



Shopping Center Details

- Available Spaces
 - Suite 101 1,800 SF
 - Suite 169 6,300 SF
- Rate
 - Please contact brokers.

NNN Breakdown	
CAM	\$2.35 PSF
Insurance	\$0.84 PSF
Taxes	\$1.68 PSF
Total	\$4.87 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

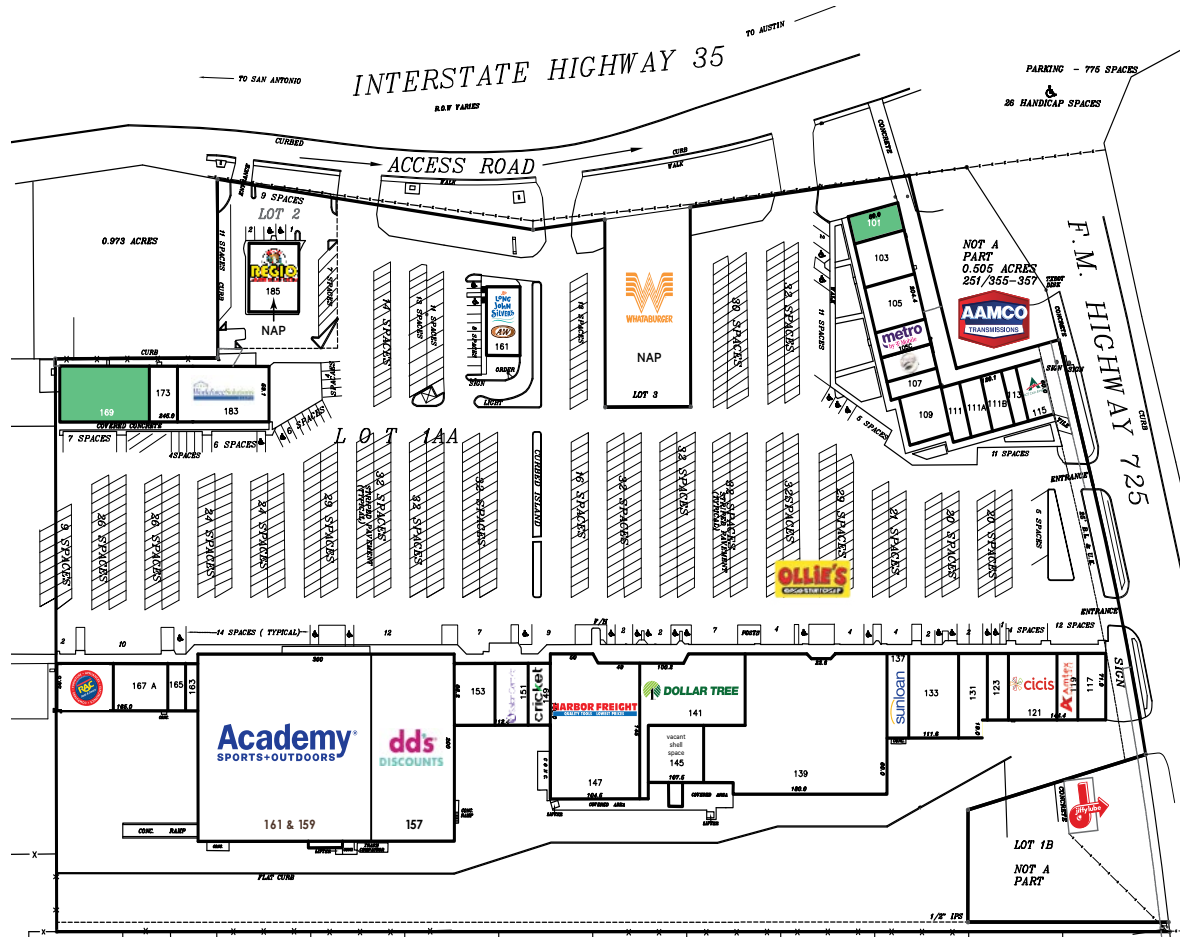
Key Tenants

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

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SITE PLAN



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	Paeteria 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	Sun Loan	2,291 SF
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	TMD Staffing	1,010 SF
167A	Gracie Jiu-Jitsu	3,500 SF
167B	Rent-A-Center	3,056 SF
169	6,300 SF Available	
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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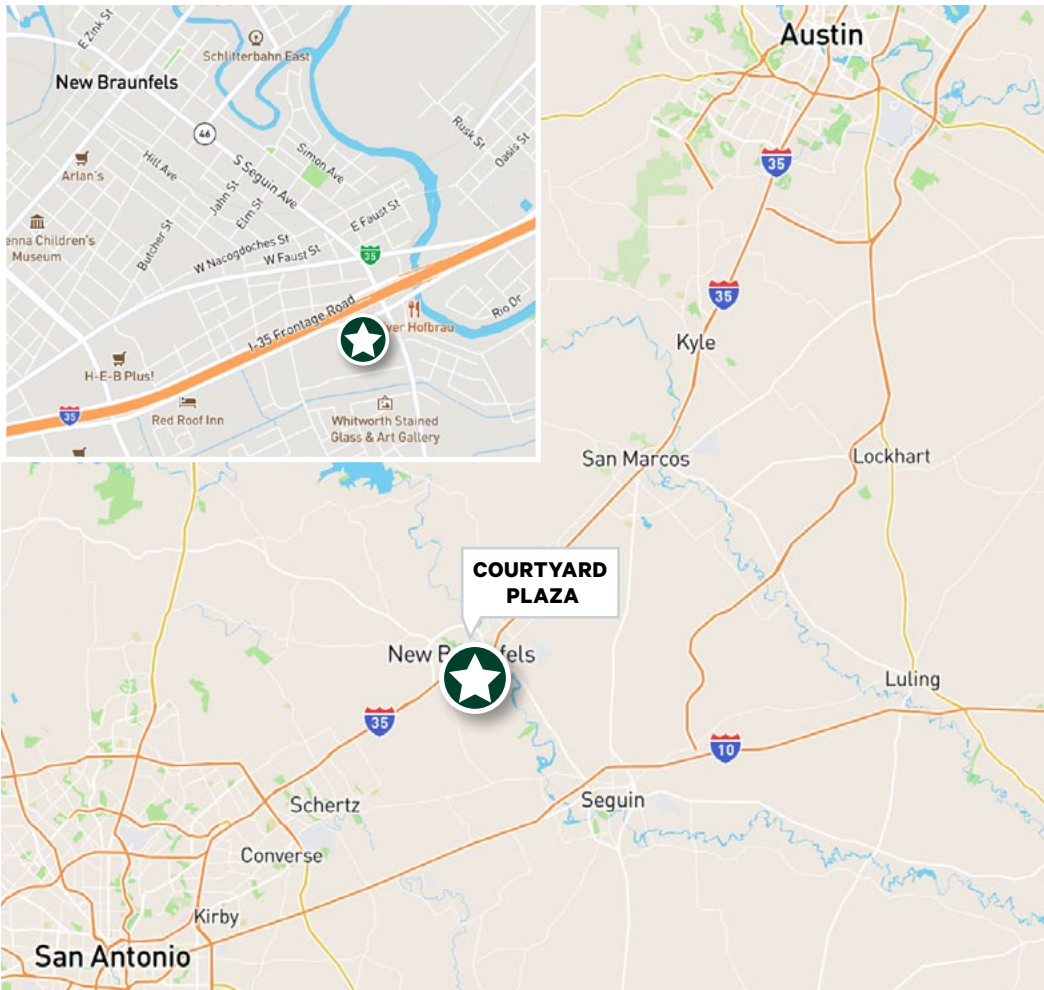
FAR OUT AERIAL



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Demographics	1 Mile	3 Miles	5 Miles
2024 Population - Current Year Estimate	7,178	67,786	115,488
2029 Population - Five Year Projection	7,368	73,938	143,704
2024 Daytime Population	10,598	65,884	119,471
2024 Average Household Income	\$104,405	\$108,433	\$110,303
2024 Median Age	40.2	37.6	37.0

Traffic Counts	
I-35	145,621 VPD
FM 725	31,879 VPD

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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.

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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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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Date