

Walnut Square

692 S Walnut Ave | New Braunfels, TX



2,500 SF
Available

\$7.93 PSF
NNN

Contact
Broker
Rate

ABOUT THE PROPERTY

- Drive-thru endcap available
- Additional tenant signage and storefront available fronting I-35
- Prime location on S Walnut Ave, a key commercial corridor in the heart of New Braunfels
- Great visibility, easy access, ample parking
- Rare opportunity in highly sought after market
- Current tenant is dry cleaner; ability to terminate with written notice

JOIN THESE RESTAURANTS & RETAILERS



TRAFFIC COUNTS

IH-35 N
IH-35 S

160,710 VPD
169,886 VPD

Site Aerial

692 S Walnut Ave | New Braunfels, TX



PAPA MURPHY'S
BR



Walnut Square



BOON'S BEANS
SALLY BEAUTY
GameStop

ShIPLEY DO-NUTS
Swig
FRED LOYA INSURANCE
Check n Go



SITE
Phenix
MR
US NAILS & SPA



160,710 VPD

169,886 VPD

CHRISTUS Health
AMERICA'S BEST CONTACTS & EYEGLASSES
Batteries
PET SMART
SPECS
Aaron's





New Braunfels Marketplace

- LA COSECHA MEXICAN TABLE
- SANTIKOS ENTERTAINMENT
- HONEYBAKED
- LESLIE'S
- CASA
- DECOR
- Michael's
- PLAY IT AGAIN SPORTS
- Applebees
- IHOP
- FATBURGER

Walnut Square

- Urban Air
- Cane's
- Auto Zone
- DOLLAR TREE
- CHASE
- BR
- Shipley DO-NUTS
- Swig
- PAPA MURPHY'S
- FRED LOYA INSURANCE

- Chicken EXPRESS
- SALLY BEAUTY
- GameStop
- CVS
- FedEx
- Jason's Deli

SITE

- Phenix Salon Suites
- MR MARSHALL REDDICK
- US NAILS & SPA

Courtyard Plaza

- HARBOR FREIGHT
- cicis
- BIG LOTS!
- sunloan
- dd's DISCOUNTS
- jiffylube
- POLLO REGIO
- DOLLAR TREE
- LONG JOHN SILVERS
- WHATABUGGER

Interstate Plaza

- SPEC'S
- PET SMART
- FIREHOUSE SUBS
- Spectrum
- ACE DENTAL
- Bank of America
- Batteries + Bulbs
- LOCKER ROOM HAIRCUTS
- J NAILS
- HAPPY DRAGON
- Aaron's
- FASTSIGNS
- AMERICA'S BEST CONTACTS & EYEGLASSES
- planet fitness
- CHRISTUS Health

