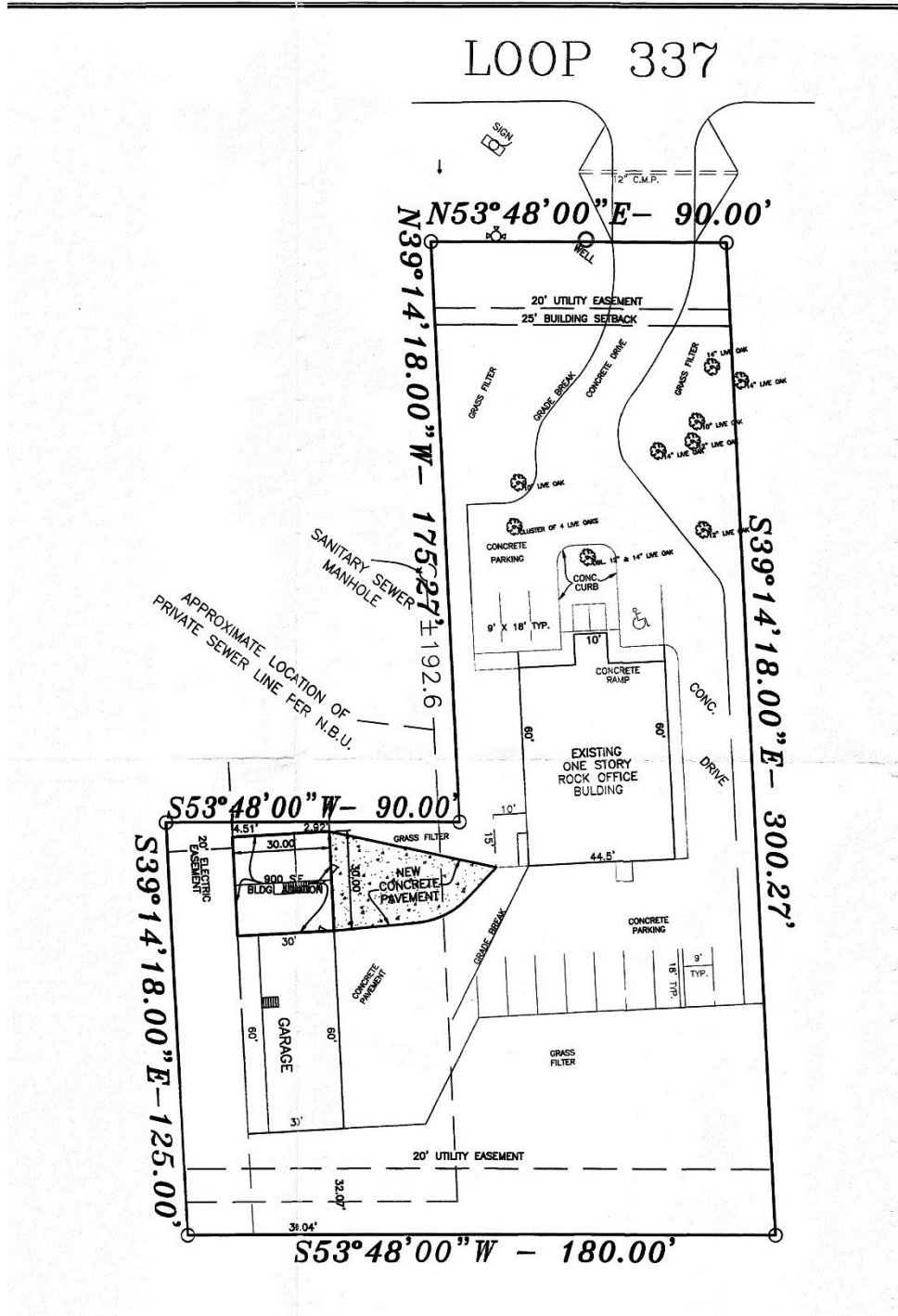
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SITE PLAN



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2461 Loop 337  
New Braunfels, TX 78130  
Net Expense Base

The NNN fees are based on a percentage of the total Property Taxes, Insurance and Maintenance Fees. Listed below are the amounts for each category. This will be the base amount we will refer to for any annual adjustments in the NNN fees.

Year 2019

Taxes	\$ 15,337
Insurance	\$ 6,200
Pest Service (\$120/qtr)	\$ 480
Grounds service (\$200/mo)	\$ 2,400
	<u>\$ 24,417</u>

The percentage of charges will be 70% of this base amount or \$17,092. This currently equates to \$ .518/sqft/month.



