



REAL ESTATE

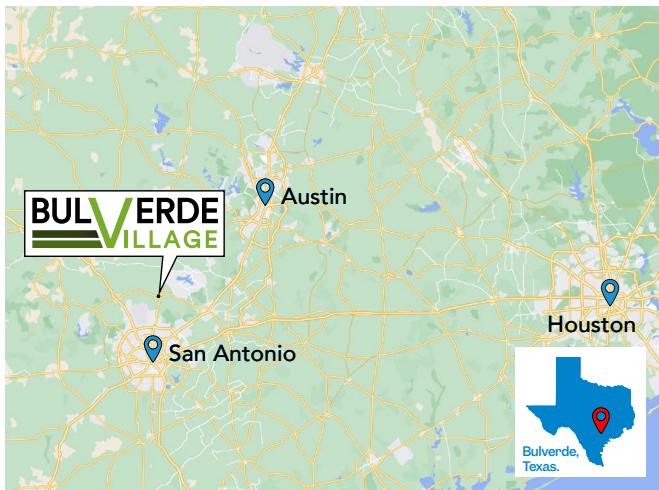
A Varco REAL ESTATE PROJECT

# FOR LEASE

20409 State Hwy 46 W, SpringBranch, Texas 78070

Latitude and Longitude | 29.797534, -98.424188

Available Space | 1,385 - 6,864 SQ.FT



## Highlights

- At the center of two major traffic arteries (US 281 & Hwy 46)
- Near to weekend entertainment resources, including Canyon Lake, Guadalupe River, Landa Park and Guadalupe State Park
- Great visibility, prime location and easy access to US 218 & Hwy 46
- Across from major anchors like Walmart and HEB

## Nearest



SCHOOL  
1 min  
450 ft



HOSPITAL  
4 min  
0.7 mi



AIRPORT  
12 min  
6.0 mi



HIGHWAY  
13 min  
7.6 mi

## Traffic Count

- State Hwy 46: 24,332
- Hwy 281: 34,130

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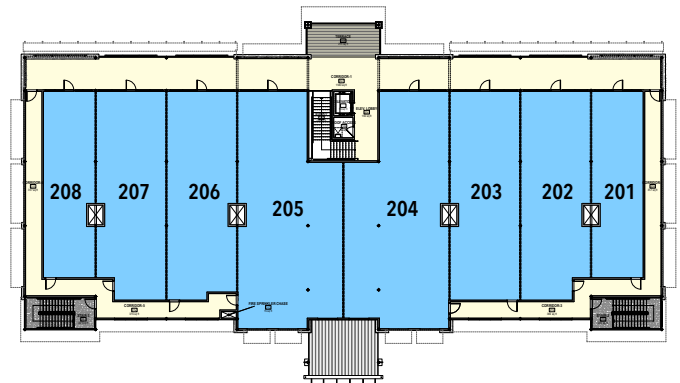
## Available Space

101	1,382 SF
102	1,502 SF
103	1,500 SF
104	1,611 SF
105	1,611 SF
106	1,478 SF
107	1,502 SF
108	1,382 SF
201	901 SF
202	1,322 SF
203	1,359 SF
204	2,068 SF
205	2,068 SF
206	1,337 SF
207	1,322 SF
208	901 SF
101-C	1,733 SF
102-C	1,733 SF

## Gross Leasable Area

26,793 SF

## Retail Space



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## Demographics

Population	1 Mile	3 Mile	5 Mile
	1,987	13,812	25,572

Daytime Population	1 Mile	3 Mile	5 Mile
	3,366	11,910	21,844

Median HH Income	1 Mile	3 Mile	5 Mile
	\$116,438	\$144,260	\$134,266



### CLAUDIA AYARZAGOITIA

Director of Sales and Leasing

claudia@origoworks.com

C. 956 338 1007

222 N. Expressway, Suite 300 Brownsville, TX 78521

www.origoworks.com

origoworks



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