

GRUENE HEIGHTS

2017 FM1102, NEW BRAUNFELS, TX 78132

SHOP COS.



Kevin Clements / **KEVIN@SHOPCOMPANIES.COM** / **831-233-8679**

Zach Fregosi / **ZACH@SHOPCOMPANIES.COM** / **210-452-6458**

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PROJECT SCOPE

New retail center and pads in development on the northwest corner of the FM 306/FM 1102 intersection. Signalized intersection just over one mile from I-35 near the HEB Plus!, Target, Bucees and many more retailers. The site is also conveniently positioned to serve New Braunfels and Gruene communities and is central to many existing and new construction multi-family developments.

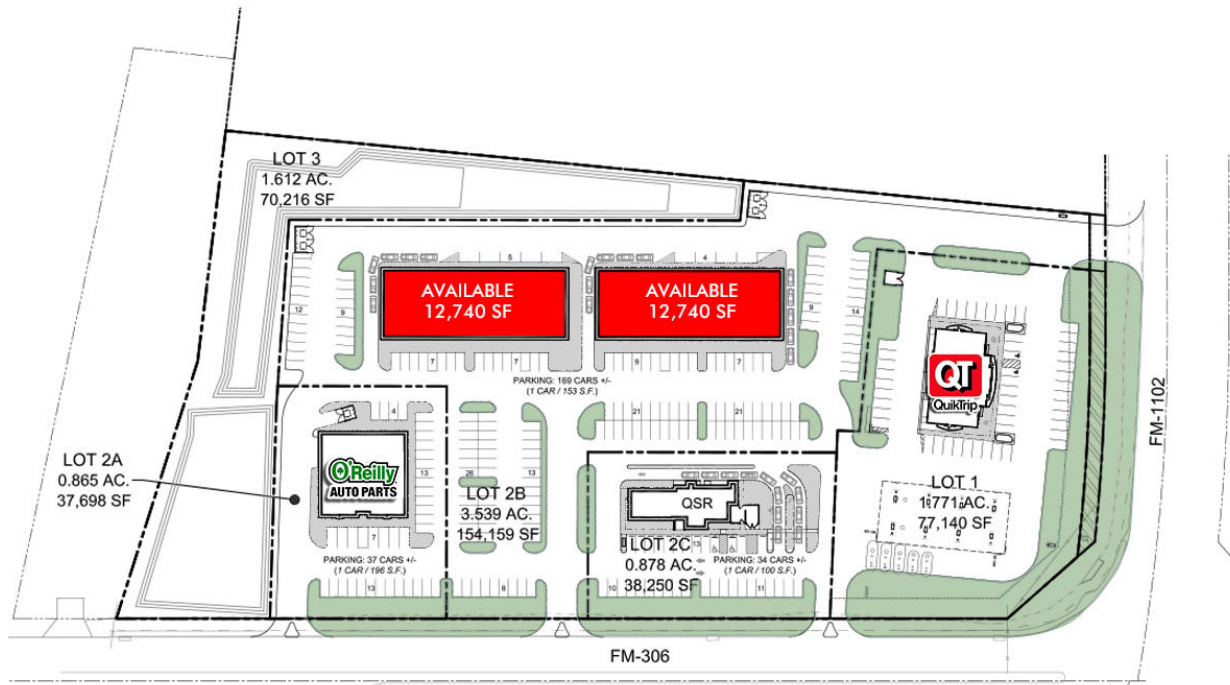
DETAILS

- 3 Drive Thru Opportunities
- 0.88 AC Pad Available

TRAFFIC COUNTS

o FM 306:	18,000 VPD-20
o FM 1102:	6,996 VPD-19

AREA ATTRACTIONS



DEMOGRAPHICS

	1 mile	3 mile	5 mile
Est. Population	4,944	28,963	70,521
Avg. HH Income	\$96,388	\$87,848	\$92,364
Total Housing Units	2,017	10,906	26,692
Daytime Population	4,854	33,123	75,227
Medium Home Value	\$229,658	\$212,660	\$233,058



