

# 1426 STATE HWY 46 | NEW BRAUNFELS, TX 78130



0.44 +/- ACRES | \$407,868 | ZONED NEIGHBORHOOD COMMERCIAL

Prime commercial opportunity in the rapidly growing New Braunfels corridor! This vacant lot at 1426 S State Hwy 46 offers exceptional visibility & high traffic exposure, making it an ideal site for a variety of business ventures. Strategically positioned along a major thoroughfare, the property provides convenient access to key areas & is surrounded by ongoing residential & commercial development. With flexible potential uses including retail, restaurant, office space, auto service, shopping center, or laundromat, this property is perfectly suited for investors, developers, or business owners looking to establish a strong presence in a thriving market. The level lot offers a blank canvas ready for your vision, with ample space to accommodate a wide range of development possibilities. Take advantage of the continued growth in New Braunfels & secure a prime location with outstanding potential for long-term value and success. Don't miss this opportunity to bring your business or investment project to life in one of the area's most dynamic commercial corridors.



**E**  
**EDWARDS**  
**COMMERCIAL**  
**REAL ESTATE**



**D. LEE EDWARDS**

Broker/Owner

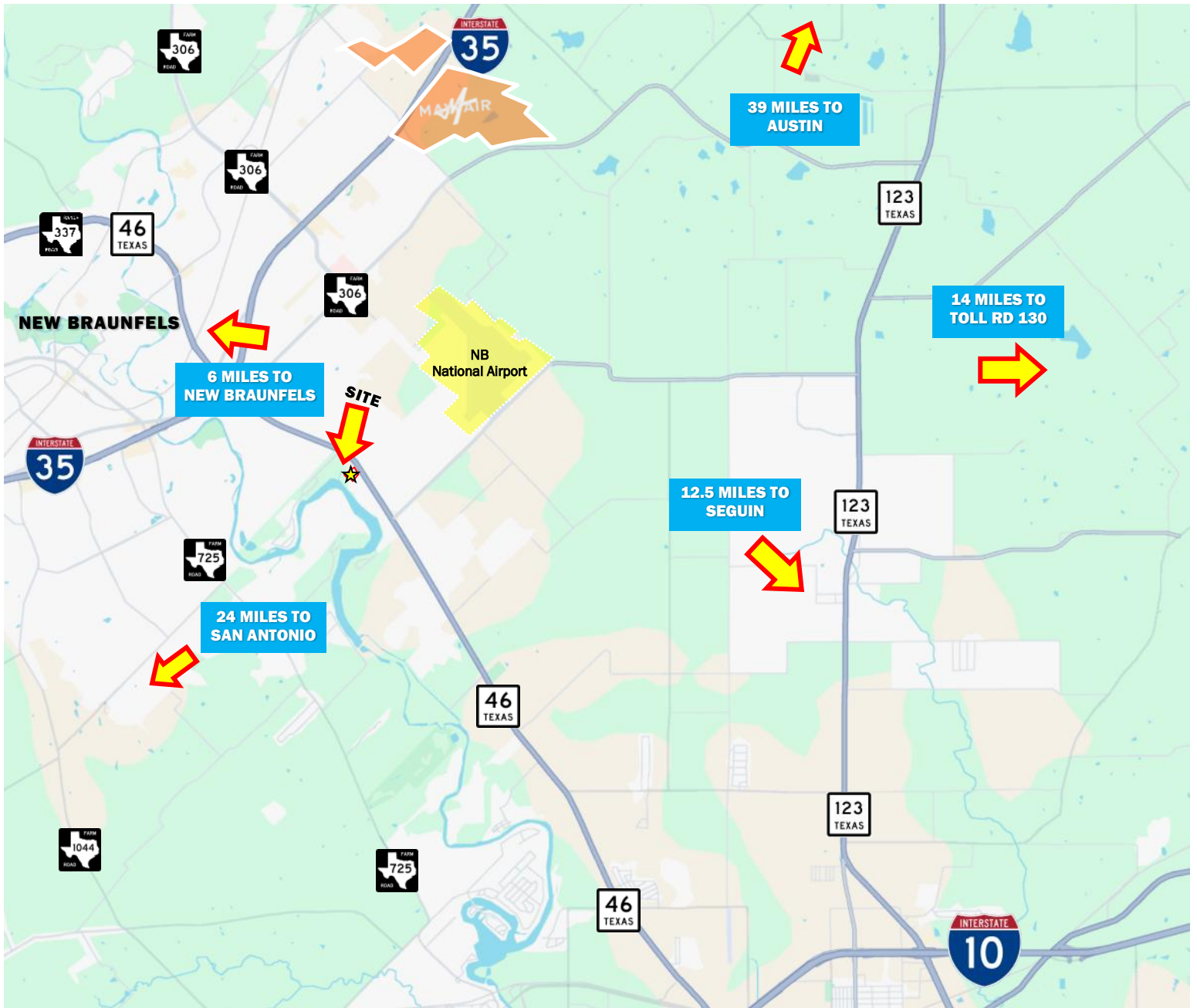
Edwards Commercial Real Estate

1111 N. Walnut Ave.,  
New Braunfels, TX 78130  
Cell: 830-708-2319 | Office: 830-620-7653  
leedwards1109@msn.com

*\*Prices and statuses subject to change without notice.*

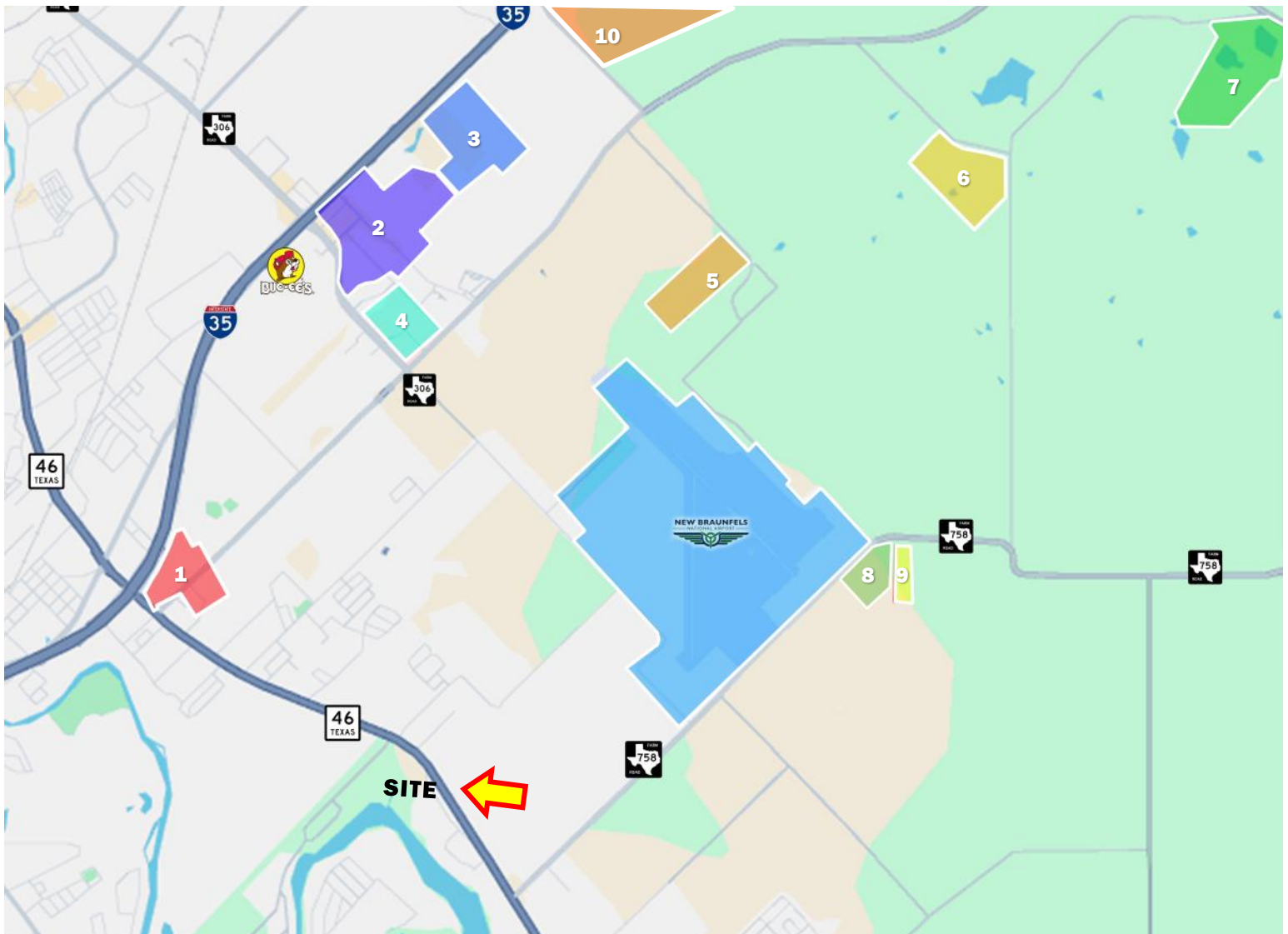


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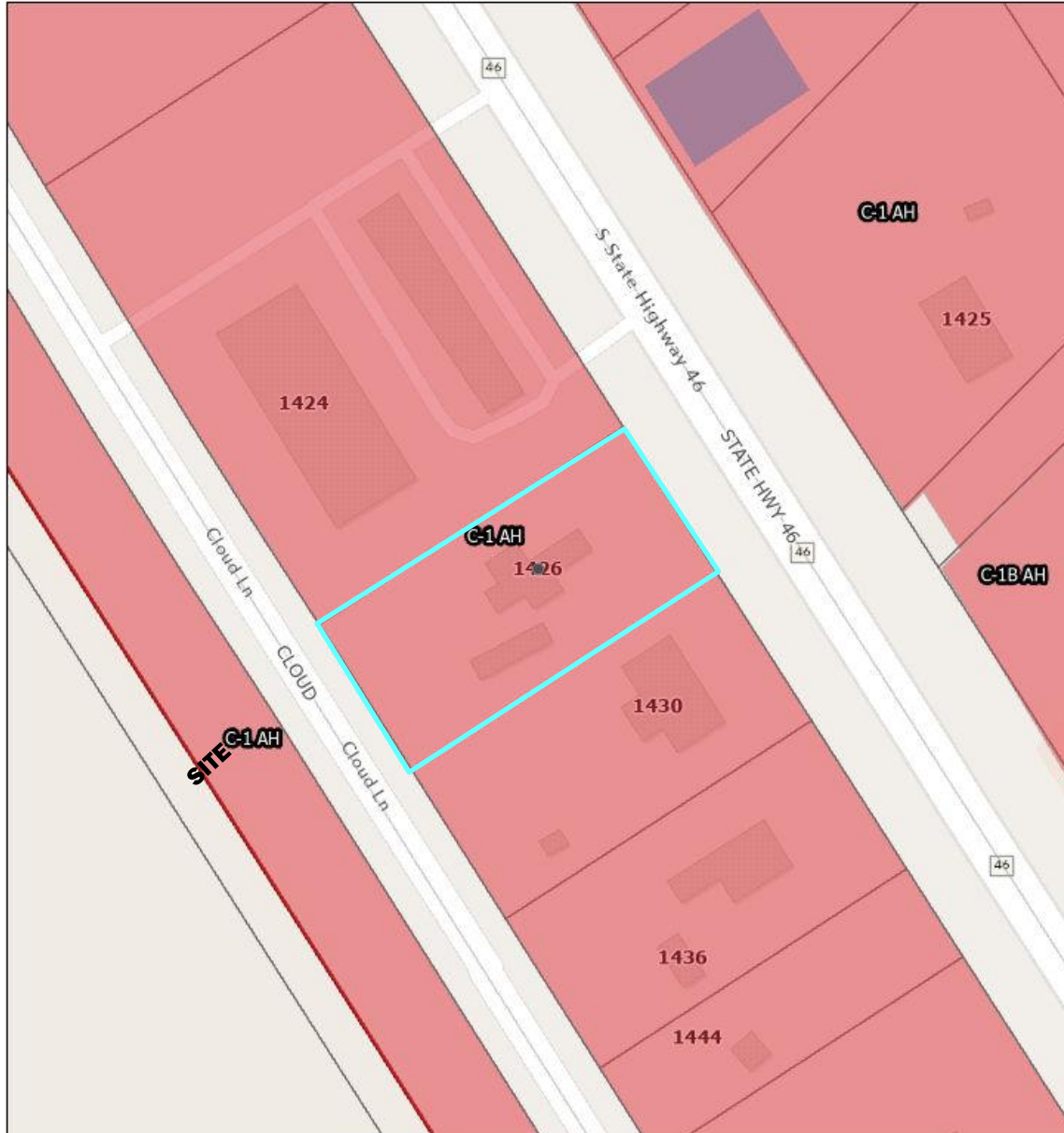
### Businesses Legend

