



**PAD SITES ALONG HIGHWAY 46, SOUTH OF I.H. 35
NEW BRAUNFELS, TEXAS**

LOCATION: The property is located on the north side of Highway 46, approximately .9 miles south of I. H. 35 in New Braunfels, Texas 78130.

SIZE: 4.968 Acres

FRONTAGE: Approximately 348 feet along Highway 46

UTILITIES: **Electricity:** New Braunfels Utilities indicates it has service along the frontage of the property.

Sewer: New Braunfels Utilities indicates it has a sewer line which bisects the property from west to east.

Water: New Braunfels Utilities indicates it has a water line along the north side of Highway 46 in front of the property.

Gas: Centerpoint Energy indicates it provides service to this property.

Prospective buyers should retain an independent engineer to verify the location, accessibility and available capacity of all utilities.

ZONING: C-3, Commercial, City of New Braunfels, Texas

Prospective buyers should verify the zoning and permitted uses for the property with the appropriate governing authority.

FLOOD PLAIN: Federal Emergency Management Agency maps do not appear to indicate any 100 year flood plain area on the property.

There is a 75 foot drainage easement along the rear of the property.

TOPOGRAPHY: The property is relatively flat with a drainage easement along the western and northern edge of the property.



EASEMENTS: There is a 20 foot sewer line easement bisecting the property in a west to east direction, and a 75 foot drainage easement along the rear of the property. Refer to Boundary Survey attached.

DEED RESTRICTIONS: Contact Broker.

TRAFFIC COUNT: The Texas Department of Transportation maps for 2010 indicate 24,000 vehicles per day on Highway 46, just southeast of Oelkers Drive (the street on the southeast edge of the property).

DEMOGRAPHICS: 2011 ESRI Estimates

	3 - mile	5 - mile
Population:	35,309	63,064
Average Household Income:	\$ 62,973	\$ 62,081

AREA DEVELOPMENT: The property is surrounded by residential, hospitality, and retail projects.

POTENTIAL USE: The property lends itself to a variety of retail, office, hospitality, and medical uses which would blend with the existing surrounding development.

INVESTMENT: \$ 3.75 per square foot; \$ 811,522.00

- COMMENTS:**
- The property is surrounded by residential and commercial development.
 - The frontage is on the heavily traveled Highway 46.
 - The owner will subdivide.

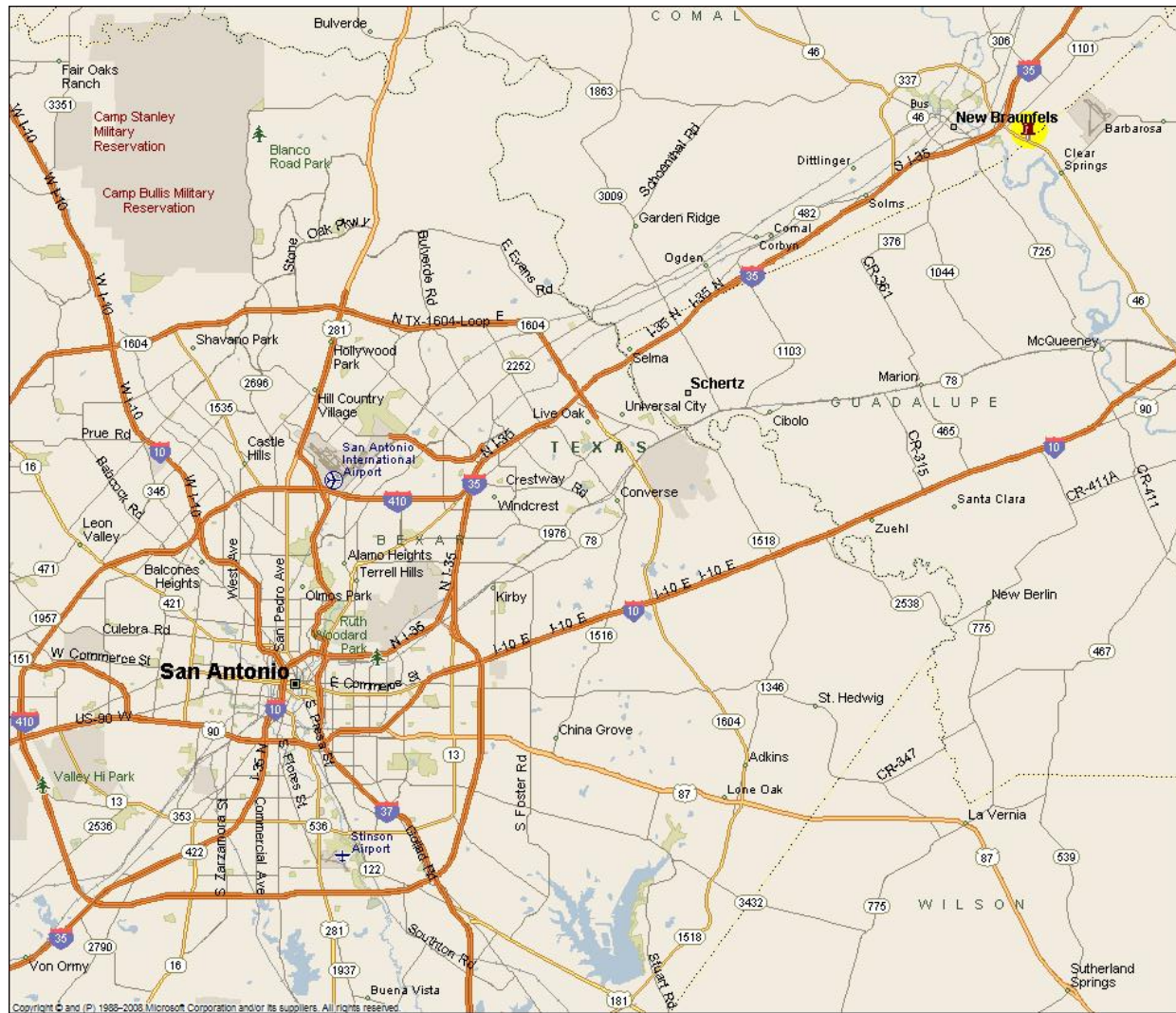
FOR INFORMATION CONTACT: JIM GUY EGBERT OR ELDON ROALSON, CCIM
Phone: (210) 496-5800 • **Fax:** (210) 496-5809 • **Email:** jimguy@roalson.com / eldon@roalson.com

