



# Pad Sites Available with I-35 Frontage

## SWQ IH-35 & FM-306, NEW BRAUNFELS, TEXAS

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## LOCATION

Southwest Quadrant of IH-35 & FM-306  
New Braunfels, Texas 78132

## AVAILABLE SPACE

.80 AC Pad Site | 1.28 AC Pad Site

## LEASE RATE

Call for Pricing

## PROPERTY HIGHLIGHTS

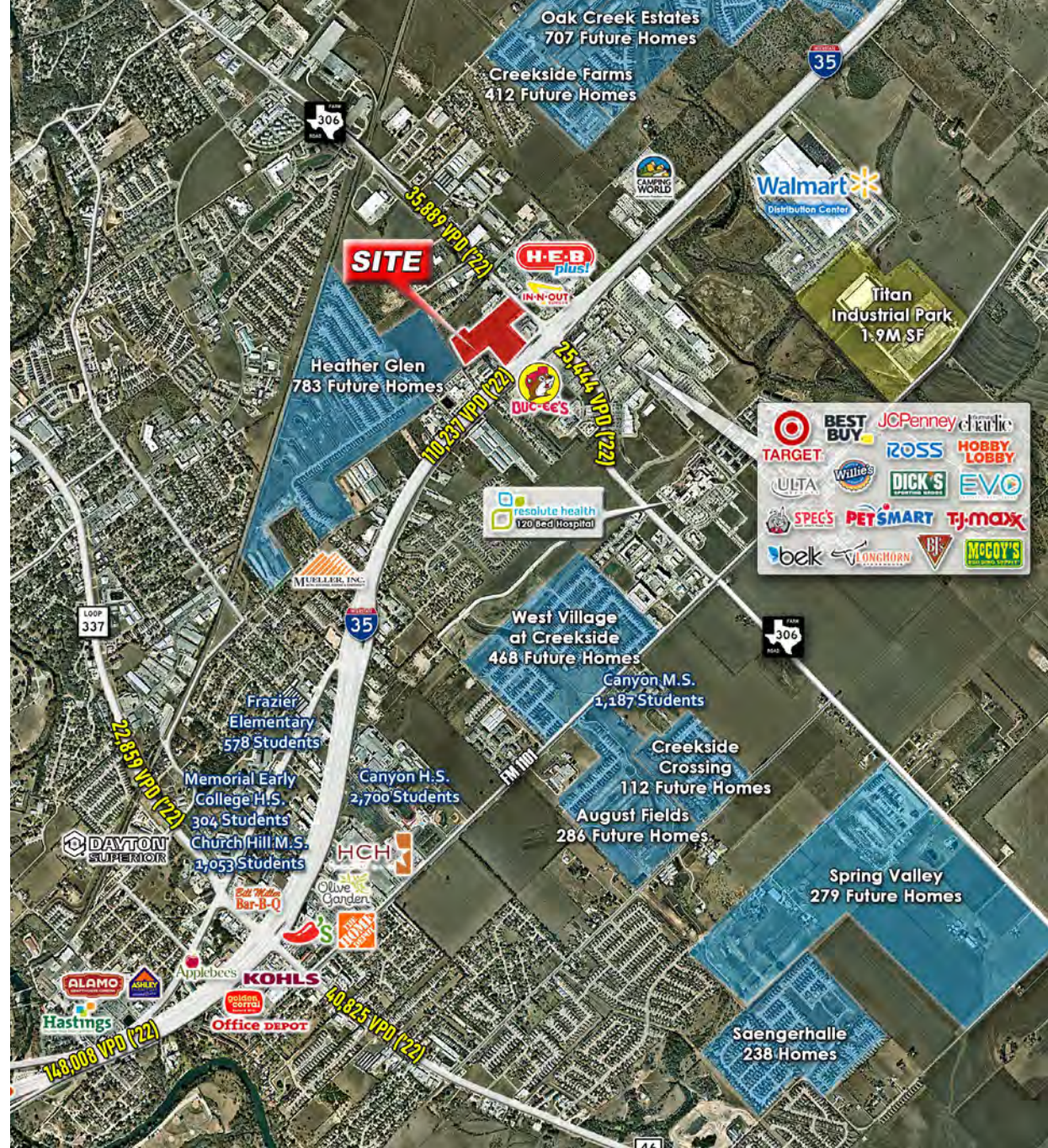
- Pad sites available fronting I-35
- 15,520 sf retail building 100% leased
- 300 plus units of Class A multifamily now open
- Located in Comal County, one of the fastest growing counties in the U.S.
- Adjacent to over 1M+ square feet of established retail
- Close proximity to Canyon High School with enrollment exceeding 2,700 students
- Area retailers include: HEB, Target, Best Buy, Evo Cinemas, Home Goods, Dick's, JC Penney, TJ Maxx, Ross, Belk, Ulta, Burlington, Spec, In-N-Out Burger, Longhorn Steakhouse, BJ's Brewhouse, Willie G's, Mod Pizza, and Whataburger

