



MARK HAMPTON

RESIDENTIAL AND COMMERCIAL REAL ESTATE

*The Signature of Experience*

PREPARED BY:



Mark Hampton

REALTOR CRS, ePRO

Gwen Holt

REALTOR

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**kw** HERITAGE  
KELLERWILLIAMS. REALTY

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# 2001 Ponderosa New Braunfels, TX 78133



Property Lines Are Estimated

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## Little Ponderosa River Outfitters



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**Located between the 3<sup>rd</sup> and 4<sup>th</sup> Crossing on River Rd.**



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## 2 Riverfront Lots Access to the Guadalupe River



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## First Floor - Entrance



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## First Floor – Main Storage

Small Office Area



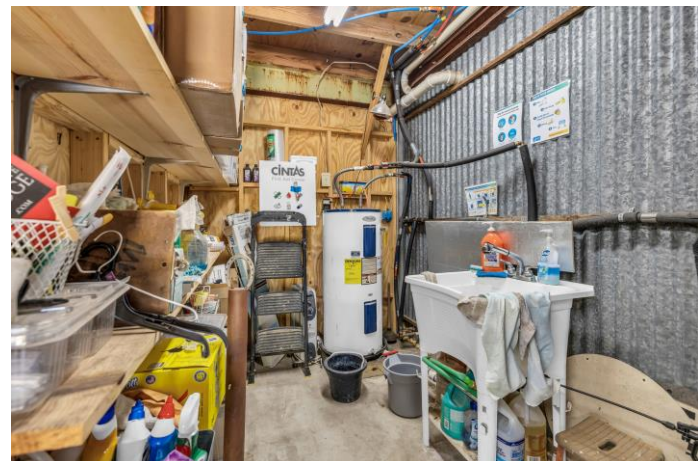
Tube Patching & Storage



Employee Area & Storage



Utility Room & Mop Sink



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## Back Storage Area



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## Second Floor Additional Storage & Utility Area



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## Second Floor Homestead

Entrance / Livingroom



Full Kitchen



All Appliances Convey



All Furniture to Convey



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## Second Floor Homestead

Each bedroom has 2 Queen Size Beds



& an ensuite full restroom with shower / tub combo



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## Second Floor Homestead

From the Livingroom, you can access the elevated patio



The treetop canopy offers natural shade and sitting area below for customers.



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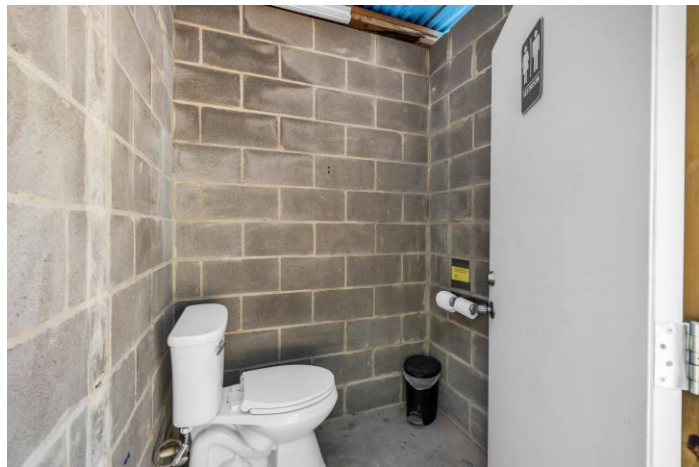
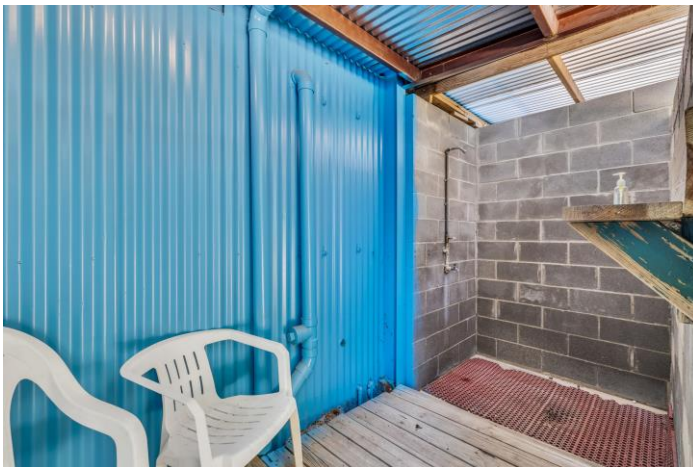
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## Exterior Amenities



There are two restrooms and shower station located on the side of the building for employees and customers.



