



WESTPOINTE VILLAGE PAD SITE

2668 Loop-337, New Braunfels, TX 78132



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Carduner Commercial Inc
 2161 NW Military Hwy., Ste. 402
 San Antonio, Texas 78213



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

LOCATION

 2668 Loop-337
 New Braunfels, TX 78132

AVAILABLE

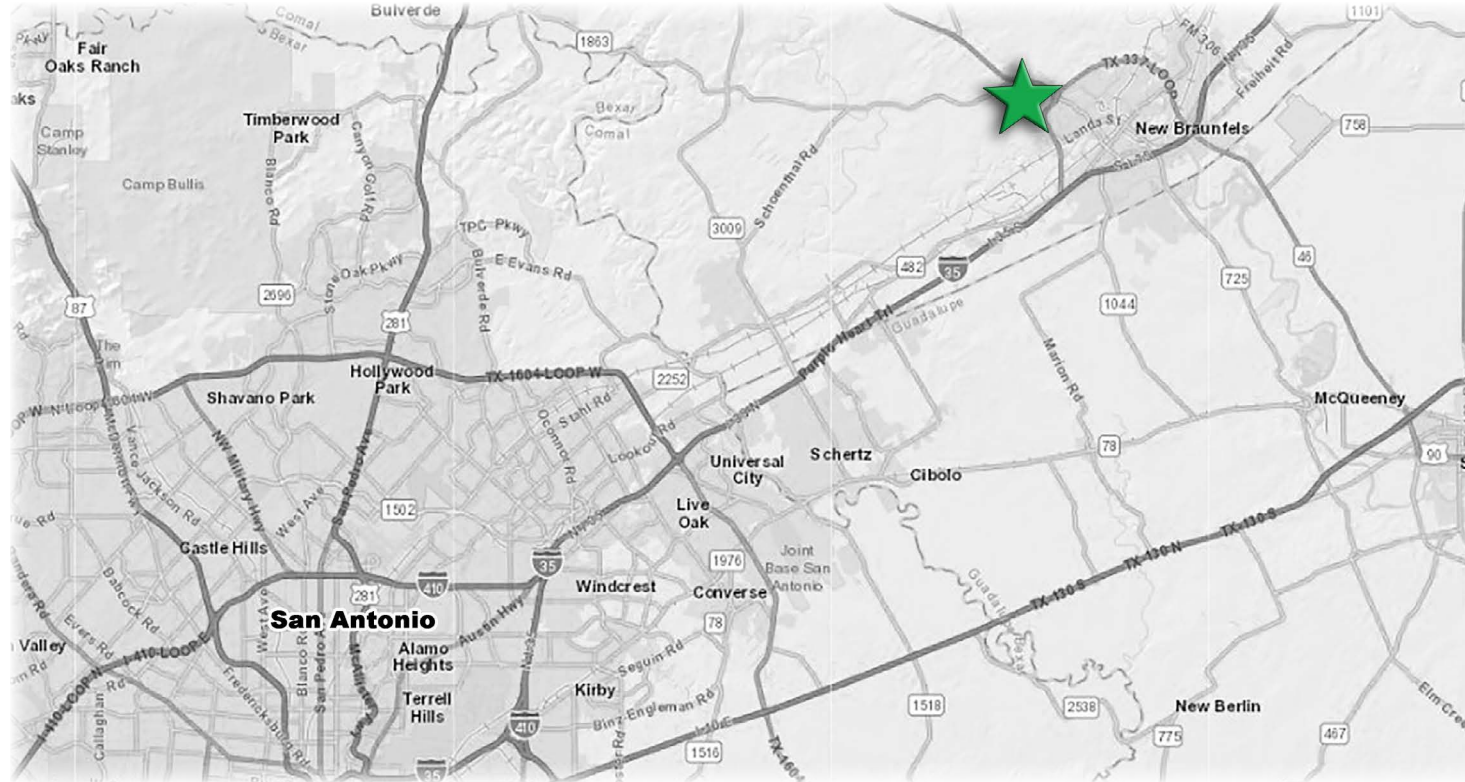
 38,245 SF HEB-Anchored
 Pad Site For Sale or Lease

