

PNC Bank

New Braunfels, TX (San Antonio MSA)





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Fisher James Corp. ("Broker") has been retained on an exclusive basis to market the property described herein ("Property"). Broker has been authorized by the Seller of the Property ("Seller") to prepare and distribute the enclosed information ("Material") for the purpose of soliciting offers to purchase from interested parties. More detailed financial, title and tenant lease information may be made available upon request following the mutual execution of a letter of intent or contract to purchase between the Seller and a prospective purchaser. You are invited to review this opportunity and make an offer to purchase based upon your analysis. If your offer results in the Seller choosing to open negotiations with you, you will be asked to provide financial references. The eventual purchaser will be chosen based upon an assessment of price, terms, ability to close the transaction and such other matters as the Seller deems appropriate.

The Material is intended solely for the purpose of soliciting expressions of interest from qualified investors for the acquisition of the Property. The Material is not to be copied and/or used for any other purpose or made available to any other person without the express written consent of Broker or Seller. The Material does not purport to be all-inclusive or to contain all of the information that a prospective buyer may require. The information contained in the Material has been obtained from the Seller and other sources and has not been verified by the Seller or its affiliates. The pro forma is delivered only as an accommodation and neither the Seller, Broker, nor any of their respective affiliates, agents, representatives, employees, parents, subsidiaries, members, managers, partners, shareholders, directors, or officers, makes any representation or warranty regarding such pro forma. Purchaser must make its own investigation of the Property and any existing or available financing, and must independently confirm the accuracy of the projections contained in the pro forma.

Seller reserves the right, for any reason, to withdraw the Property from the market. Seller has no obligation, express or implied, to accept any offer. Further, Seller has no obligation to sell the Property unless and until the Seller executes and delivers a signed agreement of purchase and sale on terms acceptable to the Seller, in its sole discretion. By submitting an offer, a purchaser will be deemed to have acknowledged the foregoing and agreed to release Seller and Broker from any liability with respect thereto. Property walk-throughs are to be conducted by appointment only. Contact Broker for additional information.

- New 20-Year Corporate Absolute NNN Lease to PNC Bank
 - Scheduled 10% Rent Increases Every 5 Years and at Options
 - No Landlord Maintenance Responsibilities
- PNC Bank, N.A. is the Primary Banking Subsidiary of The PNC Financial Services Group, Inc. (NYSE: PNC)
 - National Banking Platform with 2,300 Branches and 60,000 ATMs Nationwide
- Investment Grade Tenant
 - PNC Bank, N.A. Rated A by S&P and A2 by Moody's
- New 2026 Full Renovation with a Drive-Thru ATM
- Prominent Location with Excellent Access & Visibility Along State Hwy 46 W (36,757 ADT)
- Dynamic Retail Corridor with Notable Neighboring Tenants
 - H-E-B, CVS, Dutch Bros, McDonald's, Chick-fil-A, Taco Bell, Whataburger, CareNow, Chevron, Bank of America, Chase Bank, RBFCU, Prosperity Bank, & More
- Strong Surrounding Traffic Drivers
 - New Braunfels High School, Oak Run Middle School, Veramendi Elementary, The John Newcombe Tennis Ranch, & Downtown New Braunfels
- Desirable, High Growth Suburb of San Antonio
 - New Nearby Developments include the Master-Planned Veramendi (6,000+ Homes), The Devereaux Apartment Complex, Equinox Townhomes at New Braunfels, Lark Canyon single-family homes, & More
 - Massive Annual Population Growth Rate of 4.65% within 3 Miles
 - Population of 203,205 within a 10-Mile Radius with an Average Household Income of \$136,150
- ~30 Miles from Downtown San Antonio
 - San Antonio MSA Population of Approximately 2.8 Million
 - Diverse Metro Economy Anchored by Military & Defense, Healthcare & Biosciences, Tourism & Hospitality, Financial Services & More



Brand New 2026 Full Renovation

with ATM Drive-Thru



Prominent Location with Direct Access to State Highway 46 W

36,757 ADT



203,205 Population within 10 Miles

Annual Population Growth Rate of 4.65% within 3 Miles



\$142,007 AHHI (3 Miles)