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## Little Ponderosa River Outfitters The Grounds



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## Shuttles & Equipment



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## Aerial View



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## Aerial View



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## **Little Ponderosa River Outfitters**

Little Ponderosa River Outfitters is a rare gem property and business located on the famous River Road between the 3rd and 4th crossing. This is a rare opportunity to own one of Texas' most popular recreational activities & ultimate river experience. Little Ponderosa River Outfitters property totals 1.139 acres, which consists of four lots. Two of the lots are waterfrontage providing an entrance and exit for those enjoying the Guadalupe River activities. The other two lots offer ample space for parking, shuttle transportation and business activities.

The rental equipment, tubes, and store are operated out of the first floor of a two-story building totaling about 3,600 square feet. The bottom floor is about 2,000 square feet used for checking in customers, storing tubes, supplies and other equipment used in supporting the business. And there are two restrooms plus a separate shower station. The second floor is a refurbished 2-bedroom, 2-bathroom residence that includes a full kitchen, living room and covered patio. The treetop canopy offers natural shade while you enjoy sitting out on the elevated covered patio.

You will appreciate the owner's attention to detail on every aspect of business. The daily processes and procedure are documented and pertain to items from inspecting the buses, to checking all floating devices, to communicating with customers and other outfitters along the river.

The asking price includes the real estate, the business, and the furniture, fixtures and equipment.

This veteran owned business has everything set into place, giving you a jump start with meticulous information on how to run the daily operations, from working the storefront to maintaining the vehicles. We've got you covered.

During the off season of tubing, kayaking and swimming, this oasis becomes a hot spot for fishing patrons who use the property for parking and accessing the river to fish for the seasonally stocked Trout.

