

FOR GROUND LEASE

114 N BUSINESS IH-35, NEW BRUANFELS, TEXAS 78130



Established 1908

11503 NW Military, Suite 330
San Antonio, Texas 78231

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Size

5,120 Sq. Ft (Building)

.77 Acres

Price

\$75,000.00 per year ground lease

Tenant to pay triple nets

Demographics

<u>Detail</u>	<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
Total Population	8,649	57,977	78,682
Average Hshld Income	\$62,899	\$70,890	\$75,384

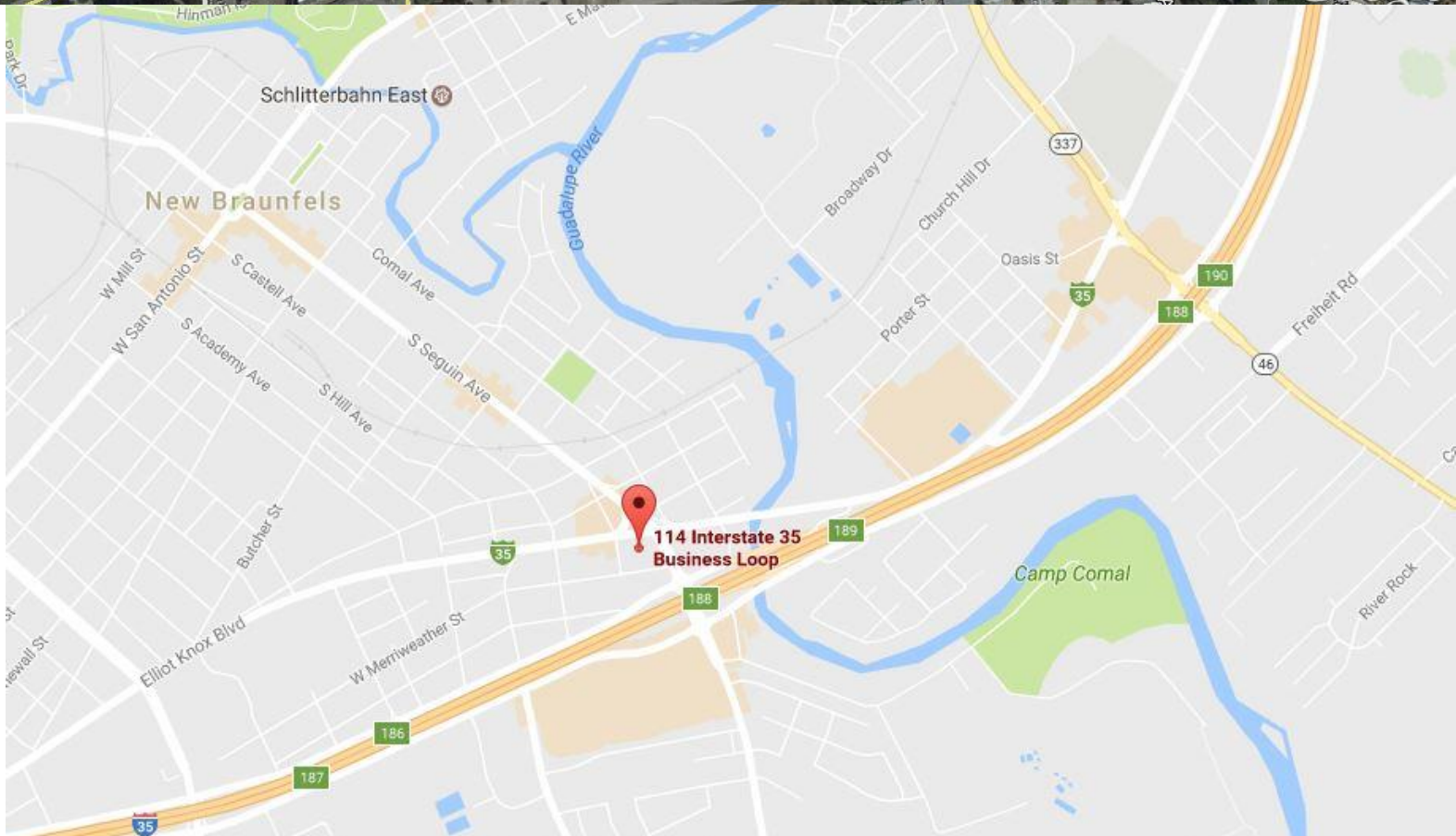
Traffic Count

I-35 (Bus) & S Seguin Ave. – 21,105 VPD

S Seguin Ave. & E Merriweather – 20,055 VPD

I-35 (Bus) & I-35 (Bus) E – 26,371 VPD

Although Rohde, Ottmers & Siegel Realty, Inc., the broker, has used reasonable care in obtaining data and making projections based upon that data, the information contained herein is submitted without representation nor warranty. All information is subject to errors, omissions, price change, changes in terms and conditions, prior sale or lease, withdrawal from the market without notice, and other events beyond the control of the broker.



DEMOGRAPHICS

	1 mile	3 miles	5 miles
Population			
2000 Population	7,648	37,393	45,943
2010 Population	7,791	49,766	64,211
2016 Population	8,649	57,977	78,682
2021 Population	9,386	65,840	91,372
2000-2010 Annual Rate	0.19%	2.90%	3.40%
2010-2016 Annual Rate	1.69%	2.47%	3.31%
2016-2021 Annual Rate	1.65%	2.58%	3.04%
2016 Male Population	48.5%	48.3%	48.6%
2016 Female Population	51.5%	51.7%	51.4%
2016 Median Age	37.2	36.9	36.9

In the identified area, the current year population is 78,682. In 2010, the Census count in the area was 64,211. The rate of change since 2010 was 3.31% annually. The five-year projection for the population in the area is 91,372 representing a change of 3.04% annually from 2016 to 2021. Currently, the population is 48.6% male and 51.4% female.

Median Age

The median age in this area is 37.2, compared to U.S. median age of 38.0.

Race and Ethnicity

2016 White Alone	84.1%	84.5%	84.1%
2016 Black Alone	2.6%	2.6%	2.6%
2016 American Indian/Alaska Native Alone	0.8%	0.7%	0.8%
2016 Asian Alone	0.9%	1.1%	1.2%
2016 Pacific Islander Alone	0.0%	0.0%	0.1%