Annual Household Growth Rate of Over 4.75%



~30 Miles from Downtown San Antonio

MSA Population of 2.8M



No State Income Tax

in Texas



\$3,778,000

4.50% CAP RATE

View on Map ↗

ANNUAL RENT			
Year		Annual Rent	Return
Years 1 – 5		\$170,000	4.50%
Years 6 – 10		\$187,000	4.95%
Years 11 – 15		\$205,700	5.44%
Years 16 – 20		\$226,270	5.99%
Years 21 – 25	(Option 1)	\$248,897	6.59%
Years 26 – 30	(Option 2)	\$273,787	7.25%
Years 31 – 35	(Option 3)	\$301,165	7.97%
Years 36 – 40	(Option 4)	\$331,282	8.77%

	LOCATION	1916 TX-46, New Braunfels, TX 78132
	LOT SIZE	±1.08 acres or ±47,075 square feet
	IMPROVEMENTS	A ±3,652 SF retail building for PNC Bank with an ATM Drive-Thru
	YEAR BUILT/RENOVATED	2016/2026
	PARKING	±43 parking spaces
	TENANT	PNC Bank, National Association
	LEASE TERM	20 years
	INITIAL ANNUAL RENT	\$170,000
	RENT COMMENCEMENT	June 24, 2026
	LEASE EXPIRATION	June 30, 2046
	RENTAL INCREASES	10% every 5 years
	RENEWAL OPTIONS	Four (4) 5-year options
	TAXES	Tenant is responsible
	INSURANCE	Tenant is responsible
	MAINTENANCE	Tenant is responsible for maintaining the Premises, including roof & structure No Landlord maintenance responsibilities
	UTILITIES	Tenant is responsible
	FINANCING	Delivered free and clear of permanent financing

PNC Bank



One of the Largest Diversified Financial Institutions in the U.S. with Approximately \$616B in Total Assets

Reported Approximately \$7.0B in Net Income for FY 2025, Up 18% YoY

The PNC Financial Services Group, Inc. (NYSE: PNC) is one of the largest diversified financial services institutions in the United States. Headquartered in Pittsburgh, Pennsylvania, the company provides retail banking, corporate and institutional banking, asset management, wealth management, lending, treasury management, capital markets, and advisory services to consumers, small businesses, corporations, government entities, and institutional clients.

PNC operates a national banking platform with approximately 2,300 branches and 60,000 PNC and partner ATMs, supported by online, mobile, and telephonic banking channels. The company serves millions of customers through its retail bank, while its Corporate & Institutional Banking platform provides lending, treasury management, real estate finance, asset-based lending, and capital markets services to middle-market companies, large corporations, nonprofits, and government clients.

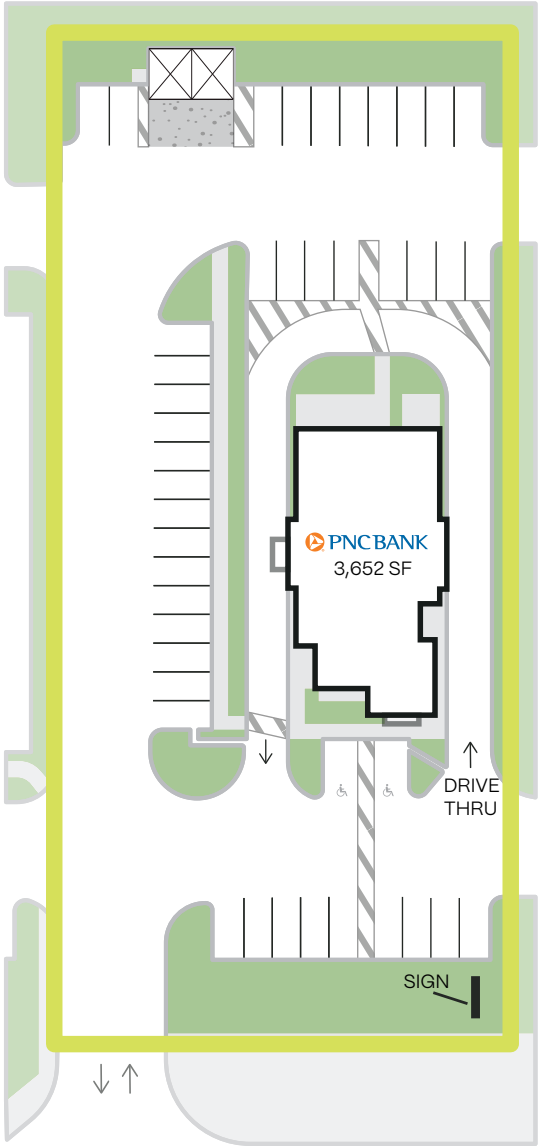
For fiscal year 2025, PNC reported approximately \$23.1 billion in total revenue and \$7.0 billion in net income, an 18% increase compared to 2024. As of June 30, 2026, the company reported approximately \$616.0 billion in total assets, \$449.8 billion in deposits, and \$64.0 billion in total shareholders' equity. PNC Bank, N.A. maintains an investment-grade credit profile, with senior debt rated A by S&P, A2 by Moody's, and A+ by Fitch.