PRICE

Contact Broker

HIGHLIGHTS

- 📍 39,196 SF Pad Site Available
- 📍 Westpointe Village is located at Loop 337 & Hwy-46
- 📍 Zoned C1-B, general business district
- 📍 Across from the 2,400 acre Veramendi master planned community slated to have 6,000 homes
- 📍 \$135,695 Ave HH Income within 5 miles
- 📍 Tenants in the shopping center include HEB, Chick-Fil-A, Whataburger, Panda Express, McDonald's, and Chase Bank


2025 DEMOGRAPHIC SNAPSHOT

Category	Radius	Value	Category	Radius	Value	Category	Radius	Value
Total Population	1 mile	8,261	Daytime Population	1 mile	2,430	Avg. HH Income	1 mile	\$177,573
	3 mile	35,261		3 mile	28,082		3 mile	\$137,075
	5 mile	92,446		5 mile	85,968		5 mile	\$135,695

TRAFFIC COUNTS

Location	Traffic Count
Loop 337	28,612 VPD (~24)
State Hwy-46	43,776 VPD (~24)

FOR MORE INFORMATION:
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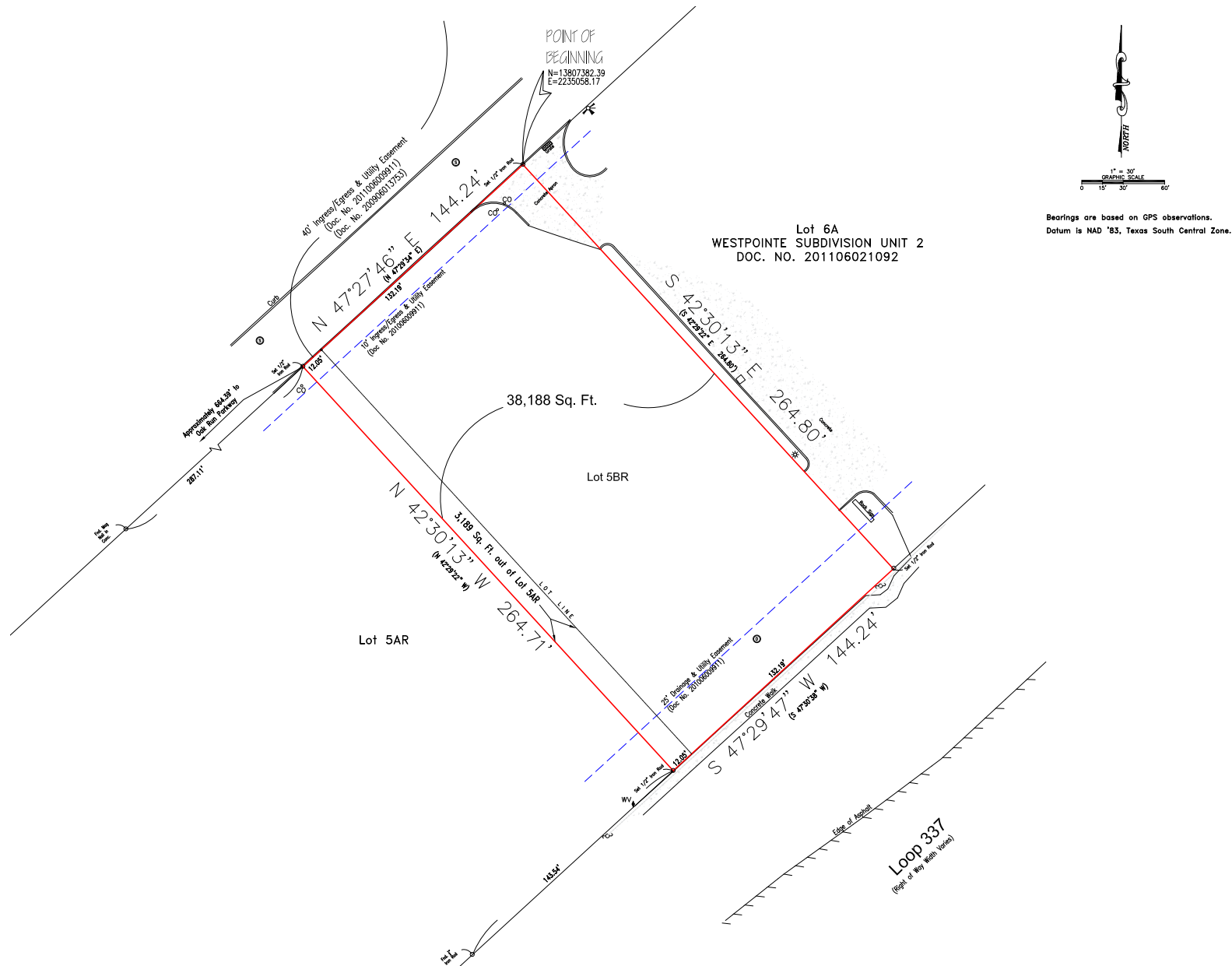
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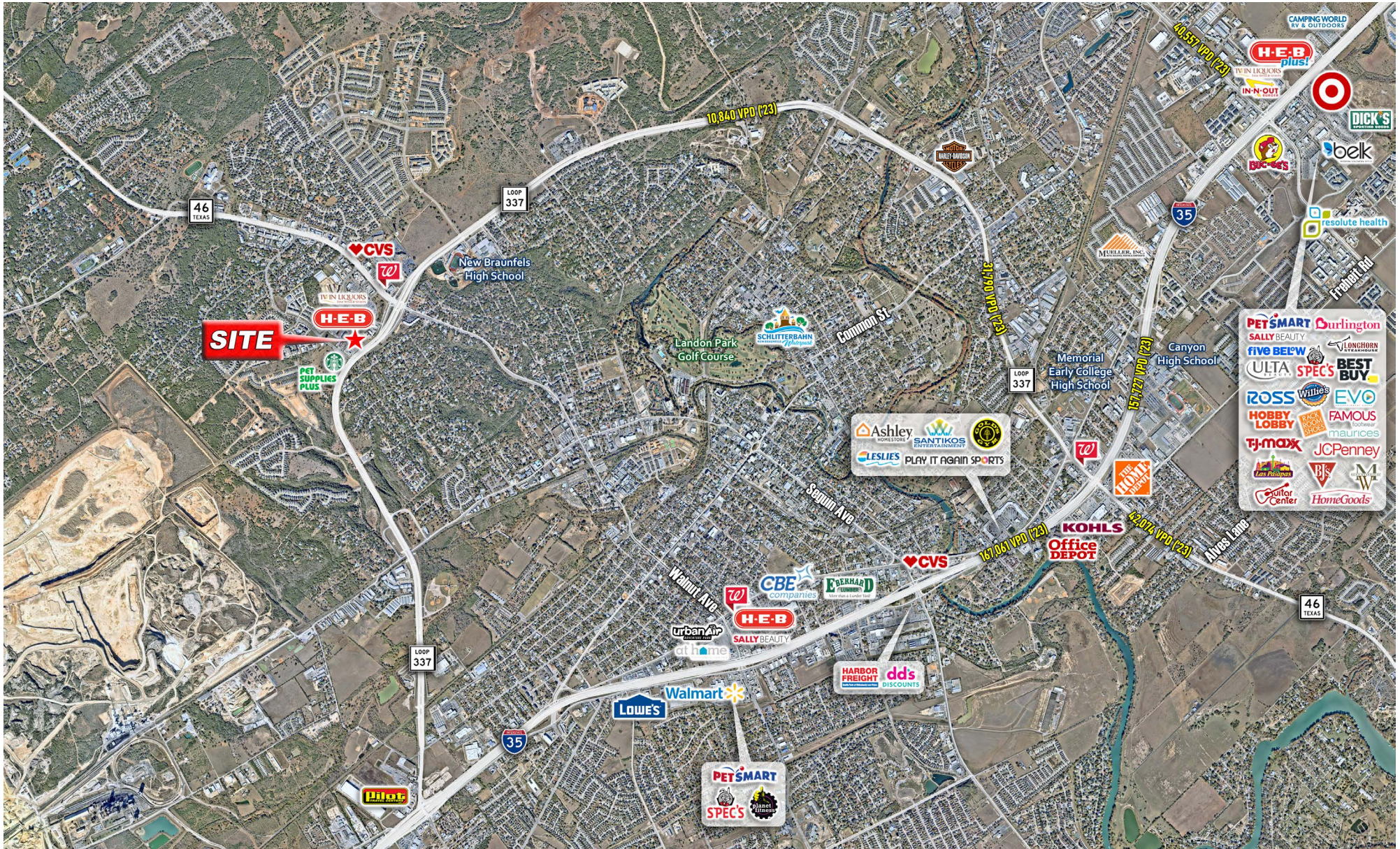
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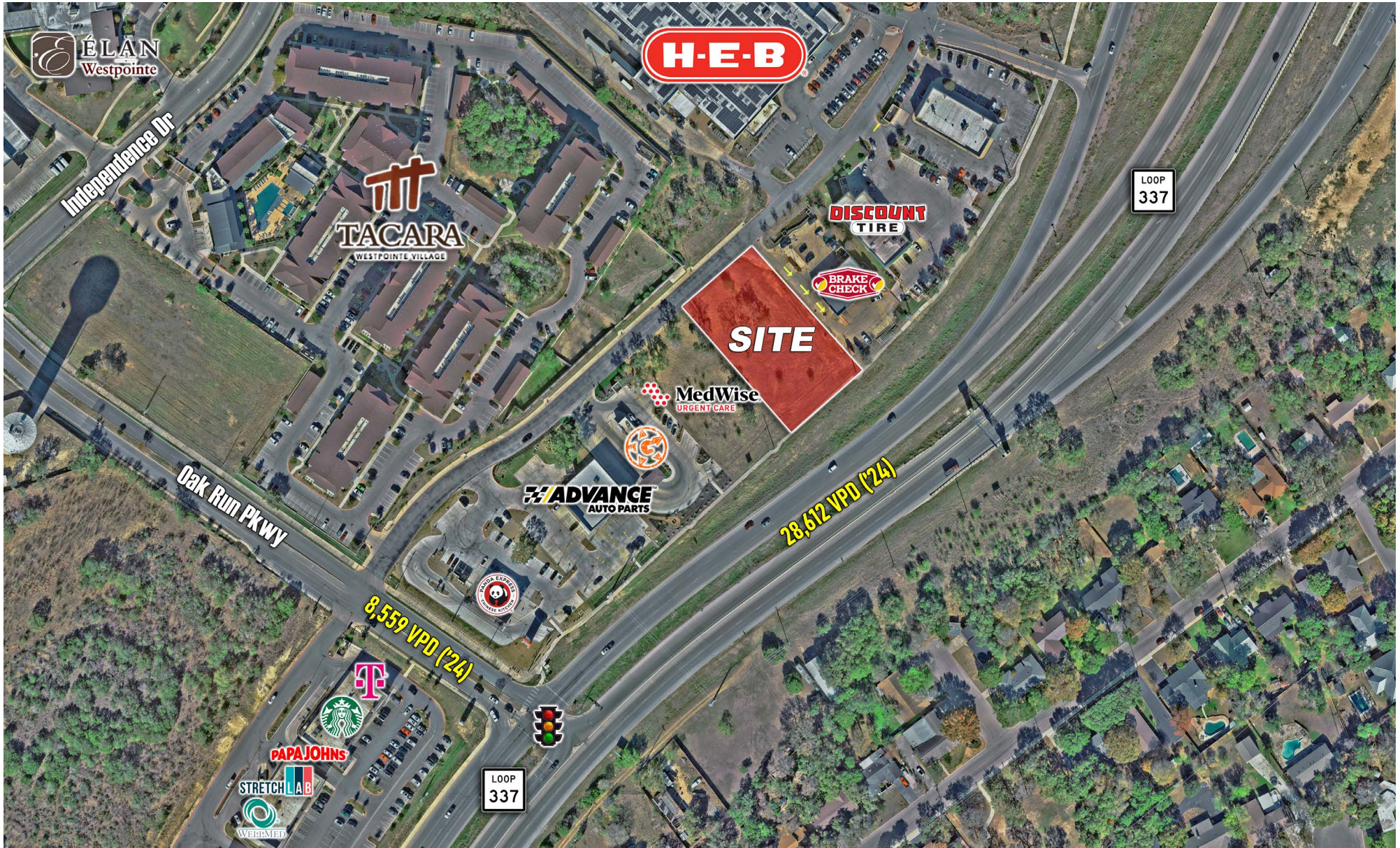
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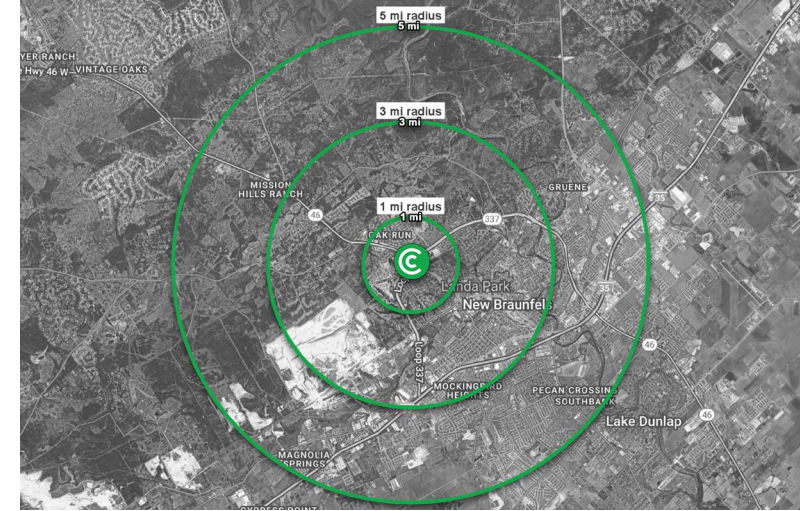
Total
Population
(5 mi Radius)
92,446