## TRAFFIC COUNTS

Interstate 35: 110,237 VPD | FM-306: 35,889 VPD  
(TXDOT 2022)

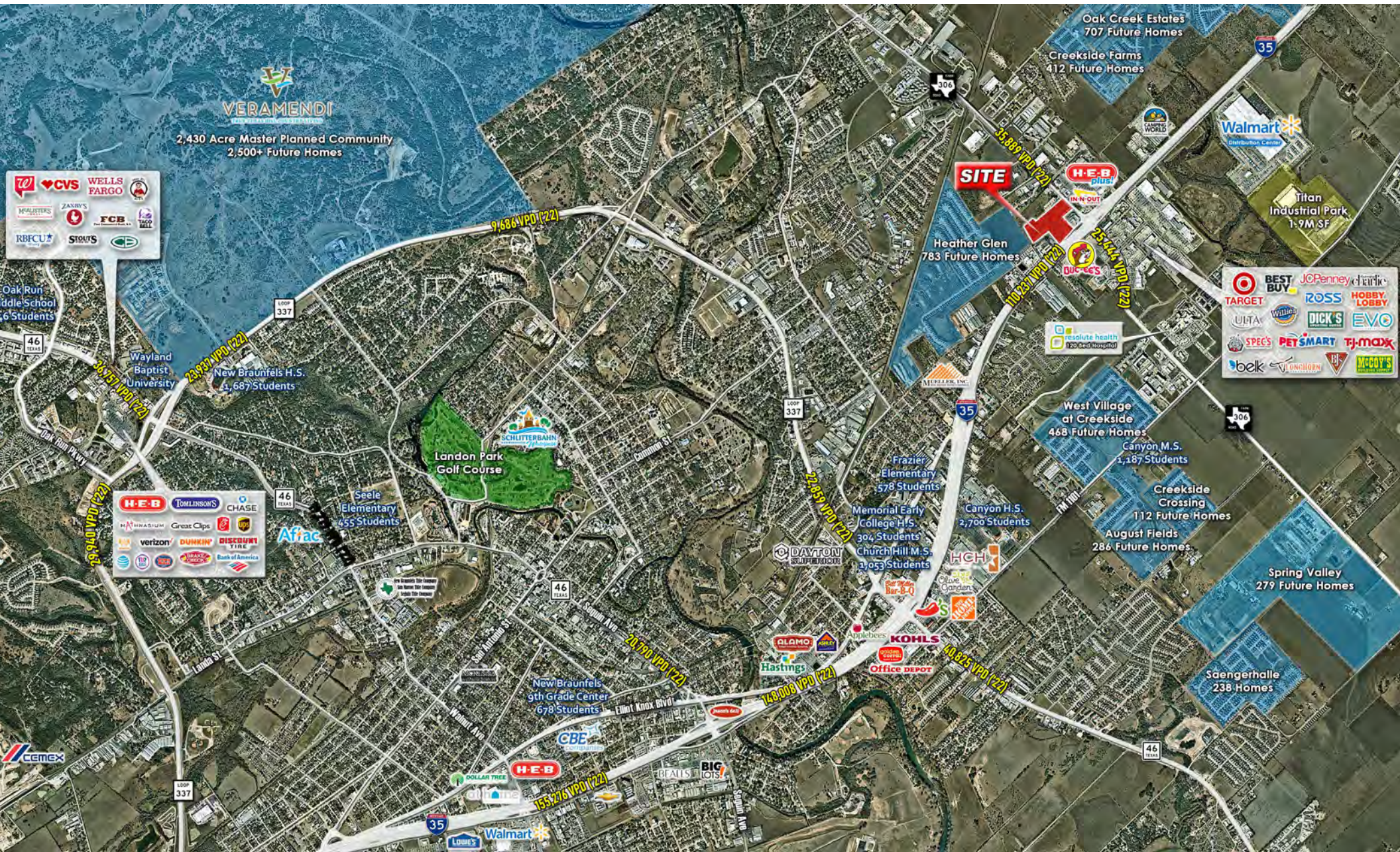
## DEMOGRAPHICS

2023 Population	9,528	41,292	86,171
2028 Proj. Pop.	11,955	48,793	98,908
Daytime Pop.	8,782	41,006	83,081
Avg. HH Income	\$105,609	\$104,275	\$111,521



# IH-35 & FM-306

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**Creekside Town Center**  
**BEST BUY** **ROSS** **DICK'S**  
**PET SMART** **HOBBY LOBBY**  
**Burlington** **TJ-maxx**  
**HomeGoods** **Panera** **FIVE BELOW** **LONGHORN**  