PNC Bank, National Association, the lease entity, is the company's primary banking subsidiary and operates the branch banking platform associated with PNC's retail, commercial, and institutional financial services business.

For additional information, visit www.pnc.com.



CareNow
Urgent Care



CVS/pharmacy®

46
TEXAS
(36,757 ADT)



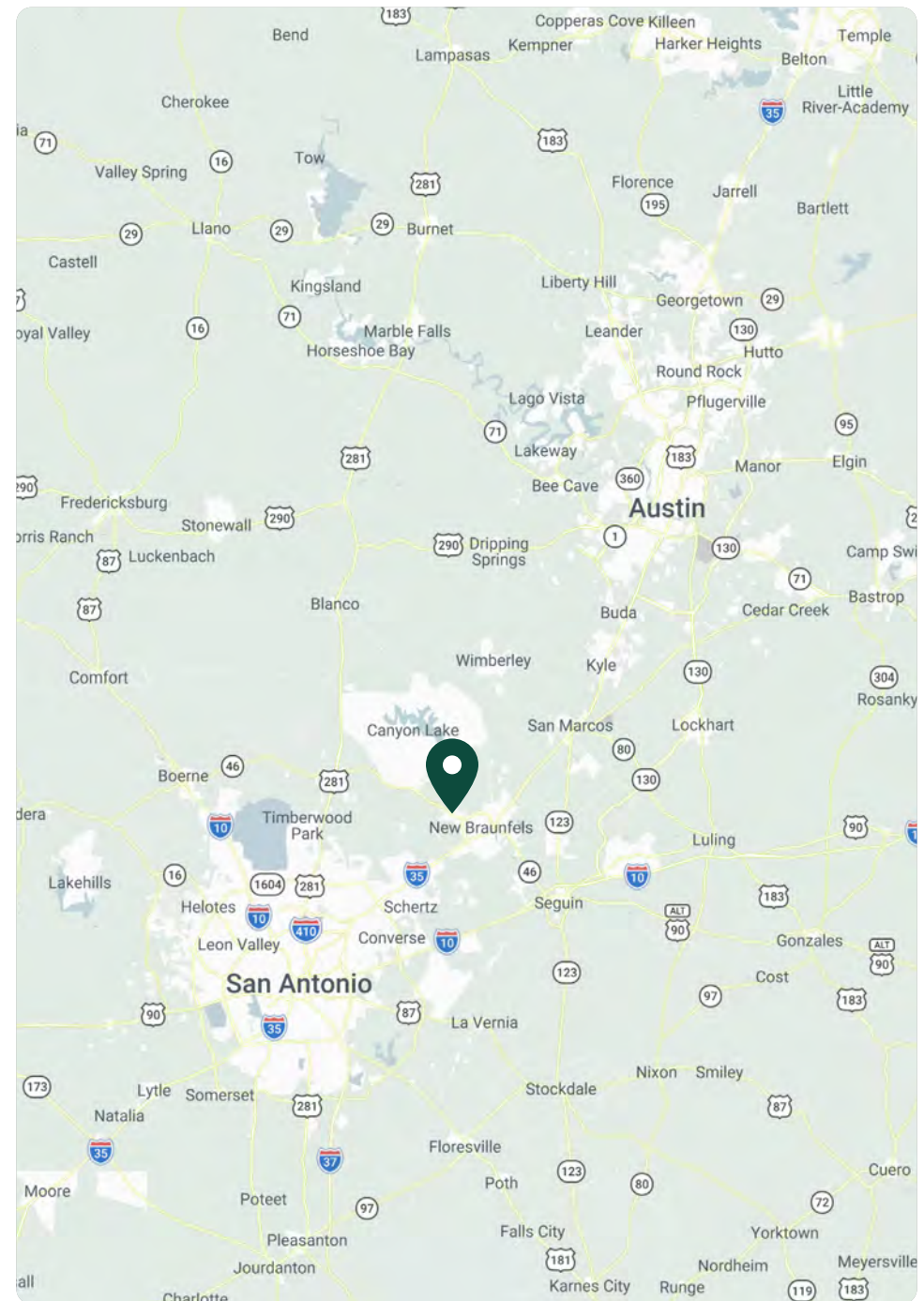


New Braunfels (population ~116,000) is a rapidly growing city located in Comal and Guadalupe counties, approximately 30 miles northeast of San Antonio and 45 miles southwest of Austin. Strategically positioned along Interstate 35 within the Austin–San Antonio corridor, New Braunfels benefits from exceptional regional connectivity, sustained population growth, and access to two of the strongest metropolitan economies in Texas. The city serves as the county seat of Comal County and has evolved into a major residential, commercial, tourism, and employment hub within the San Antonio–New Braunfels MSA.