- SUBWAY
- Arby's
- POPEYES
- TACO BELL
- Schlotsky's

- Walmart Supercenter
- Lowie's

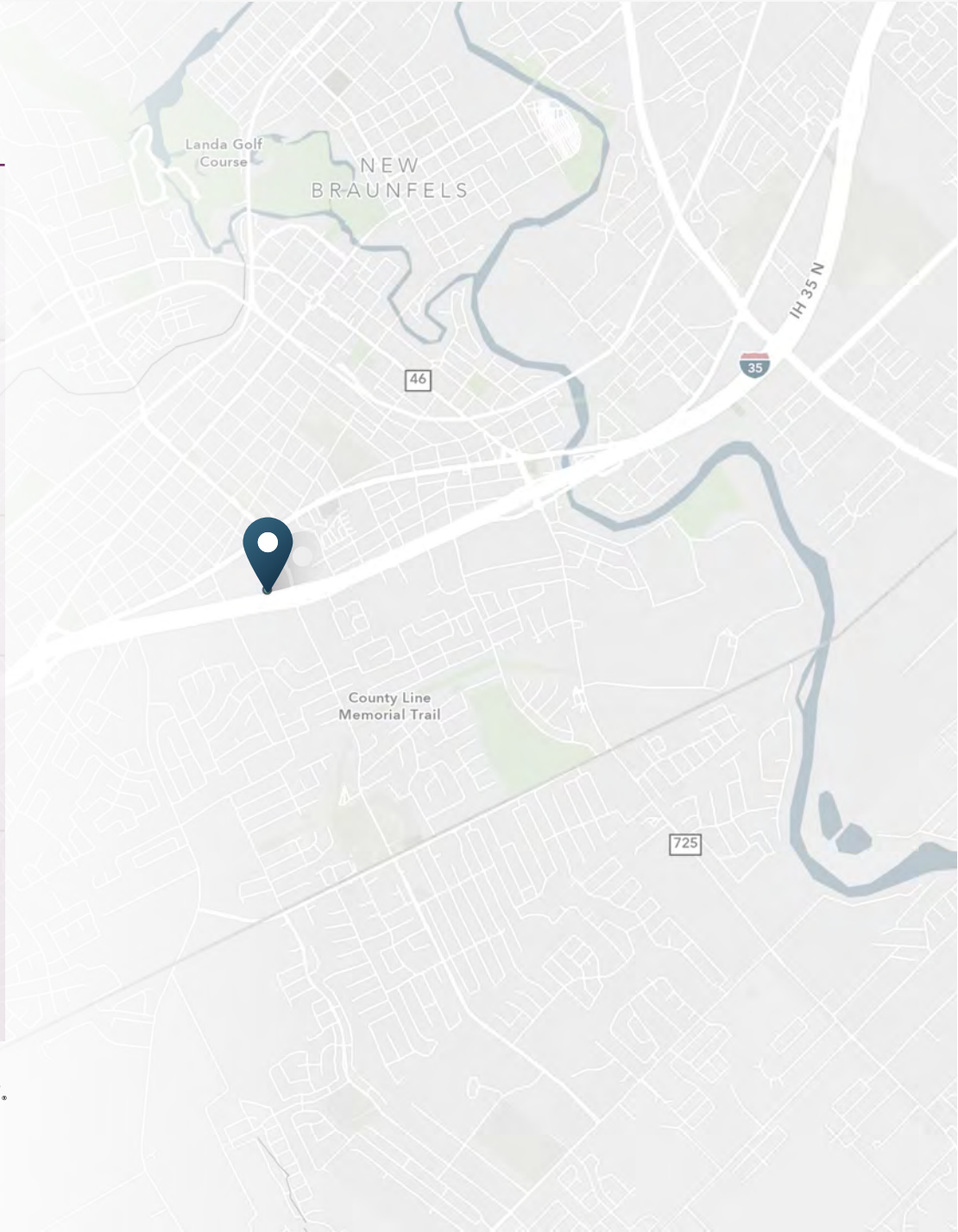
Walnut Springs Elementary
County Line Elementary
Memorial Elementary





DEMOGRAPHIC HIGHLIGHTS

Population	1 mile	3 miles	5 miles
2024 Estimated Population	10,581	60,661	110,423
2029 Projected Population	10,925	65,363	137,548
Proj. Annual Growth 2024 to 2029	0.64%	1.50%	4.49%
Daytime Population			
2024 Daytime Population	12,506	74,667	115,570
Workers	6,714	42,457	58,232
Residents	5,792	32,210	57,338
Income			
2024 Est. Average Household Income	\$105,097	\$109,275	\$112,130
2024 Est. Median Household Income	\$79,636	\$83,705	\$87,126
Households & Growth			
2024 Estimated Households	4,202	23,285	42,705
2029 Estimated Households	4,421	25,528	53,703
Proj. Annual Growth 2024 to 2029	1.02%	1.86%	4.69%
Race & Ethnicity			
2024 Est. White	61%	65%	65%
2024 Est. Black or African American	2%	3%	3%
2024 Est. Asian or Pacific Islander	1%	2%	2%
2024 Est. American Indian or Native Alaskan	1%	1%	1%
2024 Est. Other Races	35%	30%	29%
2024 Est. Hispanic (Any Race)	45%	38%	38%



> **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 Real Estate Partners	9005621	ryan.johnson@srsre.com	512.236.4600
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Ryan Andrews Johnson	525292	ryan.johnson@srsre.com	214.560.3285
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 or 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.

Drew Allen	656732	drew.allen@srsre.com	210.504.1242	
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone	
<hr/>				
Sales Agent/Associate's Name	License No.	Email	Phone	
<hr/>				
Buyer Initials	Tenant Initials	Seller Initials	Landlord Initials	Date



SRS Real Estate Partners
2101 McCullough Ave.
San Antonio, TX 78212

Drew Allen
210.504.1242
drew.allen@srsre.com

SRSRE.COM

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