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**COMMERCIAL PROPERTY CONDITION STATEMENT**  
USE OF THIS FORM BY PERSONS WHO ARE NOT MEMBERS OF THE TEXAS ASSOCIATION OF REALTORS®, INC. IS NOT AUTHORIZED  
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CONCERNING THE PROPERTY AT: 2461 Loop 337, New Braunfels, TX 78130

THIS IS A DISCLOSURE OF THE SELLER'S OR LANDLORD'S KNOWLEDGE OF THE CONDITION OF THE PROPERTY AS OF THE DATE SIGNED. IT IS NOT A SUBSTITUTE FOR ANY INSPECTIONS OR WARRANTIES A BUYER OR TENANT MAY WISH TO OBTAIN. IT IS NOT A WARRANTY OF ANY KIND BY SELLER, SELLER'S AGENTS, LANDLORD, LANDLORD'S AGENTS OR ANY OTHER AGENT.

**PART 1 – Complete if Property is Improved or Unimproved**

Are you (Seller or Landlord) aware of:	<u>Aware</u>	<u>Not Aware</u>
(1) any of the following environmental conditions on or affecting the Property:		
(a) radon gas? .....	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b) asbestos components:		
(i) friable components? .....	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(ii) non-friable components? .....	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(c) urea-formaldehyde insulation? .....	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(d) endangered species or their habitat? .....	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(e) wetlands? .....	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(f) underground storage tanks? .....	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(g) leaks in any storage tanks (underground or above-ground)? .....	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(h) lead-based paint? .....	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(i) hazardous materials or toxic waste? .....	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(j) open or closed landfills on or under the surface of the Property? .....	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(k) external conditions materially and adversely affecting the Property such as nearby landfills, smelting plants, burners, storage facilities of toxic or hazardous materials, refineries, utility transmission lines, mills, feed lots, and the like? .....	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(l) any activity relating to drilling or excavation sites for oil, gas, or other minerals? .....	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(2) previous environmental contamination that was on or that materially and adversely affected the Property, including but not limited to previous environmental conditions listed in Paragraph 1(a)-(l)? .....	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(3) any part of the Property lying in a special flood hazard area (A or V Zone)? .....	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(4) any improper drainage onto or away from the Property? .....	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(5) any fault line at or near the Property that materially and adversely affects the Property? .....	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(6) air space restrictions or easements on or affecting the Property? .....	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(7) unrecorded or unplatted agreements for easements, utilities, or access on or to the Property? .....	<input type="checkbox"/>	<input checked="" type="checkbox"/>

(TXR-1408) 4-1-18 Initialed by Seller or Landlord: [Signature] [Signature] and Buyer or Tenant:   Page 1 of 4

Mark Hampton - New Braunfels  
453 W. San Antonio St., New Braunfels, TX 78130  
Mark Hampton

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Commercial Property Condition Statement concerning 2461 Loop 337, New Braunfels, TX 78130

	Aware	Not Aware
(8) special districts in which the Property lies (for example, historical districts, development districts, extraterritorial jurisdictions, or others)?.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(9) pending changes in zoning, restrictions, or in physical use of the Property? .....	<input type="checkbox"/>	<input checked="" type="checkbox"/>
The current zoning of the Property is: _____		
(10) your receipt of any notice concerning any likely condemnation, planned streets, highways, railroads, or developments that would materially and adversely affect the Property (including access or visibility)? .....	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(11) lawsuits affecting title to or use or enjoyment of the Property? .....	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(12) your receipt of any written notices of violations of zoning, deed restrictions, or government regulations from EPA, OSHA, TCEQ, or other government agencies? .....	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(13) common areas or facilities affiliated with the Property co-owned with others? .....	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(14) an owners' or tenants' association or maintenance fee or assessment affecting the Property? .....	<input type="checkbox"/>	<input checked="" type="checkbox"/>
If aware, name of association: _____		
Name of manager: _____		
Amount of fee or assessment: \$ _____ per _____		
Are fees current through the date of this notice? <input type="checkbox"/> yes <input type="checkbox"/> no <input type="checkbox"/> unknown		
(15) subsurface structures, hydraulic lifts, or pits on the Property? .....	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(16) intermittent or weather springs that affect the Property? .....	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(17) any material defect in any irrigation system, fences, or signs on the Property? .....	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(18) conditions on or affecting the Property that materially affect the health or safety of an ordinary individual?.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(19) any of the following rights vested in others:		
(a) outstanding mineral rights? .....	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b) timber rights? .....	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(c) water rights? .....	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(d) other rights? .....	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(20) any personal property or equipment or similar items subject to financing, liens, or lease(s)? .....	<input type="checkbox"/>	<input checked="" type="checkbox"/>
If aware, list items: _____		

If you are aware of any of the conditions listed above, explain. (Attach additional information if needed.)

