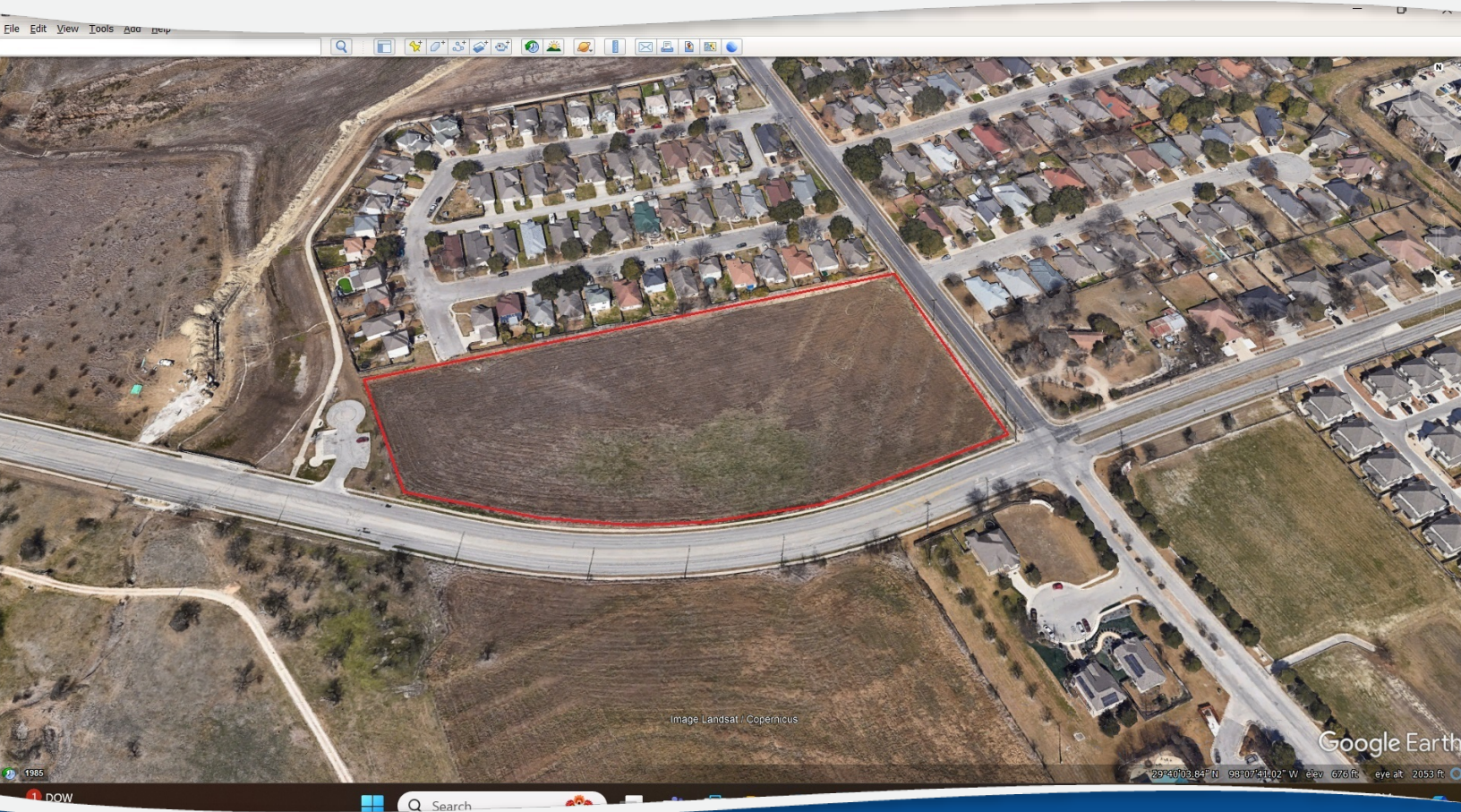




# CORNER OF PAHMEYER RD & COUNTY LINE NEW BRAUNFELS, TX 78130

**FOR SALE**



- Introducing an exceptional residential or office development opportunity at the corner of County Line Rd and Pahmeyer Rd in New Braunfels, TX.
- This prime property offers a strategic hard corner location, surrounded by high-density single-family housing, making it an ideal prospect for investors and developers.
- Boasting a strategic position in the growing New Braunfels residential area, this property presents an opportunity to capitalize on the high demand for office or further residential development in a dynamic market.
- With its coveted location and high visibility, this property is tailor-made for a variety of residential and office uses seeking a strategic foothold in a rapidly growing commercial real estate landscape.
- List Price: \$1,524,678.75 (\$5.25/SF)



