

CALL FOR MORE INFORMATION



FOR LEASE

100% LEASED

PROPERTY HIGHLIGHTS

- High visibility
- Shares space with busy Stripes Convenience Store
- Two restrooms in space
- Surrounded by retail

TRAFFIC COUNT

I-35: 114,535 VPD
S. Seguin Ave: 24,932 VPD
(TxDOT 2020)

AREA TRAFFIC GENERATORS



PROPERTY SNAPSHOT



69,644
2023 POPULATION
3 MILE RADIUS



42,001
2023 DAYTIME POPULATION
3 MILE RADIUS



\$104,825
2023 AVERAGE INCOME
3 MILE RADIUS



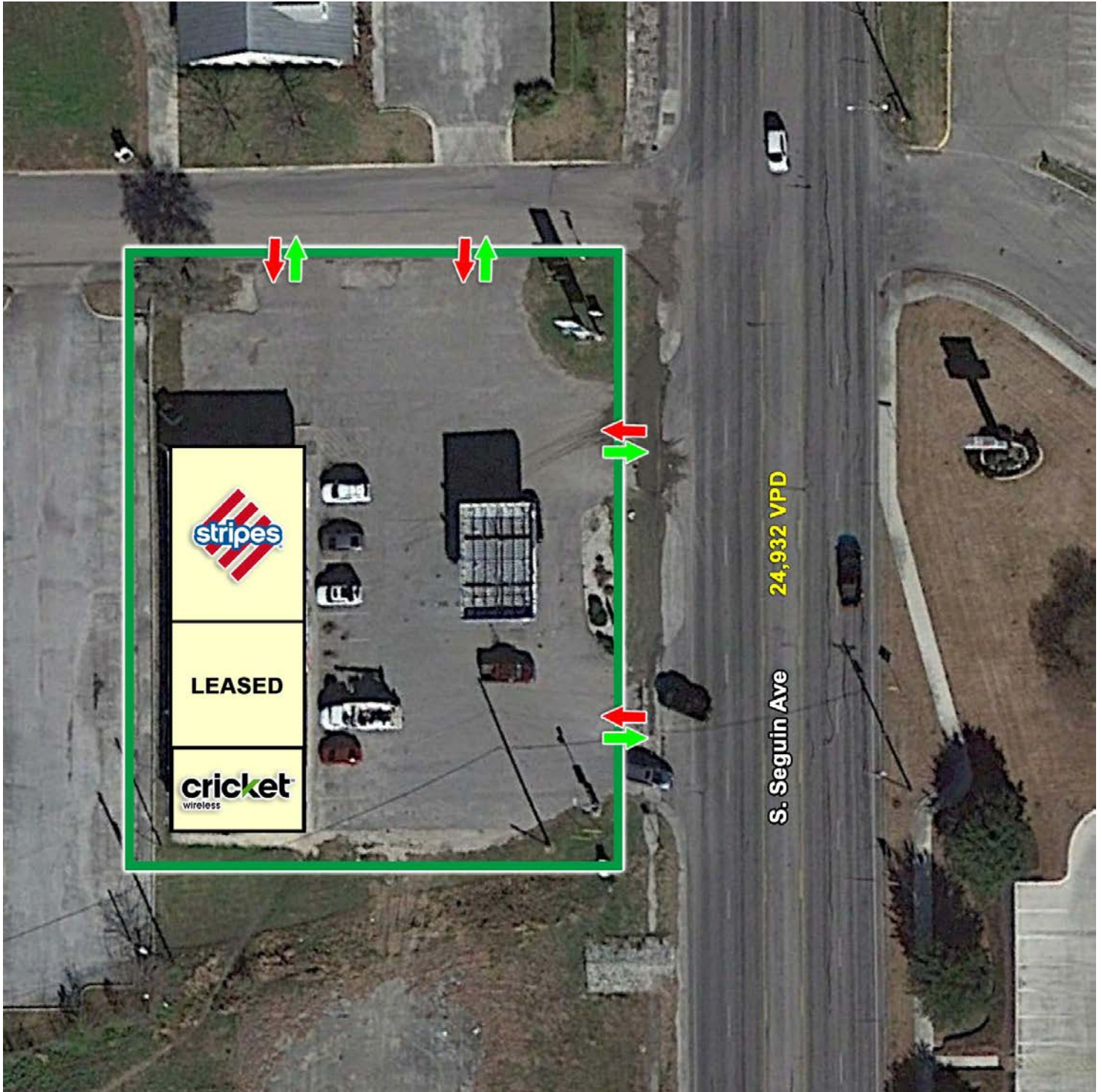
114,535 VPD
I-35

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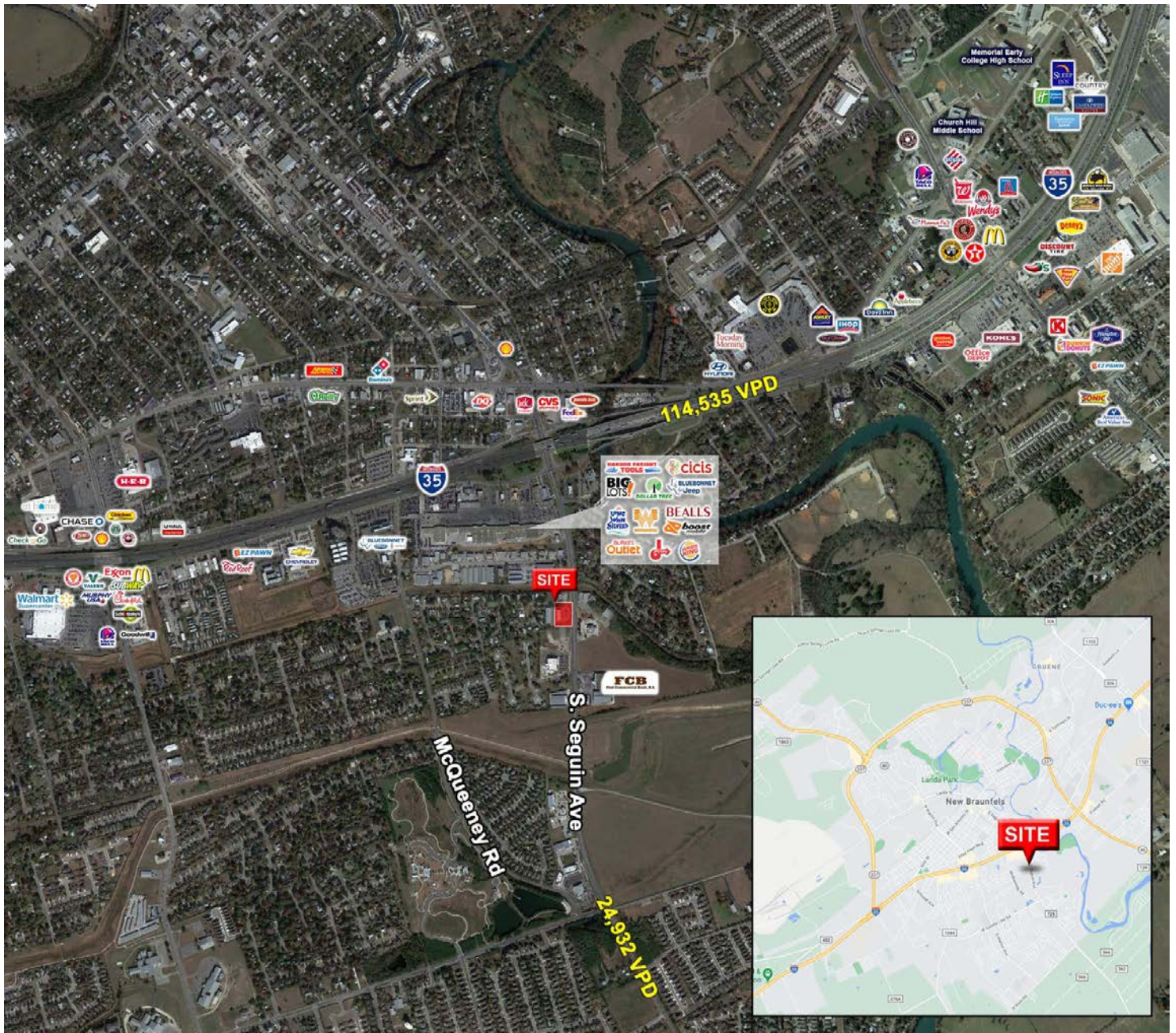


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Massive Mixed-Use Development Coming to New Braunfels

By Warren Brown | 7:47 AM Feb. 12, 2020 CST | Updated 12:36 PM Feb. 18, 2020 CST

A 1,963-acre Texas General Land Office property sandwiching I-35 north of New Braunfels was revealed to be under contract by SouthStar Communities at a luncheon hosted by the Greater New Braunfels Economic Development Foundation on Tuesday, Feb. 11.

Thad Rutherford, SouthStar's president, spoke briefly about the project during a Q&A at the luncheon and materials distributed to attendees listed recent economic milestones for the city, including a note about the GLO land's status and that a due diligence period is underway.

"We have under contract a very large piece of land within the city of New Braunfels, right off I-35," Rutherford said during the Q&A. "We talk about it in the office; it's kind of like the dog that caught the bus."

SouthStar—a local real estate development, management and investment company—is planning a mixed-use development expected to take up to 20 years to complete, according to Rutherford.

The property is split in two by I-35 with the west tract being 731 acres between FM 1102 and the interstate. The eastern tract is 1,232 acres and runs from the interstate to FM 1101, according to a real estate listing on GLO's website.

Previous plans to develop the land can be traced back to 2010 but never came to fruition, and the tracts have sat idle for several years. A brochure on GLO's website states a deadline of May 31, 2019, for offers on the property.

SouthStar's website says the company has "been acquiring, investing in and managing residential communities" for more than 20 years.

"We're really big on building communities within a great community," Rutherford said during the Q&A. "That's one of the reasons why we're here in New Braunfels."

The Q&A was moderated by chamber President Michael Meek and also featured Hemant Sehgal of TaskUs and Ryan French of Continental Automotive.

Source: <https://communityimpact.com/austin/new-braunfels/2020/02/12/breaking-massive-mixed-use-development-coming-to-new-braunfels/>

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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.

11-2-2015



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.
- 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.

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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date