View Available Properties: [Location Map](#) / [Available Property Summary](#) www.roalson.com

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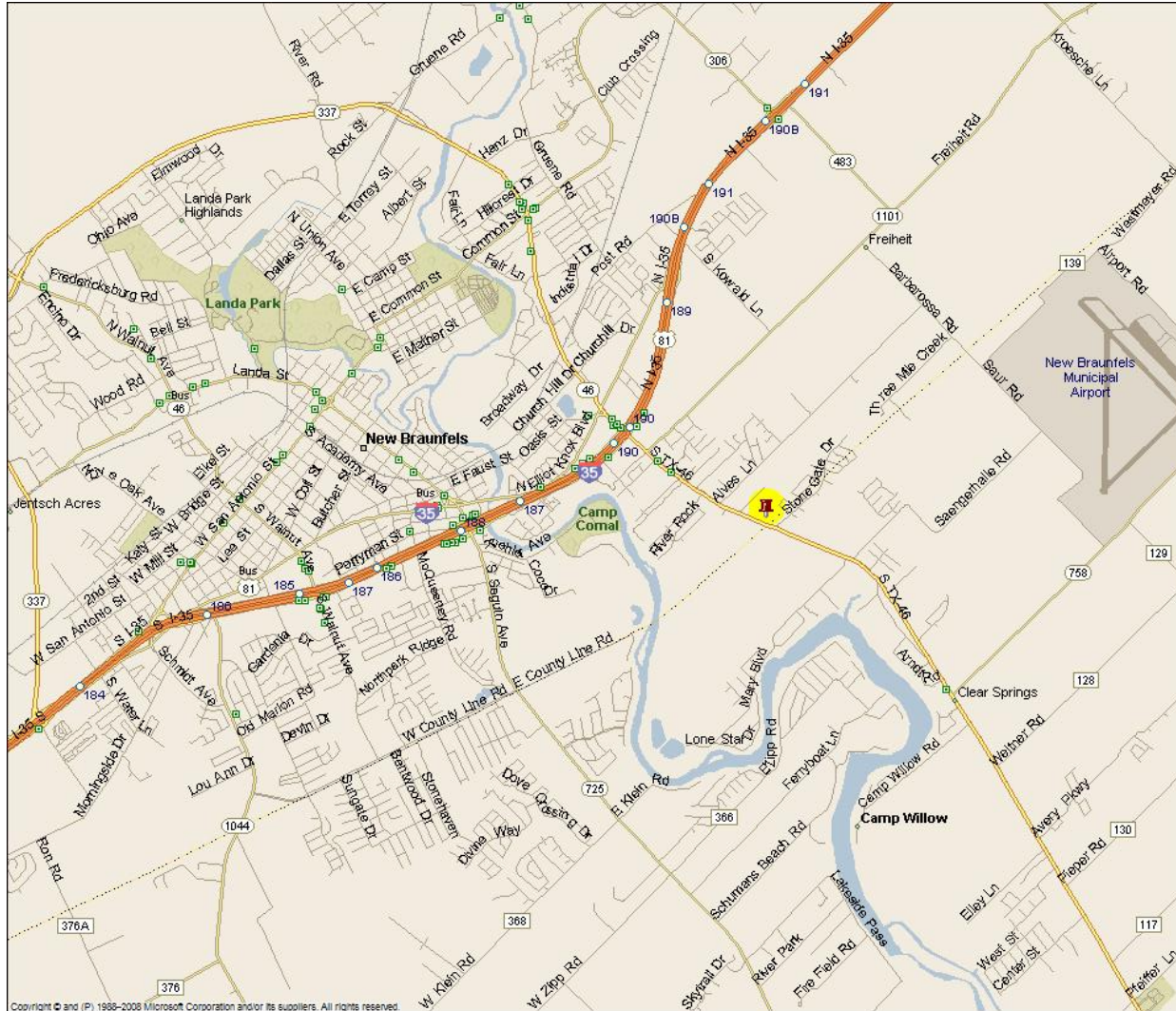
Location Map