# PROPERTY SUMMARY



## LOCATION DESCRIPTION

For Sale 6.667 Acre Tract at the Corner of Pahmeyer Rd and County Line Rd in New Braunfels, TX. Immerse yourself in the vibrant community of New Braunfels, TX. The property is situated amidst the highest density of single-family homes and development in New Braunfels.

The property is located less than 1 mile from New Braunfels Middle School, Long Creek High School, Zipp Family Sports Complex, and multiple elementary schools. The location also offers convenient access to major roadways, providing connectivity to the wider region.

With the area's growing population and strong retail demand, the property presents an exciting opportunity for land developers and investors to be part of this dynamic and rapidly developing community.

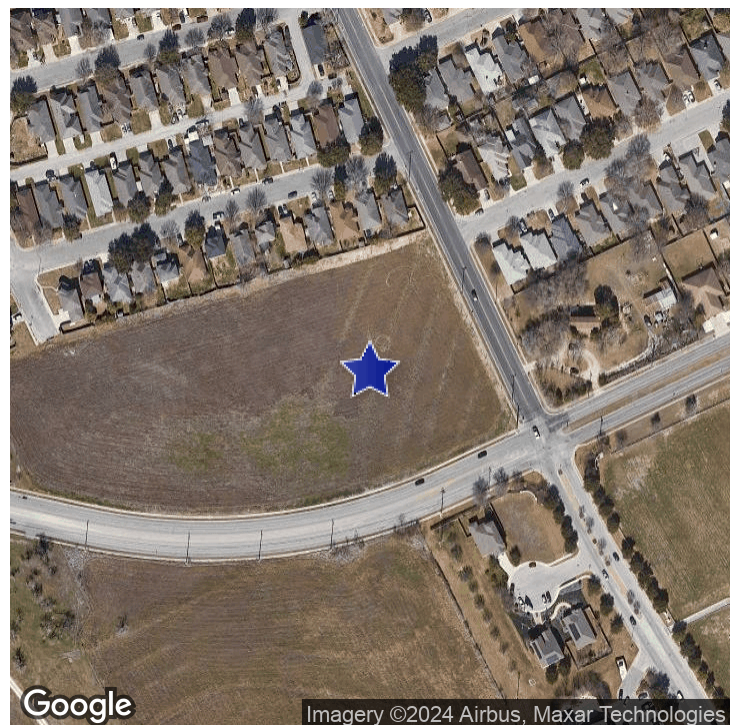
\*Conceptual Site Designs available upon request\*

## OFFERING SUMMARY

Sale Price: \$1,524,678

Lot Size: 6.667 Acres

Zoning: C-O "Commercial Office District"



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# ADDITIONAL PHOTOS



Image Landsat / Copernicus

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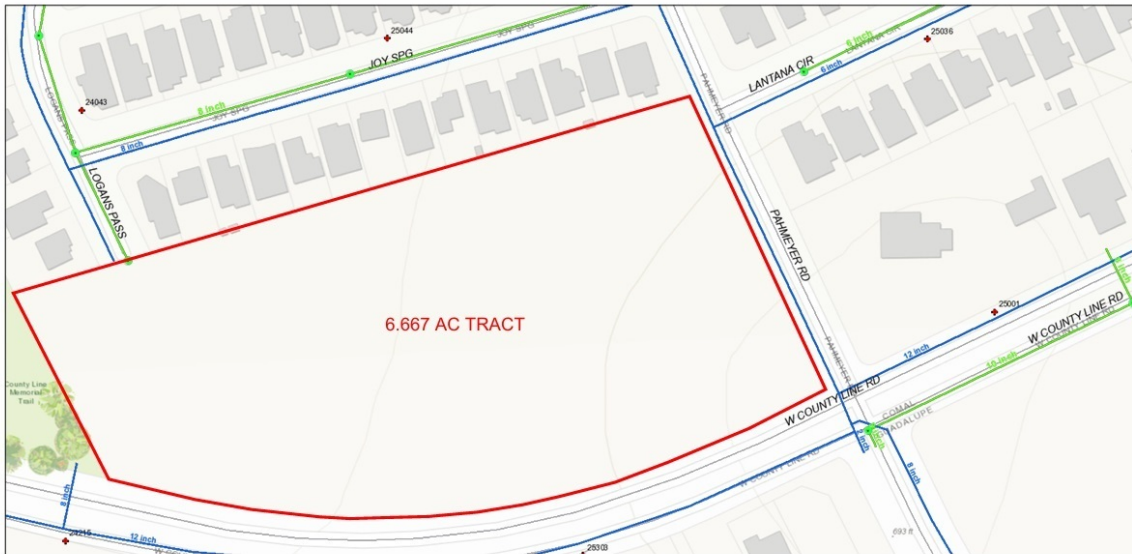
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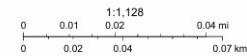
2021 W State Hwy 46, Suite 101, New Braunfels, TX 78132 | 830.625.6400