- |                                     |                                                      |
|-------------------------------------|------------------------------------------------------|
| 1. Comal ISD                        | 6. Waste Management                                  |
| 2. Town Center at Creekside         | 7. TXI Cement Plant                                  |
| 3. Walmart Distribution Center      | 8. The Allen Farmhaus                                |
| 4. Resolute Health                  | 9. Tinker & Rasor                                    |
| 5. Stars & Stripes Drive-In Theater | 10. Mayfair Subdivision (mixed use development site) |



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ArcGIS Web Map



5/1/2026, 9:07:12 AM

Zoning

C-1

C-1B

Zoning Labels

Parcels

ETJ

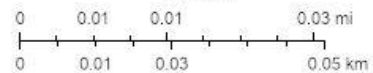
City Limits

City Limits

Streets

Addresses

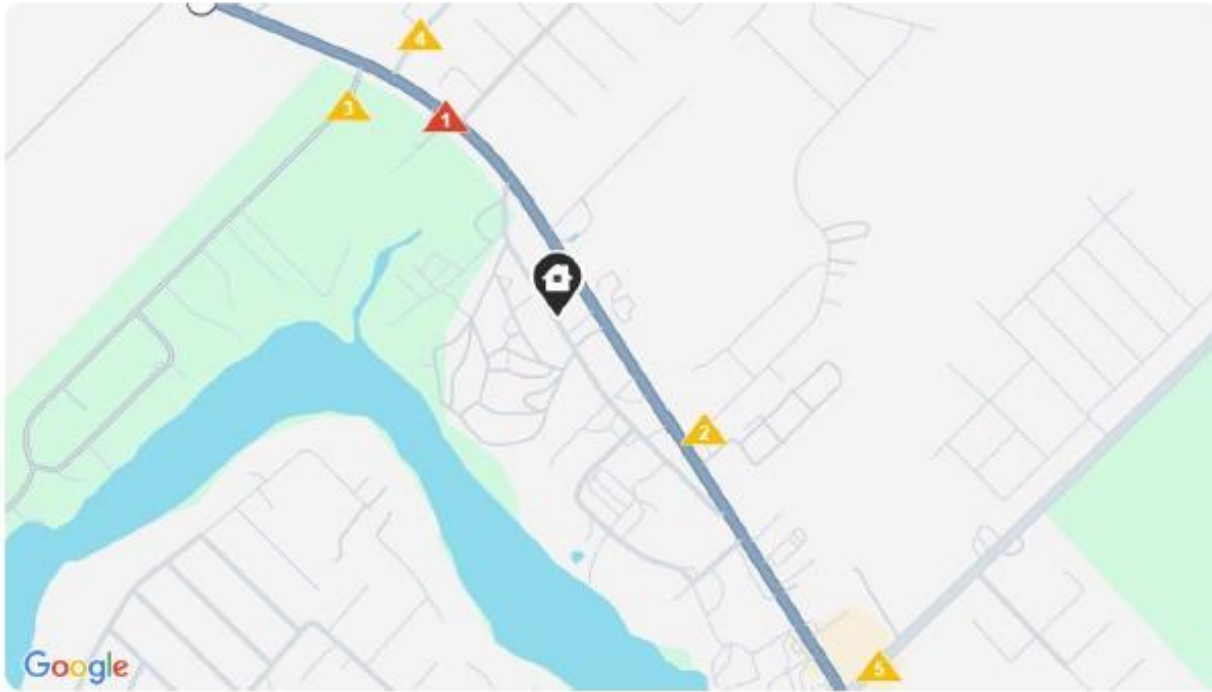
1:1,128



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, OpenStreetMap contributors, and the GIS User Community