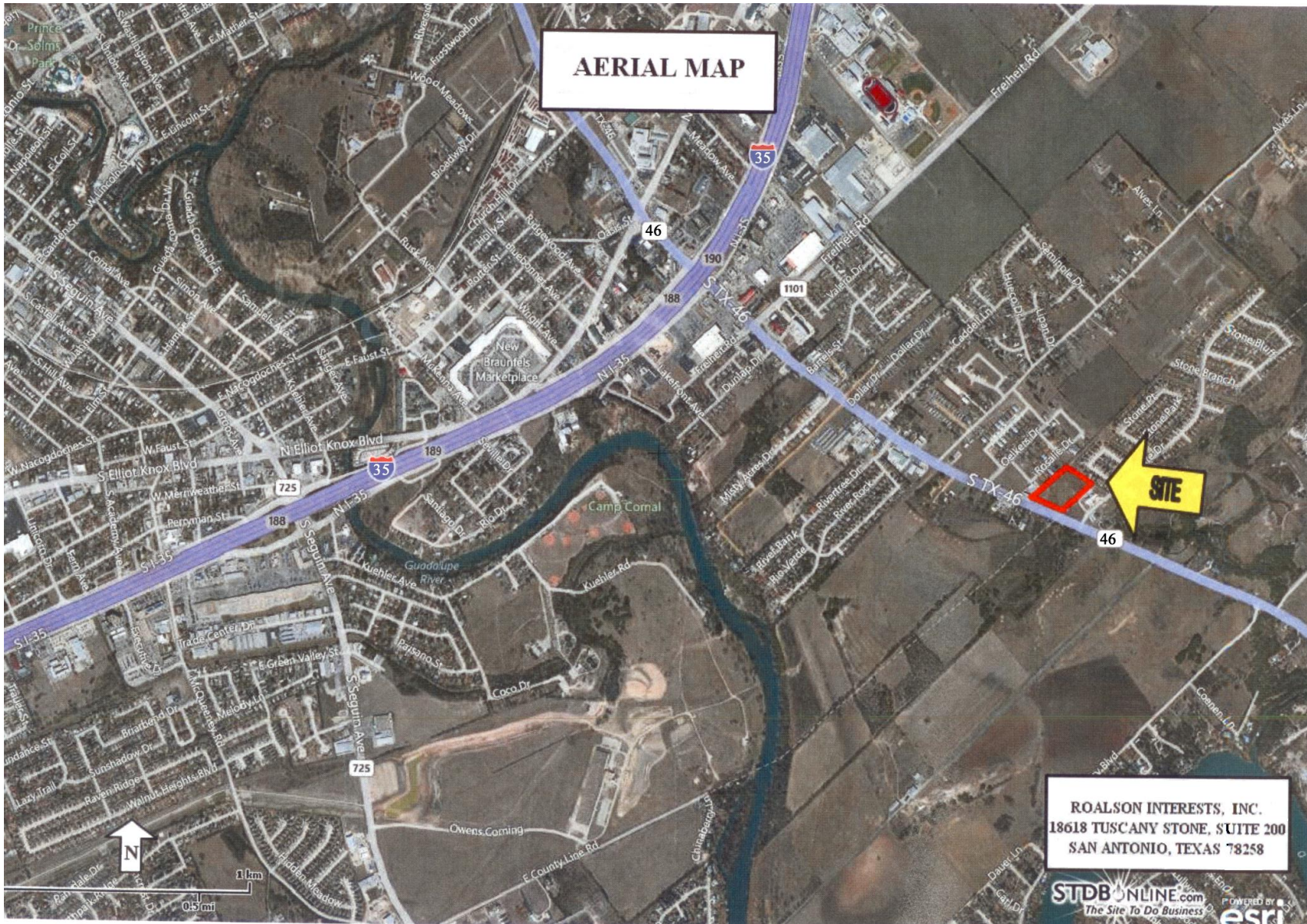
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Area Map



