

Pecan Crossing Shopping Center

New Braunfels, TX



WEBB SELLERS

210.504.2781 | webb.sellers@srsre.com

TX License No. 589055

DREW ALLEN

210.504.1242 | drew.allen@srsre.com

TX License No. 656732



Shopping Center Coming Soon

Retail & Medical

New Braunfels, TX

Property Specifications

SPACE AVAILABLE

± 1,200 - 14,800 SF

PAD SITE AVAILABLE

± 1.40 AC

PRICING

Contact Broker

Traffic Counts

S Seguin Street 33,154 VPD

IH 35 163,980 VPD

Year: 2024 | Source: TxDot

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About the Property

- Join AutoZone at Pecan Crossing new development
- Drive-thru endcap available
- Located at busy intersection in rapidly growing New Braunfels
- Close proximity to national retailers and local area schools
- Less than a mile from IH-35

Join These Nearby Retailers

Walgreens





Pecan Crossing | Trade Area

New Braunfels, TX



NEW BRAUNFELS

New Braunfels Marketplace

Canyon High School
±2,400 Students

Walnut Square

HEB Soccer Complex

Chicken Express
SALLY BEAUTY
GameStop

Office DEPOT
golden corral
PHỞ NB
VIETNAMESE & CHINESE RESTAURANT

Courtyard Plaza

HARBOR FREIGHT
