

FOR LEASE

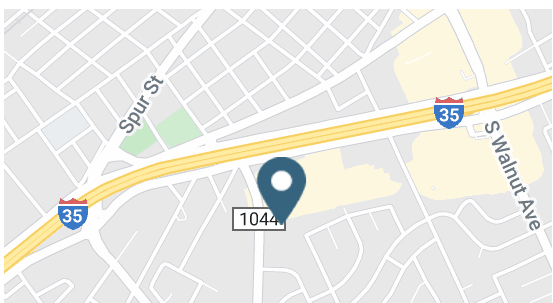
Interstate Plaza Shopping Center

1671 S. Interstate 35 | New Braunfels, TX



Overview

| | |
|--------------|----------------------------------|
| LEASE RATE | \$20.00 PSF |
| NNN'S | \$5.10 PSF (Estimated) |
| AVAILABLE SF | 4,560 SF (2nd Generation) |
| AVAILABLE AC | +/- 1.9 AC (Pad can be split) |
| GLA | 97,656 SF |



Contact

DREW ALLEN

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Description

- Retail space and pad sites available for lease
- Anchored by key tenants such as: Spec's, Planet Fitness, Joann's, and PetSmart
- Fronting high traffic IH-35
- Adjacent to Lowe's with cross access
- Located in rapidly growing New Braunfels
- At the Walnut Ave exit that includes HEB, Walmart, and At Home

Nearby Retailers



Demographics

| | 1 MILE | 3 MILES | 5 MILES |
|-------------------------------|----------|----------|----------|
| 2018 Population | 6,840 | 41,356 | 84,886 |
| 2018 Total Households | 2,524 | 15,630 | 31,011 |
| 2018 Average Household Income | \$60,908 | \$74,237 | \$81,450 |

Year: 2018 | Source: Esri

Traffic Counts

Interstate 35 Frontage Rd

121,103 AADT VPD

Year: 2017 | Source: TxDot

SRS REAL ESTATE PARTNERS | 3511 Broadway Street, | San Antonio, TX 78209 | 210.504.2782

This information contained herein was obtained from sources deemed to be reliable; however SRS Real Estate Partners makes no guarantees, warranties or representations as to the completeness or accuracy thereof.