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DEMOGRAPHIC OVERVIEW

September 30, 2012

HIGHWAY 46, NEW BRAUNFELS, TX

	3.0 Miles:	5.0 Miles:	7.0 Miles:
Population			
2000 Census	34,096	61,285	73,358
2011 Estimate	35,309	63,064	75,520
5 Year Projection	41,974	73,874	88,265
Households			
2000 Census	12,533	22,568	26,834
2011 Estimate	12,991	23,217	27,615
5 Year Projection	15,473	27,243	32,334
2011 Population by Race			
White	86.3%	86.5%	86.6%
Black	1.9%	1.8%	1.9%
Asian or Pacific Islander	1.0%	0.9%	0.9%
American Indian	0.7%	0.7%	0.7%
2011 Population by Ethnicity			
Hispanic Origin	36.3%	36.3%	35.0%
2011 Total Housing Units			
Owner-Occupied	8,571	15,375	18,883
Renter-Occupied	4,420	7,842	8,733
Average Household Size	2.70	2.68	2.70
2011 Household Income			
Income \$ 0 - \$15,000	11.3%	12.1%	11.9%
Income \$ 15,000 - \$24,999	11.6%	11.5%	11.4%
Income \$ 25,000 - \$34,999	9.2%	9.5%	9.5%
Income \$ 35,000 - \$49,999	16.8%	17.6%	17.5%
Income \$ 50,000 - \$74,999	22.2%	21.7%	21.3%
Income \$ 75,000 - \$99,999	13.5%	12.4%	12.4%
Income \$ 100,000 - \$149,999	9.9%	9.6%	10.1%
Income \$ 150,000 - \$199,999	3.8%	3.5%	3.8%
Income \$200,000 +	1.7%	1.9%	2.2%
Average Household Income	\$62,973	\$62,081	\$63,441
Median Household Income	\$50,763	\$49,051	\$49,661
Per Capita Income	\$23,356	\$23,298	\$23,627

Source: U.S. Bureau of the Census, 2010 Census of Population and Housing. ESRI forecasts for 2011 and 2016.

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PROPERTY DISCLOSURE STATEMENT

As to the subject property, Roalson Interests, Inc. ("Broker") makes no warranties, representations or guarantees regarding the structural integrity, soundness or suitability, for any purpose, of any improvements which may be located on the property. Furthermore, Broker makes no warranties, representations or guarantees regarding any prior uses of the property or the nature and condition of the property, including, without limitation, (1) the water, soil and geology and the existence of any environmental hazards or conditions thereon (including, but not limited to, the presence of underground storage tanks, asbestos, radon, contaminated soil or hazardous substances), or the property's compliance with any applicable laws rules or regulations regarding such substances; and (2) the compliance of the property or its operation (past, present or future) with any building codes, laws, ordinances or regulations of any government or other body.

Broker does not have the technical expertise to either determine whether any improvements are in compliance with ADA requirements or to advise a principal on the requirements of the ADA. You are advised to contact an attorney, contractor, architect, engineer or other qualified professional of your own choosing to determine to what degree, if at all, ADA impacts the subject property.

Regarding the above items, any potential PURCHASER will rely solely on its own investigation of the property. Any information provided or to be provided, with respect to the property by Broker was obtained from sources deemed reliable but is in no way warranted or guaranteed by Broker. Broker has not made any independent investigation or verification of such information, and does not make any representations as to the accuracy or completeness of such information.

**BROKER: ROALSON INTERESTS, INC.
18618 TUSCANY STONE, SUITE 200
SAN ANTONIO, TEXAS 78258**

Roalson Interests, Inc.

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

Information About Brokerage Services

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER: The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written listing agreement or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER: The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY: A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker

and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under the Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you, you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

4.968 ACRES / HIGHWAY 46 / NEW BRAUNFELS, TEXAS

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

Buyer, Seller, Landlord or Tenant

Date

Texas Real Estate Brokers and Salesmen are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188 or (512) 465-3960.

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