Total
Households
(5 mi Radius)
35,863

Daytime
Population
(5 mi Radius)
85,968

Average
HH Income
(5 mi Radius)
\$135,695

1585 TX-46 New Braunfels, TX 78130	1 mi radius	3 mi radius	5 mi radius
Population			
Estimated Population (2025)	8,261	35,261	92,446
Projected Population (2030)	9,238	39,109	105,846
Census Population (2020)	7,420	31,179	78,964
Census Population (2010)	4,994	24,725	56,574
Projected Annual Growth (2025 to 2030)	977 2.4%	3,848 2.2%	13,400 2.9%
Historical Annual Growth (2020 to 2025)	842 2.3%	4,082 2.6%	13,482 3.4%
Historical Annual Growth (2010 to 2020)	2,426 9.7%	6,453 5.2%	22,391 7.9%
Estimated Population Density (2025)	2,631 psm	1,248 psm	1,178 psm
Trade Area Size	3.1 sq mi	28.3 sq mi	78.5 sq mi
Households			
Estimated Households (2025)	3,425	14,242	35,863
Projected Households (2030)	3,858	15,918	41,647
Census Households (2020)	3,137	12,758	30,595
Census Households (2010)	2,104	9,634	21,110
Estimated Households with Children (2025)	949 27.7%	4,288 30.1%	12,227 34.1%
Estimated Average Household Size (2025)	2.36	2.43	2.55
Average Household Income			
Estimated Average Household Income (2025)	\$177,573	\$137,075	\$135,695
Projected Average Household Income (2030)	\$172,893	\$135,429	\$133,668
Estimated Average Family Income (2025)	\$208,852	\$164,054	\$153,201
Median Household Income			
Estimated Median Household Income (2025)	\$118,631	\$95,839	\$98,094
Projected Median Household Income (2030)	\$117,068	\$95,457	\$97,030
Estimated Median Family Income (2025)	\$144,037	\$117,299	\$114,942
Age Distribution (2025)			
Age Under 5	357 4.3%	1,749 5.0%	5,461 5.9%
Age 5 to 9 Years	512 6.2%	2,127 6.0%	6,016 6.5%
Age 10 to 14 Years	514 6.2%	2,151 6.1%	5,988 6.5%
Age 15 to 19 Years	509 6.2%	2,161 6.1%	5,725 6.2%
Age 20 to 24 Years	388 4.7%	1,953 5.5%	5,494 5.9%
Age 25 to 29 Years	411 5.0%	2,243 6.4%	6,703 7.3%
Age 30 to 34 Years	422 5.1%	2,300 6.5%	6,950 7.5%
Age 35 to 39 Years	555 6.7%	2,580 7.3%	7,102 7.7%
Age 40 to 44 Years	513 6.2%	2,399 6.8%	6,701 7.2%
Age 45 to 49 Years	504 6.1%	2,232 6.3%	5,896 6.4%
Age 50 to 54 Years	538 6.5%	2,251 6.4%	5,678 6.1%
Age 55 to 59 Years	469 5.7%	1,976 5.6%	4,811 5.2%
Age 60 to 64 Years	508 6.2%	2,069 5.9%	4,928 5.3%
Age 65 to 74 Years	1,094 13.2%	3,830 10.9%	8,480 9.2%
Age 75 to 84 Years	672 8.1%	2,312 6.6%	4,804 5.2%
Age 85 Years or Over	295 3.6%	928 2.6%	1,711 1.9%
Median Age	43.5	40.5	37.5



