



**COMMERCIAL DEVELOPMENT SITE
HIGHWAY 46 AT FM 3009
93.189 ACRES**

LOCATION: The property is located on the north side of Highway 46 at its intersection with FM 3009. It is approximately equidistant between New Braunfels, Bulverde and the IH 35 / FM 3009 intersection. It would have both north corners of the potential extension of FM 3009.

SIZE: 93.189 Acres; Subdividable

FRONTAGE: 2,500 Feet along Highway 46

UTILITIES: **Electricity:** Available at Highway 46 frontage

Sewer: Septic

Water: Well. San Jose Water Supply is currently serving the Meyer Ranch subdivision just east of this property.

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

ZONING: The property is within the Extraterritorial Jurisdiction of the City of New Braunfels and unzoned.

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

TOPOGRAPHY: The property has a gentle slope from north to south.

FLOOD PLAIN: According to FEMA maps, there does not appear to be a 100-year flood plain on the property.

EASEMENTS: There is a power line easement along the western edge of the property.



DEED

RESTRICTIONS: None of Record.

TRAFFIC COUNT: 2021 Texas Department of Transportation maps indicate 13,271 vehicles per day on Highway 46, west of the property and 5,757 vehicles per day on FM 3009, just south of the property.

SCHOOL

INFORMATION: Comal Independent School District

DEMOGRAPHICS:

2022 ESRI Estimates	Population	Average Household Income
3-mile radius	3,951	\$173,188
5-mile radius	12,713	\$165,812
7-mile radius	32,859	\$157,997

Source: U.S. Bureau of the Census, 2020 Census of Population and Housing. ESRI forecasts for 2022 and 2027.

AREA

DEVELOPMENT: The property is surrounded by rural residential development. Vintage Oaks, which consists of 1,100 lots, is approximately one mile away.

POTENTIAL

USES: This property would suit a variety of commercial uses.

INVESTMENT: Contact Broker

COMMENTS:

- The property has tremendous visibility and access along Highway 46.
- The property is approximately 13 miles from Bulverde, New Braunfels and Schertz.
- The property lies in the Edwards Aquifer Recharge Zone.
- There is a custom home on the property which is currently leased. It is approximately 3,500 square feet.

