



PAD OPPORTUNITIES

For lease/GL/BTS:
 SWC Paladora Dr &
 Loop 337
 New Braunfels, TX

Metrics

SWC Paladora Dr & Loop 337
New Braunfels, TX

Location

SWC Paladora Dr & Loop 337

Size

+/- 5.0 AC (Divisible)

Traffic Counts

Hwy 46	Loop 337	Oak Run Pkwy
40,952 VPD	29,940 VPD	3,941 VPD

Property Highlights

1. Located less than 1 mile from 2,400-acre master planned community, Veramendi, which will have 6,000+ residential units at full buildout
2. Direct frontage and access to Loop 337 with cross access to HEB center to the north (this HEB ranks in the top quarter of all Texas stores)
3. Strong traffic counts at the intersections of Loop 337 and Oak Run Parkway with over 33,000 VPD
4. High demand for retail and services on the north side of town combined with limited frontage remaining on Loop 337 makes this a premium location



2025 Demographic Summary

	1 MILE	2 MILES	3 MILES	5 MILES
EST. POPULATION	6,523	17,248	35,922	84,966
EST. AVG. HH INCOME	\$158,434	\$145,833	\$139,148	\$137,518

Area Attractions



Site Plan

SWC Paladora Dr & Loop 337
New Braunfels, TX



PROVIDENT REALTY ADVISORS
10210 N. CENTRAL EXPRESSWAY, SUITE 300
DALLAS, TX 75231

OAK RUN VILLAGE
COMMERCIAL CENTER

SITE EXHIBIT

SHEET EX

NO.	DATE	ISSUES AND REVISIONS
▲		

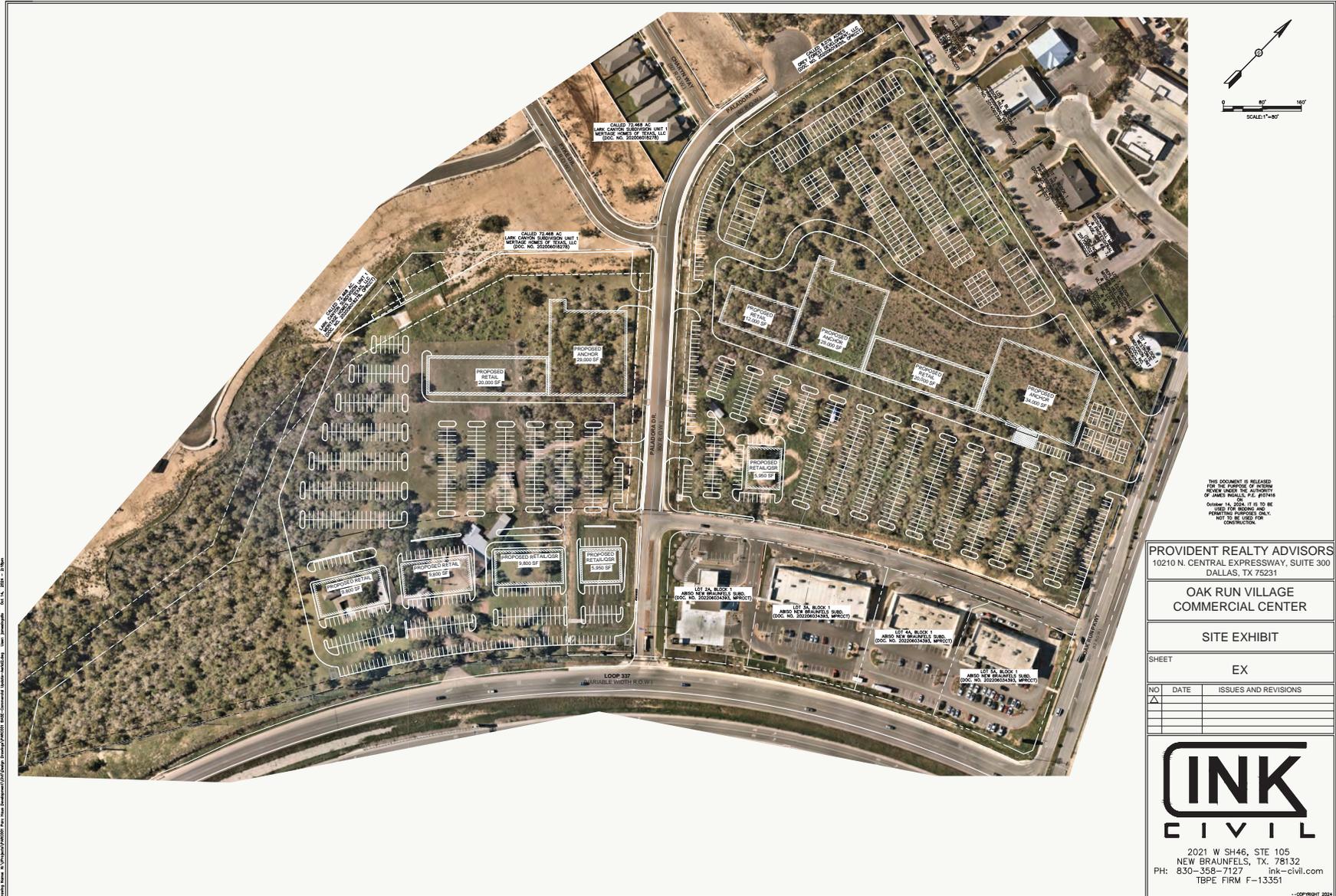
INK CIVIL

2021 W SH46, STE 105
NEW BRAUNFELS, TX, 78132
PH: 830-358-7127 | ink-civil.com
TBPE FIRM F-13351

..COPYRIGHT 2024

Site Plan - Aerial View

SWC Paladora Dr & Loop 337
New Braunfels, TX



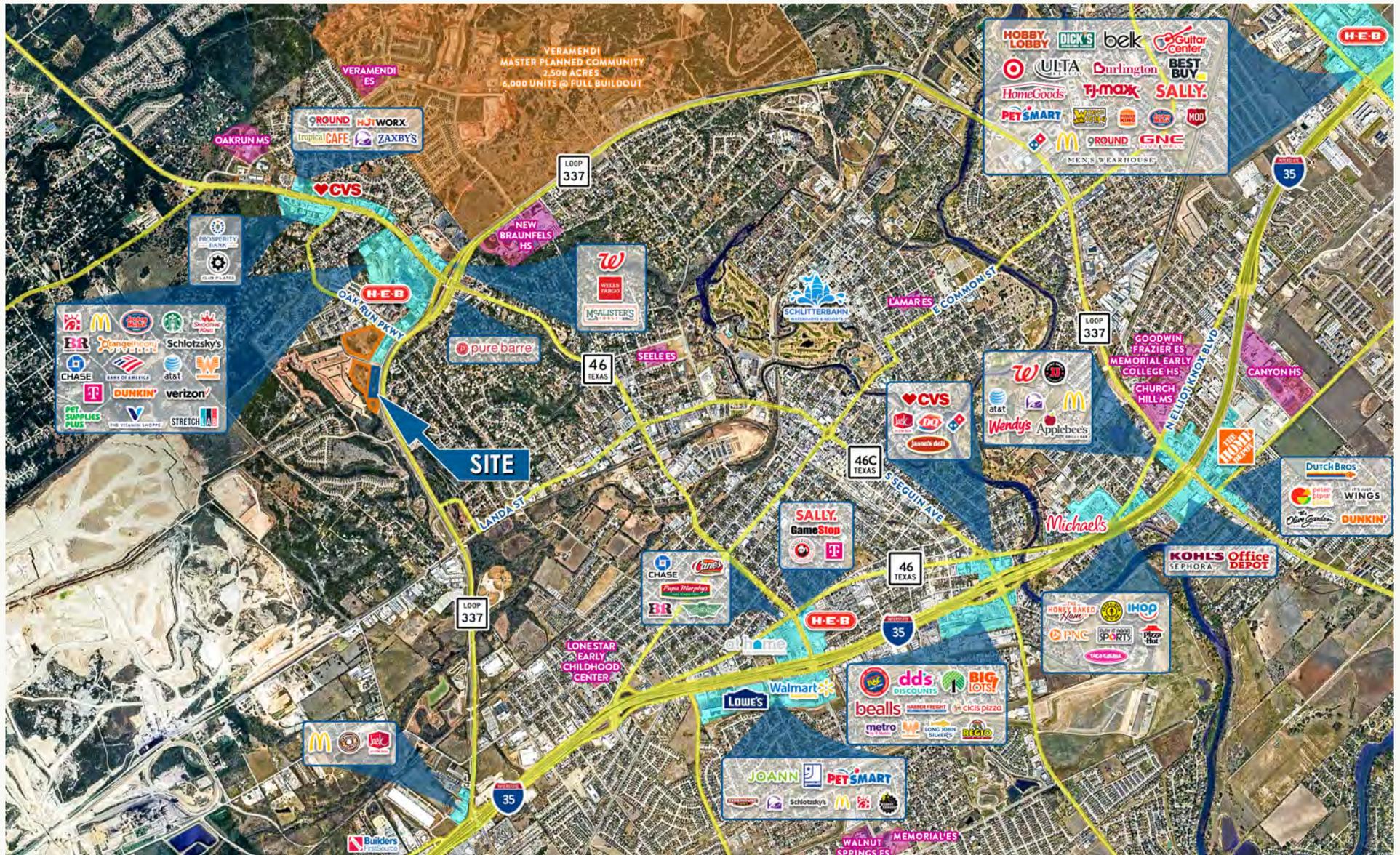
Close Aerial

SWC Paladora Dr & Loop 337
New Braunfels, TX



Far Aerial

SWC Paladora Dr & Loop 337
New Braunfels, TX



Oblique Aerial

SWC Paladora Dr & Loop 337
New Braunfels, TX



New Braunfels Growth

SWC Paladora Dr & Loop 337
New Braunfels, TX



Veramendi is preparing to launch two new phases within the community, offering single-family homes for sale. One phase includes a 550-lot section which will incorporate some custom homebuilders. Additionally, Del Webb, a 55+ active adult community, will have 700 lots and is projected to open early 2025.