Adventure awaits



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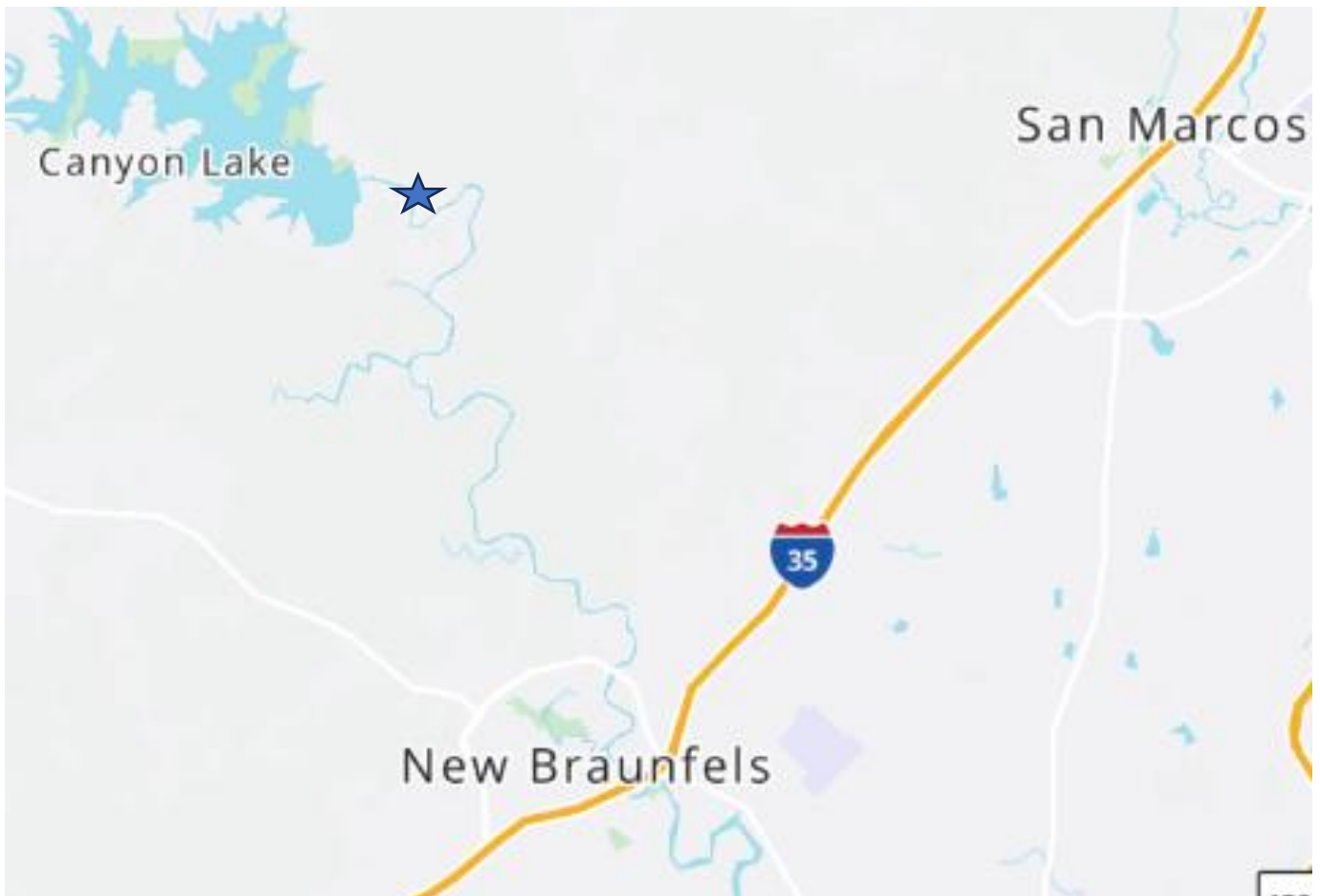


## Map Location of Properties for Sale

From I-35, take Exit 184 heading towards Loop 337 heading northwest.

Continue straight for about 5 miles and take a left onto River Rd.

Continue straight for 9 miles and turn left onto Ponderosa Crossing  
and right onto Ponderosa Dr.



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## 2001 Ponderosa New Braunfels, TX



8/6/2025, 9:40:22 AM

Addresses  
Streets  
Parcels

Water Bodies Outline  
Scaled County Boundary

Permits  
Septic  
Piprow/Driveway

Floodplain  
Utility  
County Maintained Roads

1:945  
0 0.01 0.02 0.04 mi  
0 0.01 0.03 0.06 km



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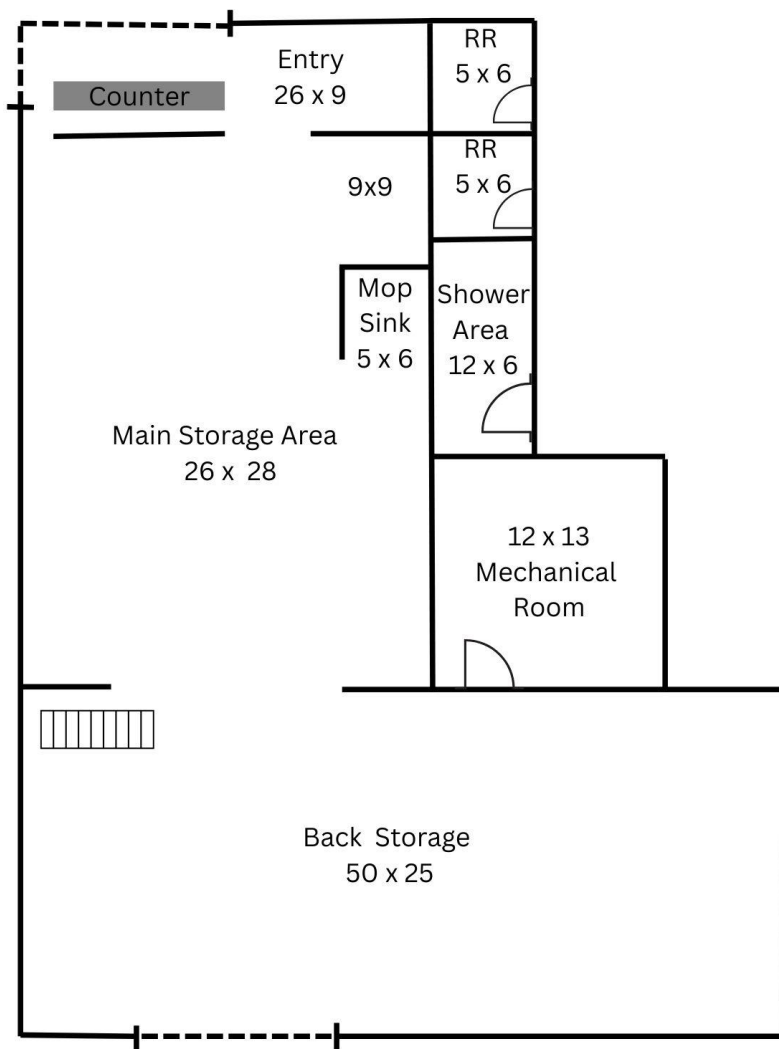