(TXR-1406) 4-1-18

Initialed by Seller or Landlord:

and Buyer or Tenant:

Page 2 of 4

5000 Williams Boulevard - New Braunfels  
Business Center

451 W. San Antonio St. New Braunfels, TX 78130

Mark Hampton

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Commercial Property Condition Statement concerning 2461 Loop 337, New Braunfels, TX 78130

**PART 2 – Complete only if Property is Improved**

A. Are you (Seller or Landlord) aware of any material defects in any of following on the Property?

	Aware	Not Aware	Not Appl.
<b>(1) Structural Items:</b>			
(a) foundation systems (slabs, columns, trusses, bracing, crawl spaces, piers, beams, footings, retaining walls, basement, grading)?.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) exterior walls?.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(c) fireplaces and chimneys?.....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(d) roof, roof structure, or attic (covering, flashing, skylights, insulation, roof penetrations, ventilation, gutters and downspouts, decking)?.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(e) windows, doors, plate glass, or canopies.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>(2) Plumbing Systems:</b>			
(a) water heaters or water softeners?.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) supply or drain lines?.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(c) faucets, fixtures, or commodes?.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(d) private sewage systems?.....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(e) pools or spas and equipments?.....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(f) sprinkler systems (fire landscape)?.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(g) water coolers?.....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(h) private water wells?.....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(i) pumps or sump pumps?.....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(3) HVAC Systems: any cooling, heating, or ventilation systems?.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(4) Electrical Systems: service drops, wiring, connections, conductors, plugs, grounds, power, polarity, switches, light fixtures, or junction boxes?.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>(5) Other Systems or Items:</b>			
(a) security or fire detection systems?.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) porches or decks?.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(c) gas lines?.....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(d) garage doors and door operators?.....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(e) loading doors or docks?.....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(f) rails or overhead cranes?.....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(g) elevators or escalators?.....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(h) parking areas, drives, steps, walkways?.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(i) appliances or built-in kitchen equipment?.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

If you are aware of material defects in any of the items listed under Paragraph A, explain. (Attach additional information if needed ) \_\_\_\_\_

(TXR-1406) 4-1-16

Initialed by Seller or Landlord:

and Buyer or Tenant:

Page 3 of 4

Kyle Williams - Partner - KW Real Estate  
Business Center

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Commercial Property Condition Statement concerning 2461 Loop 337, New Braunfels, TX 78130

B. Are you (Seller or Landlord) aware of:

Table with 2 columns: 'Aware' and 'Not Aware'. Rows list various property conditions such as water/drainage issues, structural repairs, pest infestation, mold, and termite treatment.

If you are aware of any of conditions described under Paragraph B, explain. (Attach additional information, if needed.)

The undersigned acknowledges receipt of the foregoing statement.

Seller or Landlord: Stephen E. Schultz and Lois M. Schultz

Buyer or Tenant:

By: Stephen E. Schultz

By (signature): [Handwritten Signature]
Printed Name: Stephen E. Schultz
Title:

By:

By (signature): [Blank]
Printed Name:
Title:

By: Lois M. Schultz

By (signature): [Handwritten Signature]
Printed Name: Lois M. Schultz
Title: owner/landlord

By:

By (signature): [Blank]
Printed Name:
Title:

NOTICE TO BUYER OR TENANT: The broker representing Seller or Landlord, and the broker representing you advise you that this statement was completed by Seller or Landlord, as of the date signed. The brokers have relied on this statement as true and correct and have no reason to believe it to be false or inaccurate. YOU ARE ENCOURAGED TO HAVE AN INSPECTOR OF YOUR CHOICE INSPECT THE PROPERTY.





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*New Braunfels*  
**EDC**

# 2018 DEMOGRAPHIC PROFILE

NEW BRAUNFELS, TEXAS



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## OPPORTUNITIES DON'T JUST GROW HERE.

Communities like New Braunfels are unique. Refined by old-world German and Hispanic heritage and complemented by an affordable and unmatched quality of life, it's no wonder we now rank as the second fastest-growing community in the United States. New Braunfels also boasts exceptional transportation networks, multiple universities within a 30-minute drive, and a pro-business leadership, tax and regulatory environment. New companies such as Boon-Chapman, Seasons Group, Calendar Holdings and TaskUs have already realized the advantages of a growing, well-trained, 500,000-person-strong workforce. These recent expansions and relocations have further strengthened our industry bases in manufacturing, healthcare, logistics and distribution, and aviation businesses. Plus, with over 300 days of sunshine a year and 550+ acres of outdoor water recreation, including Schlitterbahn (America's #1 waterpark), New Braunfels is the premier destination for work – and play – year round.

