



## WESTPOINTE VILLAGE PAD SITE

2668 Loop-337, New Braunfels, TX 78132



**Rick Carduner**

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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

39,196 SF HEB-Anchored  
Pad Site For Sale or Lease

## PRICE

Contact Broker

## HIGHLIGHTS

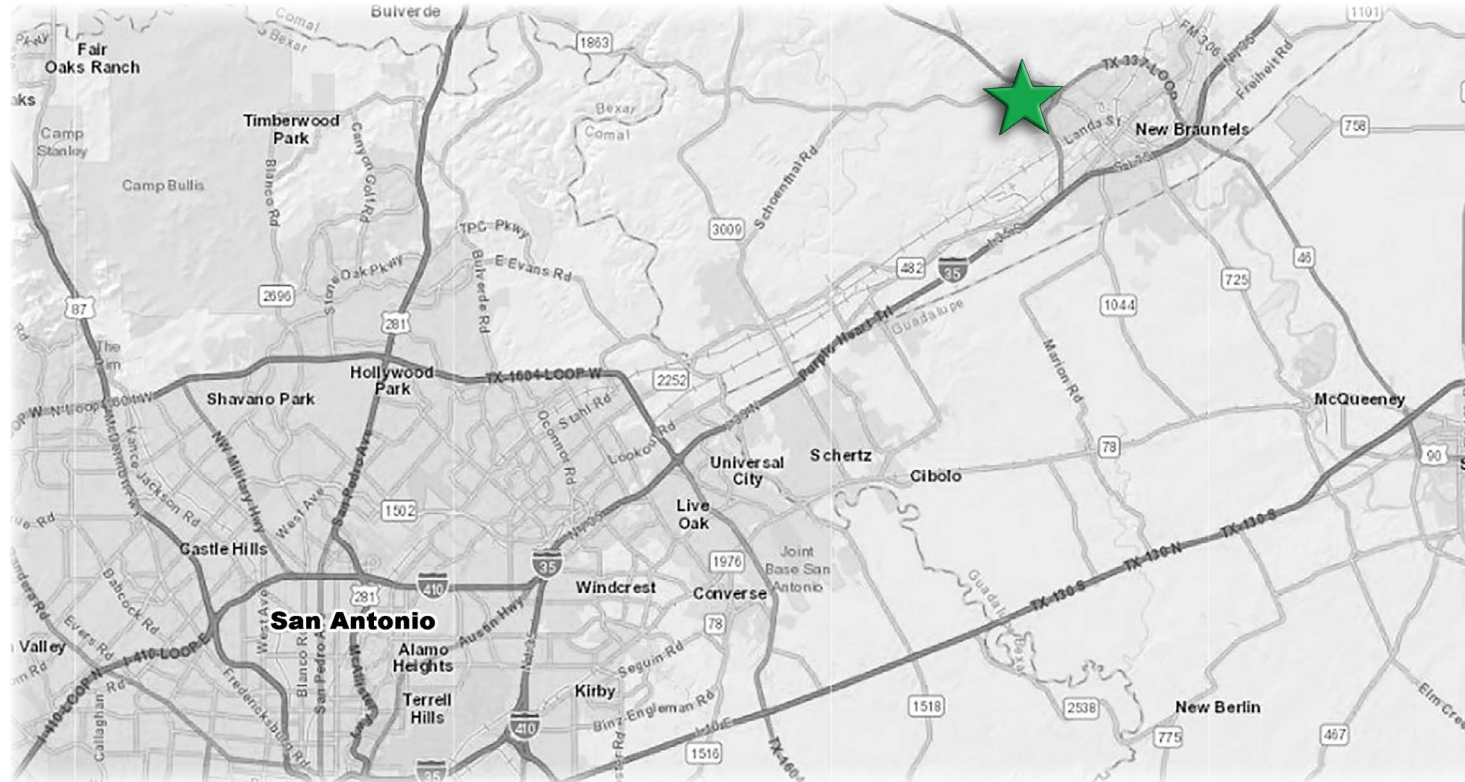
- Westpointe Village located at Loop 337 & Hwy-46
- 38,196 sf, Zoned C1-B, general business district
- Across from the 2,400 acre Veramendi master planned community slated to have 6,000 homes
- \$135,695 Ave HH Income within 5 miles
- Tenants in the shopping center include HEB, Chick-Fil-A, Whataburger, Panda Express, McDonald's, and Chase Bank

## FOR MORE INFORMATION:


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## 2025 DEMOGRAPHIC SNAPSHOT