QUALITY TOOLS LOWEST PRICES
dd's DISCOUNTS
jiffylube
OLLIE'S
DOLLAR TREE

SUBWAY
Taco Bell
Schlotzsky's

Auto Zone
UNDER CONSTRUCTION

SITE

Fisher Park

Walnut Springs Elementary
±330 Students

County Line Elementary
±370 Students

Memorial Elementary
±317 Students

Interstate Plaza

SPEC'S
AARON'S
CHRISTUS Health

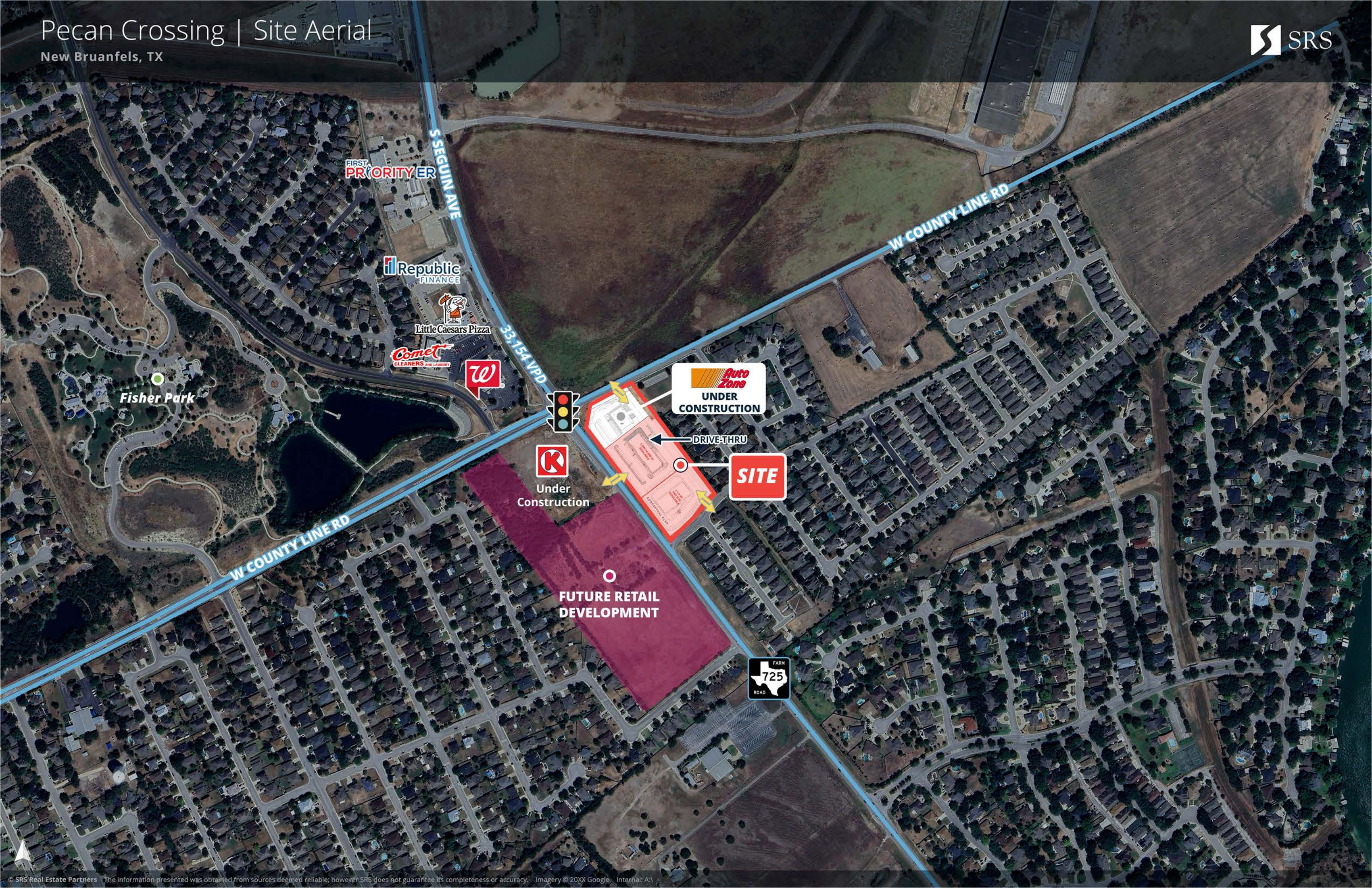
Arbys
POPEYES
TACO BELL

DOLLAR GENERAL

Under Construction

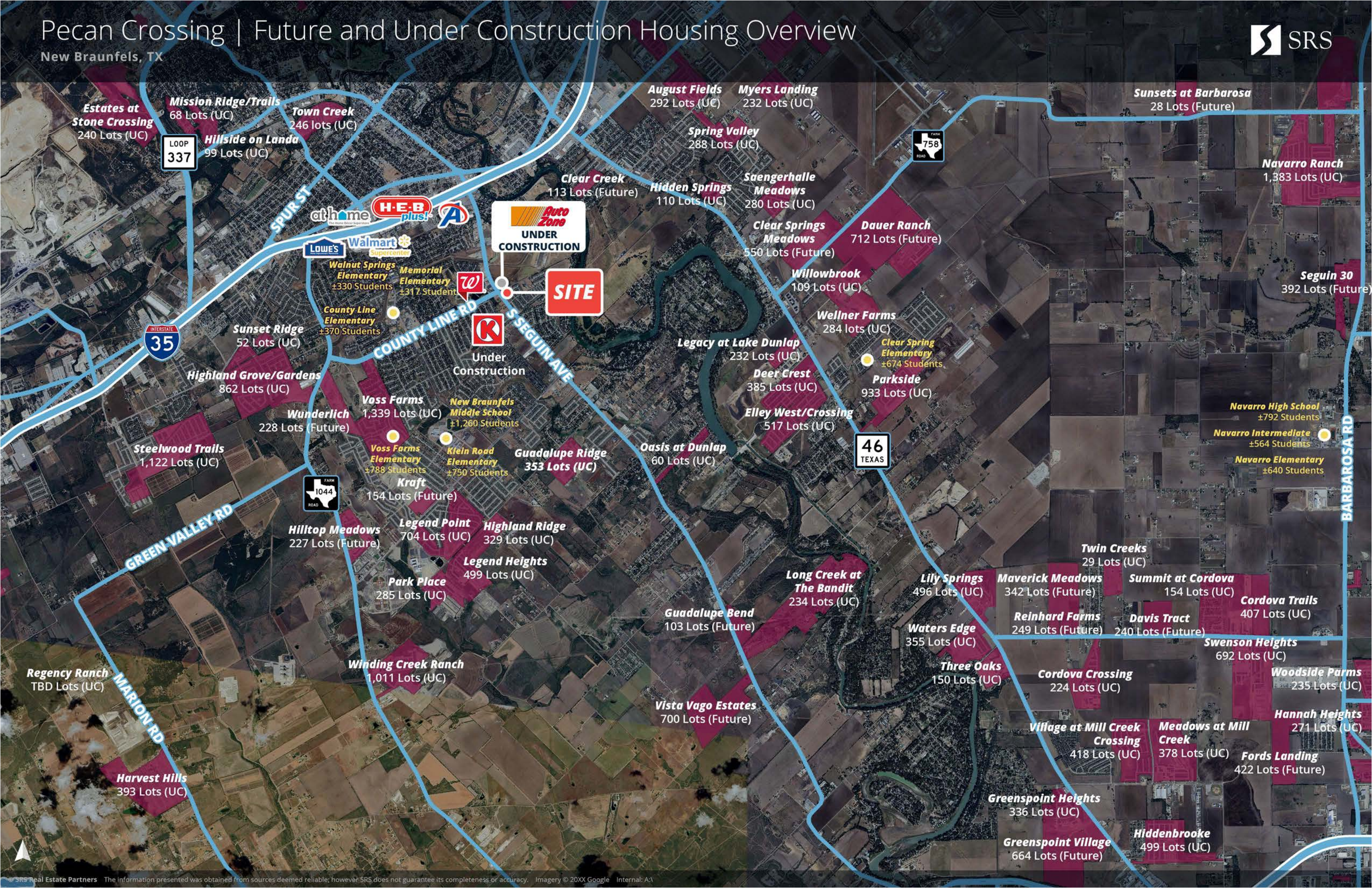
ExtraSpace Storage

LAKE DUNLAP



Pecan Crossing | Future and Under Construction Housing Overview

New Braunfels, TX



Estates at Stone Crossing
240 Lots (UC)

Mission Ridge/Trails
68 Lots (UC)

Hillside on Landa
99 Lots (UC)

Town Creek
246 lots (UC)

August Fields
292 Lots (UC)

Myers Landing
232 Lots (UC)

Sunsets at Barbarosa
28 Lots (Future)

Navarro Ranch
1,383 Lots (UC)

Seguin 30
392 Lots (Future)

Clear Creek
113 Lots (Future)

Hidden Springs
110 Lots (UC)

Saengerhalle Meadows
280 Lots (UC)

Clear Springs Meadows
550 Lots (Future)

Dauer Ranch
712 Lots (Future)

Willowbrook
109 Lots (UC)

Wellner Farms
284 lots (UC)

Clear Spring Elementary
±674 Students