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**79,152**  
Population

**\$61,618**  
Median Household Income

**\$177,200**  
Median Home Value

**New Braunfels** is located in the heart of the Central Texas Corridor. It is a part of the San Antonio MSA and the county seat of Comal County. Located on IH-35, New Braunfels is only 30 minutes north of downtown San Antonio and 45 minutes south of Austin. IH-10 is only minutes east and State Hwy 46 bisects the city. At a 6.6 percent growth rate, New Braunfels is the 2nd-fastest growing city in the nation, topping 70,000 in population. Comal County is ranked the 6th fastest growing county in America.

New Braunfels, the county seat of Comal County, is located on IH 35 only 30 minutes north of downtown San Antonio and 45 minutes south of Austin. IH 10 is only minutes east and State Highway 46 bisects the city. Each year, more than 2 million visitors come to New Braunfels to explore the shopping and recreational activities steeped in German culture and heritage. Its strategic location has created opportunities to grow in the global market and satisfy the needs of the international shopper. Almost equal distance between the seventh largest city in the U.S. (San Antonio) and the State Capitol (Austin), New Braunfels has easy access to major highways with IH-35 running through the city. Our strategic location is 15 minutes from the new Caterpillar manufacturing plant, 45-minutes from the Toyota manufacturing plant and only a 3-hour drive to trade gateways into Mexico, Central and South America. Along with immediate access to highways, New Braunfels is close to nearby air, rail and bus services.

The people of New Braunfels are diverse, educated and motivated. They enjoy a community which retains a small town feel, but with most of the conveniences of living in a large city. The infrastructure here is solid, with active thought to expansion as well as conservation. The streets are safe and clean, and we boast a number of top-notch private and public schools as well as beautiful parks, public spaces, historical sites and churches. Residents and visitors alike enjoy the abundant opportunities for leisure which have made this city known as a mecca for those seeking fun or relaxation. There's room for a little bit of everything here in New Braunfels.

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**EDUCATION**

**CENTRAL TEXAS TECHNOLOGY CENTER (CTTC)**

Located in New Braunfels, The Central Texas Technology Center (CTTC) provides higher education opportunities and serves as a regional workforce development campus for New Braunfels, Seguin and the surrounding areas. The Center offers a wide range of academic, technical, and continuing education programs, and includes associate degrees from The Alamo Colleges. Students can complete licensing and certification requirements in many trade programs through specialized curriculum. Funded originally by a 2002 EDA grant and local development boards, the CTTC recently acquired a new \$1.25 million EDA grant in 2014, voter-approved \$4 million from the 2013 New Braunfels Bond Program, and local funds from New Braunfels and Seguin EDCs. The approved money was used to fund a 30,000 sq. ft. expansion of the CTTC, doubling its current footprint to add capacity for additional students and opened for classes in September 2016.



**PROPERTY TAX RATES**

Ad Valorem Taxes by Taxing Authority Rate per \$100 Valuation on 100% of Current Market Value

<b>CITY OF NEW BRAUNFELS</b>	<b>\$0.48822</b>	\$\$\$\$\$
<b>COMAL COUNTY</b>	<b>\$0.357921</b>	\$\$\$\$

<b>COMAL ISD</b>	<b>\$1.39</b>	\$\$
<b>NEW BRAUNFELS ISD</b>	<b>\$1.33</b>	\$\$
<b>STATE OF TEXAS</b>	<b>\$0.00</b>	

<b>TOTAL TAX RATE IF IN CISD</b>	<b>\$2.24</b>	\$\$\$\$
<b>TOTAL TAX RATE IF IN NBISD</b>	<b>\$2.18</b>	\$\$\$\$

**SALES TAX**

- » 6.25% STATE
- » 1.5% CITY
- » 0.5% COUNTY



NO PERSONAL OR CORPORATE INCOME TAX IN TEXAS

**PROPERTY TAX COMPARISON**

<b>BASTROP ISD</b>	<b>\$1.44</b>
<b>COMAL ISD</b>	<b>\$1.39</b>
<b>HAYS/BUDA ISD</b>	<b>\$1.53</b>
<b>NBISD</b>	<b>\$1.33</b>
<b>NEISD (SAN ANTONIO)</b>	<b>\$1.39</b>
<b>PFLUGERVILLE ISD</b>	<b>\$1.54</b>
<b>SCHERTZ ISD</b>	<b>\$1.49</b>
<b>SEGUIN ISD</b>	<b>\$1.42</b>

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STRATEGIC LOCATION

## CENTERED BETWEEN AUSTIN AND SAN ANTONIO

Each year, more than three million visitors come to New Braunfels to explore the shopping and recreational activities steeped in German and Hispanic culture and heritage. The city’s strategic location has created opportunities for growth in the global market and an ability to satisfy the needs of the international shopper.

