



For Lease or Sale

6,400 SF Retail Space & Pad Site Remaining

- Available now
- Located on the going home side of Highway 46 with cross access back to Oak Run Parkway in one of the fastest growing submarkets in Texas
- New Braunfels is the 2nd fastest growing city in the United States, according to 2015 estimates from US Census Bureau. The city population is projected to outpace the national average by more than 4 times in 2021.
- Major area employers include HEB, WalMart, Home Depot, Caterpillar, Hunter and Schlitterbahn Waterpark

| <i>Demographics</i> | 1 mile | 3 mile | 5 mile |
|-----------------------|-----------|----------|----------|
| Estimate Population | 5,354 | 24,115 | 62,700 |
| Estimate Households | 1,962 | 9,359 | 23,930 |
| Avg. Household Income | \$126,328 | \$96,854 | \$85,106 |
| Daytime Population | 1,873 | 13,344 | 31,821 |

Year: 2018 | Esri

| <i>Traffic Counts</i> | CPD |
|------------------------------|--------|
| Highway 46 east of Oak Run | 30,855 |
| Loop 337 north of Highway 46 | 21,030 |

Year: 2015 | TxDOT

DISCLAIMER

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Oak Run Retail Center Highway 46 and Oak Run Parkway New Braunfels, Texas

Availability

Suite 100: 4,002 SF endcap

Suite 115: 2,364 SF

Pricing

\$25.00 - \$29.00 psf

Call for pricing on pad site

NNN

\$7.00 PSF (estimated)

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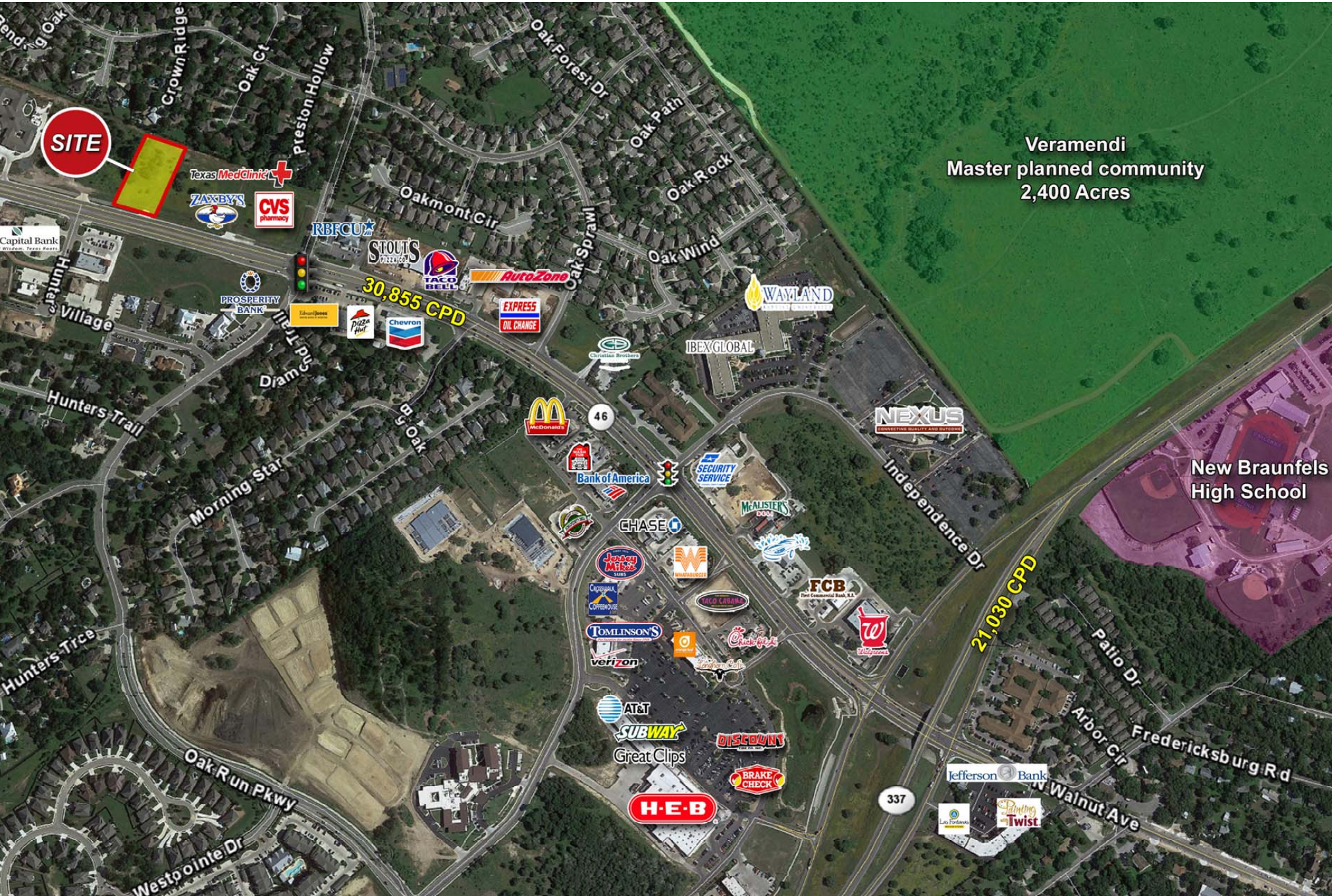
Barry Haydon