# UTILITY EXHIBIT



- 4/17/2024, 3:08:23 PM
- Streets
  - Sewer Force Mains
  - Sewer Mains
  - wwManhole
  - <all other values>
  - Manhole
  - Vault
  - Water Mains
  - Pressure Mains
  - ◆ Fire Hydrants



City of New Braunfels, BCAD, Comal County, Texas Parks & Wildlife, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA

LEGACY COMMERCIAL 2021 STATE HWY 46, SUITE 101 NEW BRAUNFELS, TX, 78132		
6.667 AC TRACT COUNTY LINE RD & PAHMEYER RD		
UTILITY EXHIBIT		
SHEET	EX of EX	
NO.	DATE	ISSUES AND REVISIONS
1	4/17/2024	FIRST DRAFT
2021 W SH46, S/E 105 NEW BRAUNFELS, TX, 78132 PH: 830-358-7127 ink-civil.com TPE FIRIV F-13351		

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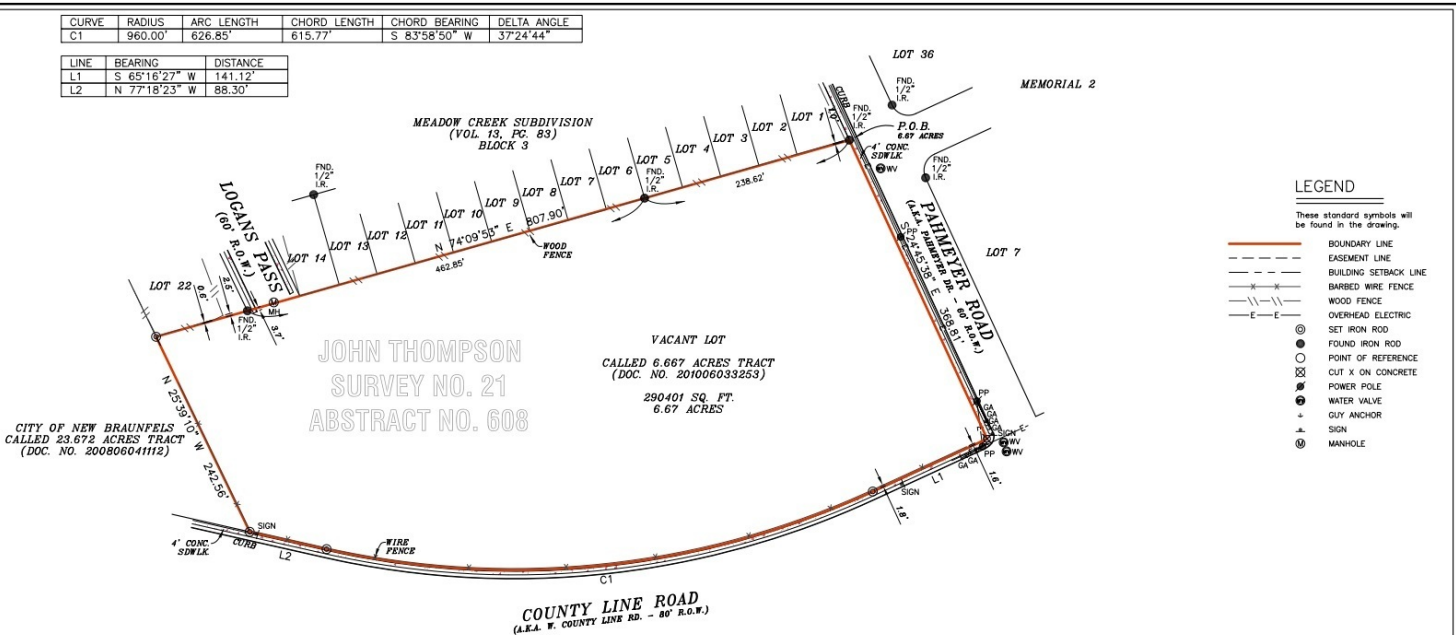
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# SURVEY