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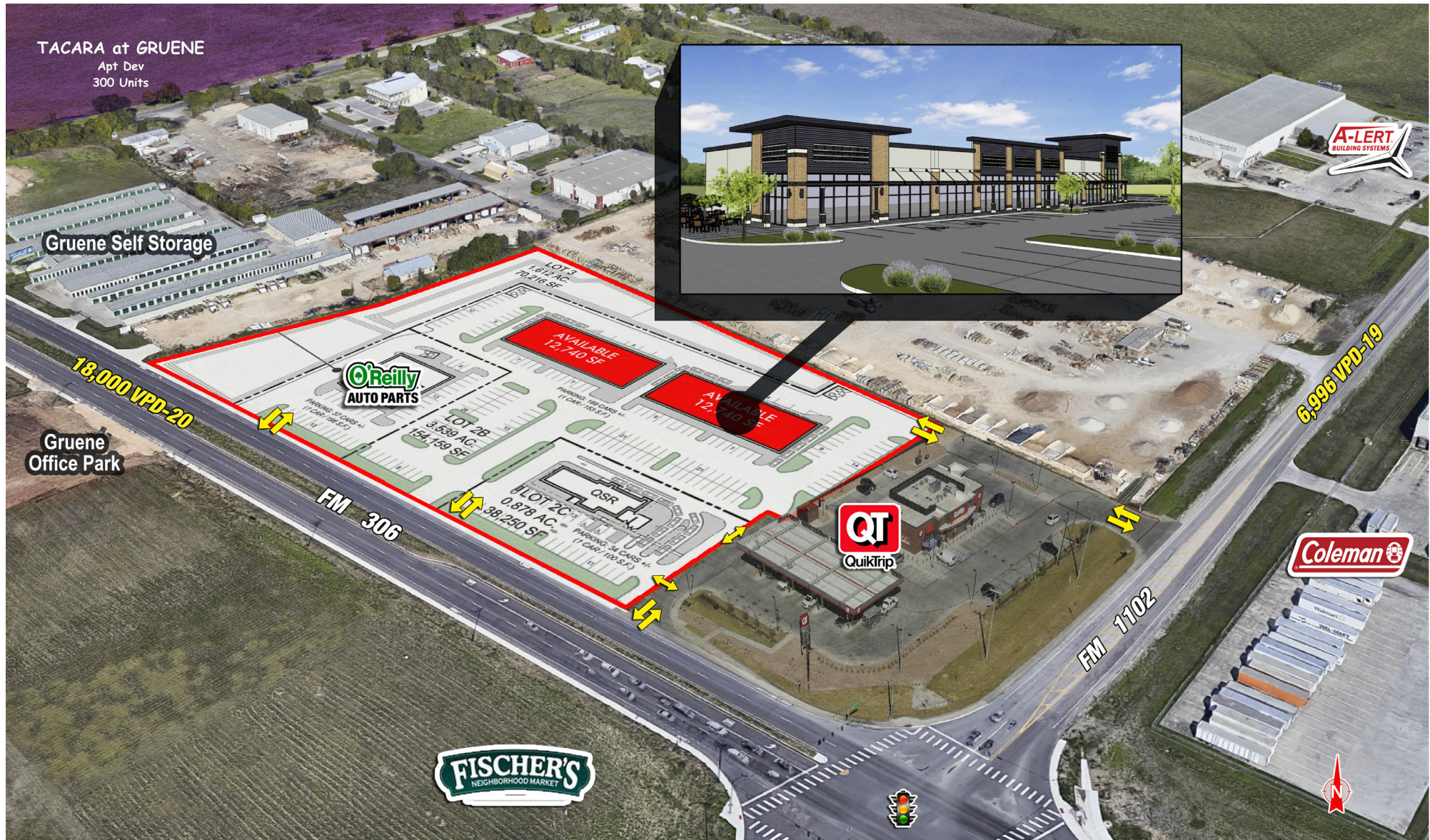
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GRUENEFIELD
New Home Development
under const

Hunter Rd

TACARA AT GRUENE APTS
300 Units

FM 306

FM 1102

A-LERT
BUILDING SYSTEMS

Grue Self Storage

18,000 VPD-20

Old FM 306

SH

TEXAS TRACTOR COUNTRY

Grue Office Park

Grue United Methodist Church

Common St

Northwood Luxury Apts
252 Units

Valero

PROSPERITY BANK

MNO Lux Apts
227 Units
(2022 Delivery)

10,000 VPD-20

LakeView Apts Phase I
313 Units

LakeView Apts Phase II
300 Units

Goodwin Ln

Crawford
A Sonopar Company

HARLAND CLARKE

La Sierra Apts
152 Units

Residences of Solms Village Apts
80 Units

Budweiser

McGOY'S
BUILDING SUPPLY

QT
Quikrip

SITE

FM 306

FM 1102

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Grue United Methodist Church

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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.

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.

SHOP COMPANIES

Licensed Broker/Broker Firm Name

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