

New Braunfels Pad Sites

State HWY 46 & Saengerhalle Rd
New Braunfels, TX 78130
www.cbre.com

- + **Prime Corner Location:** High-visibility pad sites at the signalized intersection of State Highway 46 & Saengerhalle Rd, ensuring maximum exposure.
- + **Strong Traffic Counts:** Positioned along a major east-west corridor with consistent daily traffic driving customer volume.
- + **Rapid Area Growth:** Surrounded by booming residential developments and expanding rooftops in the New Braunfels market.
- + **Excellent Accessibility:** Convenient access to I-35 and key regional routes, connecting San Antonio and Austin.
- + **Flexible Use Potential:** Ideal for retail, QSR, medical, or service-oriented users seeking a strategic footprint.
- + **Proven Market Demand:** Located in one of the fastest-growing corridors in Central Texas with strong demographics and consumer demand.
- + **Contact broker for rates**

1.64 (Lot 2) and 1.23 (Lot 3) Acres



Retail Pad Sites

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For Sale

LOT 3, BLOCK 7, CAP ROCK COMMERCIAL, RECORDED IN DOCUMENT NO. 202299021310, MAP AND PLAT RECORDS, GUADALUPE COUNTY, TEXAS.

SURVEY NOTES:

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.

THIS SURVEYOR HAS NOT CONDUCTED A TITLE SEARCH TO DEPICT OTHER MATTERS OF RECORD, SUCH AS EASEMENTS, SETBACKS, RESTRICTIONS OR OTHER ENCUMBRANCES THAT MAY AFFECT THIS PROPERTY.

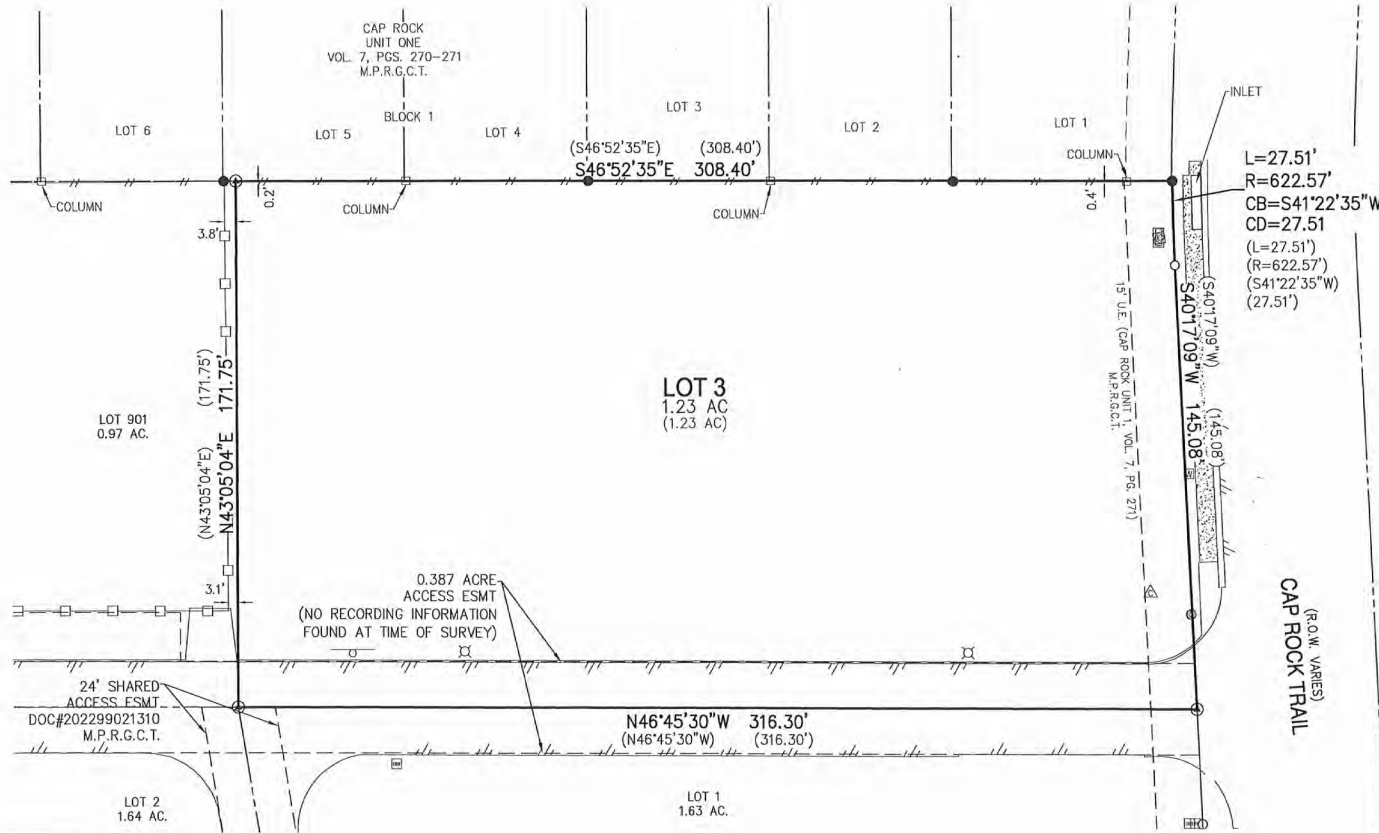
NO ATTEMPT HAS BEEN MADE TO LOCATE ANY IMPROVEMENTS, EASEMENTS, OR RIGHTS OF WAY NOT SHOWN HEREON.

BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204), NAD 83 (NA2011) EPOCH 2010.00.

FENCES SHOWN HEREON ARE GRAPHIC ONLY, WITH DIMENSIONAL TIES SHOWN AT SPECIFIC LOCATIONS WHERE THEY WERE PHYSICALLY MEASURED. THE FENCE LINE MAY MEANDER BETWEEN SAID MEASURED LOCATIONS. THE DIMENSIONS SHOWING THE DISTANCE BETWEEN THE FENCE AND THE PROPERTY LINE ALSO INDICATES WHICH SIDE OF THE PROPERTY LINE THE FENCE IS ON.



- LEGEND:**
- = FND. 1/2" IRON PIN UNLESS OTHERWISE NOTED
 - = SET 1/2" IRON PIN W/ PLASTIC CAP STAMPED "HMT" UNLESS OTHERWISE NOTED
 - ⊙ = SET MAG NAIL
 - B.L. = BUILDING SETBACK LINE
 - U.E. = UTILITY EASEMENT
 - D.E. = DRAINAGE EASEMENT
 - R.O.W. = RIGHT-OF-WAY
 - () = RECORD CALLS
 - ⊠ = TRANSFORMER
 - ⊞ = WATER METER
 - ⊕ = CABLE PEDESTAL
 - ⊖ = CLEAN OUT
 - ⊗ = LIGHT POLE
 - ⊘ = SIGN
 - // = WOOD FENCE
 - = WROUGHT IRON FENCE
 - /// = EDGE OF ASPHALT
 - ▭ = CONCRETE
 - M.P.R.G.C.T. = MAP & PLAT RECORDS, GUADALUPE COUNTY, TEXAS



0 TBD
NEW BRAUNFELS, TEXAS
THIS SURVEY IS CERTIFIED TO:
FIRST NATIONAL BANK OF SONORA

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS SURVEY IS TRUE AND CORRECT ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND THAT ALL OBSERVABLE EVIDENCE OF EASEMENTS ON THE GROUND ARE SHOWN AND ALL OBSERVABLE EVIDENCE OF BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS SITUATED ON THE ABOVE PREMISES ARE SHOWN

THIS 9TH DAY OF SEPTEMBER 2024
Douglas B. Cottle
DOUGLAS B. COTTLE
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6149 424.004 (B)

