



HWY 46 AND WELTNER RD

📍 Intersection of Hwy 46 and Weltner Rd, New Braunfels TX
RETAIL PROJECT COMING SOON - PAD SITES AVAILABLE



BIRNBAUM PROPERTY COMPANY

🌐 www.birnbaumproperty.com

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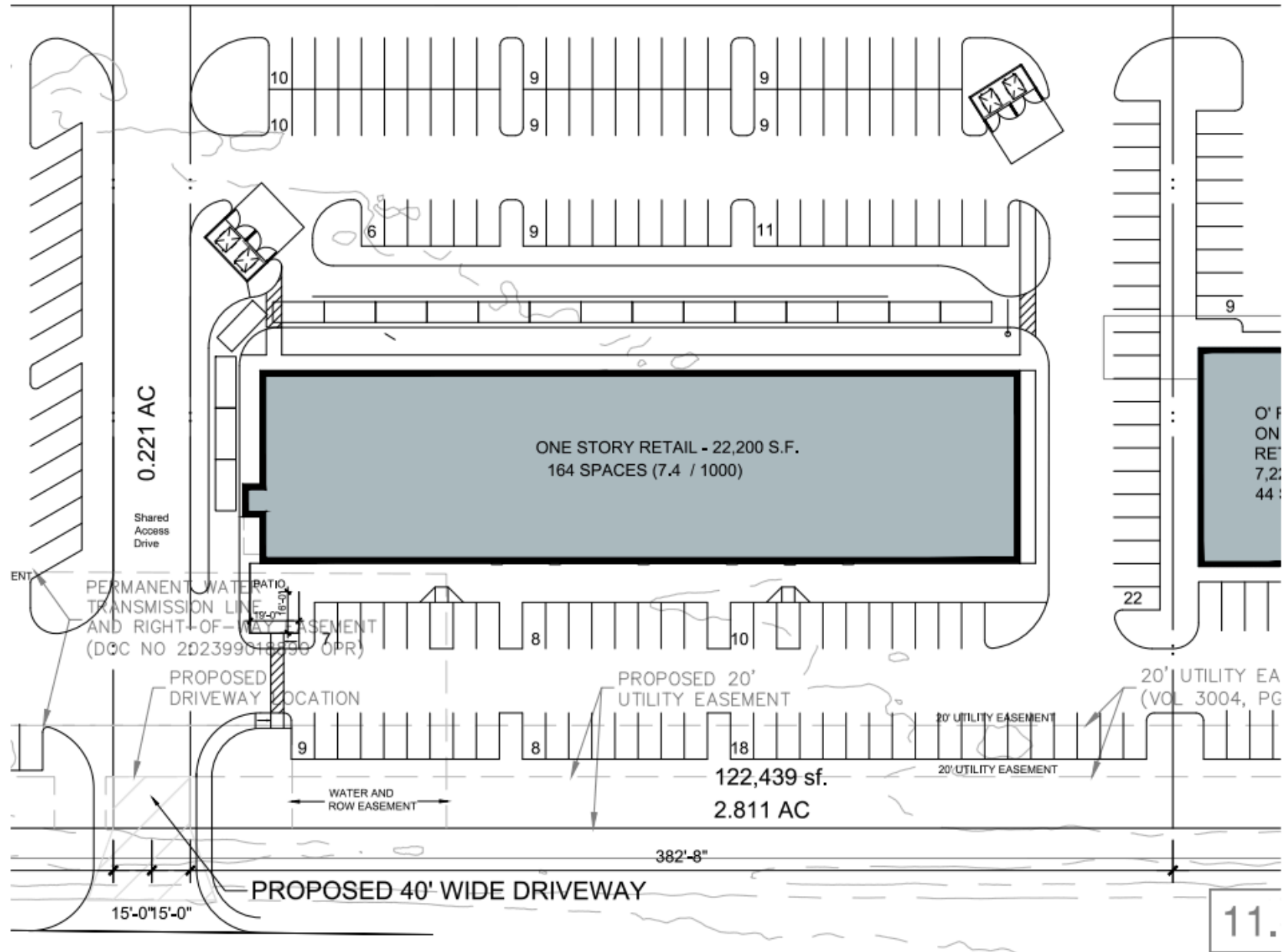
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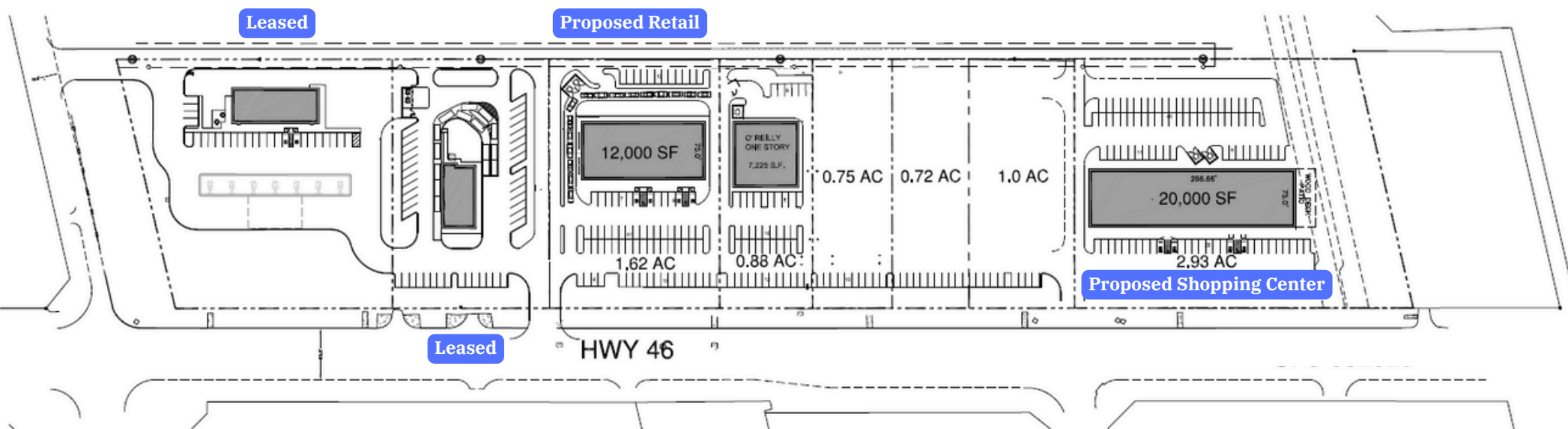
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SITE PLAN

