



Shopping Center Details

- Available Spaces
 - Suite 101 1,800 SF
 - Suite 137 2,291 SF
 - Suite 165 1,010 SF
 - Suite 167A 3,500 SF
- Rate
 - Please contact brokers.

NNN Breakdown	
CAM	\$2.83 PSF
Insurance	\$0.98 PSF
Taxes	\$1.68 PSF
Total	\$5.49 PSF

Property Highlights

- Located in New Braunfels, Texas in the heart of the Austin to San Antonio corridor on I-35
- Excellent access and visibility to I-35 with over 124,000 VPD
- Pylon signage available on property

Key Tenants

- Academy Sports & Outdoors
- Harbor Freight Tools
- Dollar Tree
- dd's Discounts

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Tenants & Availabilities

101	1,800 SF Available		
103	China Kitchen	2,900 SF	
105	Taqueria Guadalajara	3,000 SF	
105C	Metro PCS	1,080 SF	
106A	Fairy Lash	2,160 SF	
107	Beauty Plex	1,200 SF	
109	Clinica Familiar	2,500 SF	
111	Los Cristales	1,315 SF	
111A	Paleteria La Reina	1,225 SF	
111B	Dental Plus Clinic	1,875 SF	
113	Donut Palace	1,020 SF	
115	Ace Cash Express	1,800 SF	
117	K&B Liquors	2,272 SF	
119	Amtex Auto Insurance	1,731 SF	
121	Cici's Pizza	4,032 SF	
123	San Anthony Jewelry	1,756 SF	
131	Footy Rooty	2,565 SF	
133	Guadalajara Meat Market	5,247 SF	
137	2,291 SF Available		
139	Ollie's	30,000 SF	
141	Dollar Tree	8,690 SF	
145	Vacant Shell Space	3,940 SF	
147	Harbor Freight Tools	15,260 SF	
149	Cricket Wireless	1,716 SF	
151	SalonCentric	2,574 SF	
153	Kuhl River Day Spa	3,160 SF	
157	dd's Discounts	20,000 SF	
159 & 161	Academy Sports & Outdoors	43,280 SF	
163	DP Nails	757 SF	
165	1,010 SF Available		
167A	3,500 SF Available		
167B	Rent-A-Center	3,056 SF	
169	CommuniCare	6,300 SF	
173	Lone Star Spine & Rehab Physiscal Medicine Clinic	1,700 SF	
183	Alamo Workforce Solutions	5,640 SF	
185	Pollo Regio	4,002 SF	
161	Long John Silver's/A&W	2,607 SF	

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CLOSE UP AERIAL



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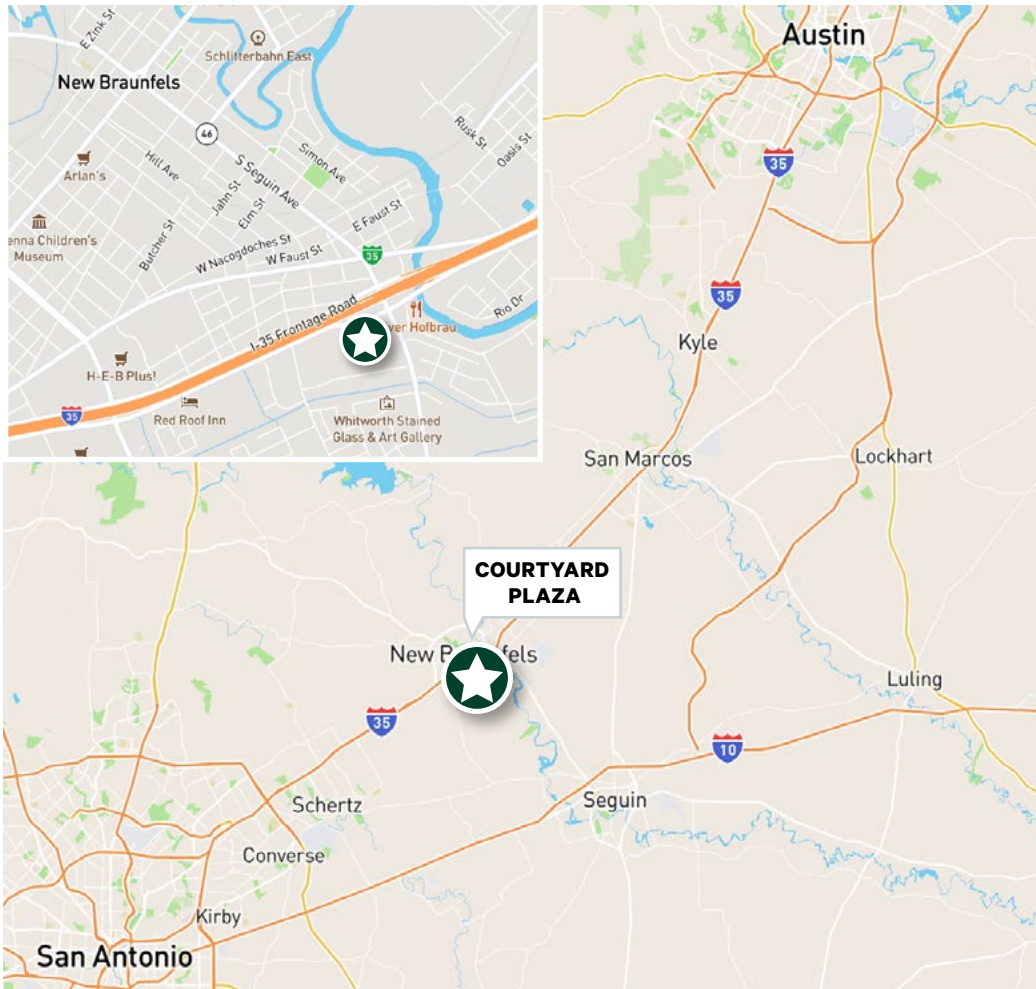
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FAR OUT AERIAL



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Demographics	1 Mile	3 Miles	5 Miles
2025 Population - Current Year Estimate	6,823	66,503	119,358
2030 Population - Five Year Projection	8,000	75,818	144,249
2025 Daytime Population	10,217	65,233	122,389
2025 Average Household Income	\$112,368	\$111,425	\$115,090
2025 Median Age	40.9	38.1	37.4

Traffic Counts	
I-35	139,674 VPD
FM 725	33,154 VPD

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