**SPEC'S** **MCCOY'S** **BJ'S** **ULTA** **Willie's** **Los Pinos**

**Walmart**  
**sam's club**  
 Distribution Center

**Target**

**JCPenney**

**EVO**

**belk**

**H-E-B plus!**

**H-E-B GUEL**

**IN-N-OUT**

**BURGER KING**

**Exxon**

**Chuy's**

**Buc-ee's**

35,889 VPD ('22)

110,237 VPD ('22)

**.80 AC AVAILABLE**

**1.28 AC AVAILABLE**

**Alexan Gruene Crossing**  
**300+ Class A Units**  
**Now Open**

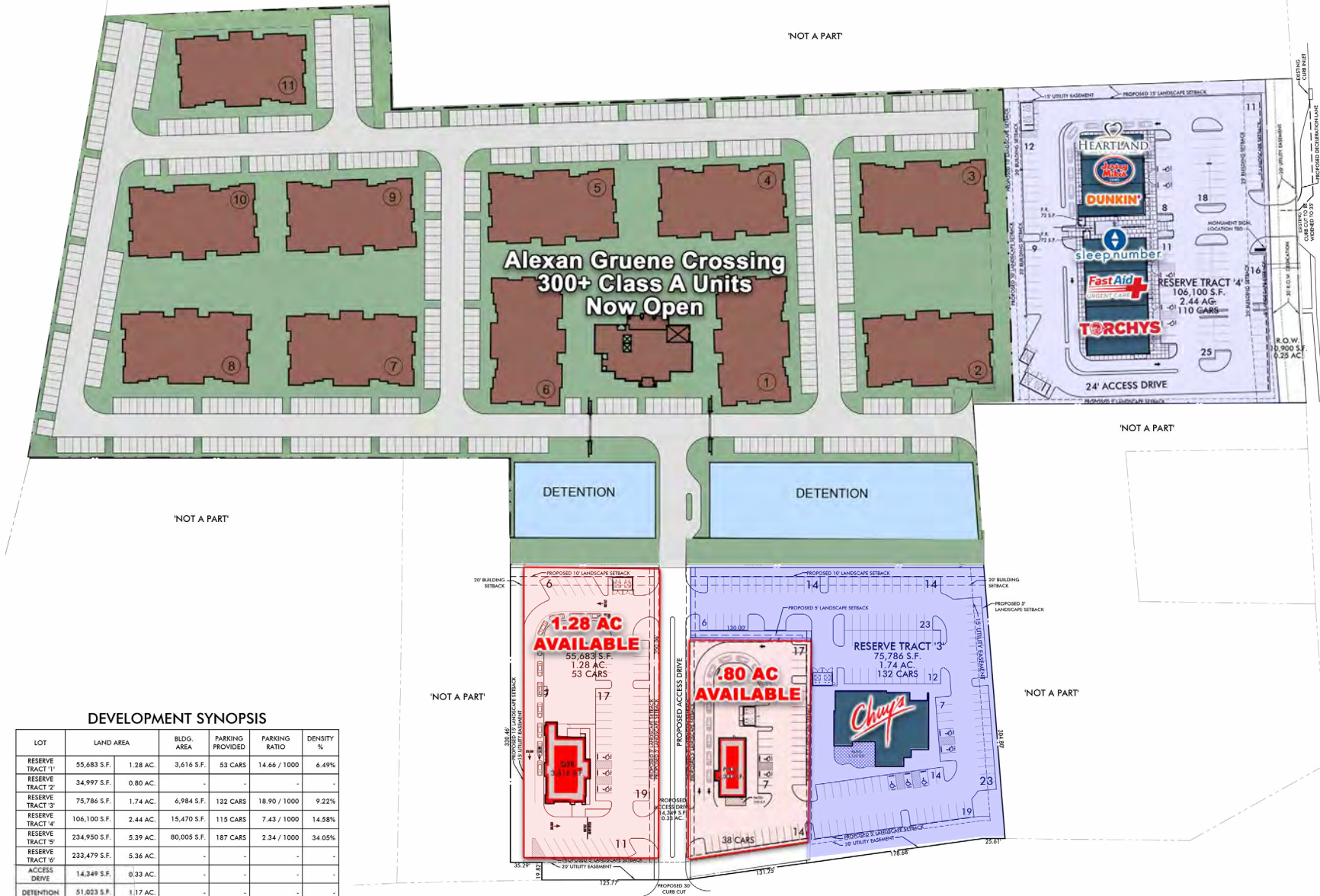
**HEARTLAND SUBS** **sleepnumber**  
**DUNKIN'** **Fast Aid URGENT CARE**  
**Jersey Mike's SUBS** **TORCHYS**