Senior Vice President

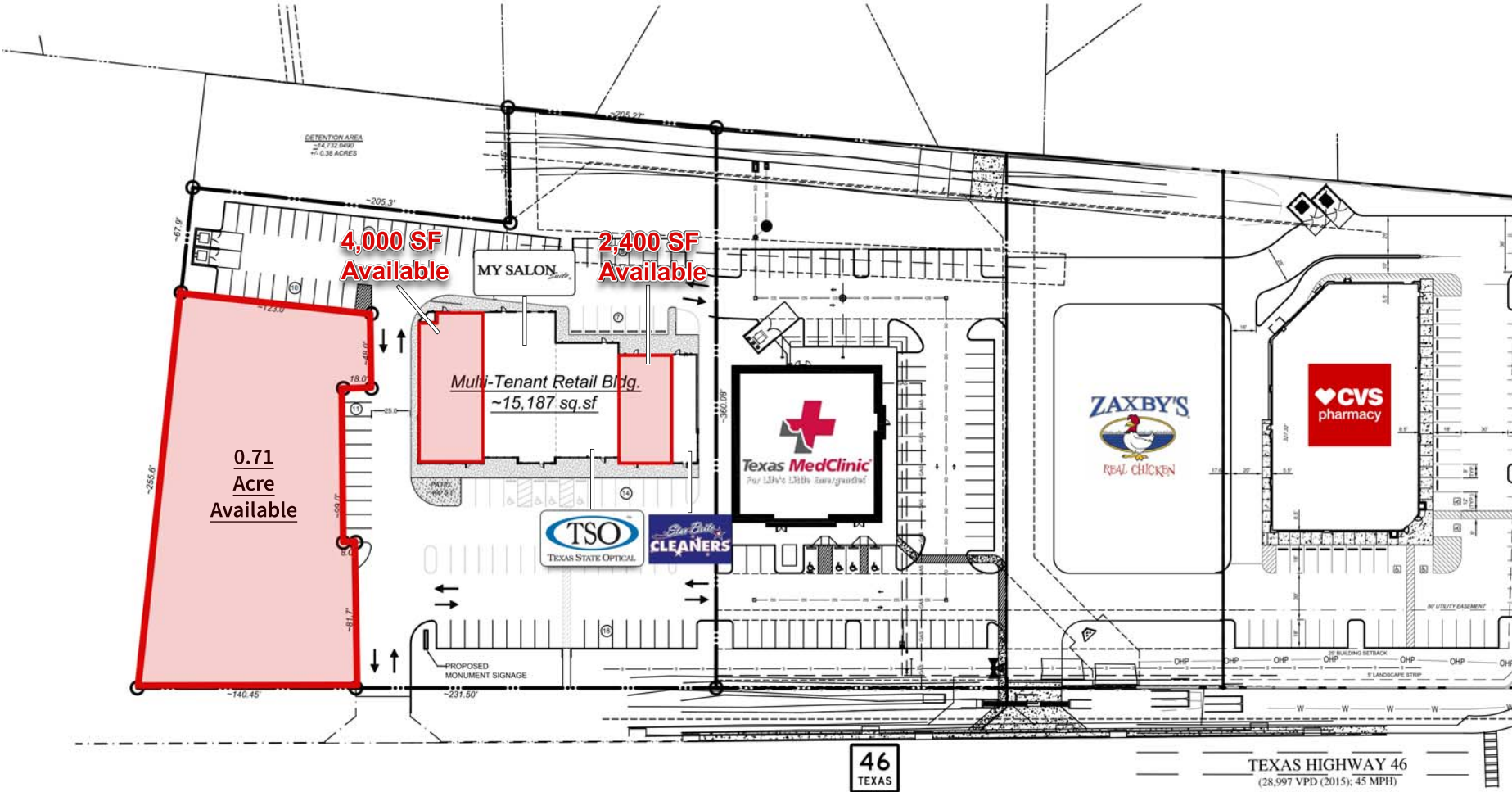
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Site Plan