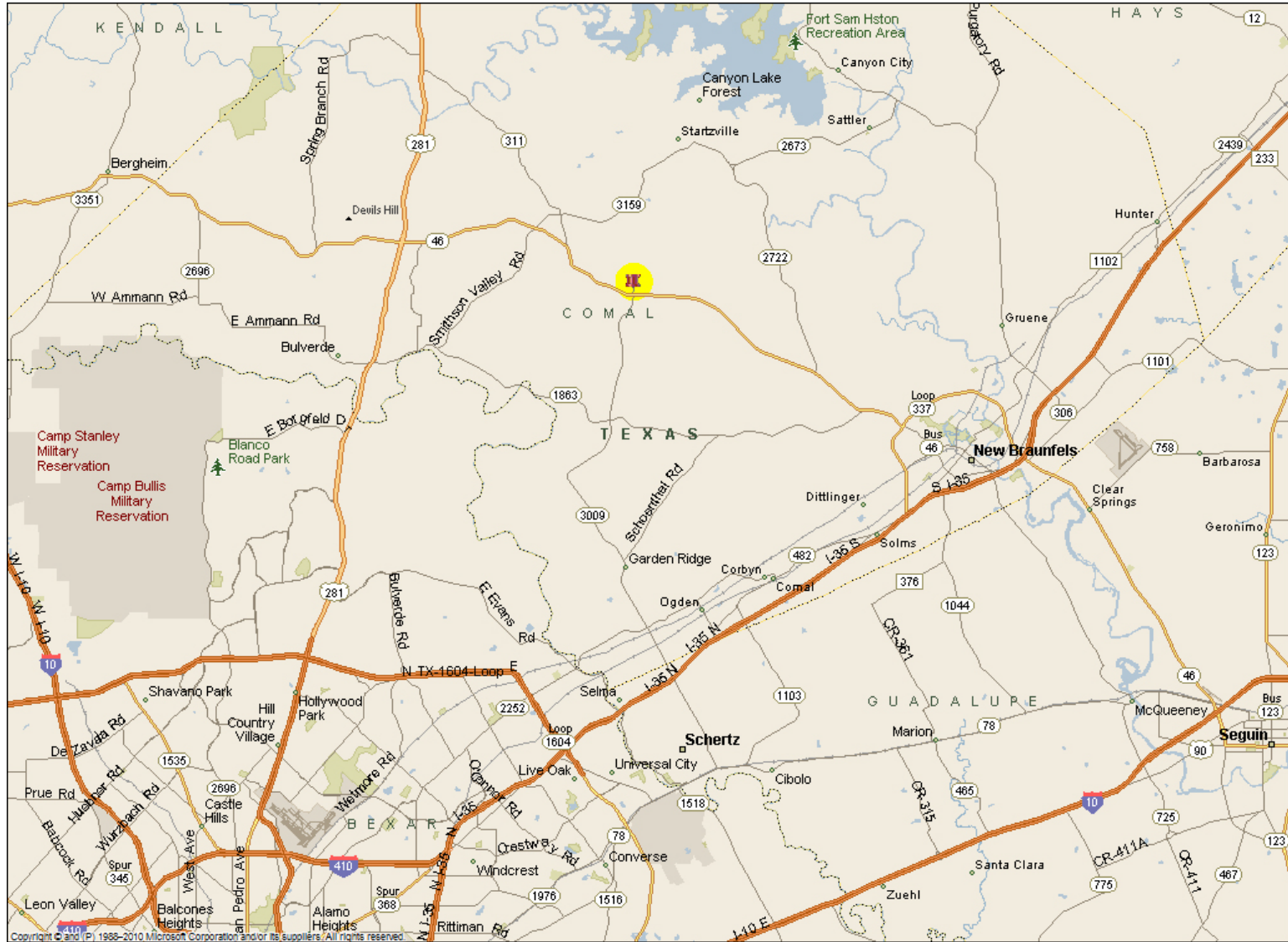
FOR INFORMATION CONTACT: ELDON ROALSON, CCIM OR MATT HOWARD

Phone: (210) 496-5800 • Email: eldon@roalson.com / mhoward@roalson.com