Housing (2025)	1 mi radius	3 mi radius	5 mi radius
Total Housing Units	3,802	16,394	40,113
Housing Units Occupied	3,425 90.1%	14,242 86.9%	35,863 89.4%
Housing Units Owner-Occupied	2,219 64.8%	8,819 61.9%	22,304 62.2%
Housing Units, Renter-Occupied	1,206 35.2%	5,424 38.1%	13,559 37.8%
Housing Units, Vacant	378 11.0%	2,152 15.1%	4,250 11.9%
Household Type (2025)			
Population Family	6,257 75.7%	27,871 79.0%	76,224 82.5%
Population Non-Family	1,835 22.2%	6,719 19.1%	15,230 16.5%
Population Group Quarters	170 2.1%	671 1.9%	992 1.1%
Family Households	2,052 59.9%	9,142 64.2%	24,861 69.3%
Non-Family Households	1,372 40.1%	5,100 35.8%	11,002 30.7%
Married Couple with Children	748 20.1%	3,116 20.1%	8,782 22.3%
Average Family Household Size	3.0	3.0	3.1
Household Size (2025)			
1 Person Households	1,124 32.8%	4,168 29.3%	8,487 23.7%
2 Person Households	1,138 33.2%	5,094 35.8%	13,693 38.2%
3 Person Households	447 13.1%	1,966 13.8%	5,485 15.3%
4 Person Households	421 12.3%	1,667 11.7%	4,483 12.5%
5 Person Households	188 5.5%	824 5.8%	2,244 6.3%
6 or More Person Households	106 3.1%	524 3.7%	1,471 4.1%
Educational Attainment (2025)			
Adult Population Age 25 Years or Over	5,981	25,120	63,763
Elementary (Grade Level 0 to 8)	103 1.7%	876 3.5%	1,853 2.9%
Some High School (Grade Level 9 to 11)	178 3.0%	1,239 4.9%	2,960 4.6%
High School Graduate	1,131 18.9%	5,860 23.3%	14,056 22.0%
Some College	916 15.3%	4,781 19.0%	13,043 20.5%
Associate Degree Only	335 5.6%	1,662 6.6%	5,379 8.4%
Bachelor Degree Only	2,301 38.5%	7,149 28.5%	18,062 28.3%
Graduate Degree	1,018 17.0%	3,553 14.1%	8,411 13.2%

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Information About Brokerage Services

2-10-2025



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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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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Licensed Broker / Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Designated Broker of Firm	License No.	Email	Phone
Richard Carduner	349911	rick@cardunercommercial.com	210-402-3500
Licensed Supervisor of Sales Agent / Associate	License No.	Email	Phone
_____	_____	_____	_____
Sales Agent / Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov