

OFFERING MEMORANDUM



BILL HILL MUSIC

1290 S. BUSINESS IH 35
NEW BRAUNFELS, TX 78130

Vista Realty LLC

140 Clemens
New Braunfels, TX 78130
Office: 5126655646



www.facebook.com/realestatehippie



John J. Veltkamp

REALTOR®
Mobile: 830-461-1299
johnveltkamp@gmail.com

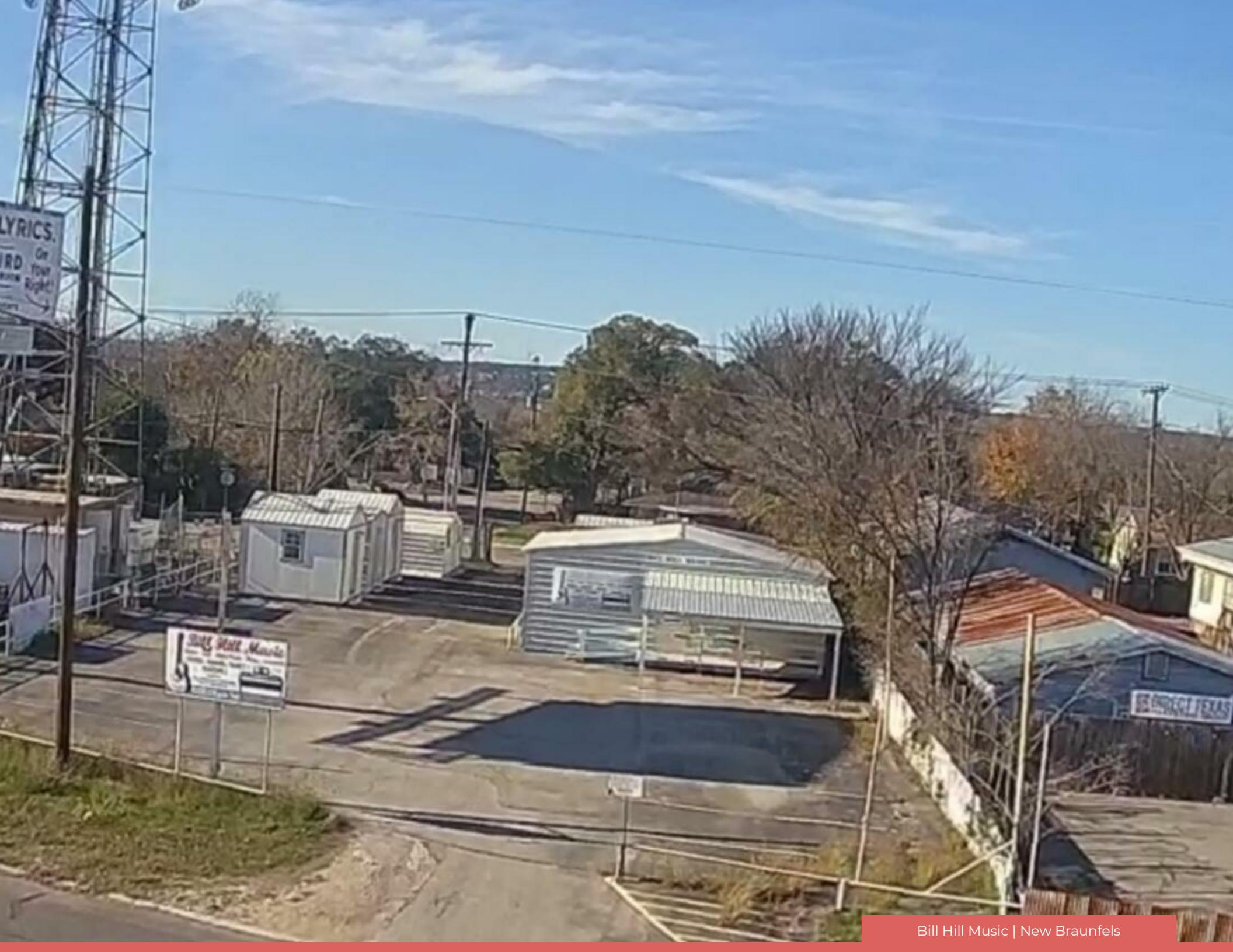
License #: 622501



M. Carroll Black
Top Service

