



**NEW BRAUNFELS COMMERCIAL PROPERTY
422 FM 306, JUST WEST OF IH 35**

LOCATION: The property is located at the northwest corner of FM 306 and Lifehaus Industrial Drive, just west of IH 35 in New Braunfels, Texas

SIZE: 2 Acres

FRONTAGE: Approximately 233 feet on FM 306 and 375 feet on Lifehaus Industrial Drive

UTILITIES: **Electricity:** Available from NBU on FM 306 and Lifehaus Industrial Drive

Sewer: Available on FM 306 and Lifehaus Industrial Drive

Water: Available on FM 306

Gas: Available on FM 306

Prospective buyers should retain an independent engineer to verify the location, accessibility and capacity

ZONING: M-1, Light Industrial, New Braunfels, Texas

Prospective buyers should verify 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.

TOPOGRAPHY: The tract is generally level with drainage to the South.

EASEMENTS: There are utility easements on the site. Refer to Survey.

**DEED
RESTRICTIONS:** None of record.



DEMOGRAPHICS:

	1.0 Miles	3.0 Miles	5.0 Miles
Population 2014 Estimate:	3,744	22,962	58,180
5 Year Projection:	4,482	26,606	65,762
Average Household Income:	\$73,991	\$71,480	\$75,815

Source: U.S. Bureau of the Census, 2010 Census of Population and Housing. ESRI forecasts for 2014 and 2019.

TRAFFIC COUNT:

The 2012 Texas Highway Department Traffic Count Map indicates 19,100 vehicles per day on FM 306 between IH 35 and Lifehaus Industrial Drive. TxDOT is currently upgrading FM 306 to a four lane divided roadway.

POTENTIAL USE:

Attractive location for commercial uses including restaurants, hotel, automotive, retail shopping center, office and healthcare.

**AREA
DEVELOPMENT:**

- Creekside Shopping Center at the east corner of I.H. 35 / FM 306, including Super Target, Best Buy, J. C. Penney, Ross Dress for Less and Creekside Cinema.
- HEB owns a site at the north corner of I-35 and FM 306, less than ¼ mile from the property and is expected to begin construction in 2015-2016.
- Existing 150 bed Baptist Hospital is one mile from the site.
- McKenna senior assisted care facility is less than two miles to the west.
- Bucky's Travel Center is at the south corner of FM 306 and IH 35.

INVESTMENT:

\$ 12.00 per square foot; \$ 1,045,440

COMMENTS:

- Very strong growth corridor along FM 306 and IH 35 in New Braunfels
- Future FM 306 road widening allows for a median cut to Lifehaus Industrial Drive.