www.roalson.com



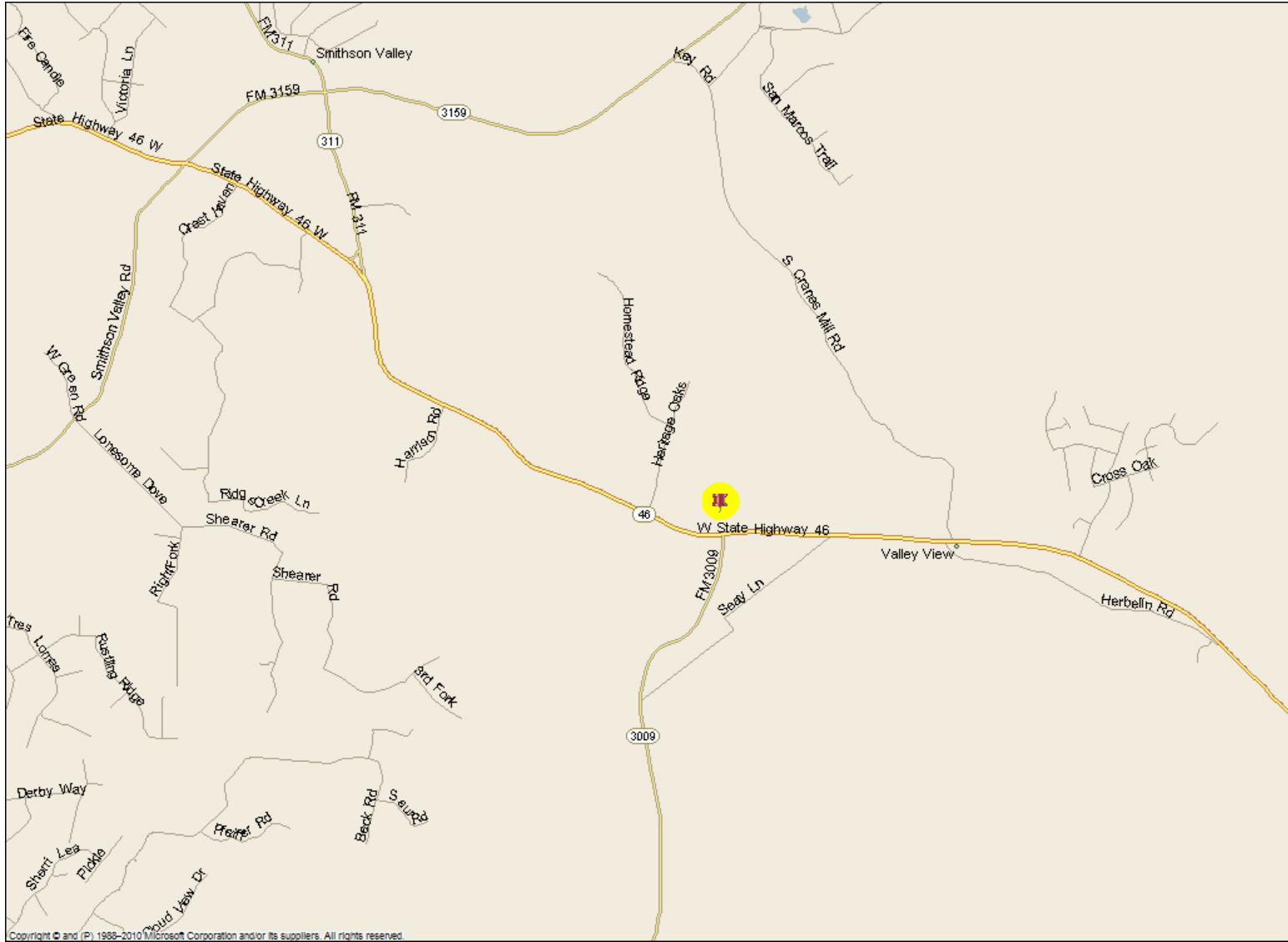
Location Map



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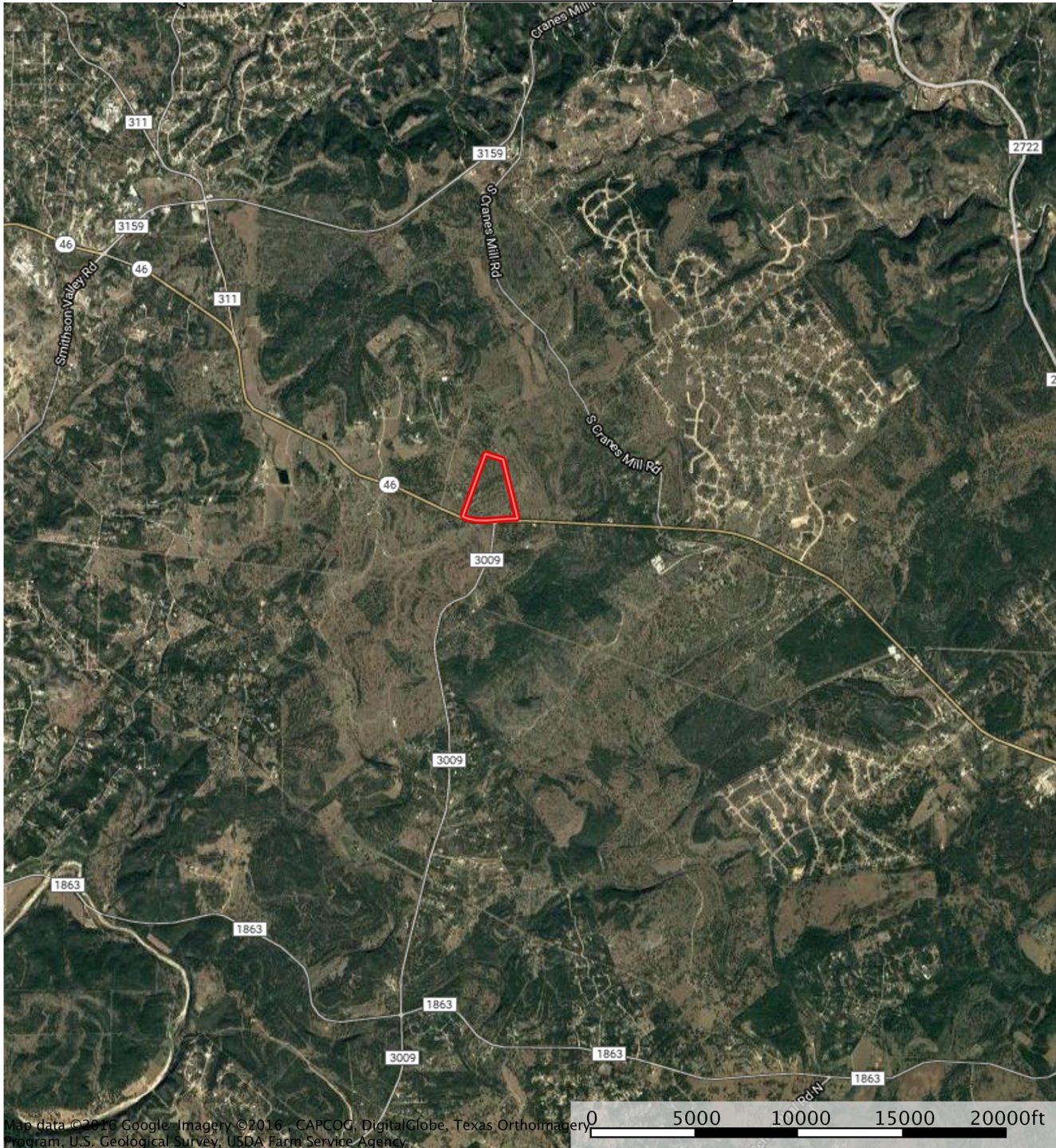
Area Map