Bill Hill Music
Studio & Sales
Recently viewed

35



Bill Hill Music | New Braunfels

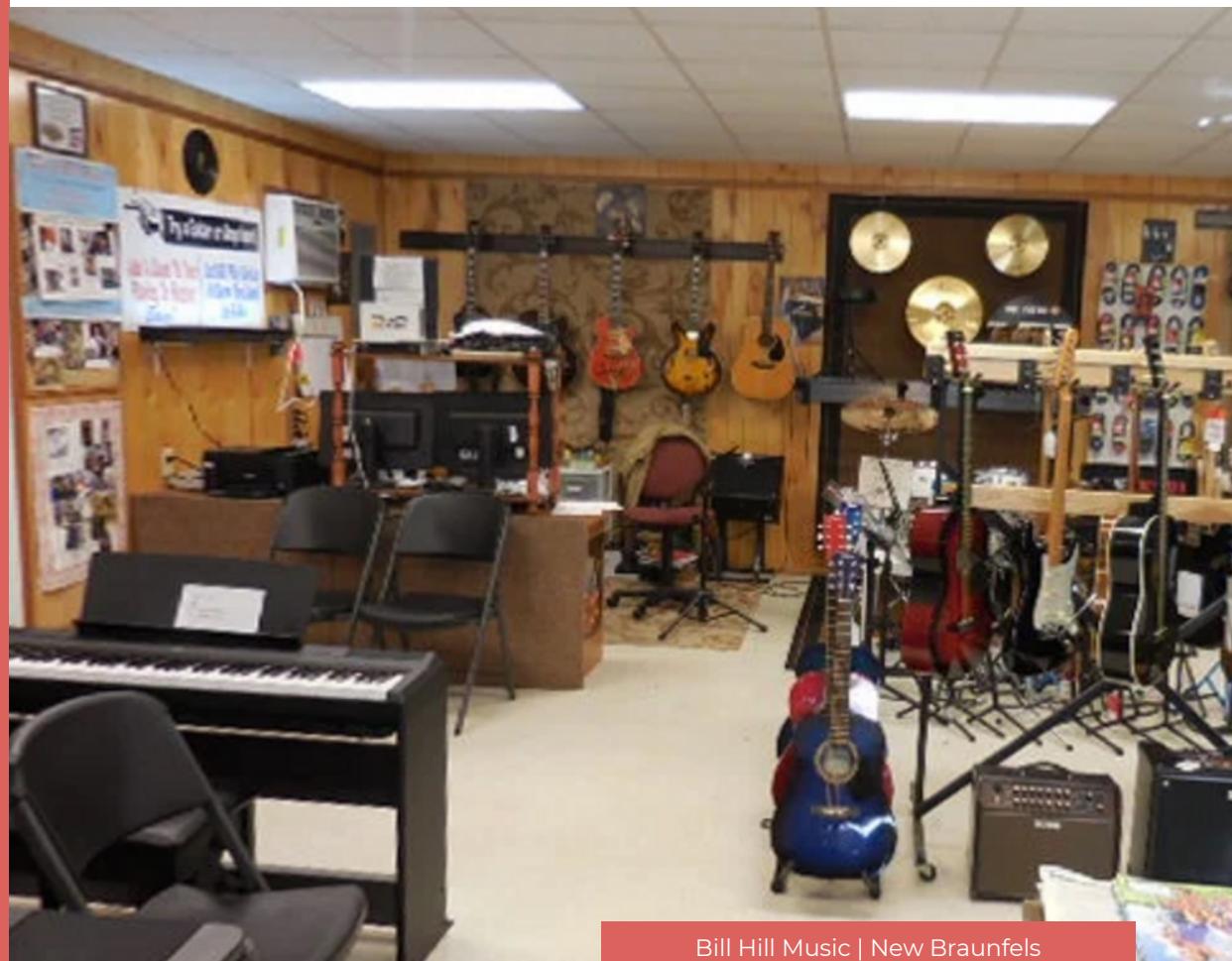
PROPERTY SUMMARY

Offering Price	\$510,000.00
Building SqFt	2,628 SqFt
Year Built	1980
Lot Size (acres)	0.29
Parcel ID	4-0000-0531-00
Zoning Type	Commercial
County	Comal
Frontage	78.00 Ft
Coordinates	29.688498,-98.130223