New Braunfels has experienced significant growth over the past decade, driven by continued residential development, business expansion, and its desirable location between San Antonio and Austin. The city offers a strong quality of life supported by a historic downtown, highly regarded schools, major retail centers, and access to the Comal and Guadalupe rivers. Tourism is also a major economic driver, with visitors drawn to Schlitterbahn Waterpark, Gruene Historic District, Gruene Hall, river recreation, Canyon Lake, and the city's German heritage and year-round events.

The San Antonio–New Braunfels MSA has a population exceeding 2.8 million and remains one of the most important economic regions in Texas. The metro benefits from a diverse employment base spanning healthcare, military, cybersecurity, financial services, tourism, manufacturing, logistics, and corporate operations. Major regional employers and institutions include USAA, H-E-B, Valero Energy, Frost Bank, Toyota Motor Manufacturing Texas, Methodist Healthcare, University Health, UT Health San Antonio, and Joint Base San Antonio, one of the largest military installations in the country.

New Braunfels is further strengthened by its position along one of Texas's most active growth corridors. Interstate 35 provides direct access north to Austin and south to San Antonio, while nearby Interstate 10 connects the region to Houston, West Texas, and broader interstate commerce routes. Supported by strong demographic trends, regional employment growth, expanding infrastructure, and its unique combination of Hill Country character and metropolitan accessibility, New Braunfels remains well-positioned for continued economic and population growth in the years ahead.



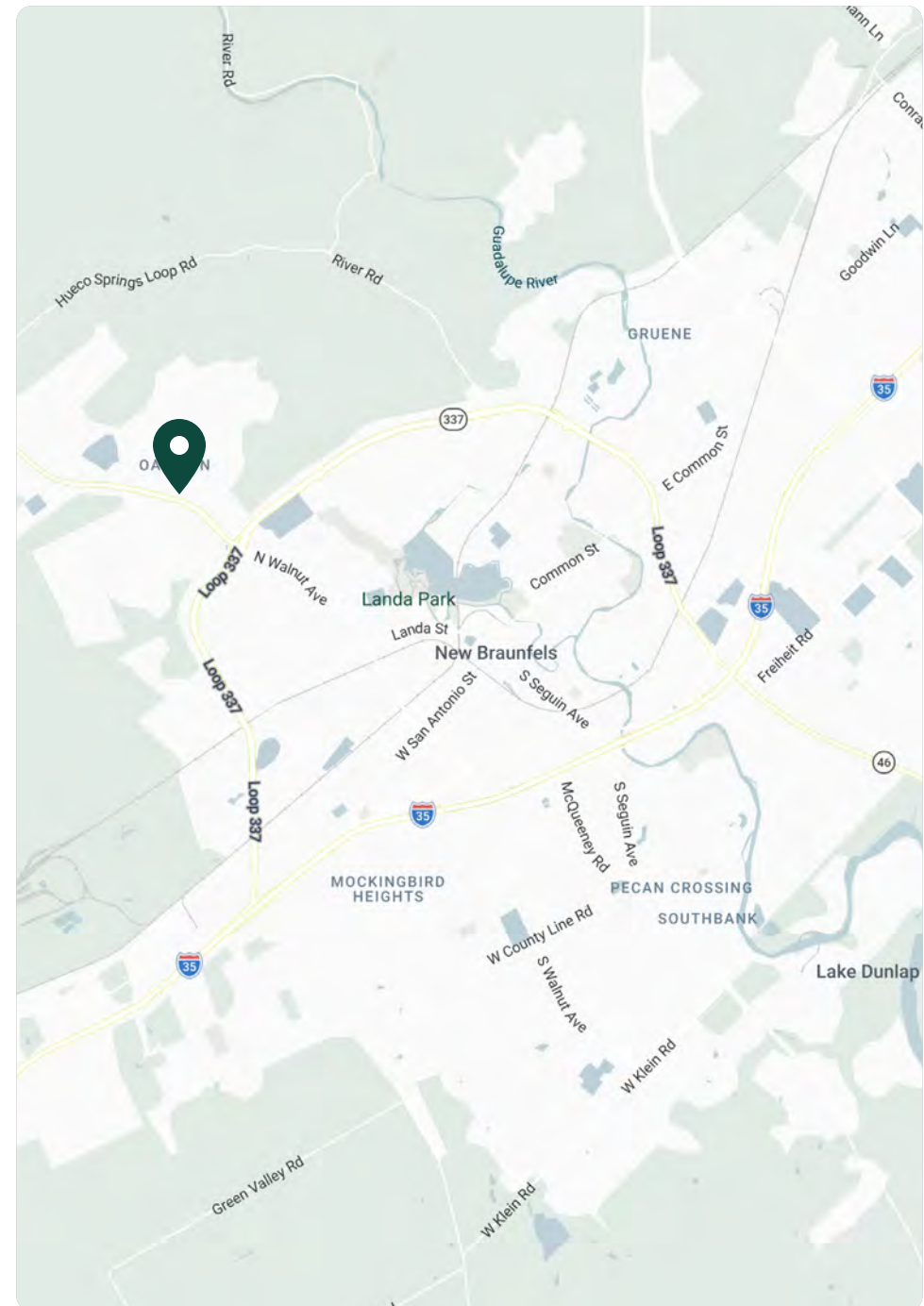
4.65% Annual Population Growth Rate within 3 Miles