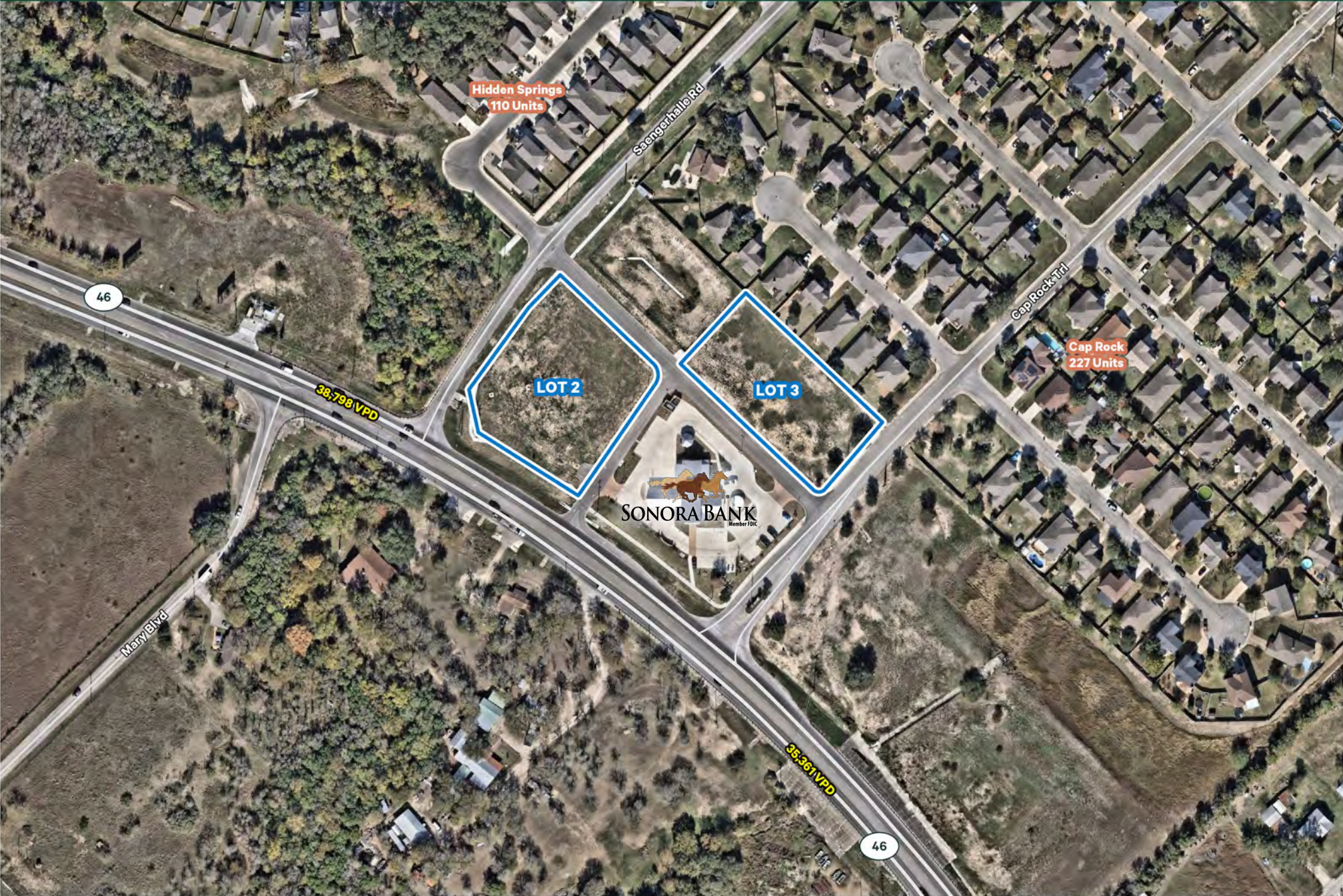
DRAWN BY: JS
FIELD CREW: MZ



290 S. CASTELL AVE., STE. 100
NEW BRAUNFELS, TX 78130
TBPELS FIRM F-10961
TBPELS FIRM 10153600

NEC of State HWY 46 & Saengerhalle Rd

New Braunfels, TX



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NEC of State HWY 46 & Saengerhale Rd