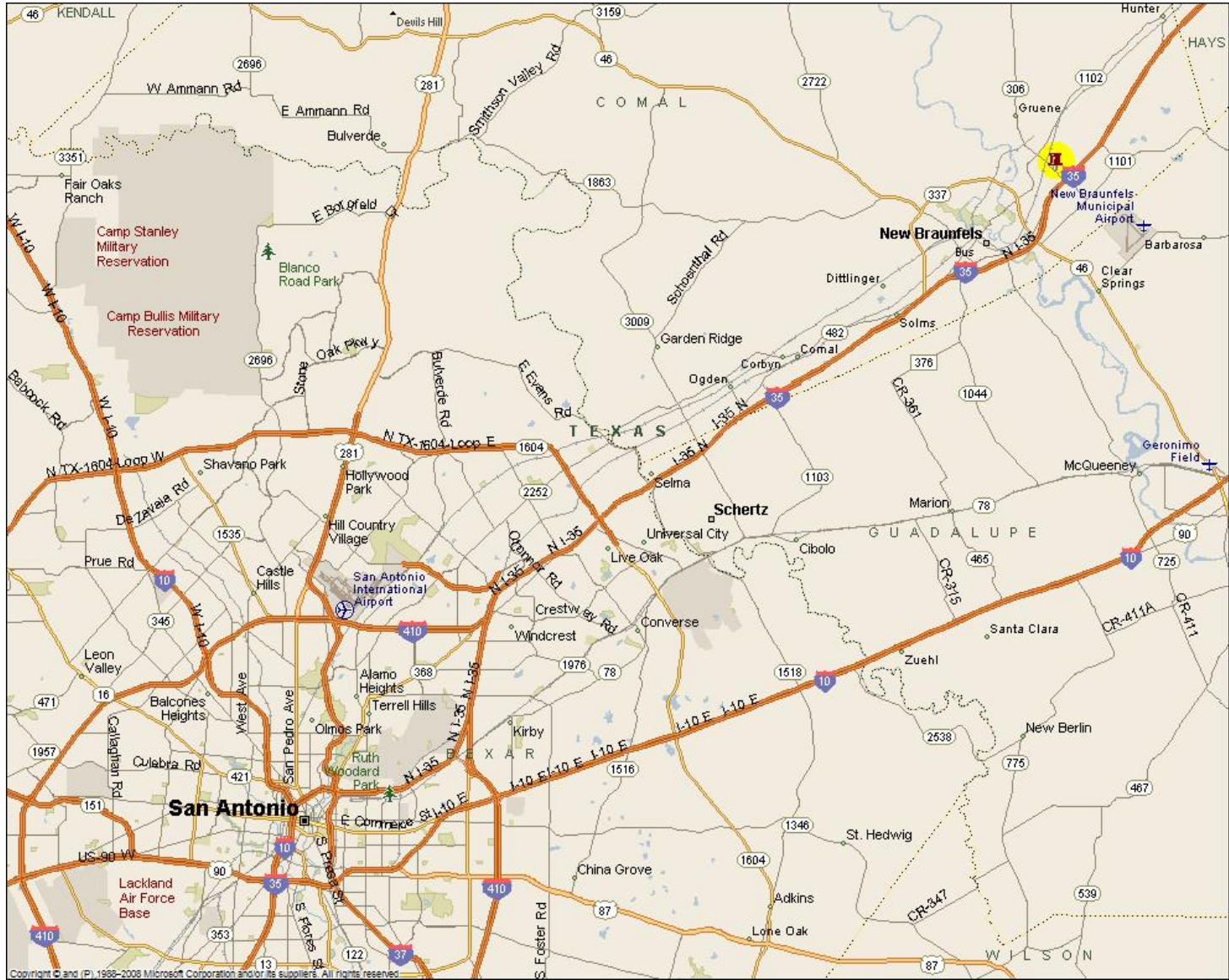
FOR INFORMATION CONTACT: ELDON ROALSON, CCIM, OR JIM GUY EGBERT

Phone: (210) 496-5800 • **Fax:** (210) 496-5809 • **Email:** eldon@roalson.com / jimguy@roalson.com