2016 Other Race	9.3%	8.4%	8.6%
2016 Two or More Races	2.3%	2.6%	2.7%
2016 Hispanic Origin (Any Race)	43.4%	39.7%	38.5%

Persons of Hispanic origin represent 38.5% of the population in the identified area compared to 17.9% 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 62.7 in the identified area, compared to 63.5 for the U.S. as a whole.

Households

2000 Households	2,849	13,819	16,714
2010 Households	3,017	18,510	23,508
2016 Total Households	3,351	21,429	28,509
2021 Total Households	3,644	24,255	32,952
2000-2010 Annual Rate	0.57%	2.97%	3.47%
2010-2016 Annual Rate	1.69%	2.37%	3.13%
2016-2021 Annual Rate	1.69%	2.51%	2.94%
2016 Average Household Size	2.52	2.66	2.72

Median Household Income

2016 Median Household Income	\$50,539	\$55,931	\$58,731
2021 Median Household Income	\$54,357	\$60,653	\$65,603
2016-2021 Annual Rate	1.47%	1.63%	2.24%

Average Household Income

2016 Average Household Income	\$62,899	\$70,890	\$75,384
2021 Average Household Income	\$68,570	\$76,087	\$81,573
2016-2021 Annual Rate	1.74%	1.43%	1.59%

Per Capita Income

2016 Per Capita Income	\$25,555	\$26,851	\$27,854
2021 Per Capita Income	\$27,726	\$28,591	\$29,872
2016-2021 Annual Rate	1.64%	1.26%	1.41%

Households by Income

Current median household income is \$58,731 in the area, compared to \$54,149 for all U.S. households. Median household income is projected to be \$65,603 in five years, compared to \$59,476 for all U.S. households

Current average household income is \$75,384 in this area, compared to \$77,008 for all U.S. households. Average household income is projected to be \$81,573 in five years, compared to \$84,021 for all U.S. households

Current per capita income is \$27,854 in the area, compared to the U.S. per capita income of \$29,472. The per capita income is projected to be \$29,872 in five years, compared to \$32,025 for all U.S. households



Information About Brokerage Services

11-2-2015

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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Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

TAR 2501

IABS 1-0

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