Bill Hill Music	510000

INVESTMENT SUMMARY

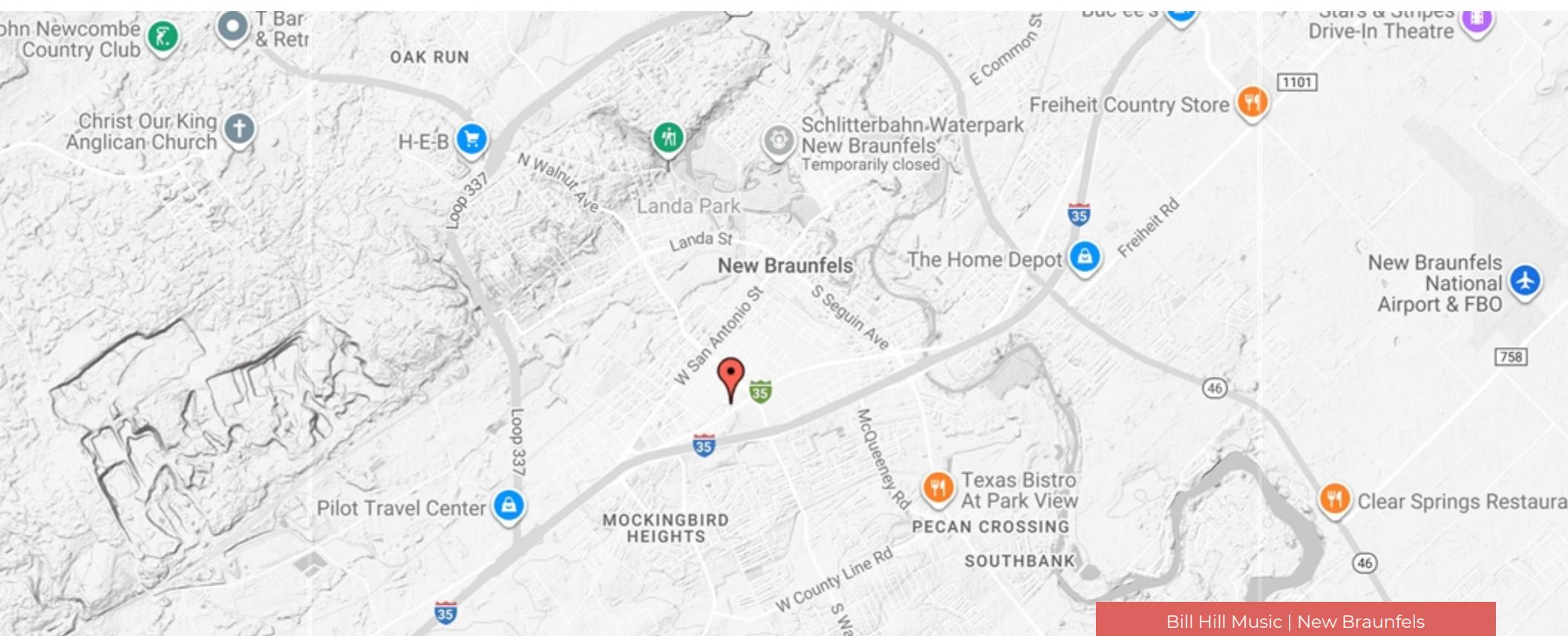
Vista Realty LLC proudly presents the opportunity to acquire Bill Hill Music, a prime commercial property on S. Business IH-35 in New Braunfels. The ±2,628 SF building on ±0.29 acres offers excellent visibility, ample parking, and easy access near the Bus 35 and Walnut intersection.

