

**17 AC Multi-Family
Project**



COLEMAN

766 FM 306, New Braunfels, Texas 78130

RETAIL PADS AVAILABLE

PJ Pfeiffer

210.349.7711. Ext. 204
ppfeiffer@birnbaumproperty.com

Wes Kimball

210.349.7711. Ext. 227
wkimball@birnbaumproperty.com

Joe Aycock

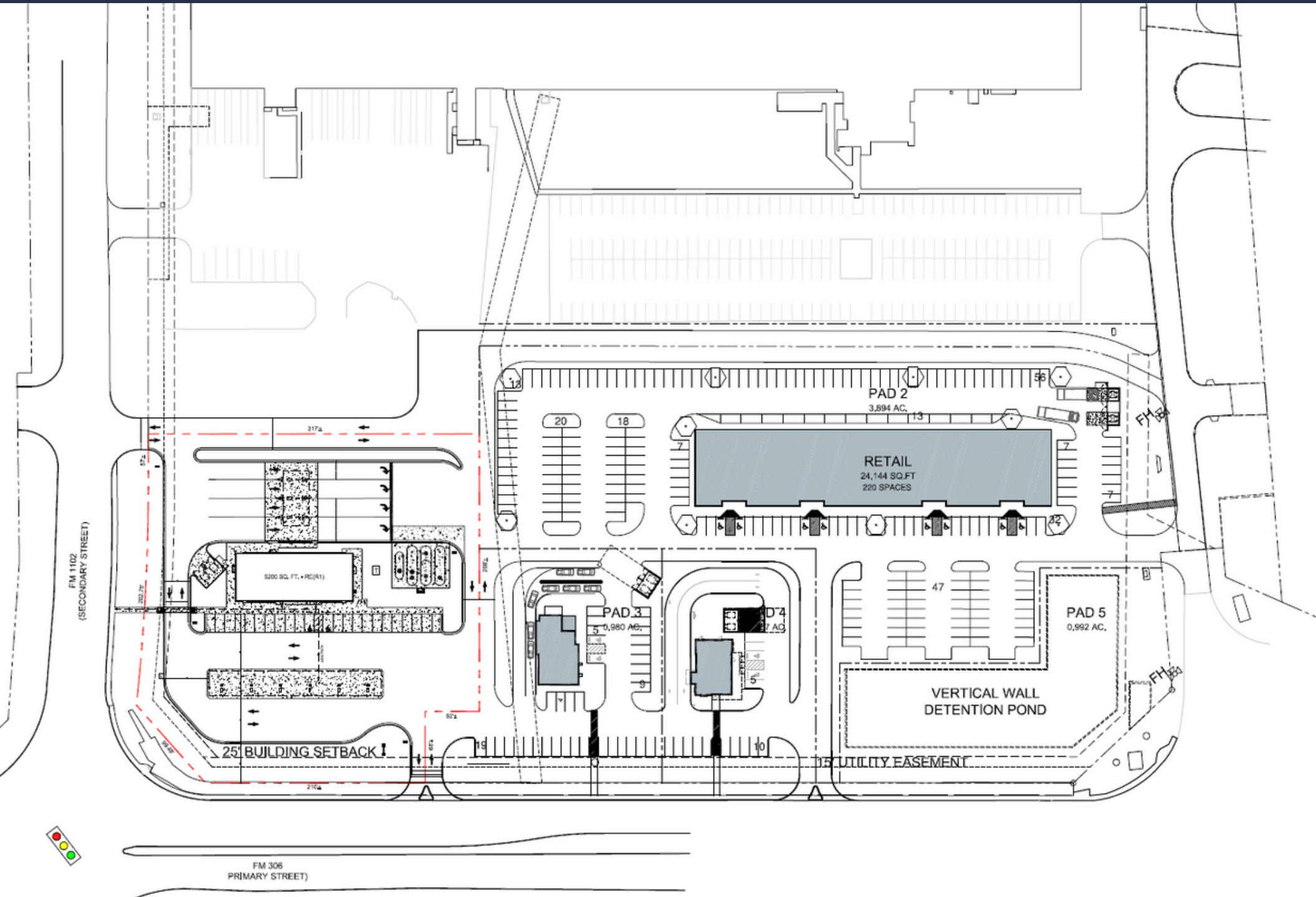
210.349.7711. Ext. 208
jaycock@birnbaumproperty.com