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Aerial Map



Map data ©2016 Google, Imagery ©2016 CAPCOG, DigitalGlobe, Texas Orthoimagery Program, U.S. Geological Survey, USDA Farm Service Agency.

Boundary

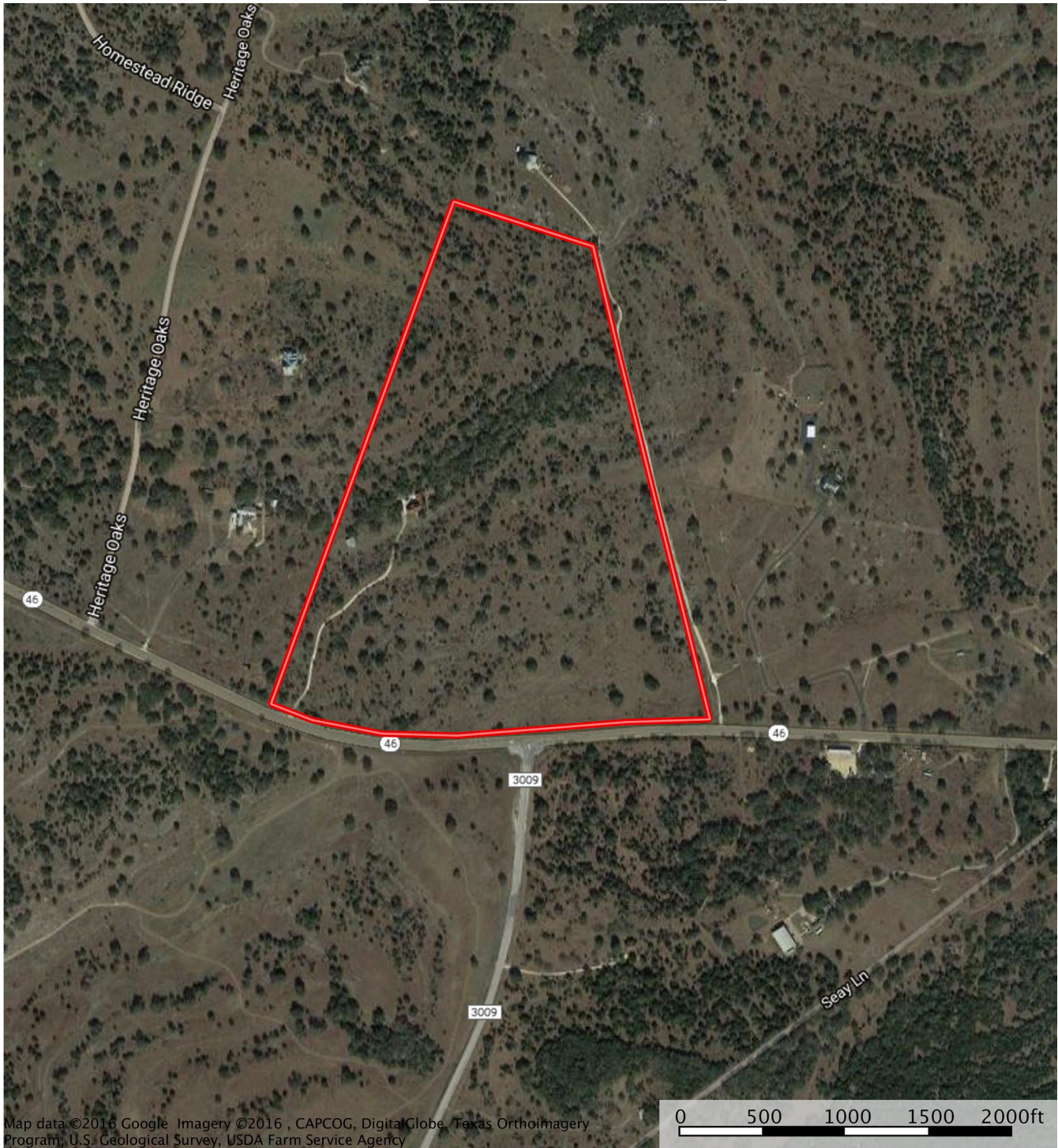
MATT HOWARD
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Aerial Map