Located almost equal distance between the Alamo (San Antonio) and the State Capitol (Austin), New Braunfels has easy access to major highways with IH-35 (a major NAFTA artery) running through the city’s center, and IH-10 only 10 minutes east. New Braunfels’ strategic location is 15 minutes from a new Caterpillar manufacturing plant, 45 minutes from a Toyota manufacturing plant and only a three-hour drive to trade gateways into Mexico, Central and South America. Additionally, New Braunfels is close to nearby air, rail and bus services.

## DISTANCE TO MAJOR CITIES

New Braunfels is within a four-hour drive of over 12 million people.

San Antonio . . . . .	30 miles
Austin . . . . .	45 miles
Houston . . . . .	178 miles
Corpus Christi . . . . .	176 miles
Laredo . . . . .	196 miles
Dallas . . . . .	245 miles
Monterrey . . . . .	431 miles
Mexico City . . . . .	781 miles
Los Angeles . . . . .	1,383 miles
New York . . . . .	1,786 miles





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**STRATEGIC LOCATION**

**HIGHWAYS SERVING AREA**

Located on Interstate 35 (north-south system) and nine miles from Interstate 10 (east-west system) — connected by State Highway 46. Loop 337 circles the city, connecting IH-35 north and south. A proposed SH-130 connector is being assessed by local officials to accommodate future traffic congestion from San Antonio to Austin.

**BUS**

Greyhound/Trailways – seven northbound and six southbound daily

**MOTOR FREIGHT CARRIERS**

Central, Consolidated and Roadway Express serve the city. Southeastern has a local terminal. FedEx has a large terminal servicing the New Braunfels and Comal County area.

**RAILROADS**

Union Pacific – 36 daily freight trains (18 northbound and 18 southbound) with a local switch

**AIR SERVICE**

Non-commercial jet service is available at New Braunfels Regional Airport. Commercial service is available at San Antonio International Airport, only a 25-minute drive, served by most major carriers (11). Austin-Bergstrom International Airport is 45 minutes north and is served by 16 major carriers.

**TRAFFIC COUNTS**

TRAFFIC INTERSECTION	# OF CARS
IH-35N . . . . .	97,425
IH-35S & Walnut . . . . .	109,391
IH-35 & Hwy 46 . . . . .	115,261
Hwy 46E & FM 1101 . . . . .	37,185
Hwy 46W & Loop 337 . . . . .	30,150
Hwy 46E & FM 758 . . . . .	27,135
Hwy 46W & FM 2722 . . . . .	24,120

Source: Costar, 2017



**NEW BRAUNFELS REGIONAL AIRPORT**

The extension of FM 306 near a new retail development, Town Center at Creekside, has paved the way for easier access to the New Braunfels Regional Airport (BAZ). The new Airport Master Plan gives a targeted direction to increase airport traffic and business development on the 250+ acre property. With more than \$5 million in improvements in the 5,000 sq. ft. terminal building, the New Braunfels Regional Airport continues to provide a safe and efficient portal with upscale, quality service.

Runway 17/35 is 5,364 x 100 ft. Weight Limitations - Single wheel: 35,000 lbs.  
Runway 13/31 is 6,503 x 100 ft. Weight Limitations - Single wheel: 60,000 lbs.



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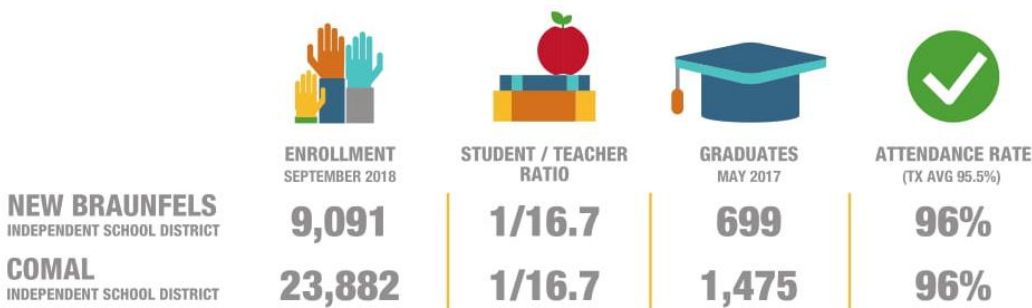


EDUCATION

## MAKING ROOM FOR FUTURE GENERATIONS

New Braunfels and Comal County have two school districts: New Braunfels ISD (NBISD) and Comal ISD (CISD). New Braunfels ISD is primarily within the city limits while Comal ISD spans 589 square miles of Central Texas and includes parts of five Central Texas counties: Comal, Bexar, Hays, Kendall, and Guadalupe. Employing more than 1,000 workers, NBISD encompasses 15 campuses. CISD is one of Texas' fastest-growing districts, with 30 schools, and gains 800 new students a year. Both school districts are Academically Acceptable by TEA ratings.

