

RETAIL SITE

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

Metrics

SWC Paladora Dr & Loop 337
New Braunfels, TX

Location

SWC Paladora Dr & Loop 337

Size

Parcel 1 Parcel 2
+/- 17.53 AC +/- 15.57 AC
(Divisible) (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

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Close Aerial

SWC Paladora Dr & Loop 337
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Oblique Aerial

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New Braunfels Growth

SWC Paladora Dr & Loop 337
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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.

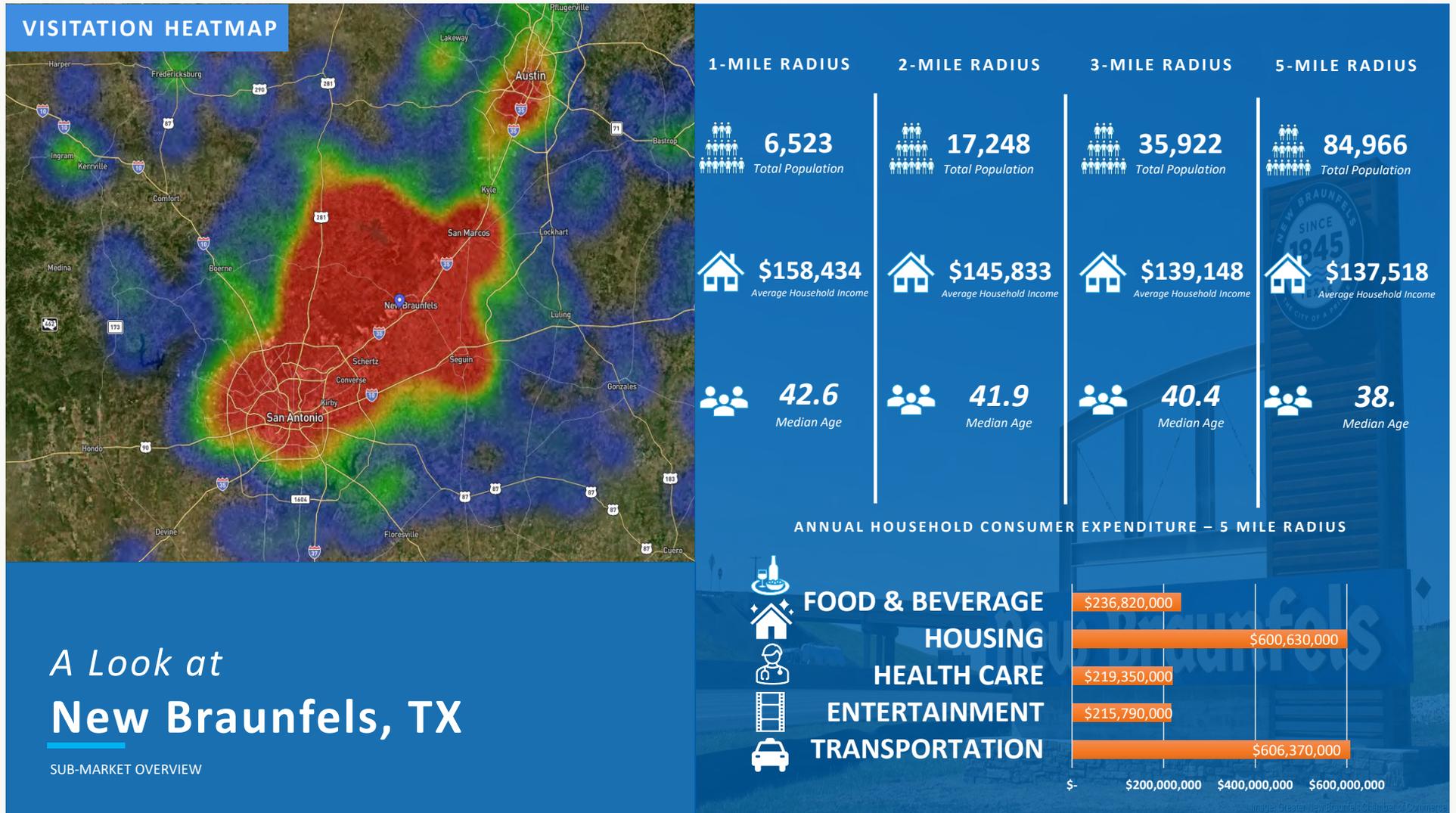
GROWING POPULATION: CITY OF NEW BRAUNFELS



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

Demographic Profile

SWC Paladora Dr & Loop 337
New Braunfels, TX



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& Loop 337
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VENTURE

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