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	960.00'	626.85'	615.77'	S 83°58'50" W	37°24'44"

LINE	BEARING	DISTANCE
L1	S 65°16'27" W	141.12'
L2	N 77°18'23" W	88.30'



**LEGEND**

These standard symbols will be found in the drawing.

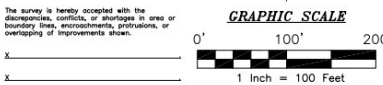
	BOUNDARY LINE
	EASEMENT LINE
	BUILDING SETBACK LINE
	BARBED WIRE FENCE
	WOOD FENCE
	OVERHEAD ELECTRIC
	SET IRON ROD
	FOUND IRON ROD
	CUT X ON CONCRETE
	POWER POLE
	WATER VALVE
	GLY ANCHOR
	SIGN
	MANHOLE

**SURVEYOR'S NOTE:**  
BASIS OF BEARING, RECORDED DEED UNLESS OTHERWISE NOTED.

PANEL NOS. & DATE  
48091C 0445 F & 48187C 0095 F  
SEPTEMBER 02, 2009 AND NOVEMBER 2, 2007

At date of this survey, the property is in FEMA designated ZONE \_\_\_\_\_ as verified by FEMA map Panel No: \_\_\_\_\_  
SEE ABOVE effective date of \_\_\_\_\_ SEE ABOVE

Exact designations can only be determined by a Elevation Certificate. This information is subject to change as a result of future FEMA map revisions and/or amendments. X



I, **ROY JOHN RONNFELDT**, a Registered Professional Land Surveyor in the State of Texas, do hereby certify to **R.P. TITLE** and **JEFFERSON BANK** that the above map is true and correct according to an actual field survey, made by me on the ground or under my supervision, of the property shown hereon or described by field notes accompanying this drawing. I further certify that all easements and rights-of-way of which I have been advised are shown hereon and that, except as shown, there are no visible encroachments, no visible overlapping of improvements and no apparent discrepancies or conflicts in the boundary lines, and no visible physical evidence of easements or rights-of-way as of the date of the field survey. I further certify that this survey meets or exceeds the minimum standards established by the Texas Board of Professional Land Surveying (Section 663.18).  
Borrower/Owner: **FM 1044 CIPPEL, LLC** GF No. **030428**

Legal Description of the Land: Being a 6.667 acre tract of land, more or less, out of the John Thompson Survey No. 21, Abstract 608, Comal County, Texas, and being out of that called 142.49 acre tract described in Deed of Partition to Erwin F. Henk dated March 7, 1952 and recorded in Volume 257 on pages 44-51 of the Deed Records of Guadalupe County, Texas, and in Volume 98 on pages 290-293 of the Deed Records of Comal County, Texas.

SUBJECT TO RESTRICTIVE COVENANTS AND/OR EASEMENTS RECORDED IN: \_\_\_\_\_

PROPERTY PHOTOGRAPH:

JOB NO.:	NO.	REVISION	DATE
1412025137	01	SCHEDULE A	01/29/15
	02	CHANGE FENCE	02/13/15

DATE: 12/18/14  
DRAWN BY: MN/HM  
APPROVED BY: RJR

**ROY JOHN RONNFELDT**  
REGISTERED PROFESSIONAL LAND SURVEYOR  
NO. 3520

*Roy John Ronnfeldt*  
ROY JOHN RONNFELDT, R.P.L.S.  
Registered Professional Land Surveyor  
Registration No. 3520