Built in 1970, the site currently operates as a music retail and learning center but is ideal for a range of uses—retail, office, or redevelopment. With dual ingress/egress, strong traffic counts, and connectivity to I-35, it provides outstanding frontage and exposure. Surrounded by national retailers and new developments, including a major car dealership opening nearby, this property delivers proven visibility and long-term commercial potential. Versatile improvements suitable for sales, service, showroom, or specialty retail use. 1290 S. Business IH 35 provides the infrastructure and traffic exposure to support long-term success.



INVESTMENT HIGHLIGHTS

- High-performing intersection with excellent visibility.
- Mix of national and local tenants.
- Ample parking available with over 15+ parking spaces for shoppers and employees.
- Property is strategically located in the S Business 35 with direct frontage on Business IH 35, New Braunfels, TX 78130. Large Upside.
- Two Ingress/Egress Points.
- Ability to push under-market rates. Walkable to Major Retail Sites





LOCATION HIGHLIGHTS

- Located on Business Ih 35 New Braunfels, Tx 78130, a major thoroughfare and premier location in the submarket.
- One of the fastest growing cities in Texas.
- Located in a busy retail area, surrounded by national retail brands including: H-E-B, Wal-Mart, Lowe's, AutoZone, Over 12 Restaurants, Many Many More,
- One of the strongest and most desirable retail trade areas within New Braunfels.
- Excellent access, frontage and visibility.
- One of the fastest growing cities in Texas.
- One of the strongest and most desirable retail trade areas within New Braunfels.
- High volume retail area serving a large population of neighboring communities for New Braunfels .
- Major local employers include: Wal-Mart, Schlitterbahn, Tourist Industry.