**smithco**  
 DEVELOPMENT

**IH-35 & FM-306**

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**Alexan Gruene Crossing  
300+ Class A Units  
Now Open**

**1.28 AC  
AVAILABLE**  
55,683 S.F.  
1.28 AC  
53 CARS

**.80 AC  
AVAILABLE**  
38 CARS

**RESERVE TRACT 3**  
75,786 S.F.  
1.74 AC  
132 CARS

**RESERVE TRACT 14**  
106,100 S.F.  
2.44 AC  
110 CARS

**DEVELOPMENT SYNOPSIS**

LOT	LAND AREA	BLDG. AREA	PARKING PROVIDED	PARKING RATIO	DENSITY %	
RESERVE TRACT 1'	55,683 S.F.	1.28 AC.	3,616 S.F.	53 CARS	14.66 / 1000	6.49%
RESERVE TRACT 2'	34,997 S.F.	0.80 AC.	-	-	-	-
RESERVE TRACT 3'	75,786 S.F.	1.74 AC.	6,984 S.F.	132 CARS	18.90 / 1000	9.22%
RESERVE TRACT 4'	106,100 S.F.	2.44 AC.	15,470 S.F.	115 CARS	7.43 / 1000	14.58%
RESERVE TRACT 5'	234,950 S.F.	5.39 AC.	80,005 S.F.	187 CARS	2.34 / 1000	34.05%
RESERVE TRACT 6'	233,479 S.F.	5.36 AC.	-	-	-	-
ACCESS DRIVE	14,349 S.F.	0.33 AC.	-	-	-	-
DETENTION	51,023 S.F.	1.17 AC.	-	-	-	-
R.O.W.	10,900 S.F.	0.25 AC.	-	-	-	-
<b>TOTAL</b>	<b>817,267 S.F.</b>	<b>18.76 AC.</b>	<b>106,075 S.F.</b>	<b>487 CARS</b>	<b>4.59 / 1000</b>	<b>12.98%</b>