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



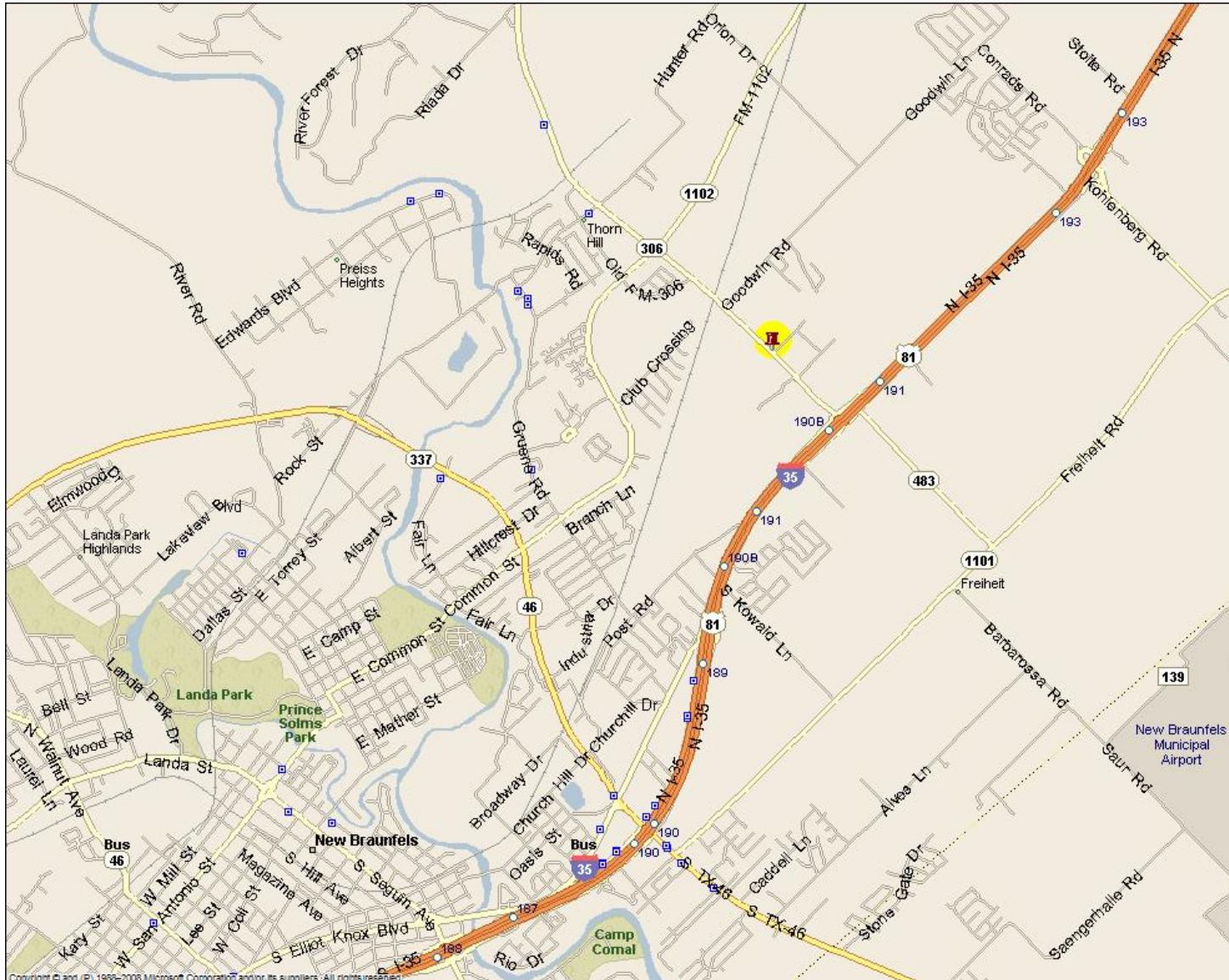
Location Map



The information is furnished by Roalson Interests, Inc., a Texas licensed real estate broker. All information furnished regarding this property is from sources deemed reliable, however, no independent investigation of these sources and no warranty or representation is made or implied as to the accuracy or completeness thereof and same is submitted subject to errors, omissions, change of price or other conditions, prior sale, lease or withdrawal, from market without notice.