Boundary

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DEMOGRAPHIC OVERVIEW

July 25, 2022

HIGHWAY 46 AT FM 3009

	3.0 Miles:	5.0 Miles:	7.0 Miles:
Population			
2020 Census	2,849	10,253	28,658
2022 Estimate	3,951	12,713	32,859
5 Year Projection	5,999	16,746	39,449
Households			
2020 Census	1,053	3,692	10,831
2022 Estimate	1,466	4,535	12,373
5 Year Projection	2,208	5,993	14,831
2022 Population by Race			
White	78.6%	79.7%	78.5%
Black	3.5%	2.6%	2.4%
Asian or Pacific Islander	1.2%	1.2%	1.2%
American Indian	0.4%	0.4%	0.6%
2022 Population by Ethnicity			
Hispanic Origin	17.9%	17.4%	19.3%
2022 Total Housing Units			
Owner-Occupied	1,447	4,425	11,557
Renter-Occupied	20	110	816
Average Household Size	2.69	2.79	2.65
2022 Household Income			
Income \$ 0 - \$15,000	5.5%	5.6%	6.5%
Income \$ 15,000 - \$24,999	2.4%	2.1%	2.4%
Income \$ 25,000 - \$34,999	1.5%	3.3%	3.3%
Income \$ 35,000 - \$49,999	3.4%	4.5%	5.4%
Income \$ 50,000 - \$74,999	6.6%	7.7%	9.4%
Income \$ 75,000 - \$99,999	12.9%	12.4%	12.6%
Income \$ 100,000 - \$149,999	22.8%	22.7%	21.7%
Income \$ 150,000 - \$199,999	17.8%	17.4%	17.5%
Income \$200,000 +	27.1%	24.3%	21.2%
Average Household Income	\$173,188	\$165,812	\$157,997
Median Household Income	\$134,925	\$126,780	\$118,840
Per Capita Income	\$63,027	\$60,575	\$59,590

Source: U.S. Bureau of the Census, 2020 Census of Population and Housing. ESRI forecasts for 2022 and 2027.

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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**



Information About Brokerage Services

Texas law requires all real estate licensees 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 coincidental 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.

Roalson Interests, Inc.	0338503		(210)496-5800
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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

IABS 1-0 Date