The subject property is prominently located along State Highway 46 West, a heavily trafficked commercial corridor carrying approximately 36,757 vehicles per day and serving the rapidly growing west side of New Braunfels. The site benefits from strong visibility and convenient access within an active retail and residential corridor near Loop 337 and the H-E-B-anchored WestPointe Village. The surrounding trade area includes approximately 203,205 residents within 10 miles, while the 3-mile population is projected to grow by 23.25% over the next five years, reflecting a 4.65% annual population growth rate.

The property is proximate to a dense concentration of national retailers, restaurants, service providers, and daily-needs traffic generators, including H-E-B, Chick-fil-A, Whataburger, McDonald's, Jersey Mike's, Verizon, Chase, Bank of America, CareNow, and others. The corridor also benefits from its connectivity to established neighborhoods, Downtown New Braunfels, Canyon Lake, and the broader Austin-San Antonio growth corridor.

Additional demand drivers include nearby residential communities, schools, healthcare and service uses, and regional traffic traveling between New Braunfels, the Hill Country, Canyon Lake, and the greater San Antonio metro. Combined with strong highway exposure, proximity to major retail anchors, and exceptional population growth in the immediate trade area, the subject property is well-positioned along one of New Braunfels' most active and expanding commercial corridors.

Nearby Shopping Centers & Retailers	Visit Data (per Placer.ai)
H-E-B	2M Annual Visits
Chick-fil-A	626,400 Annual Visits
Whataburger	447,700 Annual Visits
McDonald's	369,400 Annual Visits
Wendy's	376,200 Annual Visits, Top 5% Nationwide



203,205



2026 Total Population

\$566,702



Average Home Value

\$142,007



Average Household Income

📍 1916 TX-46, New Braunfels, TX 78132



HIGH-GROWTH TRADE AREA

Projected 23.25% population growth within 3 miles over the next 5 years.

Population Summary	3 Miles	5 Miles	10 Miles
2020 Total Population	23,630	65,988	161,775
2026 Total Population	27,924	76,903	203,205
2031 Total Population	35,042	89,403	238,527
2026-2031 Annual Growth Rate	4.65%	3.06%	3.26%
2026 Total Daytime Population	32,666	95,682	184,746
Household Summary			
2026 Average Household Income	\$142,007	\$131,144	\$136,150
2026 Average Home Value	\$566,702	\$507,136	\$487,267
2026 Total Households	11,672	31,349	76,373
2031 Total Households	14,718	36,918	91,306
2026-2031 Annual Growth Rate	4.75%	3.32%	3.64%

Major Employers in San Antonio MSA	# of Employees
Joint Base San Antonio (JBSA) – Lackland, Fort Sam & Randolph	86,097
H.E.B. Food Stores	20,000
United Services Automobile Association	17,000
City of San Antonio	15,501
Northside Independent School District	13,191
Methodist Healthcare System	12,000
University of Texas Health Science	8,500
North East Independent School District	8,069
San Antonio Independent School District	7,136
Baptist Health Systems	7,024



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.

11-03-2025



- 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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

- A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:**
- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
 - The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
 - The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
 - The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
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