3 MILE RADIUS



POPULATION
58,928



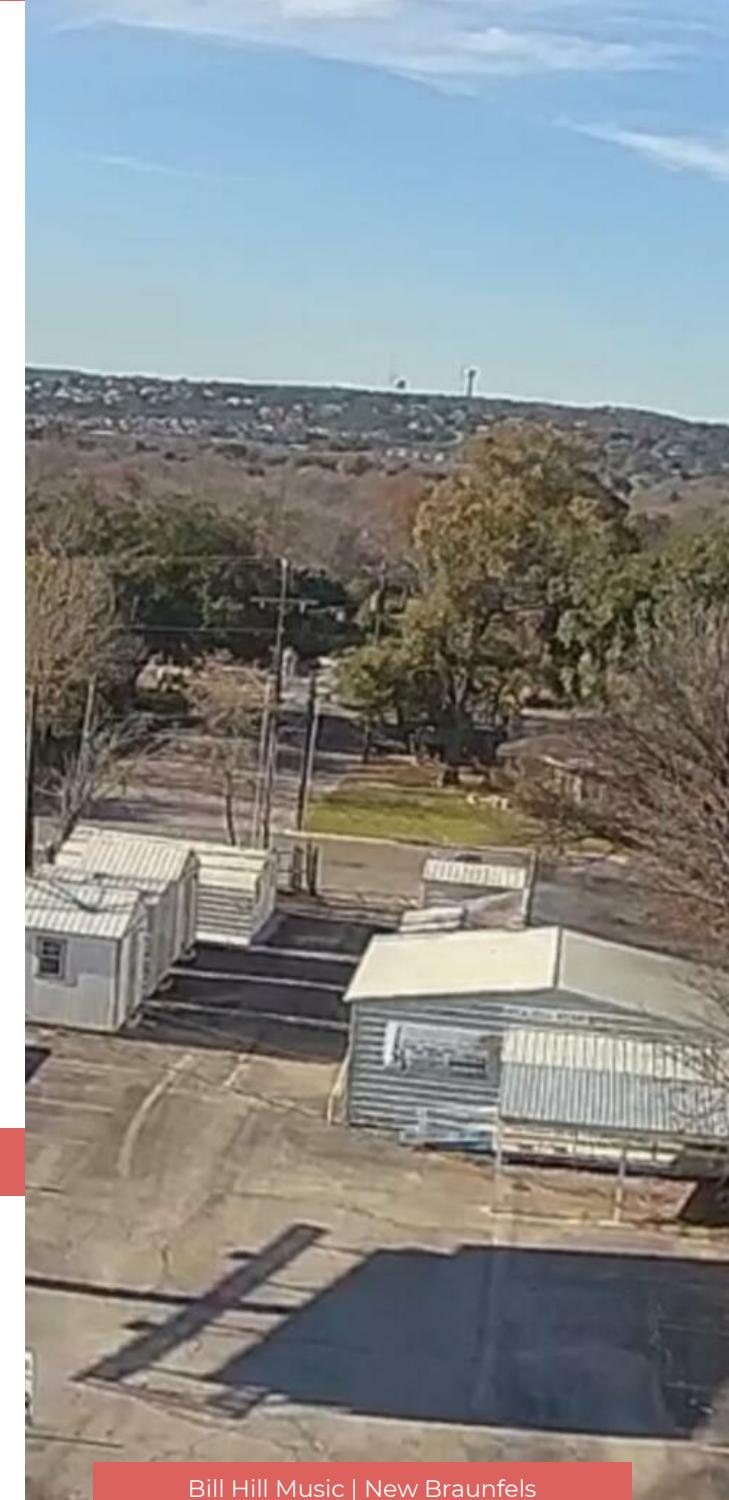
DAYTIME POPULATION
75,014



HOUSEHOLDS
23,263



AVG. HOUSEHOLD INCOME
\$ 114,532



Location Features	Other	Lot Size Sqft	12,589 sq ft
Acres	0.29 acres	Building Sqft	2,628 sq ft
hood Code	C458-B35C	Roof Type	Gable
Walls	Gypsum	Canopy/Awning	108
Paving	Board/Drywall/Sheetrock/Wallboard		
	000011000		

Physical Description

Number	4-0000-0531-00	Tax ID	1969
	Comal County	City/Municipality/Township	NEW BRAUNFELS CITY
Tract	480913101.001029	Carrier Route	C003
ated Description	CITY/MUNI/TWP:NEW BRAUNFELS CITY CITY BLOCK 4048, LOT 1, ACRES .289 MAP REF:AIR MAP: NB 15	FIPS Parcel Number	480914-0000-0531-00
Name	BILL HILL MUSIC STUDIO & SALES	General Use	Office Building
Use	OFFICE BUILDINGS	Current Use	Office Bldg (General)

Other Facts

Name (Public)	WILLIAM E. HILL	Mailing Address	635 Linda Dr Canyon Lake TX 78133-2005
Doing Business As (DBA)		Contact Title	PRESIDENT
Name	WILLIAM E HILL	Number of Tenants	1
Average Days	16 years and 285 days		



• **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 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 or 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.

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.