Higher Education has also grown in New Braunfels. In 2012, Howard Payne University announced plans to build a university campus in the planned Veramendi development, and are currently offering MBA classes to the community. In 2016, Wayland Baptist University placed their entire nursing school in New Braunfels. By working closely with Alamo Colleges/CTTC, Howard Payne University, Texas Lutheran University, and Wayland Baptist University, they aim to provide current and future diverse curriculum to meet the needs of our community.



### PRIVATE, PAROCHIAL AND SPECIAL SCHOOLS IN NEW BRAUNFELS

- + Calvary Baptist Academy
- + Cross Lutheran School
- + New Braunfels Christian Academy
- + St. John Paul II Catholic High School
- + Sts. Peter & Paul Catholic School

### NEARBY COLLEGES/ UNIVERSITIES

- + Howard Payne University
- + Texas Lutheran University in Seguin, 13 miles east
- + Texas State University in San Marcos, 16 miles north
- + Wayland Baptist University

### COLLEGES AND UNIVERSITIES IN SAN ANTONIO\*

(36 miles south of New Braunfels)

- + Our Lady of the Lake University
- + San Antonio College
- + St. Mary's University
- + The University of Texas at San Antonio
- + Trinity University
- + University of the Incarnate Word

\*This list does not include all campuses in the San Antonio area.



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**QUALITY OF PLACE**

**UTILITIES**



**ELECTRICITY**

Supplier: Multiple ERCOT Sources  
Distributor: NBU  
Avg Monthly Bill: Residential: \$104.60/1,300 kwh



**WATER/WASTEWATER**

Supplier: Wells, Surface Water/Aquifer  
Distributor: NBU  
Avg. Monthly Bill: Residential: \$23.19/6,704 gallons  
Commercial: \$97.25/32,665 gallons



**NATURAL GAS**

Supplier: Enterprise Products Partners  
Distributor/Source: CenterPoint Energy  
Avg. Monthly Bill: Residential: \$23.24  
Commercial: contracts available

**HOUSING**



**RENTER-OCCUPIED UNITS: 8,644**  
**MEDIAN COST: \$1,099**

**MEDIAN COST & MORTGAGE RATES**



**HOUSING UNITS WITH A MORTGAGE: 16,378**  
**MEDIAN COST: \$1,430**

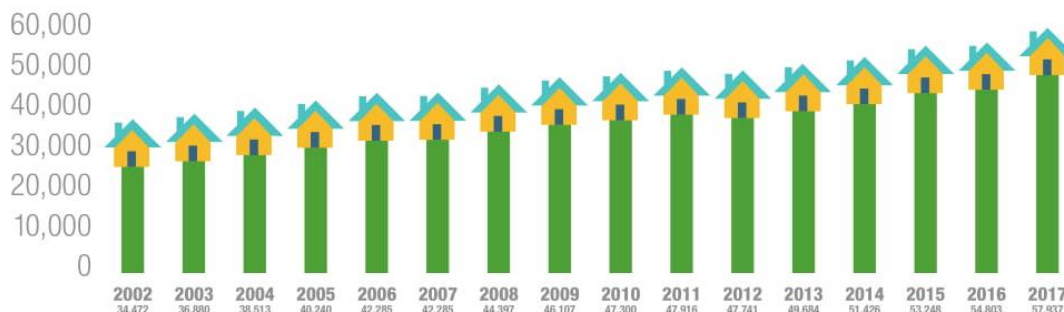
Source: Census 2013-2017 ACS

**PER CAPITA AND HOUSEHOLD INCOME**

	NEW BRAUNFELS 2016	COMAL COUNTY 2016	HAYS COUNTY 2016	GUADALUPE COUNTY 2016	NB % CHANGE FROM 2010
MEDIAN HOUSEHOLD INCOME	\$64,208	\$73,615	\$62,815	\$66,187	+14%
PER CAPITA INCOME	\$29,831	\$35,841	\$29,253	\$29,300	+16%
TOTAL HOUSEHOLDS	25,022	47,253	68,045	51,990	+23%
MEDIAN FAMILY INCOME	\$74,880	\$85,829	\$80,194	\$75,855	+11%
% BELOW POVERTY LEVEL	9.5%	9.2%	15.3%	10.6%	-23%