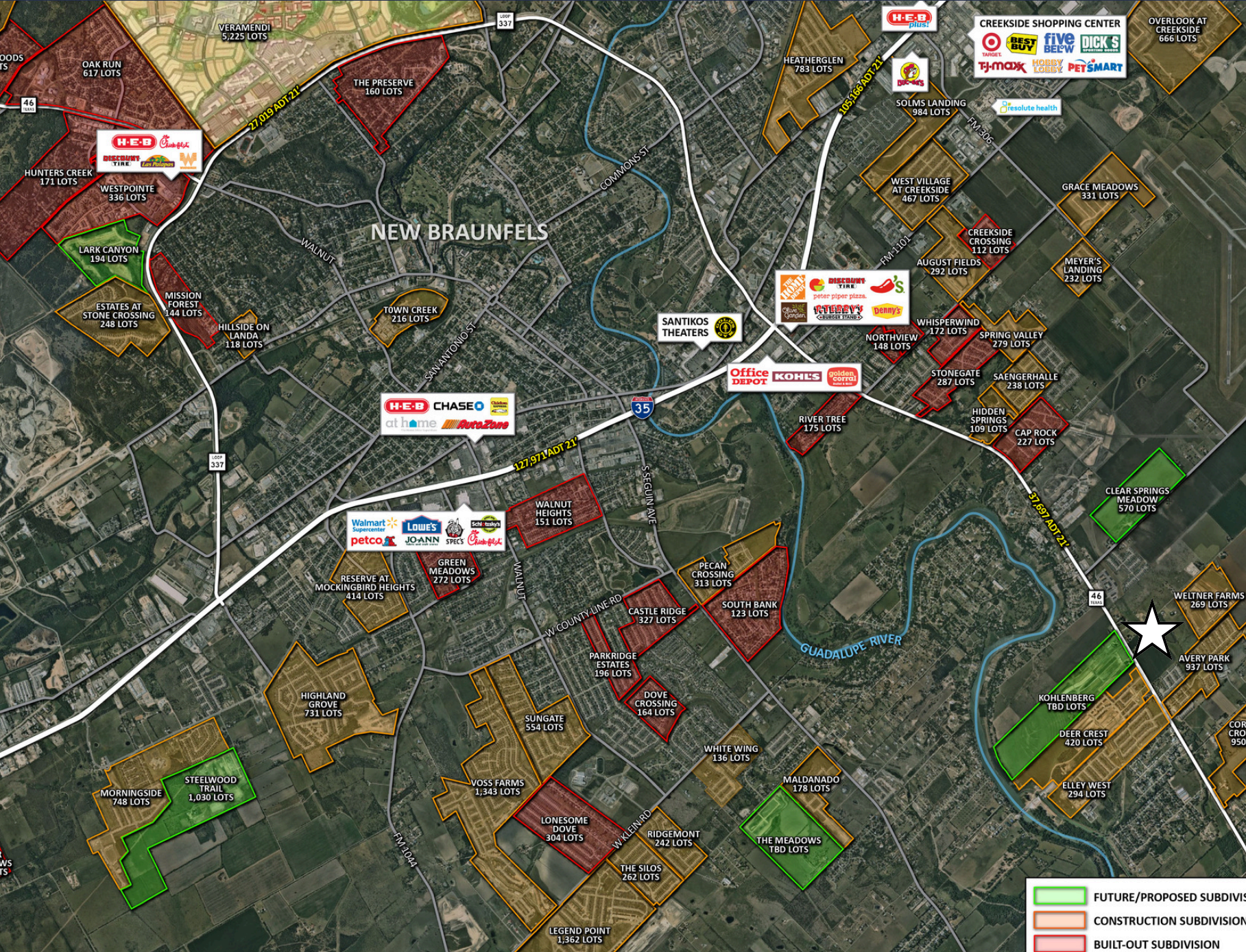


STATE HIGHWAY 46

HWY 46 & WELTNER



TRADE AREA



DEMOGRAPHICS

	Hwy 46 & Weltner - 1 mi.		Hwy 46 & Weltner - 3 mi.		Hwy 46 & Weltner - 5 mi.	
	Total	%	Total	%	Total	%
2024 Est. Households by Household Income						
Income < \$15,000	111	7.11	436	4.67	1,411	4.58
Income \$15,000 - \$24,999	80	5.13	414	4.43	1,392	4.52
Income \$25,000 - \$34,999	74	4.74	555	5.94	2,051	6.66
Income \$35,000 - \$49,999	106	6.79	792	8.48	2,776	9.01
Income \$50,000 - \$74,999	261	16.72	1,422	15.22	5,336	17.32
Income \$75,000 - \$99,999	215	13.77	1,524	16.31	4,843	15.72
Income \$100,000 - \$124,999	269	17.23	1,443	15.45	4,046	13.13
Income \$125,000 - \$149,999	156	9.99	930	9.95	2,857	9.27
Income \$150,000 - \$199,999	108	6.92	829	8.87	3,082	10.00
Income \$200,000 - \$249,999	58	3.72	385	4.12	1,256	4.08
Income \$250,000 - \$499,999	80	5.13	437	4.68	1,291	4.19
Income \$500,000+	42	2.69	176	1.88	466	1.51
2024 Est. Average Household Income	—	114,864.00	—	113,025.00	—	108,691.00
2024 Est. Median Household Income	—	92,419.66	—	92,239.30	—	87,165.98
2024 Median HH Income by Single-Classification Race						
White Alone	—	98,607.28	—	96,917.73	—	92,954.41
Black/African American Alone	—	76,857.59	—	82,205.37	—	79,673.01
American Indian/Alaskan Native Alone	—	60,701.89	—	55,047.84	—	59,104.32
Asian Alone	—	89,416.62	—	95,924.95	—	100,453.29
