

176 +/- Acres Multi-Use Development Land

New Braunfels, TX 78130

Property Highlights

- High-end Interstate 35 frontage and multiple points of access
- Surrounded by both high-growth and high-traffic areas
- Proximity of utilities provide unparalleled development opportunity
- New Braunfels, TX is one of the fastest-growing cities in the nation, strategically positioned between San Antonio and Austin along the bustling I-35 corridor
- All or part of the property are available
CONTACT BROKER FOR PRICING



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Strategic Location Between Two Economic Powerhouses

Nestled directly between Austin and San Antonio, New Braunfels enjoys a central location along the I-35 corridor—one of the most active development corridors in the nation. Easy access to Interstate 35, State Highway 46, and nearby I-10 places New Braunfels in the heart of a logistics and growth hub ideal for new development. Legacy Commercial Real Estate is actively representing premier tracts of land within minutes of these major routes, perfectly positioned for both visibility and long-term growth.

High Demand Backed by Explosive Growth

New Braunfels is one of the fastest-growing cities in the United States, with the population exceeding 110,000 residents as of 2025—and still climbing. As more people and businesses relocate to the area, demand is surging for housing, retail, commercial services, and distribution space.

- Rapid in-migration from major metros
- Above-average median household income
- Thriving job sectors in healthcare, tech, logistics, and education

Land Tracts That Match Your Vision

From raw acreage to shovel-ready sites, Legacy Commercial Real Estate represents a diverse portfolio of land opportunities in and around New Braunfels, including:

- Commercial corridors with high visibility
- Industrial parks with existing utility infrastructure
- Residential land near schools, parks, and major arterials

An Exceptional Lifestyle That Fuels Growth

New Braunfels is more than a smart investment—it's a community that people want to call home. From the scenic Guadalupe and Comal Rivers to Schlitterbahn, Landa Park, and a thriving historic downtown, the area draws young families, professionals, and retirees alike. This lifestyle appeal ensures strong demand across housing, retail, and service sectors.



Property Exhibit



LEGACY
COMMERCIAL REAL ESTATE

LEGACY COMMERCIAL
REAL ESTATE

FRUEHOLZ TRACT
+/- 237AC

PROPERTY EXHIBIT

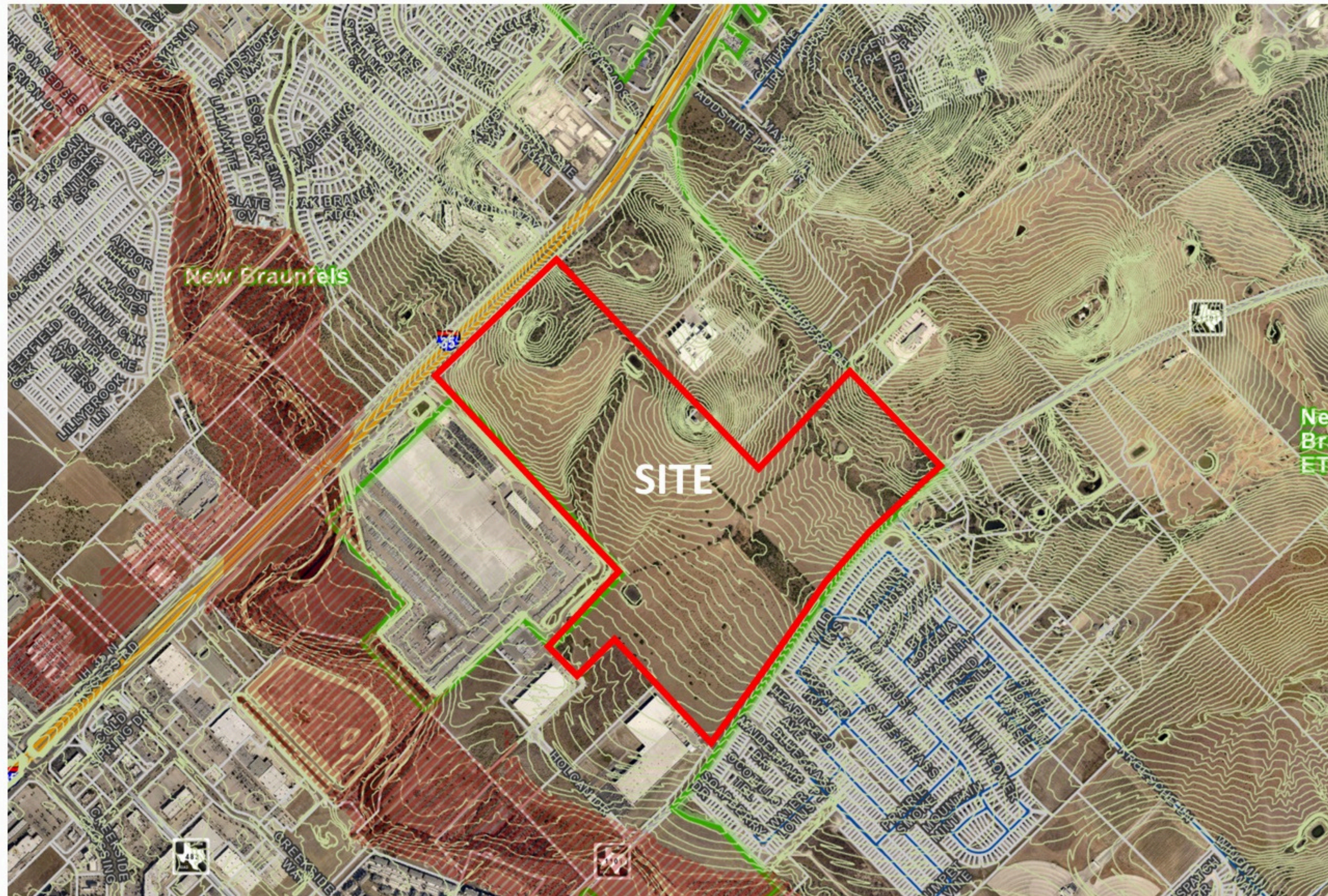
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INK
CIVIL