Jordon Mullen

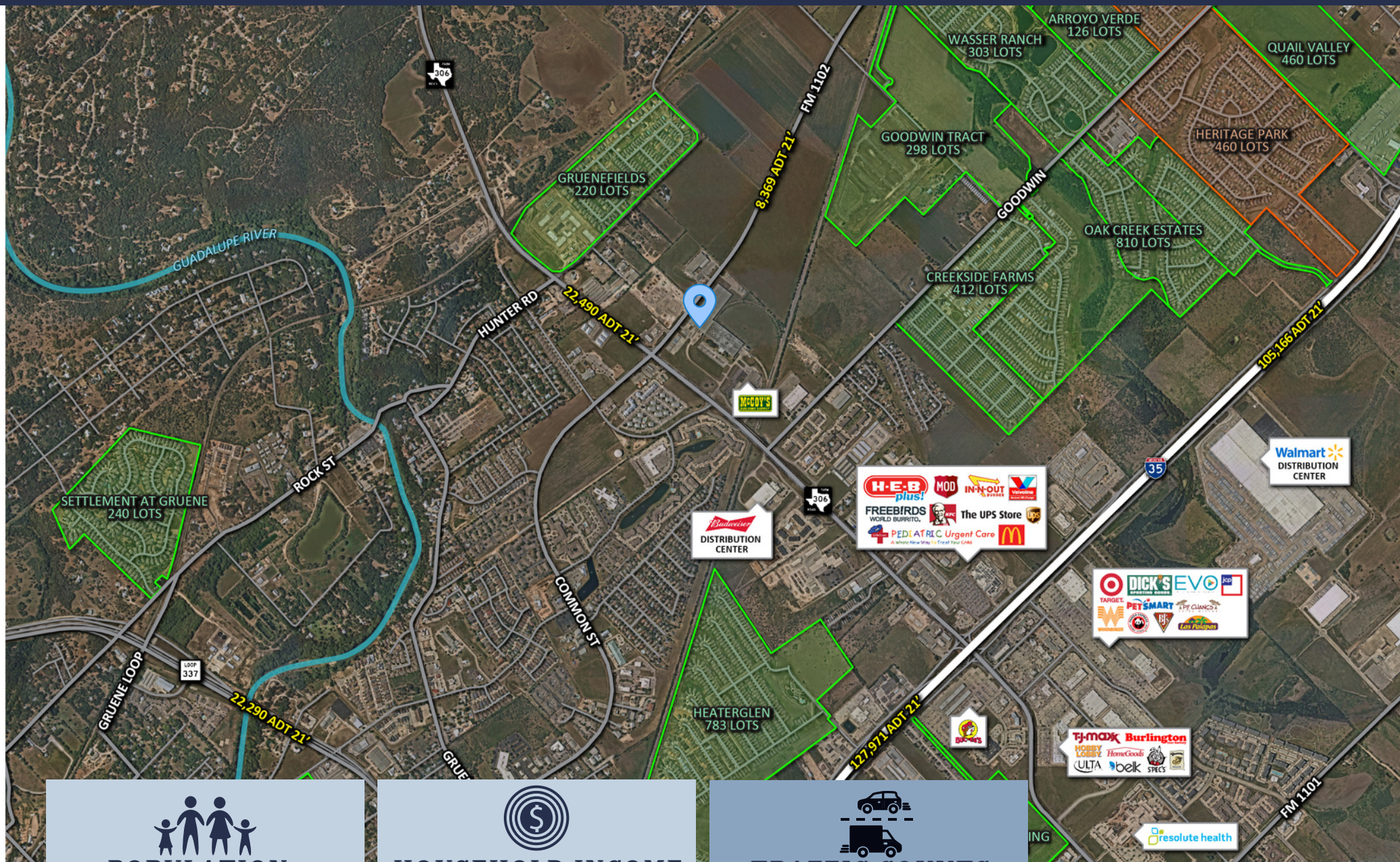
210.349.7711. Ext. 229
jmullen@birnbaumproperty.com