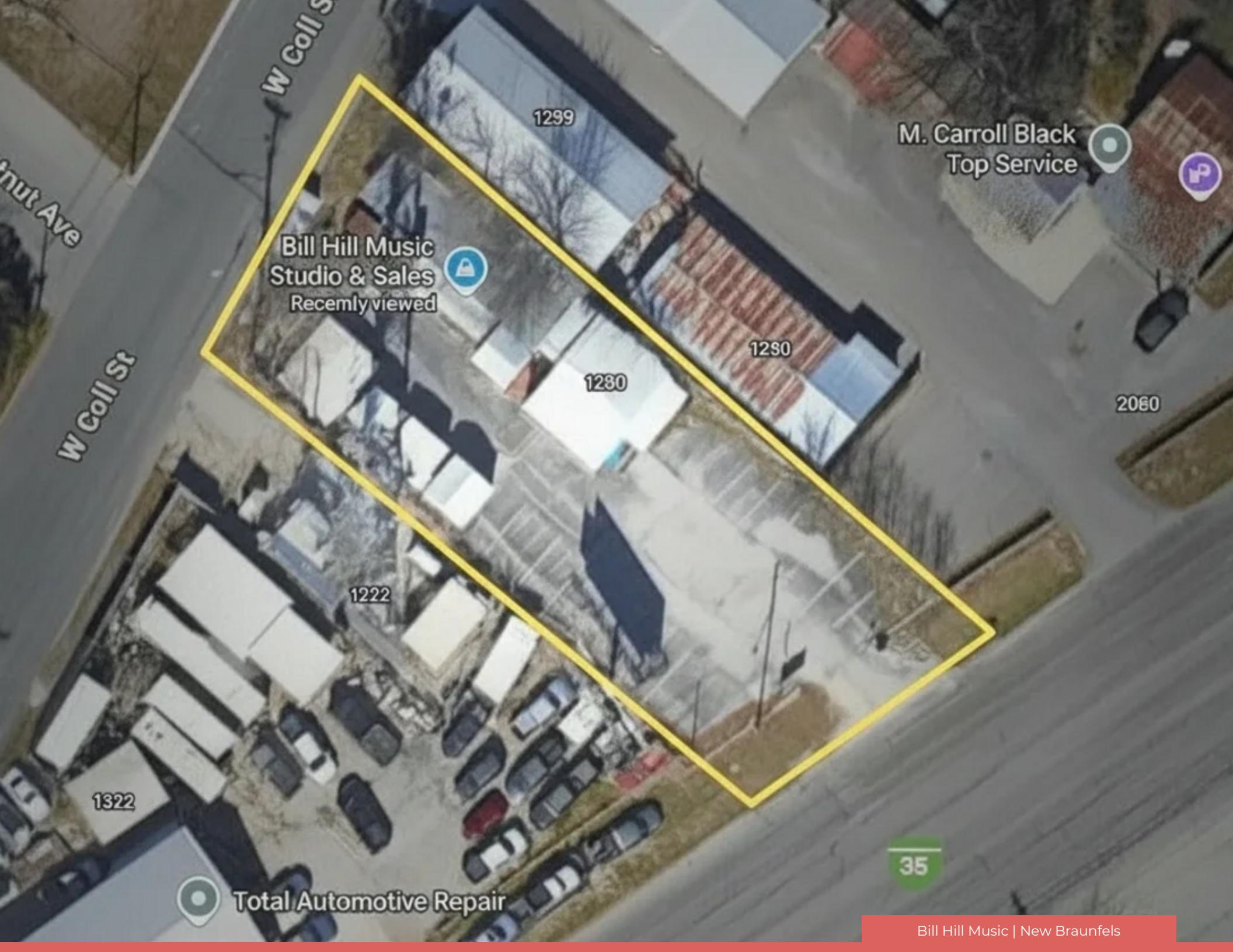
Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

Vista Realty **9016279** **info@vistarealtynb.com** **(830)643-0111**
Name of Sponsoring Broker (Licensed Individual or Business Entity) License No. Email Phone

Dustin Erwin **532514** **info@vistarealty.nb.com** **(830)643-0111**
Name of Designated Broker of Licensed Business Entity, if applicable License No. Email Phone

John Veltkamp **622501** **johnveltkamp@gmail.com** **(830)461-1290**
Name of Licensed Supervisor of Sales Agent/Associate, if applicable License No. Email Phone



W Coll St

nut Ave

W Coll St

1322

1299

1280

2060

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Studio & Sales
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1222