**AMERISURVEYORS, L.L.C.**  
2809 Stone Oak Parkway Suite # 1210 San Antonio, Texas 78201  
Phone: (210) 581-2200 Fax: (210) 581-2680

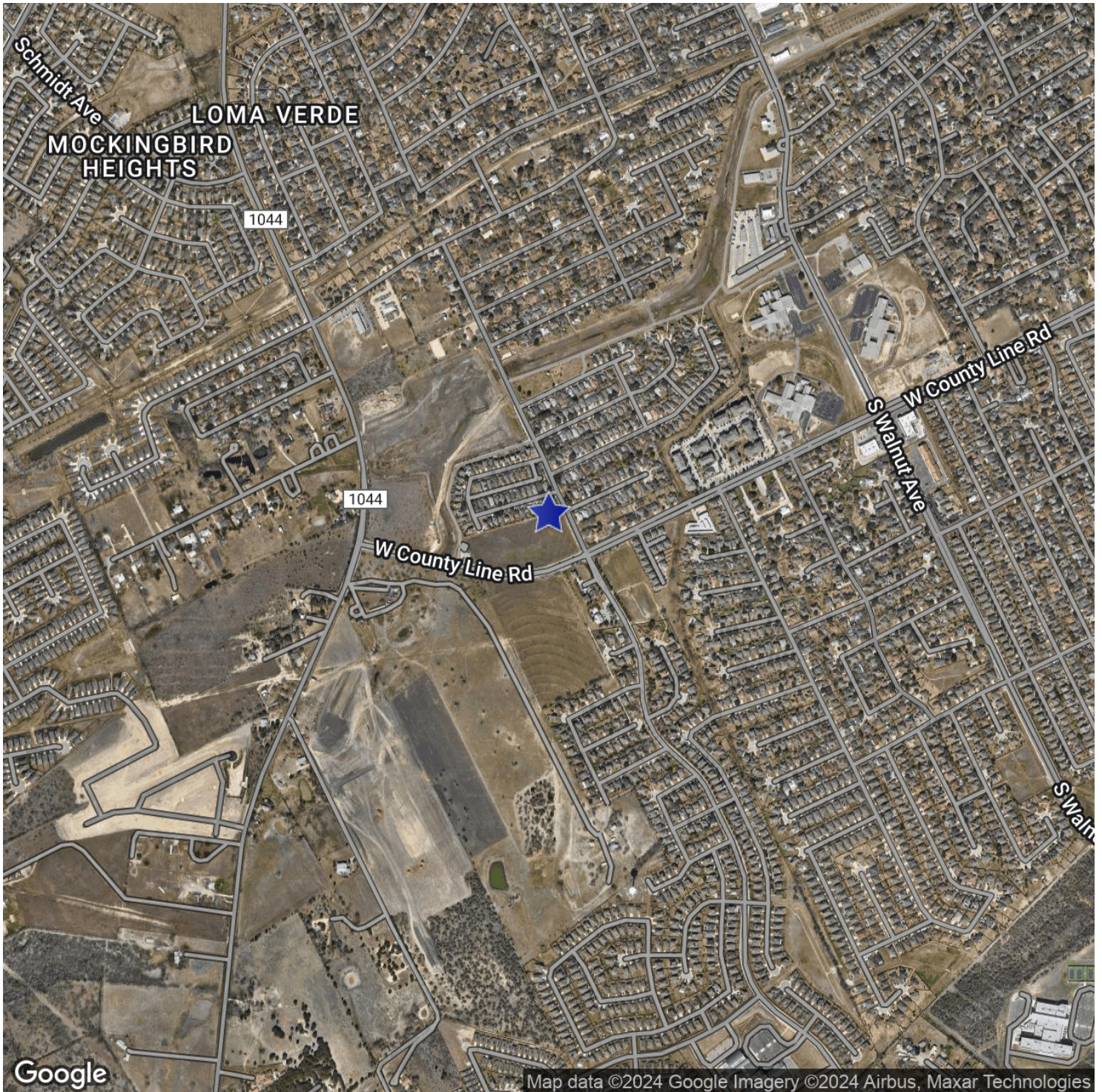
Copyright © Amerisurveyors, L.L.C. FIRM REGISTRATION NUMBER 10144400. Improvements shown on this survey are for general illustration purposes only and may not portray exact shape and size. Survey is based on a title report issued by the title company listed above issued under commitment No. 04 No. shown on this survey. email: questions to: info@amerisurveyors.com