Source: Census.gov, 2012-2016 ACS

**COMAL COUNTY HOUSING UNITS**



Source: Census.gov, 2013-2017 ACS

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DEMOGRAPHICS

## GROWING POPULATION

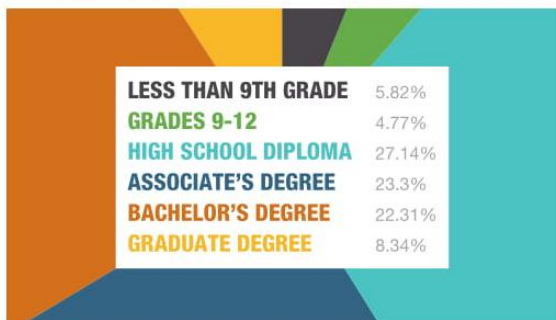
Ranked as the second fastest-growing county and second fastest-growing city in the nation, Comal County and New Braunfels are experiencing an unprecedented growth rate — growing at an average of 6% per year; an 88% increase in the last decade. The city's population surpassed 70,000 in 2015 and is projected to reach 85,000 by 2021. Founded in 1845 by German settlers, New Braunfels' population includes many German and Hispanic descendants.

### 2017 POPULATION:

CITY: 79,152 COUNTY: 141,009

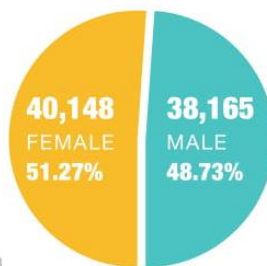


## POPULATION BY EDUCATIONAL ATTAINMENT



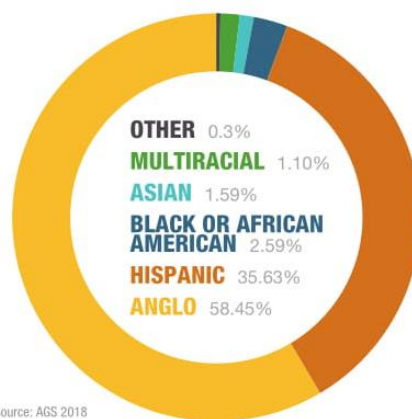
Source: AGS 2018

## POPULATION BY GENDER



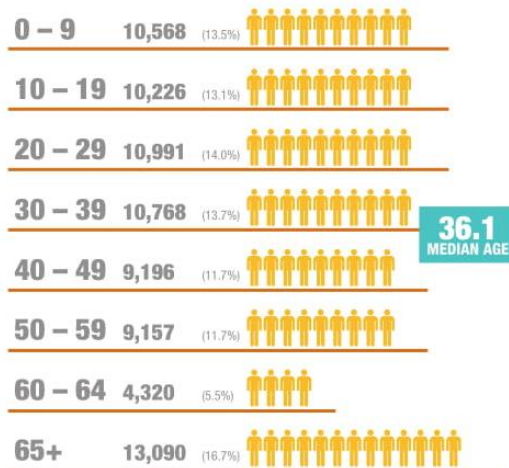
Source: AGS 2018

## POPULATION BY RACE-ETHNICITY



Source: AGS 2018

## POPULATION BY AGE



Source: AGS 2018

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TALENT

## SKILLED, RELIABLE WORKFORCE

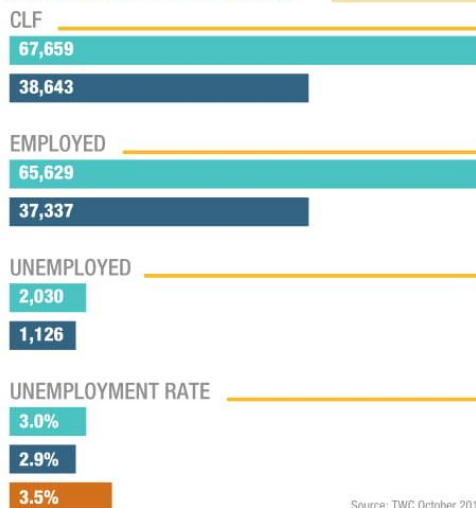
The center of a well-trained, available workforce, New Braunfels touts a strong work ethic among its population. The diverse industry sector employs workers in a variety of professions including: aerospace, automotive, construction, engineering, finance, healthcare and manufacturing. In the last 16 years, the workforce has increased 80% and new primary jobs have more than doubled since 2003, averaging 938 primary jobs per year.