Parkside
933 Lots (UC)

Legacy at Lake Dunlap
232 Lots (UC)

Deer Crest
385 Lots (UC)

Elley West/Crossing
517 Lots (UC)

Oasis at Dunlap
60 Lots (UC)

Guadalupe Ridge
353 Lots (UC)

New Braunfels Middle School
±1,260 Students

Voss Farms
1,339 Lots (UC)

Voss Farms Elementary
±788 Students

Klein Road Elementary
±750 Students

Kraft
154 Lots (Future)

Hilltop Meadows
227 Lots (Future)

Legend Point
704 Lots (UC)

Highland Ridge
329 Lots (UC)

Legend Heights
499 Lots (UC)

Park Place
285 Lots (UC)

Winding Creek Ranch
1,011 Lots (UC)

Vista Vago Estates
700 Lots (Future)

Long Creek at The Bandit
234 Lots (UC)

Guadalupe Bend
103 Lots (Future)

Waters Edge
355 Lots (UC)

Three Oaks
150 Lots (UC)

Lily Springs
496 Lots (UC)

Maverick Meadows
342 Lots (Future)

Reinhard Farms
249 Lots (Future)

Cordova Crossing
224 Lots (UC)

Village at Mill Creek Crossing
418 Lots (UC)

Summit at Cordova
154 Lots (UC)

Davis Tract
240 Lots (Future)

Cordova Trails
407 Lots (UC)

Swenson Heights
692 Lots (UC)

Woodside Farms
235 Lots (UC)

Hannah Heights
271 Lots (UC)

Meadows at Mill Creek
378 Lots (UC)

Fords Landing
422 Lots (Future)