1280

M. Carroll Black
Top Service

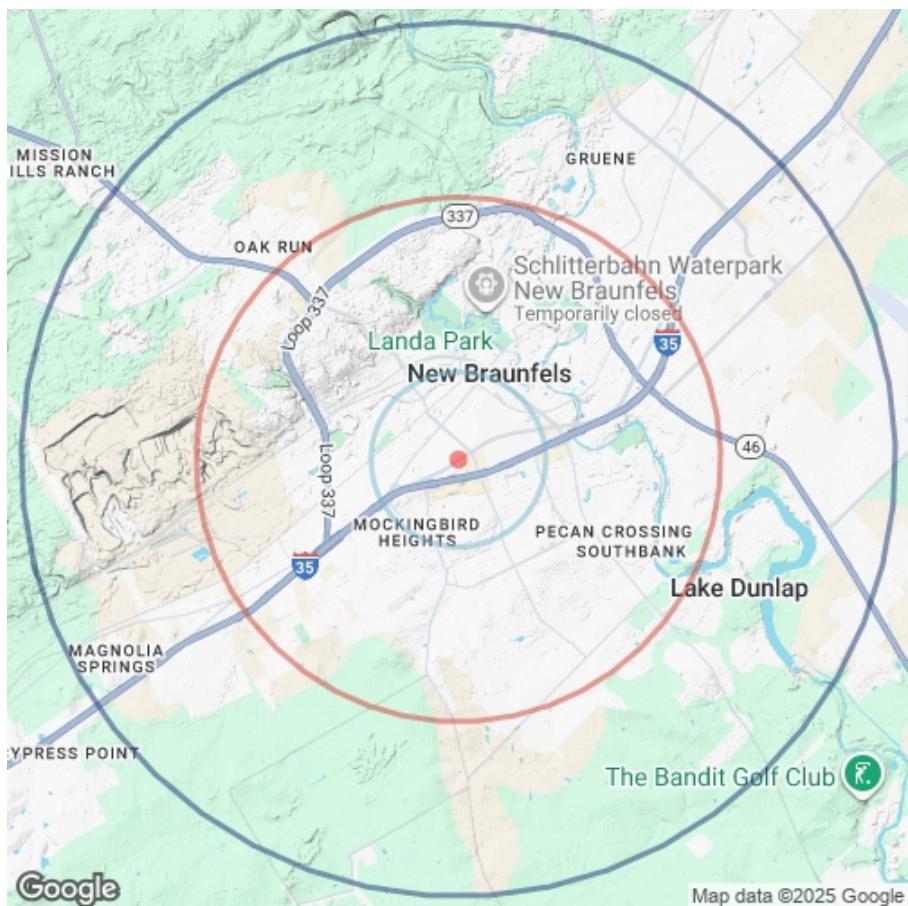
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Total Automotive Repair