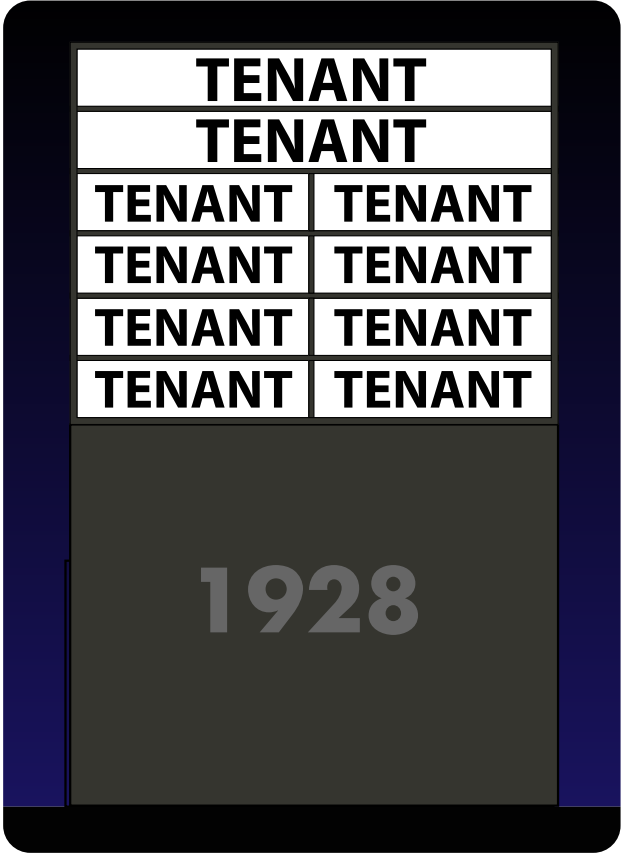
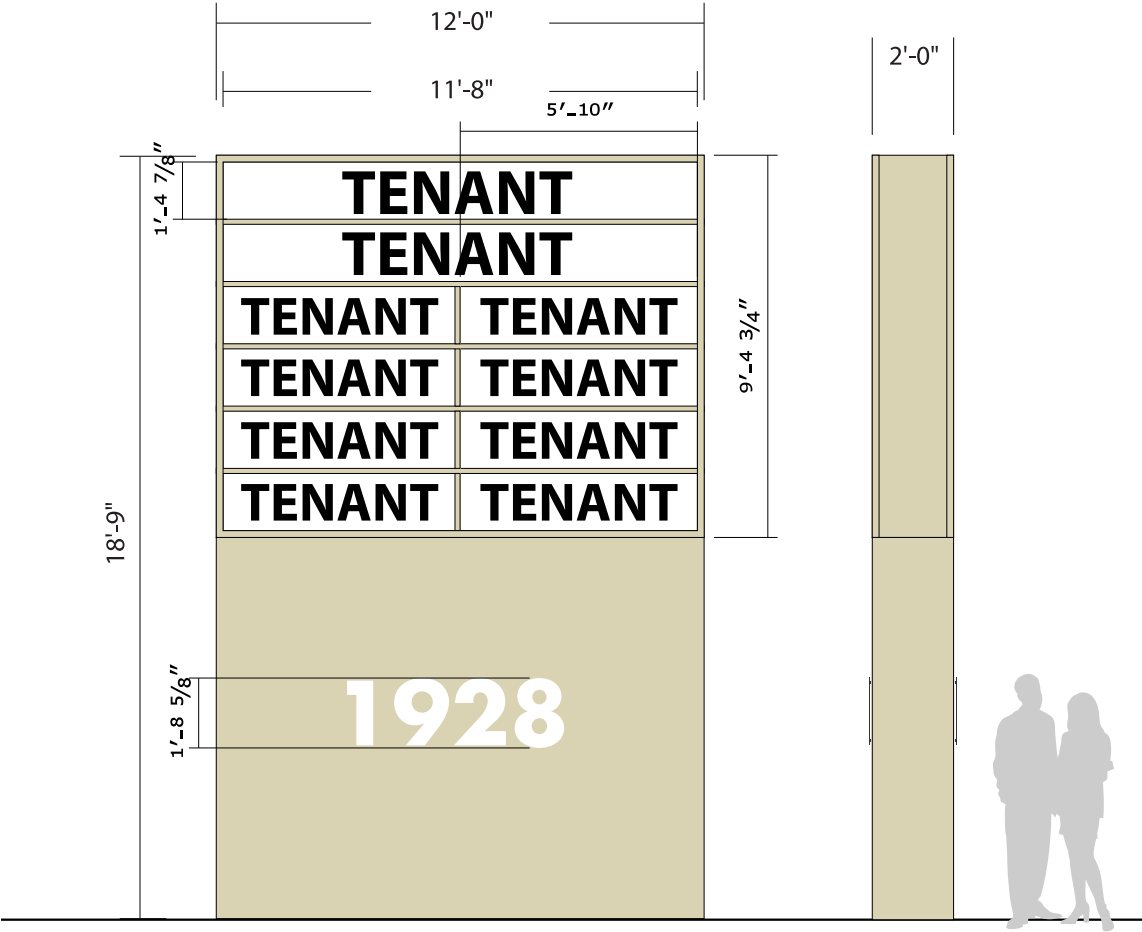