Greenspoint Heights
336 Lots (UC)

Greenspoint Village
664 Lots (Future)

Hiddenbrooke
499 Lots (UC)

Regency Ranch
TBD Lots (UC)

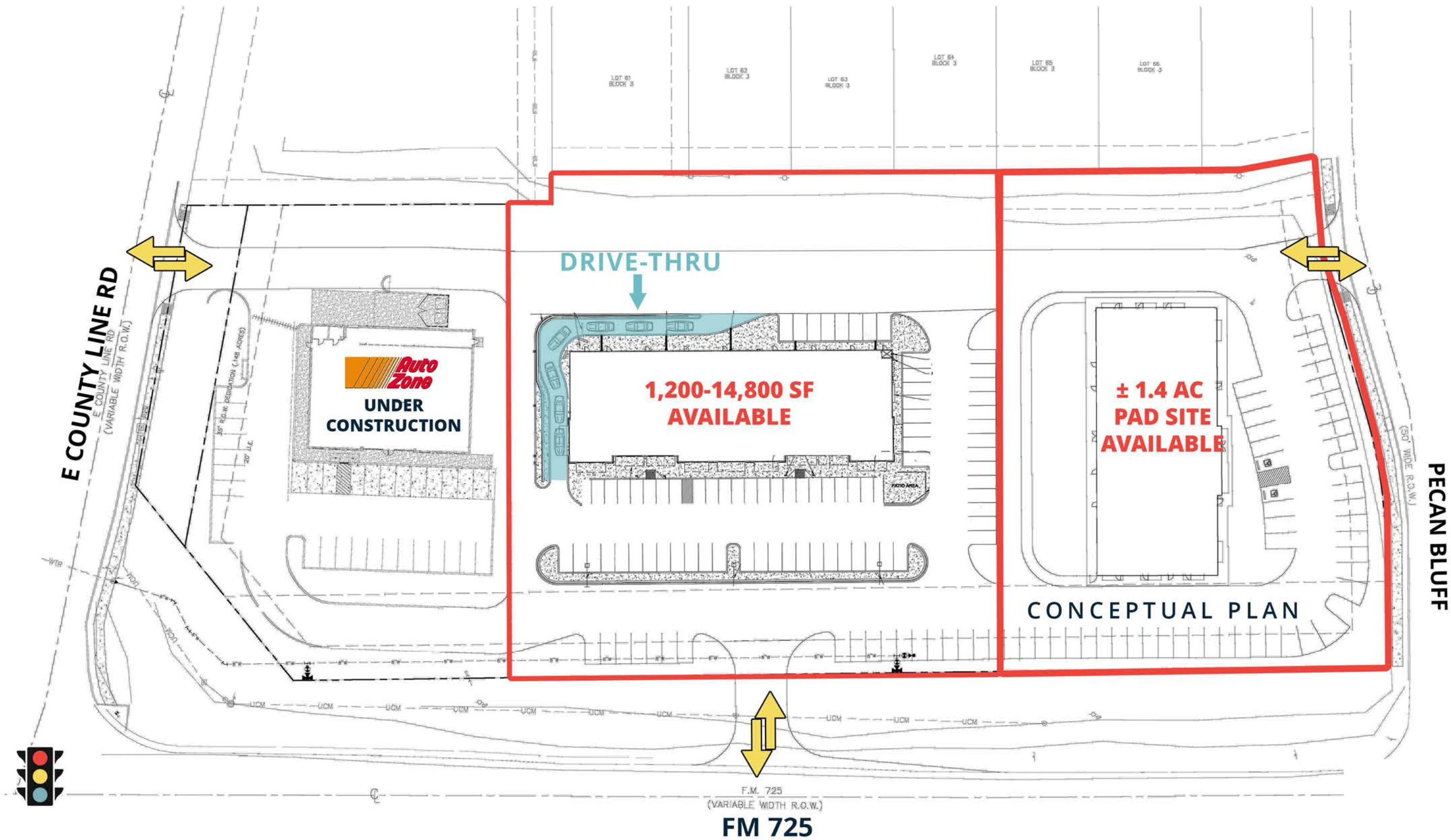
Harvest Hills
393 Lots (UC)