Native Hawaiian/Pacific Islander Alone	—	163,793.81	—	185,814.29	—	186,642.89
Some Other Race Alone	—	63,193.74	—	73,311.34	—	72,542.82
Two or More Races	—	101,897.03	—	89,457.23	—	73,470.00
2024 Est. Population by Ethnicity (Hispanic or Latino)						
Hispanic/Latino	—	53,626.67	—	71,203.25	—	75,233.37
Not Hispanic/Latino	—	101,155.19	—	99,372.41	—	93,042.71
2024 Est. Households by Household Type						
Total Households	1,561	100.00	9,343	100.00	30,807	100.00
Family Households	1,240	79.44	7,299	78.12	23,246	75.46
Other Households	321	—	2,044	—	7,561	—
2024 Est. Group Quarters Population						
2024 Est. Group Quarters Population	1	0.02	23	0.09	508	0.61
2024 Est. Households by Household Size						
1-Person Household	334	21.40	1,577	16.88	6,715	21.80
2-Person Household	465	29.79	3,081	32.98	10,419	33.82
3-Person Household	289	18.51	1,697	18.16	5,195	16.86
4-Person Household	274	17.55	1,627	17.41	4,657	15.12
5-Person Household	121	7.75	806	8.63	2,362	7.67
6-Person Household	46	2.95	338	3.62	902	2.93
7+ Person Household	32	2.05	217	2.32	556	1.80
2024 Est. Average Household Size	—	2.77	—	2.88	—	2.69



POPULATION 2024

1 mile	4,791
3 mile	26,965
5 mile	83,547



HOUSEHOLD INCOME 2024

1 mile	\$118,134
3 mile	\$113,025
5 mile	\$108,691



TRAFFIC COUNTS 2022

Hwy 46	27,828 VPD
IH 35	135,99 VPD
FM 758	5,517 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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