Total Population	1 mile	8,261
	3 mile	35,261
	5 mile	92,446

Daytime Population	1 mile	2,430
	3 mile	28,082
	5 mile	85,968

Avg. HH Income	1 mile	\$177,573
	3 mile	\$137,075
	5 mile	\$135,695

## TRAFFIC COUNTS

**Loop 337**  
28,612 VPD ('24)



**State Hwy-46**  
43,776 VPD ('24)

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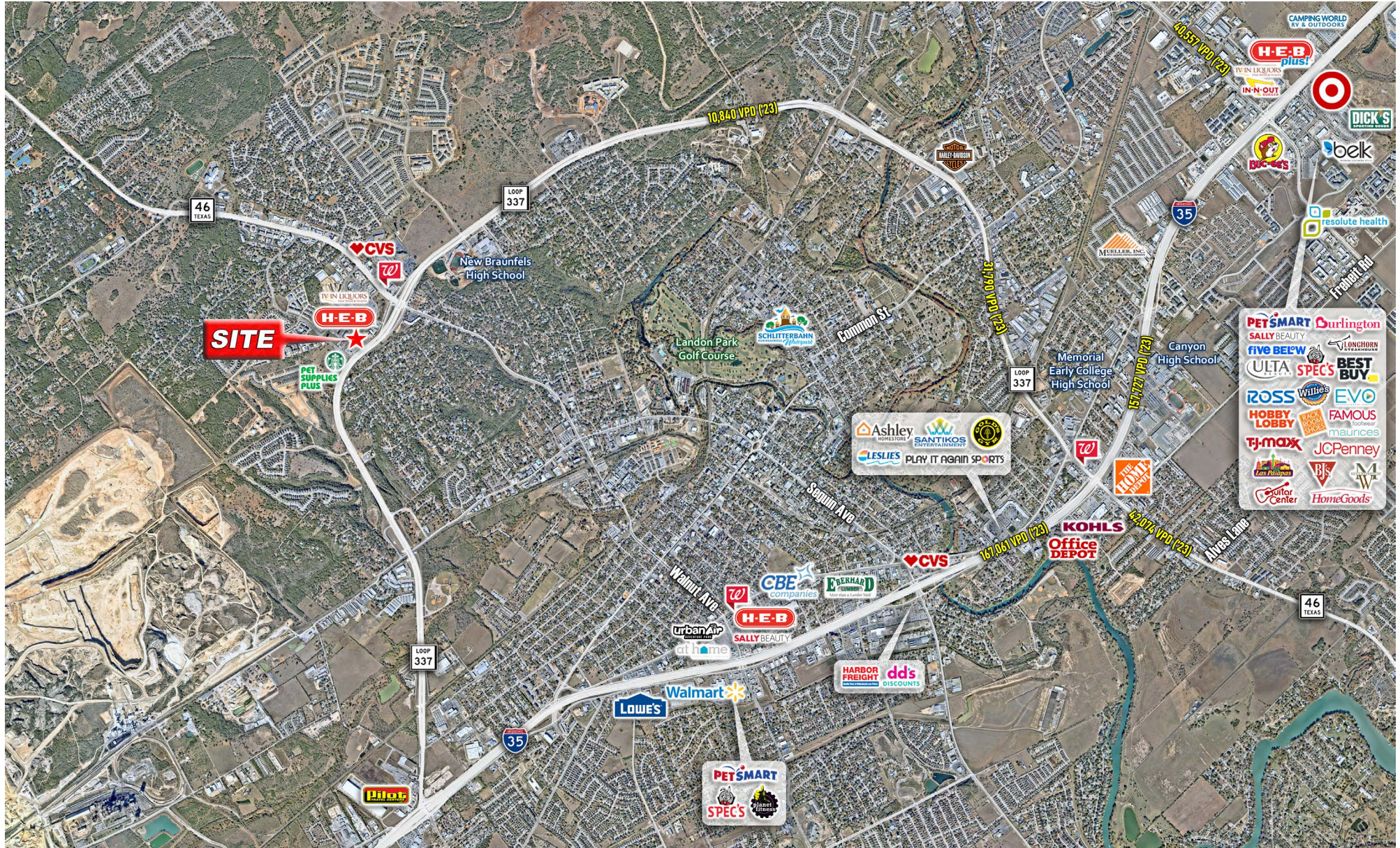
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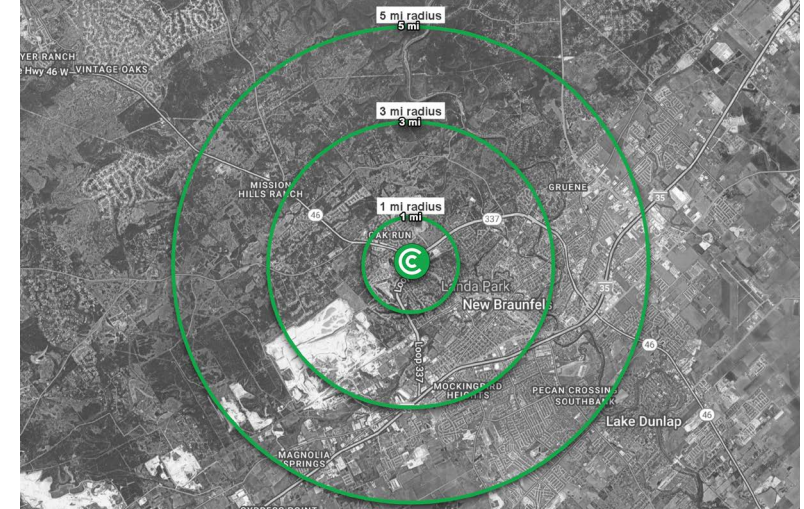
Total  
Population  
(5 mi Radius)  
92,446

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	



<b>Housing (2025)</b>						
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%
<b>Household Type (2025)</b>						
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	
<b>Household Size (2025)</b>						
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%
<b>Educational Attainment (2025)</b>						
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

*Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.*

2-10-2025



### 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.

<b>Carduner Commercial</b>	<b>9008529</b>	<b>rick@cardunercommercial.com</b>	<b>210-402-3500</b>
Licensed Broker / Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>Richard Carduner</b>	<b>349911</b>	<b>rick@cardunercommercial.com</b>	<b>210-402-3500</b>
Designated Broker of Firm	License No.	Email	Phone
<b>Richard Carduner</b>	<b>349911</b>	<b>rick@cardunercommercial.com</b>	<b>210-402-3500</b>
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](http://www.trec.texas.gov)

IABS 1-1