2021 W SH46, STE 105
NEW BRAUNFELS, TX. 78132
PH: 830-358-7127 ink-civil.com
TBPE FIRM F-13351

Topographical Map



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CONTOUR & FLOODPLAIN
EXHIBIT

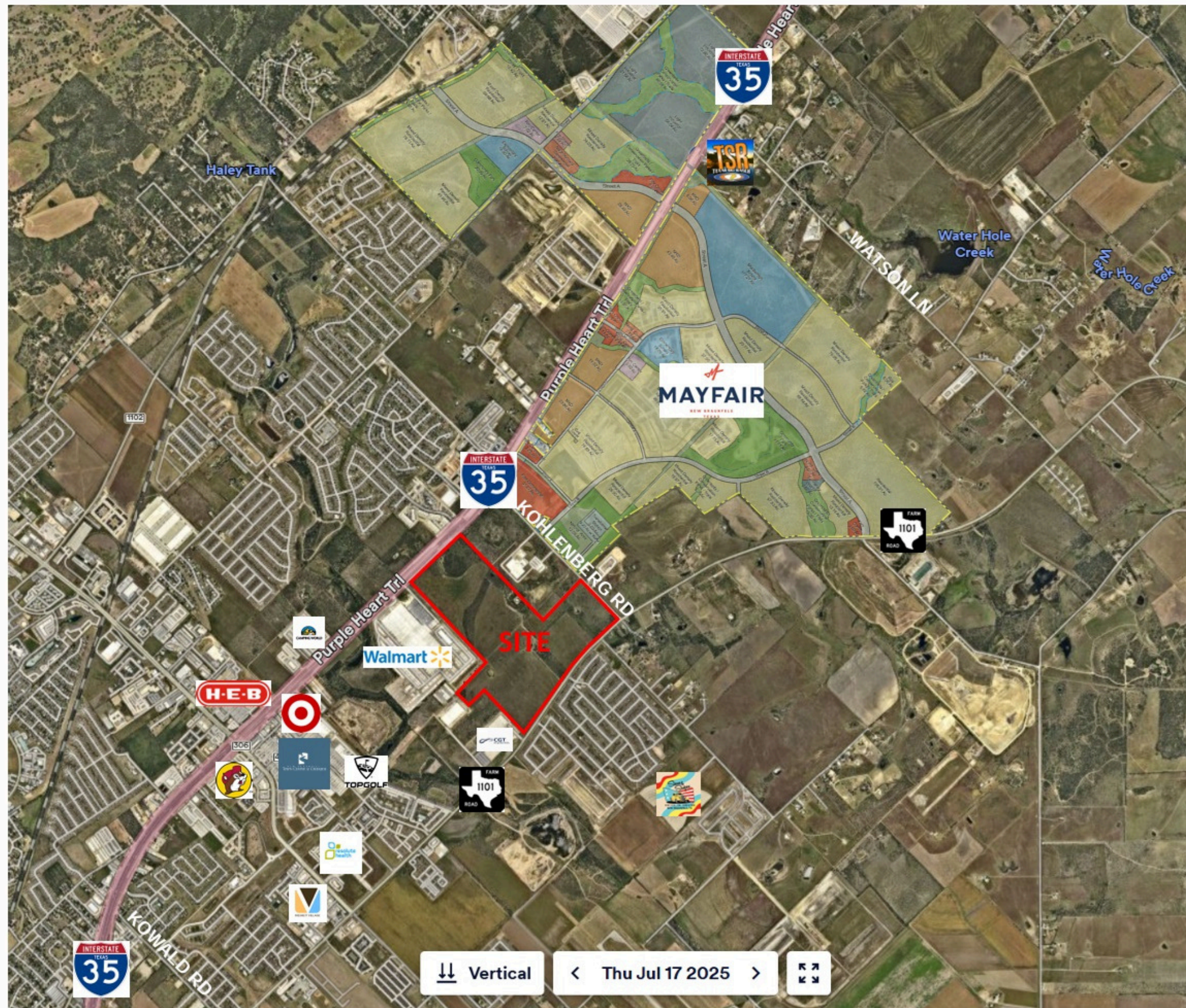
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Regional Retailer Map