at home
H-E-B
Walmart
Supercenter

Auto Zone
UNDER CONSTRUCTION

SITE

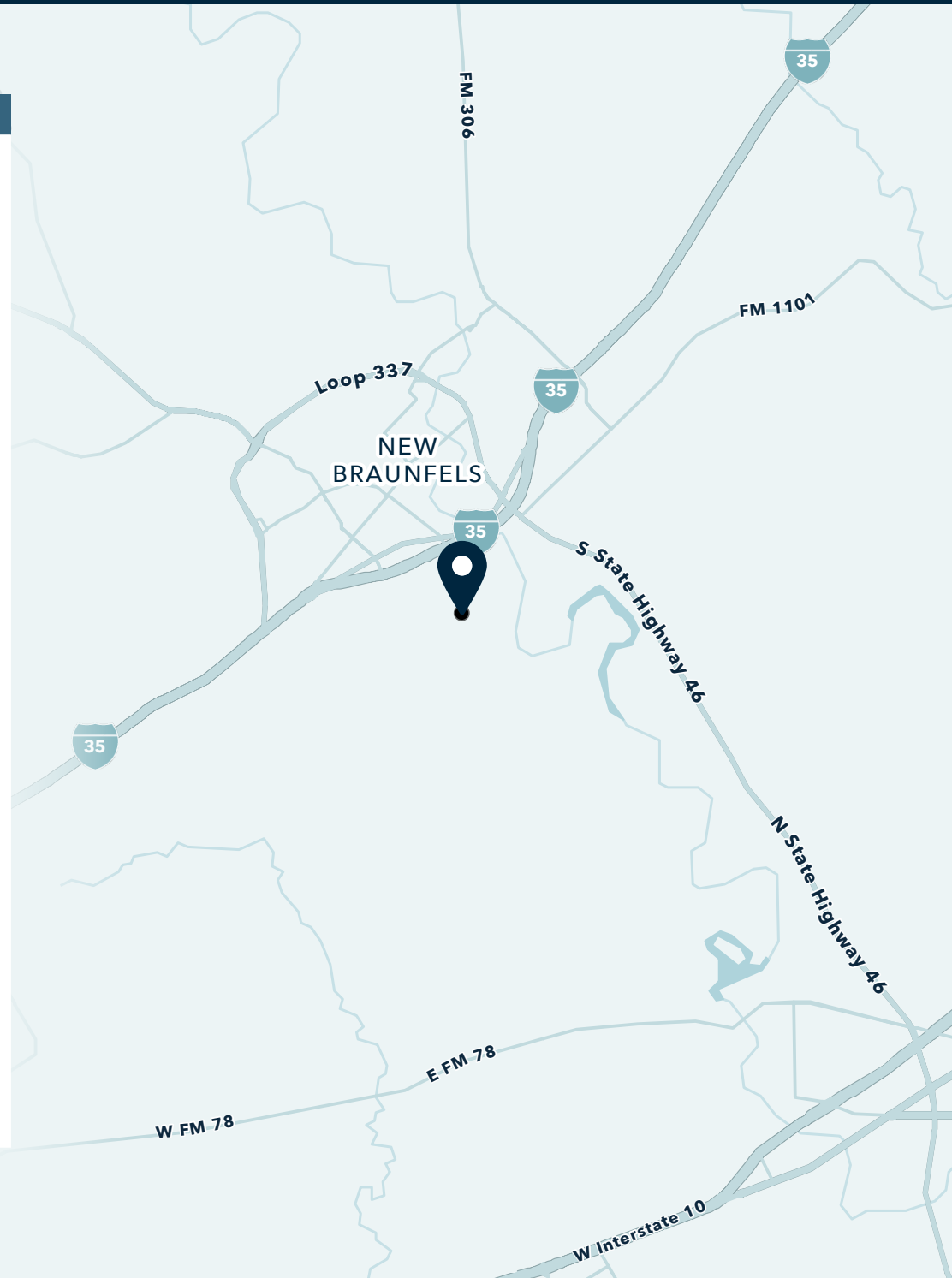
Under Construction





Area Snapshot

Population	1 MILE	3 MILES	5 MILES
2026 Estimated Population	9,073	64,935	120,909
2031 Projected Population	9,317	72,448	142,274
Projected Annual Growth Rate 2026 to 2031	0.53%	2.21%	3.31%
Daytime Population			
2026 Daytime Population	7,469	62,053	123,767
Workers	2,745	30,208	65,263
Residents	4,724	31,845	58,504
Income			
2026 Est. Average Household Income	\$131,061	\$115,433	\$120,507
2026 Est. Median Household Income	\$115,458	\$96,032	\$98,239
Households & Growth			
2026 Estimated Households	3,276	24,797	47,262
2031 Estimated Households	3,429	28,105	56,579
Projected Annual Growth Rate 2026 to 2031	0.92%	2.54%	3.66%
Race & Ethnicity			
2026 Est. White	66%	61%	64%
2026 Est. Black or African American	3%	3%	3%
2026 Est. Asian or Pacific Islander	2%	2%	2%
2026 Est. American Indian or Native Alaskan	1%	1%	1%
2026 Est. Other Races	9%	11%	10%
2026 Est. Hispanic	36%	42%	39%



Want more? Contact us for a complete demographic,





Ring of 5 Miles

Key Facts

120,909

Total
Population

124K

Total Daytime
Population

3.31%

Population
Annual Growth
Rate