SITE PLAN



TRADE AREA



POPULATION 2022

1 mile	7,158
3 mile	33,334
5 mile	75,148



HOUSEHOLD INCOME 2022

1 mile	\$108,264
3 mile	\$101,591
5 mile	\$105,298



TRAFFIC COUNTS 2021

FM 306	36,957 VPD
FM 1102	13,293 VPD



BIRNBAUM PROPERTY COMPANY
www.birnbaumproperty.com

DEMOGRAPHICS

Pop-Facts® Demographics | Demographic Quick Facts



Trade Area: 706 FM306 - 1 mi., 706 FM306 - 3 mi., 706 FM306 - 5 mi.

	706 FM306 - 1 mi.		706 FM306 - 3 mi.		706 FM306 - 5 mi.	
	Total	%	Total	%	Total	%
2022 Est. Population by Single-Classification Race						
White Alone	5,841	81.60	26,772	80.31	62,926	83.74
Black/African American Alone	164	2.29	850	2.55	1,821	2.42
American Indian/Alaskan Native Alone	52	0.73	256	0.77	540	0.72
Asian Alone	277	3.87	748	2.24	1,233	1.64
Native Hawaiian/Pacific Islander Alone	6	0.08	28	0.08	46	0.06
Some Other Race Alone	514	7.18	3,407	10.22	6,161	8.20
Two or More Races	304	4.25	1,273	3.82	2,420	3.22
Hispanic/Latino	2,489	34.77	13,643	40.93	28,603	38.06
Not Hispanic/Latino	4,669	65.23	19,691	59.07	46,544	61.94
2022 Occupied Housing Units by Tenure						
Owner-Occupied	1,724	61.16	8,183	65.38	19,065	66.63
Renter-Occupied	1,095	38.84	4,333	34.62	9,550	33.37
Average Household Size	—	2.49	—	2.65	—	2.60
2022 Households by Household Income						
Income < \$15,000	120	4.26	756	6.04	1,814	6.34
Income \$15,000 - \$24,999	120	4.26	567	4.53	1,402	4.90
Income \$25,000 - \$34,999	107	3.80	652	5.21	1,951	6.82
Income \$35,000 - \$49,999	368	13.05	1,799	14.37	3,447	12.05
Income \$50,000 - \$74,999	586	20.79	2,491	19.90	5,059	17.68
Income \$75,000 - \$99,999	451	16.00	1,881	15.03	4,105	14.35
Income \$100,000 - \$124,999	319	11.32	1,298	10.37	3,097	10.82
Income \$125,000 - \$149,999	171	6.07	848	6.78	2,132	7.45
Income \$150,000 - \$199,999	269	9.54	1,050	8.39	2,590	9.05
Income \$200,000 - \$249,999	134	4.75	481	3.84	1,291	4.51
Income \$250,000 - \$499,999	121	4.29	482	3.85	1,207	4.22
Income \$500,000+	52	1.84	211	1.69	517	1.81
Average Household Income	—	108,264.00	—	101,591.00	—	105,298.00
Median Household Income	—	80,361.34	—	74,919.88	—	78,499.04
2022 Est. Median HH Income by Single-Classification Race						
White Alone	—	81,830.32	—	73,677.33	—	79,442.59
Black/African American Alone	—	48,680.40	—	61,025.32	—	67,616.19
American Indian/Alaskan Native Alone	—	89,506.82	—	80,364.47	—	90,091.49
Asian Alone	—	200,000.04	—	88,348.26	—	83,119.21
Native Hawaiian/Pacific Islander Alone	—	172,855.47	—	159,375.06	—	158,068.96
Some Other Race Alone	—	80,783.28	—	83,955.62	—	69,914.22
Two or More Races	—	54,092.19	—	71,336.95	—	79,657.36
Hispanic/Latino	—	86,945.68	—	69,169.02	—	63,943.40
Not Hispanic/Latino	—	76,243.34	—	78,949.51	—	86,329.93





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.

11-2-2015



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.

Birnbaum Property Company	501357	mbirnbaum@birnbaumpropety.com	210-349-7711
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Michael Birnbaum	161284	mbirnbaum@birnbaumpropety.com	210-349-7711
Designated Broker of Firm	License No.	Email	Phone