



MAYFAIR



NEC IH-35 & Kohlenberg Rd., New Braunfels Texas

RETAIL SPACE COMING SOON - COSTCO ANCHORED PADS AVAILABLE



BIRNBAUM PROPERTY COMPANY

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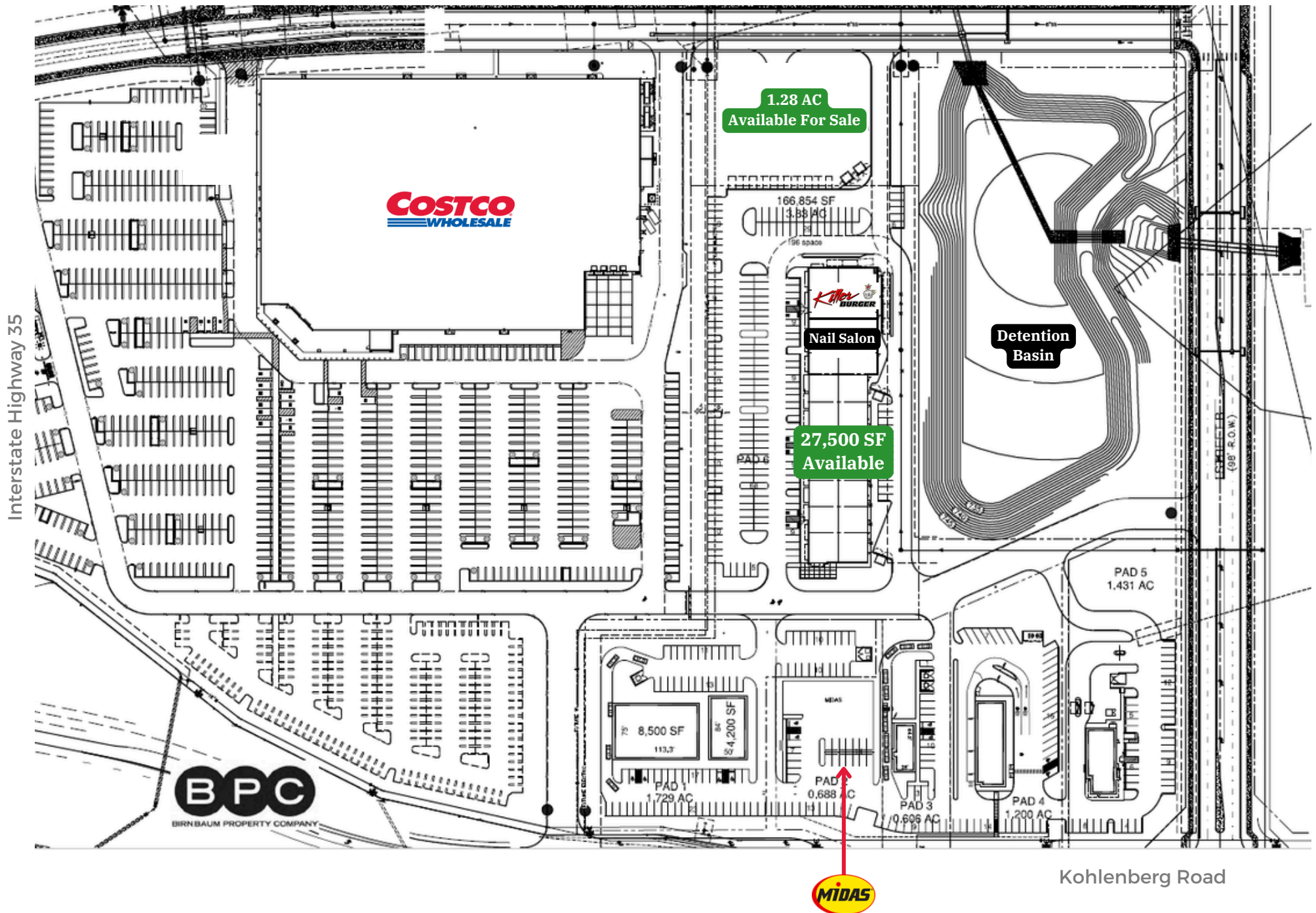
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SITE PLAN