37.4

Median Age

\$98,239

Median
Household
Income

\$94.2K

Average
Disposable
Income

20.1K

Population 12
Years & Younger

61.4K

Female
Population

Annual Household Spending

ANNUAL HOUSEHOLD SPENDING



\$2,523

Apparel &
Services



\$7,660

Groceries



\$216

Computers &
Hardware



\$7,930

Health Care



\$4,436

Eating Out

Annual Lifestyle Spending



\$3,531

Travel



\$128

Theatre/Operas/
Concerts



\$80

Movies/Museums/
Parks



\$120

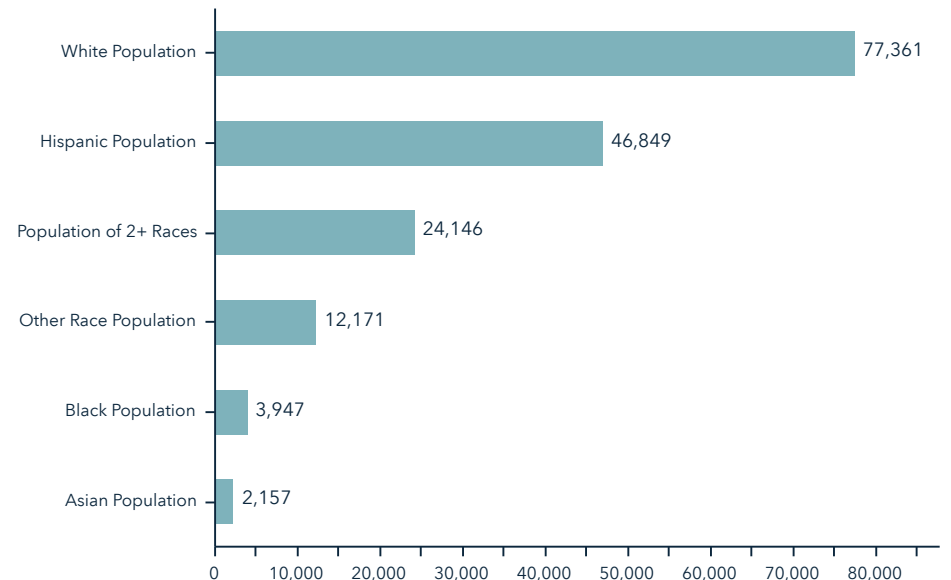
Sports Events



\$196

Toys/Games/
Crafts/Hobbies

Race





Information About Brokerage Services

Texas Real Estate Commission (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 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

Webb Sellers	589055	webb.sellers@srsre.com	210.504.2781
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Drew Allen	656732	drew.allen@srsre.com	210.504.1242
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer Initials	Tenant Initials	Seller Initials	Landlord Initials	Date
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SRS REAL ESTATE PARTNERS

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SRSRE.COM

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