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**Daily Traffic Counts**

- ▲ Up to 6,000 / day
- ▲ 6,001 - 15,000
- ▲ 15,001 - 30,000
- ▲ 30,001 - 50,000
- ▲ 50,001 - 100,000
- ▲ Over 100,000 / day

**Traffic Counts within 1 mile by Proximity**

▲ **29,298**

**State Highway 46 South**

2025 Est. daily traffic counts

Cross: Saengerhalle Rd

Cross Dir: NW

Distance: 0.04 miles

Historical counts

Year	▲	Count	Type
2022	<span style="color: blue;">▲</span>	31,064	AAWT
2021	<span style="color: purple;">▲</span>	32,019	AAWT
2020	<span style="color: red;">▲</span>	27,427	AAWT
2019	<span style="color: purple;">▲</span>	33,393	AAWT
2018	<span style="color: red;">▲</span>	29,749	AAWT

▲ **703**

**Deborah Dr**

2025 Est. daily traffic counts

Cross: Old Seguin Rd

Cross Dir: SW

Distance: 0.04 miles

Historical counts

Year	▲	Count	Type
2010	<span style="color: yellow;">▲</span>	690	ADT
2000	<span style="color: yellow;">▲</span>	300	ADT

▲ **1,558**

**Mary Blvd**

2025 Est. daily traffic counts

Cross: Old Seguin Rd

Cross Dir: NE

Distance: 0.06 miles

Historical counts

Year	▲	Count	Type
2010	<span style="color: yellow;">▲</span>	1,360	ADT
2005	<span style="color: yellow;">▲</span>	1,290	AAWT
2000	<span style="color: yellow;">▲</span>	1,410	ADT

▲ **2,384**

**Saengerhalle Road**

2025 Est. daily traffic counts

Cross: Old Seguin Rd

Cross Dir: SW

Distance: 0.2 miles

Historical counts

Year	▲	Count	Type
2022	<span style="color: yellow;">▲</span>	2,682	AAWT
2021	<span style="color: yellow;">▲</span>	2,031	AAWT
2020	<span style="color: yellow;">▲</span>	2,414	AAWT
2010	<span style="color: yellow;">▲</span>	1,260	ADT
2005	<span style="color: yellow;">▲</span>	1,000	AAWT

▲ **5,675**

2025 Est. daily traffic counts

Cross: -

Cross Dir: -

Distance: -

Historical counts

Year	▲	Count	Type
2022	<span style="color: yellow;">▲</span>	5,517	AAWT
2021	<span style="color: red;">▲</span>	6,681	AAWT
2020	<span style="color: yellow;">▲</span>	4,563	AAWT
2019	<span style="color: yellow;">▲</span>	4,761	AAWT

AAWT - Annual Average Daily Traffic

ADT - Average Daily Traffic

AAWT - Average Weekly Daily Traffic

NOTE: Daily Traffic Counts are a mixture of a actual and estimates



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Median Household Income

**\$88,252**

Source: 2025/2029 Income (Esri)

Median Age

**37.0**

Source: 2025/2029 Age: 5 Year Increments (Esri)

Total Population

**106,159**

Source: 2025 Age: 1 Year Increments (Esri)

1st Dominant Segment

**Up and Coming Families**

Source: 2025 Tapestry Market Segmentation (Households)

## Consumer Segmentation

Top Tapestry Segments	Up and Coming Families	Modern Minds	Flourishing Families	City Greens	Loyal Locals
% of Households	8,406 (20.2%)	6,791 (16.4%)	5,757 (13.9%)	4,146 (10.0%)	2,273 (5.5%)
Life Stage Group	Family Portraits	Contemporary Households	Family Portraits	Mature and Retired Living	Mature and Retired Living
Life Mode Group	Family Fabric	Tech Trailblazers	Family Prosperity	Suburban Shine	Suburban Shine
Urbanicity Group(s)	Suburb	Urban Core Urban Vicinity Suburb	Suburb	Urban Vicinity Suburb	Suburb
Residence Type	Single Family	Multi-Units, Single Family	Single Family	Single Family	Single Family
Household Type	Married Couples	Married Couples, Singles Living Alone	Married Couples	Married Couples, Singles Living Alone	Married Couples, Singles Living Alone
Average Household Size	3.02	2.37	2.8	2.2	2.29
Median Age	33.6	34.6	39	41.4	46.4
Diversity Index	85.2	78.5	58.6	54.4	43.4
Median Household Income	\$89,093	\$91,039	\$111,751	\$97,516	\$77,226
Median Net Worth	\$247,071	\$121,498	\$499,190	\$301,867	\$291,287
Homeownership	73%	41%	85%	66%	78%
Rent Burdened Households	39%	35%	31%	33%	34%
Labor Force Participation Rate	70%	76%	69%	71%	58%
Unemployment Rate	4%	3%	3%	3%	4%
% with Bachelor's Degree or Higher	31%	50%	40%	54%	34%