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## 1st Floor



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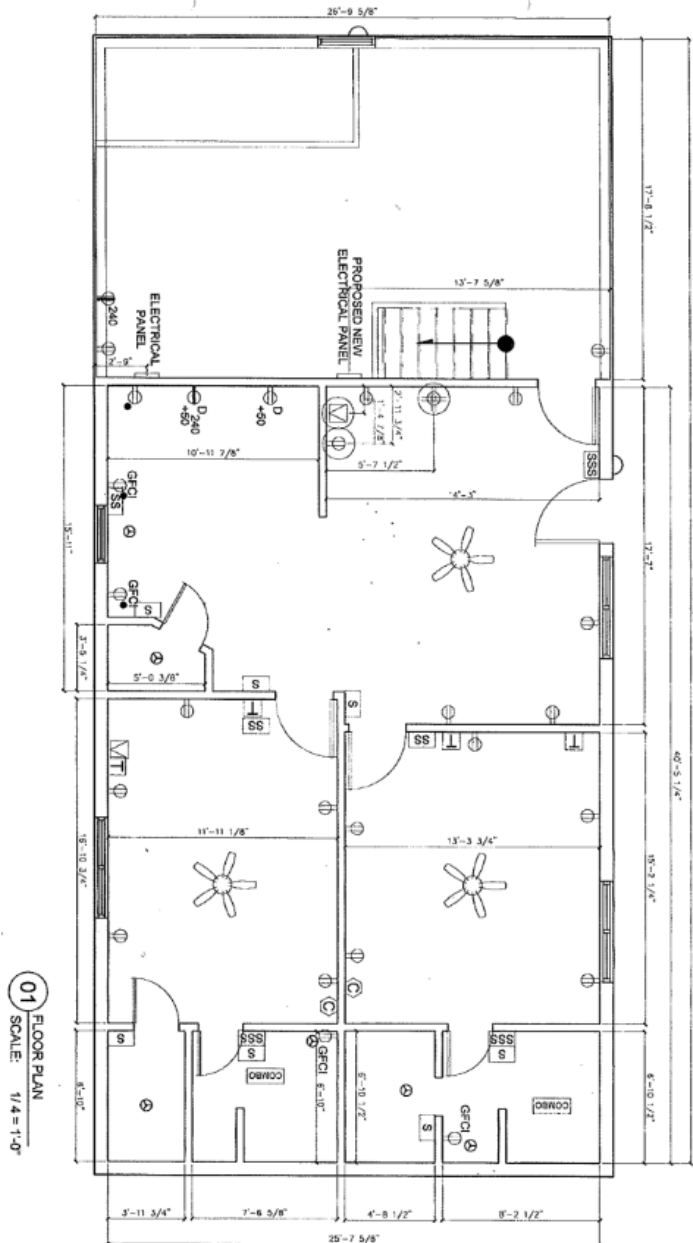




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## 2<sup>nd</sup> Floor



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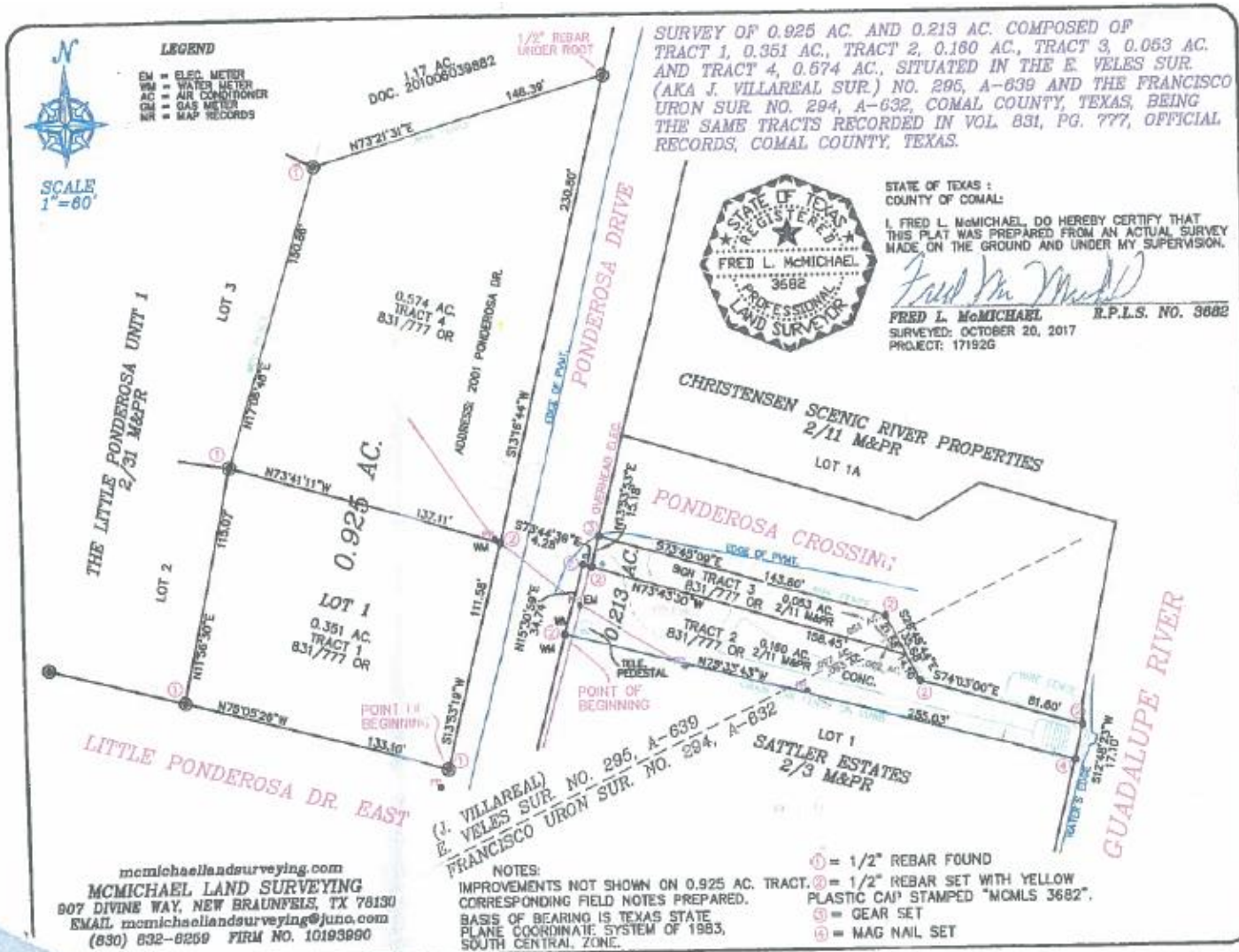




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## Survey



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## 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.*

2-10-2025



### 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.

### 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:
  - 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.

**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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Sales Agent/Associate's Name	License No.	Email	Phone

☐ ☐ ☐ ☐ \_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials Date

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