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# LOCATION MAP



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**MIKE YBARRA**

Principal

mike@legacycommercialre.com

Direct: 210.601.1414

**PROFESSIONAL BACKGROUND**

Mike Ybarra is Co-Founder of Legacy Commercial Real Estate. He has over 35 years of commercial real estate experience specializing in the sales and leasing of land, retail, office, industrial, medical, and retail pad sites. Mike's tenant representation experience ranges from both Corporate 100 clients to owners and entrepreneurs throughout the United States as well as governmental entities. Not only does he have extensive knowledge of the San Antonio and New Braunfels market, but he has conducted business in most major cities in the United States.

Mike Ybarra grew up in New Braunfels and obtained a degree in Business Management from Southwest Texas State University in San Marcos, Texas in 1985.

He began his career at CB Richard Ellis (formerly CB Commercial) in San Antonio where he was Rookie of the Year in 1989 and a top five producer in 1989 and 1990.

Prior to establishing Legacy Commercial Real Estate, Mike co-founded Providence Commercial Real Estate Services in San Antonio from 1991 through 2009.

**MEMBERSHIPS**

- Member, Saints Peter and Paul Catholic Church
- Member of Sage Capital Bank Advisory Board
- Current Member of New Braunfels Economic Development Foundation
- Former Board Member of Christus Santa Rosa Health Care System
- Former Board Member YMCA of New Braunfels
- Former City Councilman District 3, New Braunfels
- Served on the Board of Directors for New Braunfels Planning & Zoning Commission (14 years); Chairman for 5 of the 14 years
- Served as Chairman of the Cadillac Invitational (the largest annual fundraiser for the National Kidney Foundation) for 5 years
- Former Board Member of the New Braunfels Chamber

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830.625.6400

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**CORY ELROD**

Principal

cory@legacycommercialre.com

Direct: **830.214.3489**

**PROFESSIONAL BACKGROUND**

Cory Elrod is a Co-Founder of Legacy Commercial Real Estate. He has over 16 years of experience in commercial real estate specializing in the sales and/or leasing of office, office medical, retail, land, industrial, and retail pad sites.

Cory has had a multifaceted career during which he has put his education to use in different sectors such as the medical field and corporate recruiting before turning his attention toward his true passion of Commercial Real Estate. Growing up in New Braunfels, he has lived, worked, and volunteered since his youth. He provides a native's perspective of the market and community along with his years of large market commercial real estate experience.

Cory specializes in giving his clients a very thorough understanding of the dynamics of the community to maximize their marketplace results.

Cory was previously with Providence Commercial Real Estate Services as well as served as President for the McKenna Healthcare Foundation at McKenna Memorial Hospital.

**MEMBERSHIPS**

- Past Chairman & Member of New Braunfels Planning & Zoning Commission
- Current Member of Wurstfest Association
- Past Member of Comal Parks Selection Committee
- Current Chairman & Member of New Braunfels Downtown Rotary Scholarship Golf Tournament
- Current Member of the New Braunfels Chamber & Transportation Committee
- Former Member of the Salvation Army Board
- Former Member of the City of New Braunfels Zoning Board of Adjustments
- Graduate, Leadership New Braunfels (New Braunfels Chamber)
- City of New Braunfels Bond Advisory Committee (Vice Chair)
- Attends Springs Community Church

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## Information About Brokerage Services

Texas law requires all real estate licensees 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 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.

<b>Legacy Commercial Real Estate</b>	<b>593525</b>		<b>(830)625-6400</b>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>Mike Ybarra</b>	<b>376986</b>	<b>mike@legacycommercialre.com</b>	<b>(830)625-6400</b>
Designated Broker of Firm	License No.	Email	Phone
<b>Cory Elrod</b>	<b>565826</b>	<b>cory@legacycommercialre.com</b>	<b>(830)625-6400</b>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone
Buyer/Tenant/Seller/Landlord Initials		Date	

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

IABS 1-0 Date