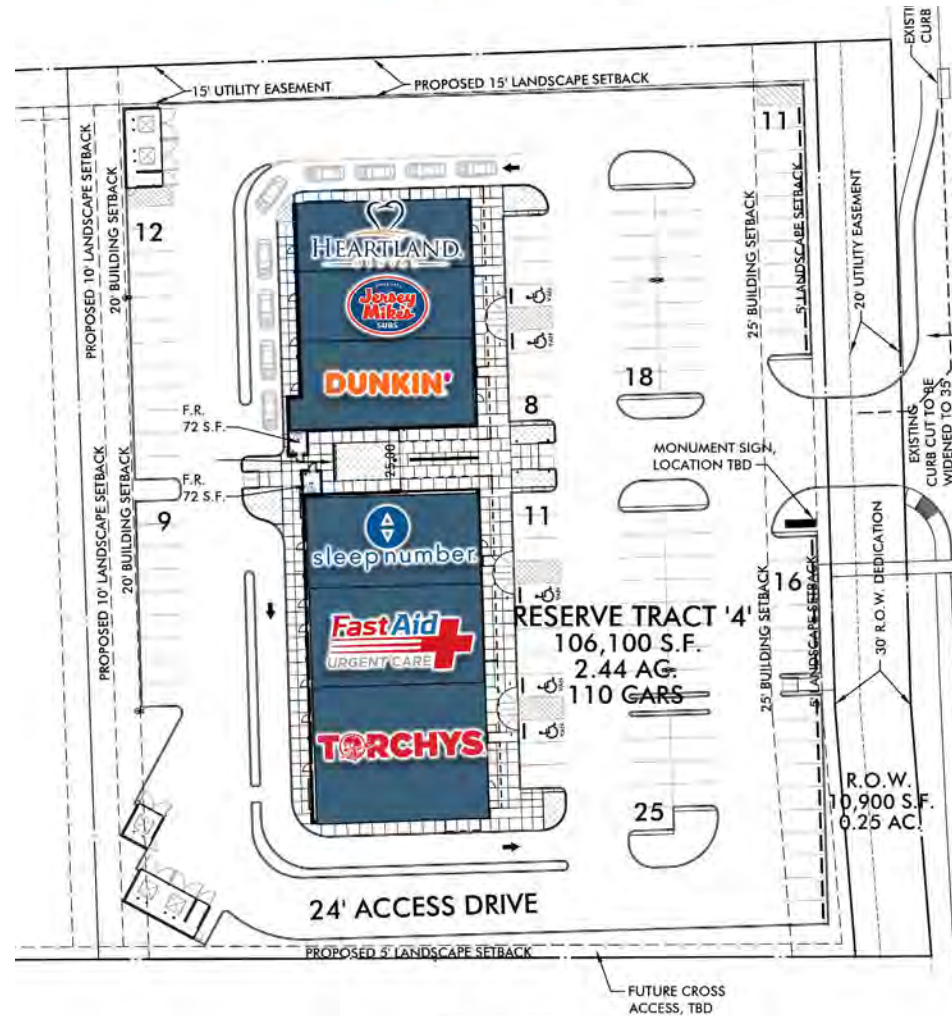
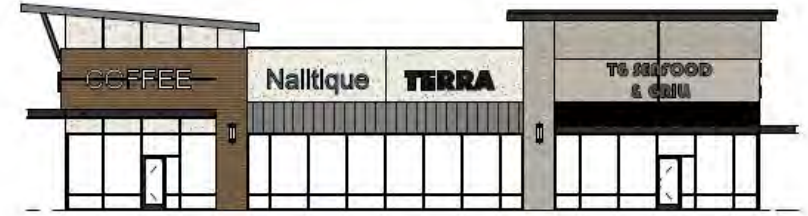
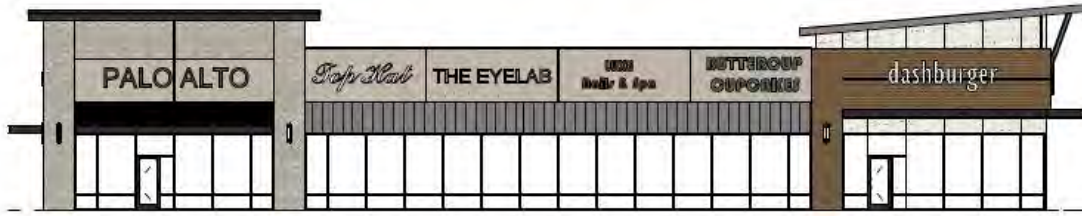
**S.I.H. 35 FRONTAGE RD.**

**F.M. 306**



**IH-35 & FM-306**

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**F.M. 306**



# 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.

**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.

_____ Licensed Broker /Broker Firm Name or Primary Assumed Business Name	_____ License No.	_____ Email	_____ Phone
_____ Designated Broker of Firm	_____ License No.	_____ Email	_____ Phone
_____ 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

Regulated by the  
Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

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