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VICINITY MAP

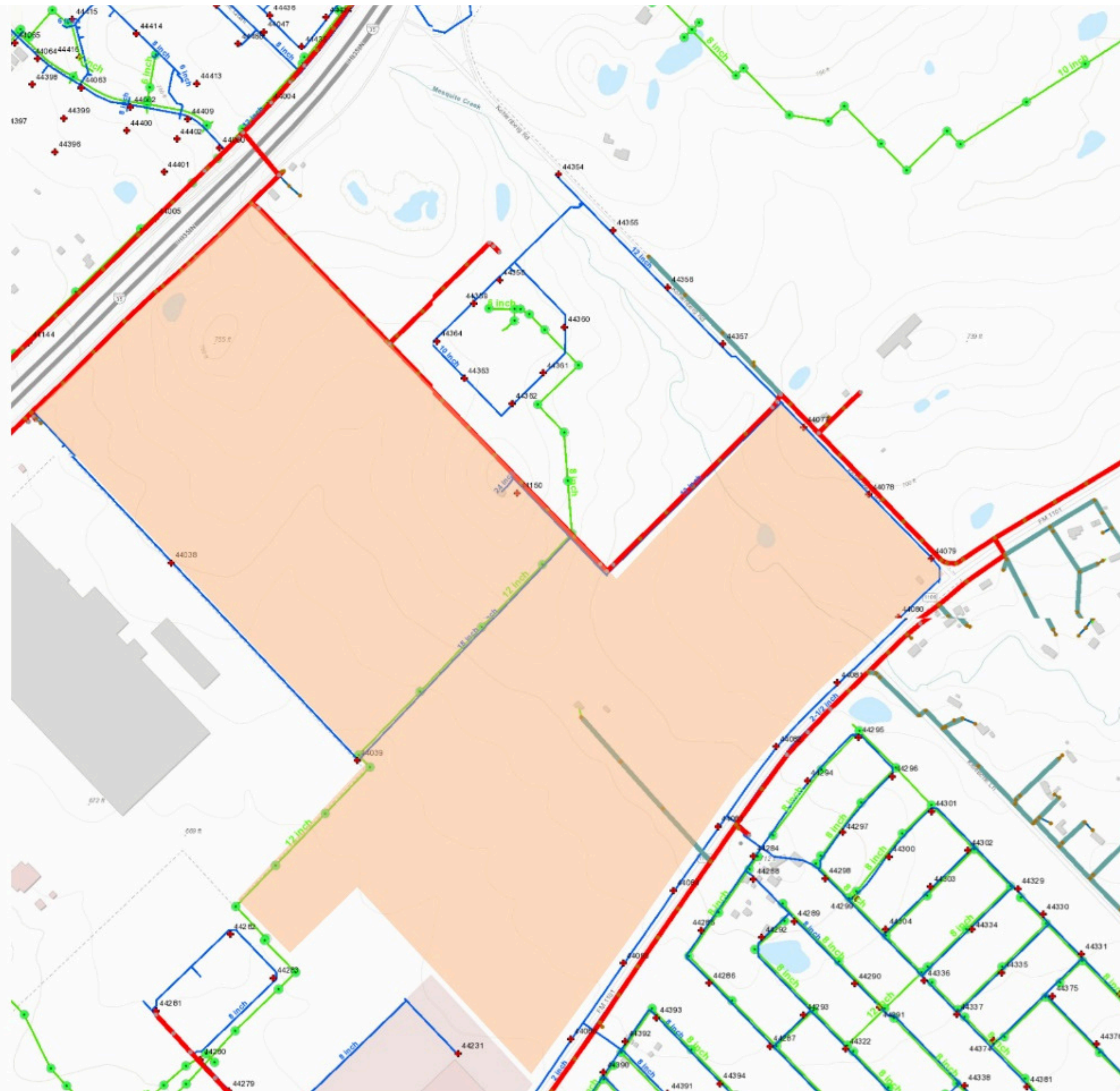
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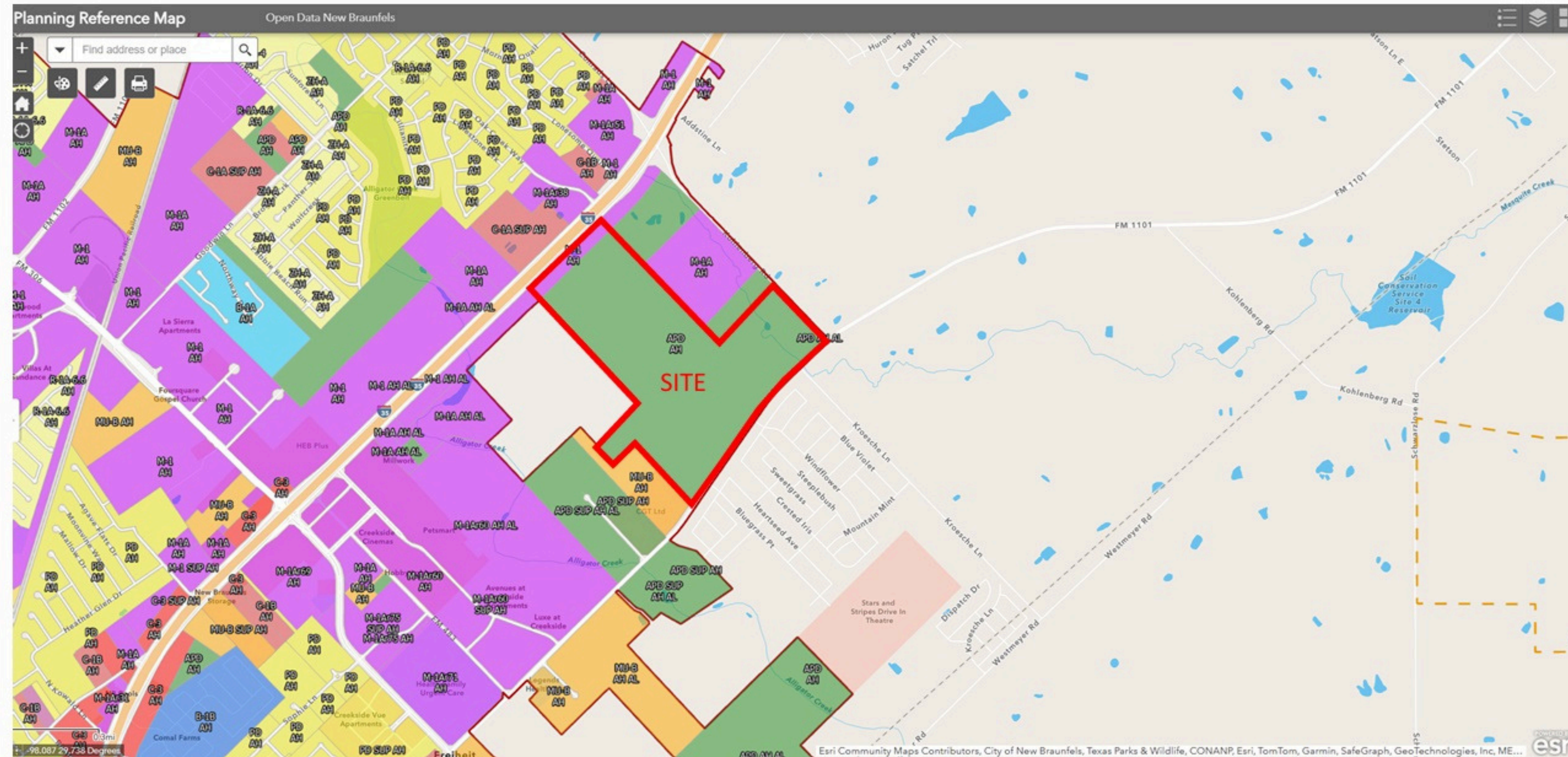


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Utility Exhibit



Zoning Exhibit



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ZONING EXHIBIT

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Mike Ybarra

Principal

mike@legacycommercialre.com

Mike Ybarra is Co-Founder of Legacy Commercial Real Estate. He has over 40 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.



Cory Elrod

Principal

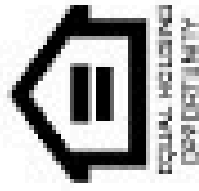
cory@legacycommercialre.com

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.



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.

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|--|---------------|------------------------------------|----------------------|
| Legacy Commercial Real Estate | 593525 | | (830)625-6400 |
| Licensed Broker /Broker Firm Name or Primary Assumed Business Name | License No. | Email | Phone |
| Mike Ybarra | 376986 | mike@legacycommercialre.com | (830)625-6400 |
| Designated Broker of Firm | License No. | Email | Phone |
| Cory Elrod | 565826 | cory@legacycommercialre.com | (830)625-6400 |
| 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