### MAJOR EMPLOYERS

EMPLOYER (PRODUCT OR SERVICE)	EMPLOYEES
COMAL ISD SCHOOL DISTRICT	2,895
SCHLITTERBAHN WATERPARK	2,100
WAL-MART DISTRIBUTION CENTER	1,250
NEW BRAUNFELS ISD	1,188
CITY OF NEW BRAUNFELS	812
SYSCO	810
HUNTER INDUSTRIES, LTD.	730
COMAL COUNTY	681
HD SUPPLY FACILITIES MAINTENANCE	538
RUSH ENTERPRISES, INC.	518
CBE	435
CHRISTUS SANTA ROSA - NEW BRAUNFELS	424
COMAL COUNTY	410
RESOLUTE HEALTH	408
IBEX CORPORATION	400
GRUENE, TEXAS	315

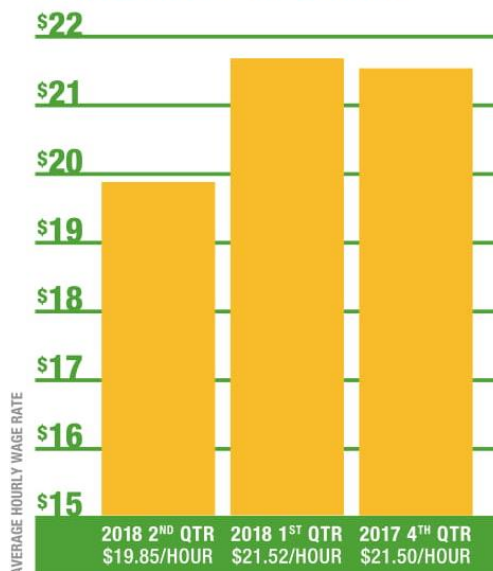
Source: NBEDC

### AVAILABLE WORKFORCE



Source: TWC October 2018

### COMAL COUNTY WAGE RATES



Tri-county (Comal, Guadalupe and Hays)  
Average Weekly Wage is \$20.13/hr.

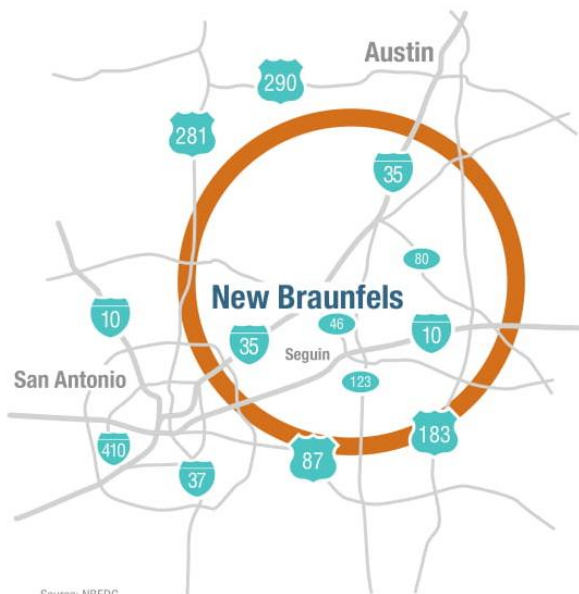
Source: Texas LMCI Tracer, 2018



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TALENT



Source: NBEDC

**500,000+ WORKFORCE WITHIN  
A 30-MINUTE COMMUTE**

### COMMUTE TO WORK

**81.5%**  
CAR, TRUCK, OR VAN:  
DROVE ALONE



**10.8%**  
CAR, TRUCK, OR VAN:  
CARPOOLED



**5.7%**  
WORKED AT HOME



**1%**  
WALKED



**0.9%**  
OTHER MEANS

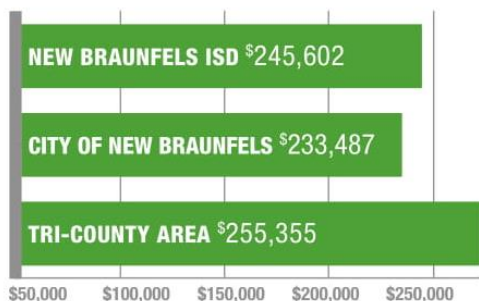


Source: Census.gov, 2013-2017 ACS

## AFFORDABLE COST OF LIVING, UNIQUE QUALITY OF LIFE

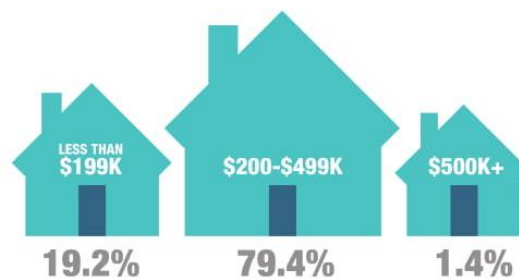
An affordable cost of living is enhanced by low city, county and school district taxes to create a composite cost of living score 15% below the national average. Average home prices are 30% lower than the national average. New Braunfels is considered a great place to live, work and play.

### MEDIAN HOME VALUE



Source: Comal Appraisal District, Four Rivers Association of Realtors

### MEDIAN HOME PRICE: \$235,000



Source: November 2018, Four Rivers Association Realty

7

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