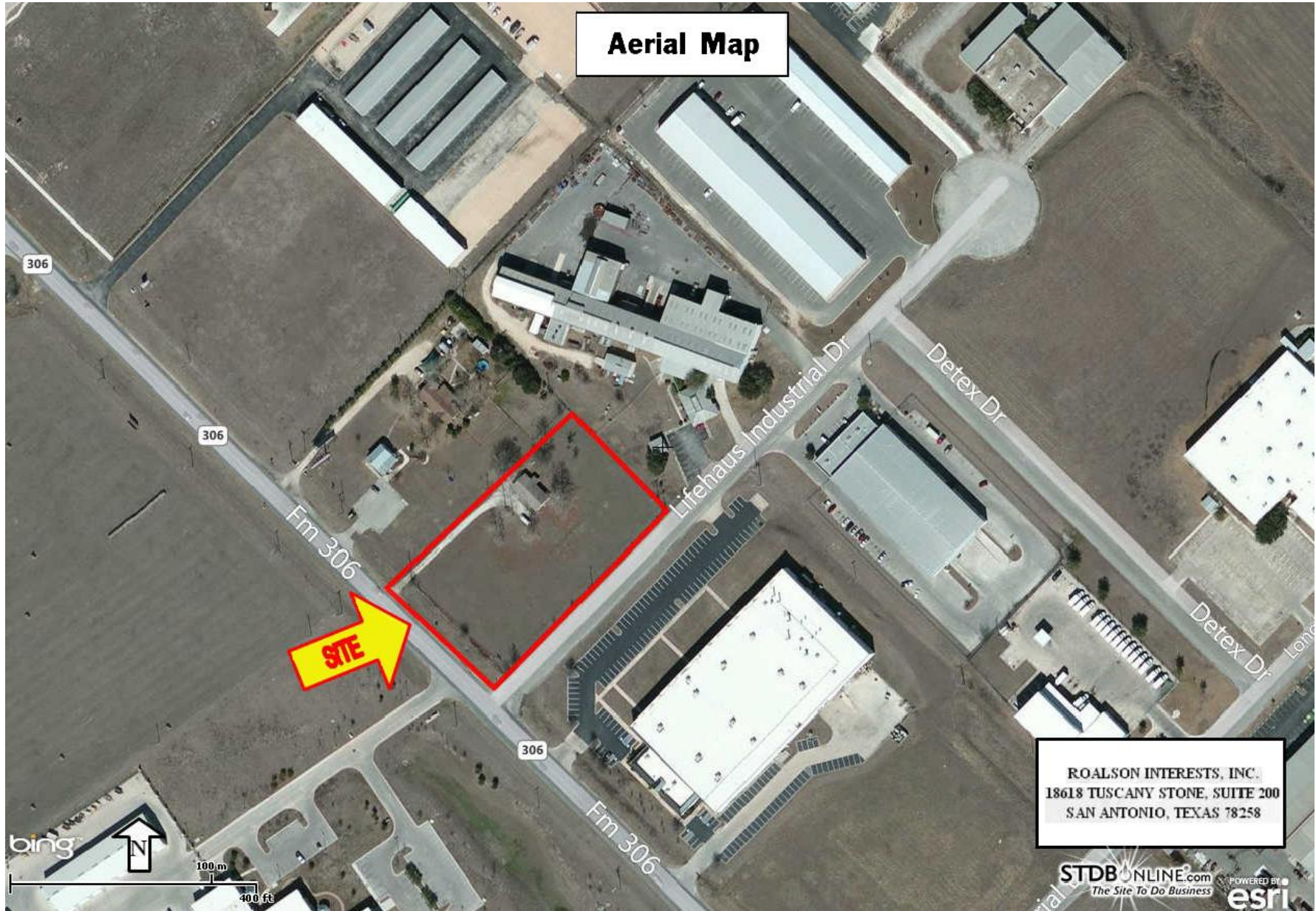
Area Map



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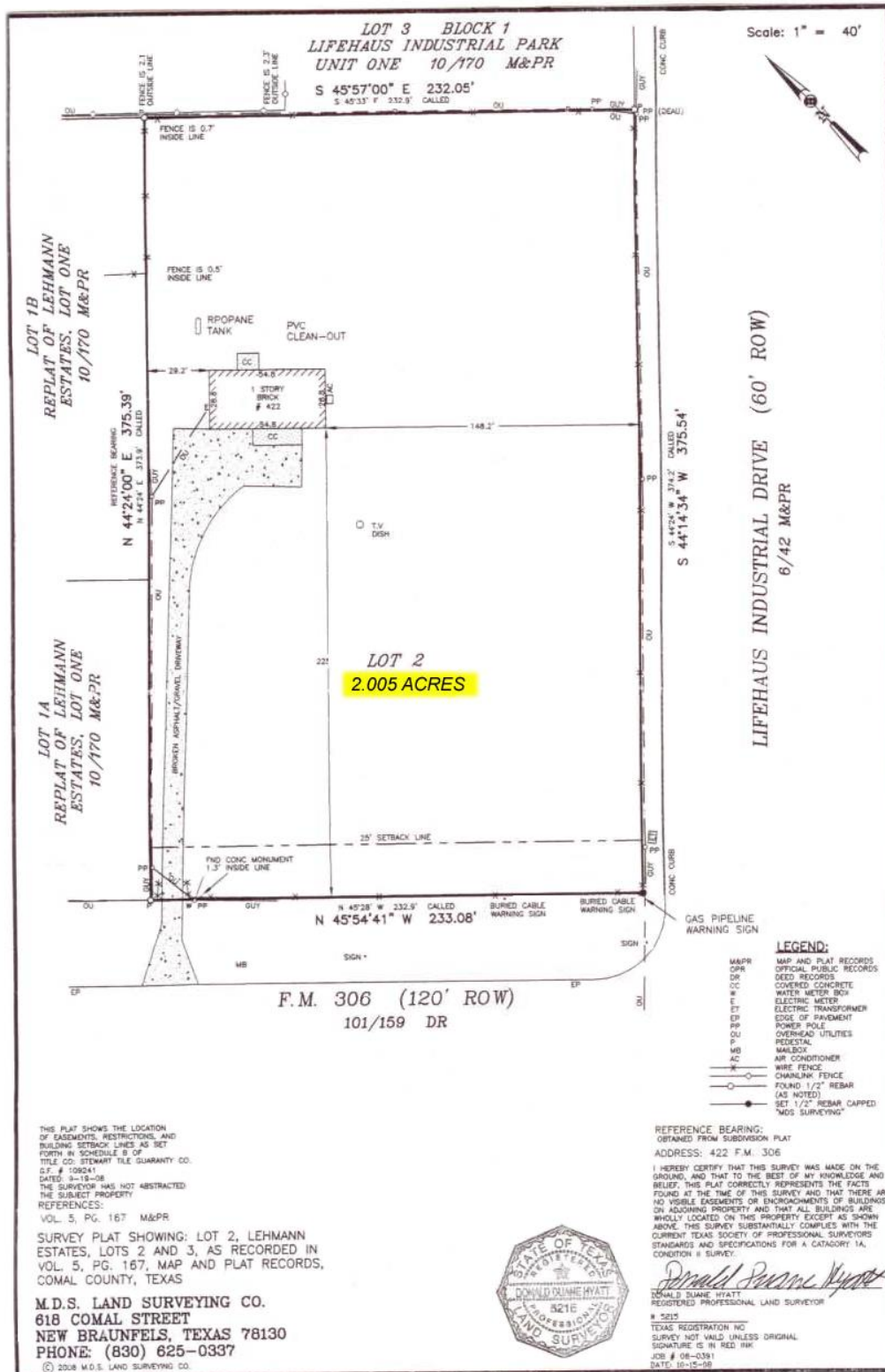
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Survey



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DEMOGRAPHIC OVERVIEW

March 13, 2015

422 FM 306, NEW BRAUNFELS, TX

	1.0 Miles:	3.0 Miles:	5.0 Miles:
Population			
2010 Census	2,967	19,789	52,074
2014 Estimate	3,744	22,962	58,180
5 Year Projection	4,482	26,606	65,762
Households			
2010 Census	1,241	7,483	19,723
2014 Estimate	1,555	8,696	22,047
5 Year Projection	1,864	10,105	24,985
2014 Population by Race			
White	84.5%	83.9%	85.9%
Black	2.6%	2.6%	2.3%
Asian or Pacific Islander	2.3%	1.4%	1.1%
American Indian	0.7%	0.8%	0.7%
2014 Population by Ethnicity			
Hispanic Origin	29.1%	36.2%	34.0%
2014 Total Housing Units			
Owner-Occupied	888	5,358	14,467
Renter-Occupied	667	3,338	7,580
Average Household Size	2.40	2.61	2.61
2014 Household Income			
Income \$ 0 - \$15,000	7.5%	10.2%	10.3%
Income \$ 15,000 - \$24,999	9.6%	8.9%	9.5%
Income \$ 25,000 - \$34,999	10.4%	11.8%	10.4%
Income \$ 35,000 - \$49,999	12.7%	13.0%	11.6%
Income \$ 50,000 - \$74,999	17.1%	19.3%	18.8%
Income \$ 75,000 - \$99,999	20.6%	15.8%	15.0%
Income \$ 100,000 - \$149,999	17.0%	14.8%	16.4%
Income \$ 150,000 - \$199,999	1.9%	2.4%	3.6%
Income \$200,000 +	3.0%	3.8%	4.3%
Average Household Income	\$73,991	\$71,480	\$75,815
Median Household Income	\$61,882	\$55,844	\$58,525
Per Capita Income	\$29,916	\$27,005	\$28,770

Source: U.S. Bureau of the Census, 2010 Census of Population and Housing. ESRI forecasts for 2014 and 2019.

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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
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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.

422 FM 306, New Braunfels, TX / 2 Acres

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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