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Interstate Plaza

1671 S. Interstate 35 | New Braunfels, TX



Lone Star Vision
Eye Care & Optical
MATTRESS FIRM

FIREHOUSE SUBS
verizon

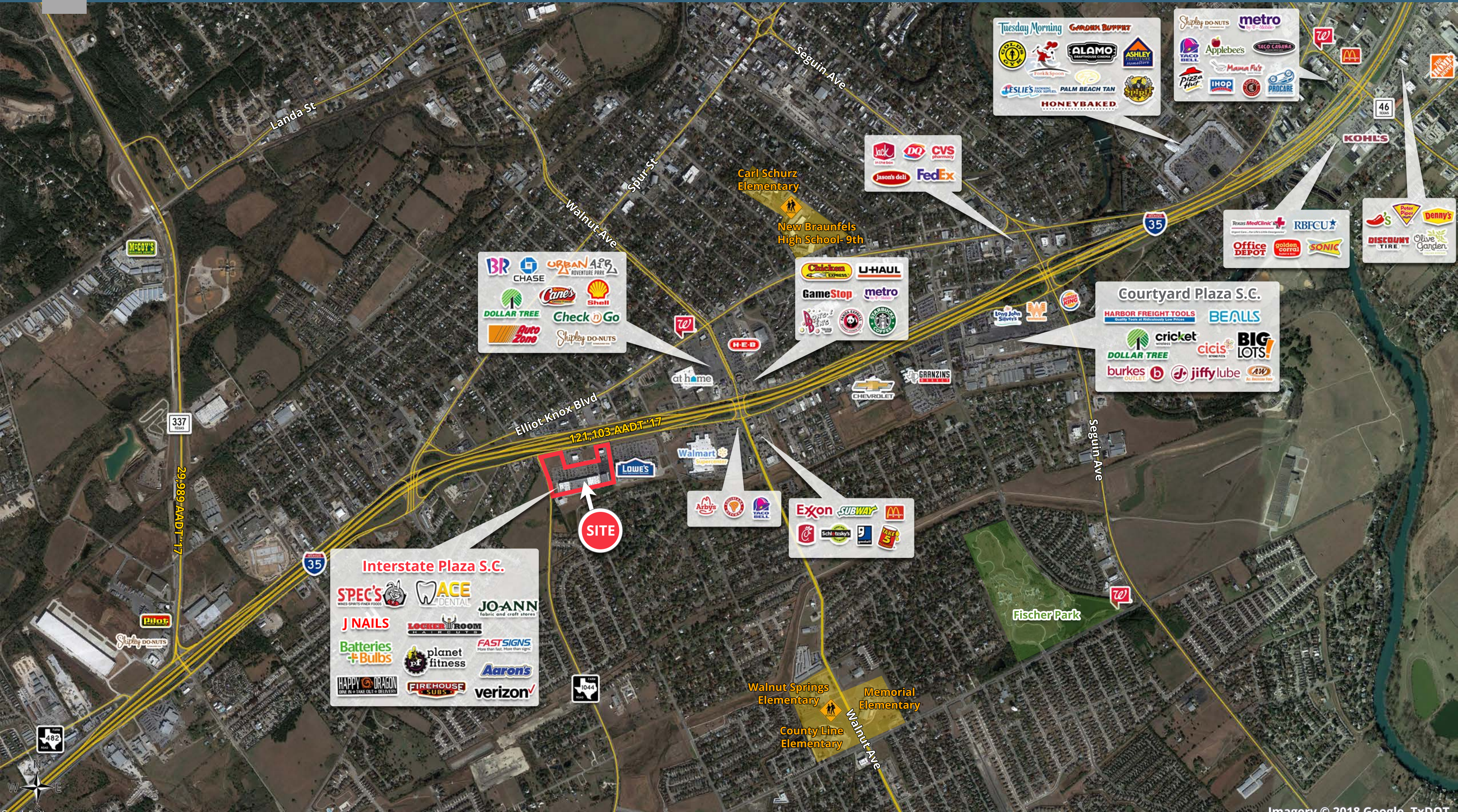
SITE

Interstate Plaza S.C.

- SPEC'S WINES SPIRITS FINER FOODS
- FAST SIGNS More than fast. More than signs!
- J NAILS
- Batteries + Bulbs
- HAPPY DRAGON
- ACE DENTAL
- JO-ANN fabric and craft stores
- LOCKER ROOM
- planet fitness
- Aaron's

Interstate Plaza

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BR CHASE URBAN 4125 ADVENTURE PARK
 DOLLAR TREE Canes Shell
 Check n Go Auto Zone Shibley DO-NUTS

Chick-fil-E L-HAUL
 GameStop metro
 Starbucks Dunkin' Donuts

Tuesday Morning GARDEN BUFFET
 GOLDEN SPIN ALAMO HomeStore ASHLEY Furniture
 LESLIE'S PALM BEACH TAN HONEYBAKED

Shibley DO-NUTS metro
 TACO BELL Applebees TACO CABANA
 Pizza Hut IHOP PRO-CARE

Courtyard Plaza S.C.
 HARBOR FREIGHT TOOLS BEALLS
 cricket DOLLAR TREE cici's BIG LOTS!
 burkes jiffylube

Interstate Plaza S.C.
 SPEC'S ACE DENTAL JO-ANN
 J NAILS LOCKER ROOM
 Batteries + Bulbs planet fitness FASTSIGNS
 HAPPY DRAGON FIREHOUSE verizon

Exxon SUBWAY MCDONALD'S
 Schlotzsky's 7-Eleven

Arby's TACO BELL

SITE

Interstate Plaza Shopping Center

1671 S. Interstate 35 | New Braunfels, TX



| | 1 mile | 3 miles | 5 miles |
|------------------------|--------|---------|---------|
| Population | | | |
| 2000 Population | 3,982 | 23,434 | 43,640 |
| 2010 Population | 5,348 | 29,670 | 61,473 |
| 2018 Population | 6,840 | 41,356 | 84,886 |
| 2023 Population | 8,085 | 48,060 | 98,673 |
| 2000-2010 Annual Rate | 2.99% | 2.39% | 3.49% |
| 2010-2018 Annual Rate | 3.03% | 4.11% | 3.99% |
| 2018-2023 Annual Rate | 3.40% | 3.05% | 3.06% |
| 2018 Male Population | 48.3% | 48.4% | 48.6% |
| 2018 Female Population | 51.7% | 51.6% | 51.4% |
| 2018 Median Age | 34.7 | 36.8 | 37.3 |

In the identified area, the current year population is 84,886. In 2010, the Census count in the area was 61,473. The rate of change since 2010 was 3.99% annually. The five-year projection for the population in the area is 98,673 representing a change of 3.06% annually from 2018 to 2023. Currently, the population is 48.6% male and 51.4% female.

Median Age

The median age in this area is 34.7, compared to U.S. median age of 38.3.

Race and Ethnicity

| | | | |
|--|-------|-------|-------|
| 2018 White Alone | 77.0% | 80.9% | 82.7% |
| 2018 Black Alone | 3.8% | 2.9% | 2.8% |
| 2018 American Indian/Alaska Native Alone | 0.7% | 0.9% | 0.8% |
| 2018 Asian Alone | 1.9% | 1.6% | 1.5% |
| 2018 Pacific Islander Alone | 0.1% | 0.1% | 0.1% |
| 2018 Other Race | 13.3% | 10.5% | 9.2% |
| 2018 Two or More Races | 3.4% | 3.2% | 3.0% |
| 2018 Hispanic Origin (Any Race) | 53.7% | 45.0% | 41.6% |

Persons of Hispanic origin represent 41.6% of the population in the identified area compared to 18.3% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 64.7 in the identified area, compared to 64.3 for the U.S. as a whole.