New Braunfels' population has grown by 71% since 2013, a growth rate that is over three and a half times that of the State of Texas. This growth can be attributed to the exceptional quality of life, excellent public schools, and a prime location in the San Antonio-Austin corridor.

MAYFAIR

New Braunfels' Mayfair Master Planned development comprises over 2,400 acres and will have a combined 6,000 residential units including multifamily, townhome, and single-family products.

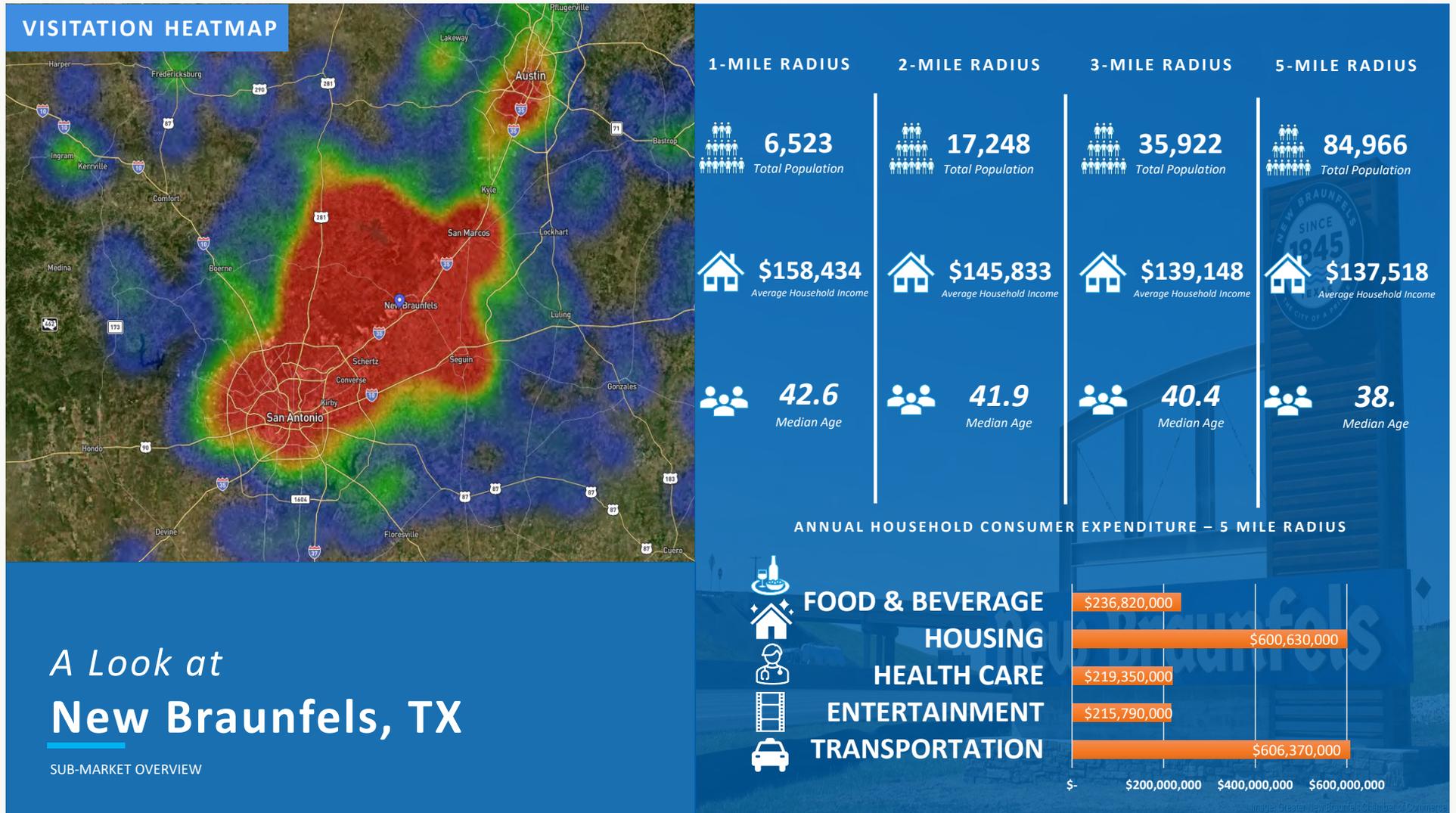
GROWING POPULATION: CITY OF NEW BRAUNFELS



Source: Lightcast, Zip Codes 78110, 78131, 78132, and 78135; 2023

Demographic Profile

SWC Paladora Dr & Loop 337
New Braunfels, TX



SWC Paladora Dr
& Loop 337
New Braunfels, TX

Scott Espensen
Partner

sespensen@venturedfw.com

Nick Skalak

Assistant Vice President

nskalak@venturedfw.com

(214) 378-1212

www.VentureDFW.com

8235 Douglas Ave
Suite 720
Dallas, Texas 75225

VENTURE

*The information contained herein was obtained from sources deemed reliable; however, Venture Commercial Real Estate, LLC, makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is subject to errors; omissions; change of price, prior to sale or lease; or withdrawal without notice.