GEOGRAPHIC AREA



**36 Miles to Downtown
San Antonio**



**6 Miles to Downtown
New Braunfels**



**47 Miles to Downtown
Austin**



DEMOGRAPHICS

	IH-35 & Kohlenberg - 1 mi.		IH-35 & Kohlenberg - 3 mi.		IH-35 & Kohlenberg - 5 mi.	
	Total	%	Total	%	Total	%
2024 Est. Households by Household Income						
Income < \$15,000	17	1.87	475	4.74	1,122	5.26
Income \$15,000 - \$24,999	38	4.19	562	5.60	1,046	4.91
Income \$25,000 - \$34,999	71	7.83	711	7.09	1,326	6.22
Income \$35,000 - \$49,999	65	7.17	1,093	10.90	2,246	10.53
Income \$50,000 - \$74,999	151	16.65	1,725	17.20	3,873	18.16
Income \$75,000 - \$99,999	168	18.52	1,528	15.24	3,163	14.83
Income \$100,000 - \$124,999	91	10.03	1,208	12.04	2,578	12.09
Income \$125,000 - \$149,999	84	9.26	876	8.73	1,835	8.61
Income \$150,000 - \$199,999	134	14.77	967	9.64	1,964	9.21
Income \$200,000 - \$249,999	39	4.30	343	3.42	782	3.67
Income \$250,000 - \$499,999	41	4.52	406	4.05	968	4.54
Income \$500,000+	8	0.88	136	1.36	422	1.98
2024 Est. Average Household Income	-	113,285.00	-	103,769.00	-	108,475.00
2024 Est. Median Household Income	-	90,850.94	-	81,948.85	-	82,736.51
2024 Median HH Income by Single-Classification Race						
White Alone	-	97,340.28	-	85,681.76	-	88,446.68
Black/African American Alone	-	33,104.44	-	56,334.35	-	69,992.61
American Indian/Alaskan Native Alone	-	192,676.14	-	105,859.38	-	72,591.04
Asian Alone	-	100,000.00	-	107,447.16	-	103,229.28
Native Hawaiian/Pacific Islander Alone	-	172,855.47	-	193,537.18	-	192,074.72
Some Other Race Alone	-	111,202.70	-	96,912.34	-	82,634.42
Two or More Races	-	72,874.35	-	62,674.99	-	65,460.29
2024 Est. Population by Ethnicity (Hispanic or Latino)						
Hispanic/Latino	-	89,878.87	-	85,991.18	-	75,991.49
Not Hispanic/Latino	-	91,570.37	-	79,925.52	-	85,822.04
2024 Est. Households by Household Type						
Total Households	907	100.00	10,029	100.00	21,324	100.00
Family Households	693	76.41	7,335	73.14	15,505	72.71
Other Households	214	-	2,694	-	5,819	-
2024 Est. Group Quarters Population						
2024 Est. Group Quarters Population	18	0.74	436	1.76	693	1.28
2024 Est. Households by Household Size						
1-Person Household	172	18.96	3,051	30.42	5,681	26.64
2-Person Household	296	32.63	3,309	32.99	7,384	34.63
3-Person Household	142	15.66	1,466	14.62	3,261	15.29
4-Person Household	172	18.96	1,252	12.48	2,810	13.18
5-Person Household	87	9.59	624	6.22	1,374	6.44
6-Person Household	26	2.87	209	2.08	519	2.43
7+ Person Household	13	1.43	117	1.17	295	1.38
2024 Est. Average Household Size	-	2.83	-	2.42	-	2.51
2024 Est. HHs by Type by Presence of Own Children						
Married Couple, With Own Children	232	25.58	1,786	17.81	4,261	19.98
Married Couple, Without Own Children	228	25.14	2,429	24.22	5,891	27.63
Female Householder, With Own Children	8	0.88	300	2.99	864	4.05
Female Householder, Without Own Children	17	1.87	158	1.57	523	2.45
Male Householder, With Own Children	42	4.63	214	2.13	438	2.05
Male Householder, Without Own Children	20	2.21	200	1.99	438	2.05



POPULATION 2024

1mi	2,425
3mi	27,677
5mi	58,344



HOUSEHOLD INCOME 2024

1mi	\$113,285
3mi	\$103,769
5mi	\$108,475



TRAFFIC COUNTS 2022

FM 306	35,889 VPD
IH 35	110,678 VPD
FM 1101	8,926 VPD





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.

11-2-2015



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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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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