This represents an estimated sale price for this property. It is not the same as the opinion of value in an appraisal developed by a licensed appraiser under the Uniform Standards of Professional Appraisal Practice.





**190 PRAIRIE VIEW RD | NEW BRAUNFELS, TX 78130**

	0 - 1 mile	1 - 3 mile	3 - 5 mile
<b>Mortgage Income</b>			
2023 Percent of Income for Mortgage	16.5%	19.1%	21.2%
<b>Median Household Income</b>			
2023 Median Household Income	\$89,491	\$80,925	\$78,785
2028 Median Household Income	\$99,190	\$86,181	\$86,740
2023-2028 Annual Rate	2.08%	1.27%	1.94%
<b>Average Household Income</b>			
2023 Average Household Income	\$115,986	\$105,692	\$105,905
2028 Average Household Income	\$127,887	\$117,675	\$120,361
2023-2028 Annual Rate	1.97%	2.17%	2.59%
<b>Per Capita Income</b>			
2023 Per Capita Income	\$38,430	\$39,599	\$40,832
2028 Per Capita Income	\$42,855	\$44,511	\$46,899
2023-2028 Annual Rate	2.20%	2.37%	2.81%
<b>GINI Index</b>			
2023 Gini Index	34.7	36.4	37.5

**Households by Income**

Current median household income is \$78,785 in the area, compared to \$72,603 for all U.S. households. Median household income is projected to be \$86,740 in five years, compared to \$82,410 for all U.S. households

Current average household income is \$105,905 in this area, compared to \$107,008 for all U.S. households. Average household income is projected to be \$120,361 in five years, compared to \$122,048 for all U.S. households

Current per capita income is \$40,832 in the area, compared to the U.S. per capita income of \$41,310. The per capita income is projected to be \$46,899 in five years, compared to \$47,525 for all U.S. households

**Housing**

	0 - 1 mile	1 - 3 mile	3 - 5 mile
2023 Housing Affordability Index	136	116	106
2010 Total Housing Units	1,018	6,559	14,759
2010 Owner Occupied Housing Units	689	4,101	8,606
2010 Renter Occupied Housing Units	194	1,898	4,457
2010 Vacant Housing Units	133	560	1,697
2020 Total Housing Units	1,680	10,799	21,566
2020 Vacant Housing Units	150	785	2,404
2023 Total Housing Units	1,999	13,019	24,201
2023 Owner Occupied Housing Units	1,485	7,980	15,098
2023 Renter Occupied Housing Units	329	4,051	6,510
2023 Vacant Housing Units	185	988	2,593
2028 Total Housing Units	2,192	15,182	27,114
2028 Owner Occupied Housing Units	1,535	9,356	16,582
2028 Renter Occupied Housing Units	480	4,570	7,630
2028 Vacant Housing Units	177	1,255	2,902

**Socioeconomic Status Index**

	0 - 1 mile	1 - 3 mile	3 - 5 mile
2023 Socioeconomic Status Index	54.3	49.1	52.5

Currently, 62.4% of the 24,201 housing units in the area are owner occupied; 26.9%, renter occupied; and 10.7% are vacant. Currently, in the U.S., 58.5% of the housing units in the area are owner occupied; 31.7% are renter occupied; and 9.8% are vacant. In 2020, there were 21,566 housing units in the area and 11.1% vacant housing units. The annual rate of change in housing units since 2020 is 3.61%. Median home value in the area is \$278,108, compared to a median home value of \$308,943 for the U.S. In five years, median value is projected to change by 2.25% annually to \$310,852.

**Data Note:** Income is expressed in current dollars

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021. Esri converted Census 2000 data into 2010 geography.