SITE PLAN

Site Plan



Signage



ILLUMINATED VIEW



JLL Demographic Summary

2572-2598 Oak Run Pkwy
2572-2598 Oak Run Pkwy, New Braunfels, Texas, 78132
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 29.72006
Longitude: -98.16636

| | 1 mile | 3 miles | 5 miles |
|--|-----------|-----------|----------|
| Population Summary | | | |
| 2000 Total Population | 2,417 | 16,825 | 38,147 |
| 2010 Total Population | 3,425 | 19,370 | 48,989 |
| 2018 Total Population | 5,354 | 24,115 | 62,700 |
| 2023 Total Population | 6,295 | 27,460 | 72,052 |
| 2017-2022 Annual Rate | 3.29% | 2.63% | 2.82% |
| Total Households | 1,962 | 9,359 | 23,930 |
| Data for all businesses in area | | | |
| Total Businesses: | 203 | 1,126 | 2,767 |
| Total Employees: | 1,873 | 13,344 | 31,821 |
| Total Residential Population: | 5,354 | 24,115 | 62,700 |
| Employee/Residential Population Ratio: | 0.35:1 | 0.55:1 | 0.51:1 |
| Labor Force By Occupation - White Collar | 78.9% | 62.6% | 59.5% |
| Labor Force By Occupation - Blue Collar | 8.1% | 17.2% | 21.2% |
| Median Age | | | |
| 2018 Median Age | 50.6 | 44.7 | 39.8 |
| Median Household Income | | | |
| 2018 Median Household Income | \$106,671 | \$69,638 | \$64,554 |
| 2023 Median Household Income | \$109,613 | \$77,631 | \$72,734 |
| 2017-2022 Annual Rate | 0.55% | 2.20% | 2.41% |
| Average Household Income | | | |
| 2018 Average Household Income | \$126,328 | \$96,854 | \$85,106 |
| 2023 Average Household Income | \$135,502 | \$106,969 | \$95,060 |
| 2017-2022 Annual Rate | 1.41% | 2.01% | 2.24% |
| Per Capita Income | | | |
| 2018 Per Capita Income | \$48,667 | \$38,689 | \$33,112 |
| 2023 Per Capita Income | \$52,282 | \$42,517 | \$36,868 |
| 2017-2022 Annual Rate | 1.44% | 1.90% | 2.17% |
| 2018 Population 25+ by Educational Attainment | | | |
| Total | 3,977 | 17,183 | 43,160 |
| Less than 9th Grade | 1.1% | 6.2% | 6.0% |
| 9th - 12th Grade, No Diploma | 1.5% | 3.2% | 3.8% |
| High School Graduate | 19.5% | 23.2% | 23.5% |
| GED/Alternative Credential | 1.4% | 2.5% | 3.0% |
| Some College, No Degree | 15.1% | 18.2% | 22.5% |
| Associate Degree | 5.2% | 5.4% | 7.3% |
| Bachelor's Degree | 35.9% | 28.0% | 23.8% |
| Graduate/Professional Degree | 20.3% | 13.3% | 10.1% |
| 2018 Population by Sex | | | |
| Males | 2,560 | 11,579 | 30,149 |
| Females | 2,795 | 12,536 | 32,551 |
| 2018 Population by Race/Ethnicity | | | |
| Total | 5,354 | 24,114 | 62,700 |
| White Alone | 88.7% | 85.9% | 83.7% |
| Black Alone | 3.0% | 2.5% | 2.9% |
| American Indian Alone | 0.5% | 0.6% | 0.7% |
| Asian Alone | 2.5% | 1.2% | 1.4% |
| Pacific Islander Alone | 0.0% | 0.1% | 0.0% |
| Some Other Race Alone | 3.1% | 7.3% | 8.4% |
| Two or More Races | 2.2% | 2.5% | 2.8% |
| Hispanic Origin | 16.5% | 35.7% | 39.9% |
| Diversity Index | 43.0 | 60.0 | 63.5 |

Source:



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.



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.

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.
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 - that the owner will accept a price less than the written asking price;
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 - 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.

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| Jones Lang LaSalle Brokerage, Inc. | 591725 | jan.lighty@am.jll.com | 214-438-6100 |
| Licensed Broker /Broker Firm Name or Primary Assumed Business Name | License No. | Email | Phone |
| Bradley Stone Selner | 399206 | brad.selner@am.jll.com | 214-438-6169 |
| Designated Broker of Firm | License No. | Email | Phone |
| Licensed Supervisor of Sales Agent/ Associate | License No. | Email | Phone |
| David Tyler West | 500410 | ty.west@am.jll.com | 210-839-2015 |
| Sales Agent/Associate's Name | License No. | Email | Phone |

Buyer/Tenant/Seller/Landlord Initials

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| Designated Broker of Firm | License No. | Email | Phone |
| Licensed Supervisor of Sales Agent/ Associate | License No. | Email | Phone |
| Jonathan Haag | 561368 | jonathan.haag@am.jll.com | 210-839-2024 |
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