Households

| | | | |
|-----------------------------|-------|--------|--------|
| 2000 Households | 1,434 | 8,939 | 16,041 |
| 2010 Households | 1,931 | 11,379 | 22,707 |
| 2018 Total Households | 2,524 | 15,630 | 31,011 |
| 2023 Total Households | 2,993 | 18,130 | 35,958 |
| 2000-2010 Annual Rate | 3.02% | 2.44% | 3.54% |
| 2010-2018 Annual Rate | 3.30% | 3.92% | 3.85% |
| 2018-2023 Annual Rate | 3.47% | 3.01% | 3.00% |
| 2018 Average Household Size | 2.69 | 2.61 | 2.70 |

The household count in this area has changed from 22,707 in 2010 to 31,011 in the current year, a change of 3.85% annually. The five-year projection of households is 35,958, a change of 3.00% annually from the current year total. Average household size is currently 2.70, compared to 2.67 in the year 2010. The number of families in the current year is 22,068 in the specified area.

Data Note: Income is expressed in current dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023. Esri converted Census 2000 data into 2010 geography.

SRS REAL ESTATE PARTNERS | 3511 Broadway Street, | San Antonio, TX 78209 | 210.504.2782

March 15, 2019

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| | 1 mile | 3 miles | 5 miles |
|---------------------------------|----------|----------|----------|
| Median Household Income | | | |
| 2018 Median Household Income | \$49,768 | \$58,300 | \$63,545 |
| 2023 Median Household Income | \$55,139 | \$64,952 | \$71,351 |
| 2018-2023 Annual Rate | 2.07% | 2.18% | 2.34% |
| Average Household Income | | | |
| 2018 Average Household Income | \$60,908 | \$74,237 | \$81,450 |
| 2023 Average Household Income | \$68,935 | \$83,736 | \$90,920 |
| 2018-2023 Annual Rate | 2.51% | 2.44% | 2.22% |
| Per Capita Income | | | |
| 2018 Per Capita Income | \$21,534 | \$28,134 | \$30,146 |
| 2023 Per Capita Income | \$24,357 | \$31,564 | \$33,439 |
| 2018-2023 Annual Rate | 2.49% | 2.33% | 2.10% |

Current median household income is \$63,545 in the area, compared to \$58,100 for all U.S. households. Median household income is projected to be \$71,351 in five years, compared to \$65,727 for all U.S. households

Current average household income is \$81,450 in this area, compared to \$83,694 for all U.S. households. Average household income is projected to be \$90,920 in five years, compared to \$96,109 for all U.S. households

Current per capita income is \$30,146 in the area, compared to the U.S. per capita income of \$31,950. The per capita income is projected to be \$33,439 in five years, compared to \$36,530 for all U.S. households

| Housing | | | |
|------------------------------------|-------|--------|--------|
| 2000 Total Housing Units | 1,553 | 10,084 | 17,528 |
| 2000 Owner Occupied Housing Units | 787 | 5,610 | 10,885 |
| 2000 Renter Occupied Housing Units | 647 | 3,329 | 5,156 |
| 2000 Vacant Housing Units | 119 | 1,145 | 1,487 |
| 2010 Total Housing Units | 2,073 | 12,982 | 25,045 |
| 2010 Owner Occupied Housing Units | 1,124 | 6,972 | 15,301 |
| 2010 Renter Occupied Housing Units | 807 | 4,407 | 7,406 |
| 2010 Vacant Housing Units | 142 | 1,603 | 2,338 |
| 2018 Total Housing Units | 2,647 | 17,415 | 33,554 |
| 2018 Owner Occupied Housing Units | 1,378 | 9,065 | 20,702 |
| 2018 Renter Occupied Housing Units | 1,146 | 6,565 | 10,309 |
| 2018 Vacant Housing Units | 123 | 1,785 | 2,543 |
| 2023 Total Housing Units | 3,079 | 19,989 | 38,827 |
| 2023 Owner Occupied Housing Units | 1,639 | 10,794 | 24,600 |
| 2023 Renter Occupied Housing Units | 1,353 | 7,336 | 11,358 |
| 2023 Vacant Housing Units | 86 | 1,859 | 2,869 |

Currently, 61.7% of the 33,554 housing units in the area are owner occupied; 30.7%, renter occupied; and 7.6% are vacant. Currently, in the U.S., 56.0% of the housing units in the area are owner occupied; 32.8% are renter occupied; and 11.2% are vacant. In 2010, there were 25,045 housing units in the area - 61.1% owner occupied, 29.6% renter occupied, and 9.3% vacant. The annual rate of change in housing units since 2010 is 13.88%. Median home value in the area is \$216,386, compared to a median home value of \$218,492 for the U.S. In five years, median value is projected to change by 2.59% annually to \$245,855.

Data Note: Income is expressed in current dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023. Esri converted Census 2000 data into 2010 geography.

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.

| | | | |
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Buyers Initials

Tenant Initials

Seller Initials

Landlord Initials

Date