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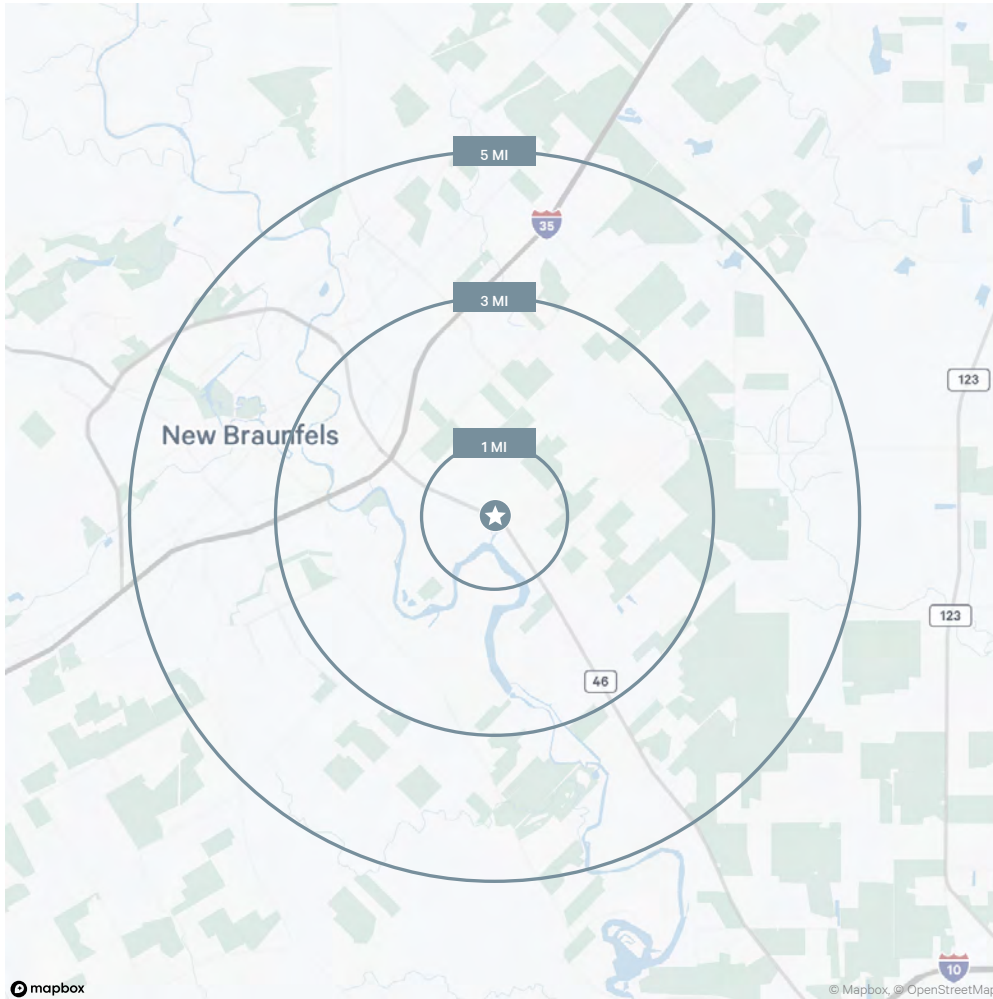
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For Sale



2025 Demographics

Miles	1	3	5
Total Population	5,362	48,007	104,148
Daytime Population	3,226	39,654	93,618
Median Age	33.5	35.5	37
Average Household Income	\$102,190	\$107,650	\$111,394
Average Household Size	2.77	2.65	2.55
Businesses	97	1,613	3,767

Traffic Counts

HWY 46 Eastbound	35,361 VPD
HWY 46 Westbound	38,798 VPD
I 35	115,864 VPD
Saengerhalle Rd	1,965 VPD

Contact Us

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