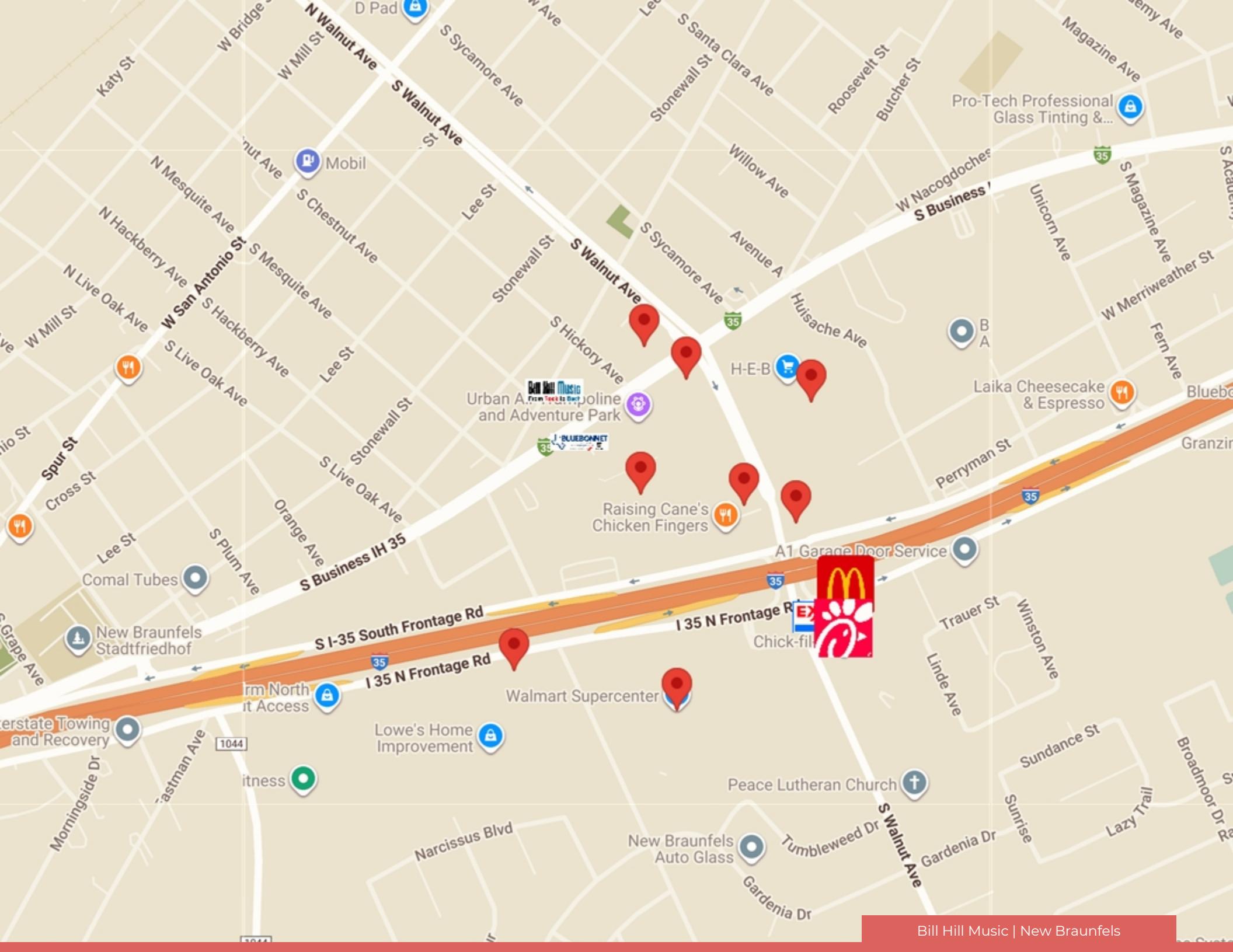
DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	9,297	33,540	45,208
2010 Population	9,882	43,506	62,202
2025 Population	9,715	58,928	112,572
2030 Population	10,706	67,685	135,349
2025-2030 Growth Rate	1.96 %	2.81 %	3.75 %
2025 Daytime Population	12,583	75,014	116,835



2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15000	287	991	1,807
\$15000-24999	231	1,200	2,152
\$25000-34999	374	1,456	2,541
\$35000-49999	494	2,542	4,240
\$50000-74999	520	3,584	6,844
\$75000-99999	468	3,055	5,942
\$100000-149999	768	5,034	10,210
\$150000-199999	338	2,528	4,858
\$200000 or greater	466	2,873	5,817
Median HH Income	\$ 77,795	\$ 88,545	\$ 93,196
Average HH Income	\$ 107,487	\$ 114,532	\$ 117,786

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	3,292	12,424	16,569
2010 Total Households	3,597	16,276	23,057
2025 Total Households	3,947	23,263	44,411
2030 Total Households	4,445	27,462	54,680
2025 Average Household Size	2.42	2.5	2.51
2025 Owner Occupied Housing	2,451	15,355	30,097
2030 Owner Occupied Housing	2,831	17,752	36,929
2025 Renter Occupied Housing	1,496	7,908	14,314
2030 Renter Occupied Housing	1,614	9,710	17,751
2025 Vacant Housing	391	2,337	4,878
2025 Total Housing	4,338	25,600	49,289



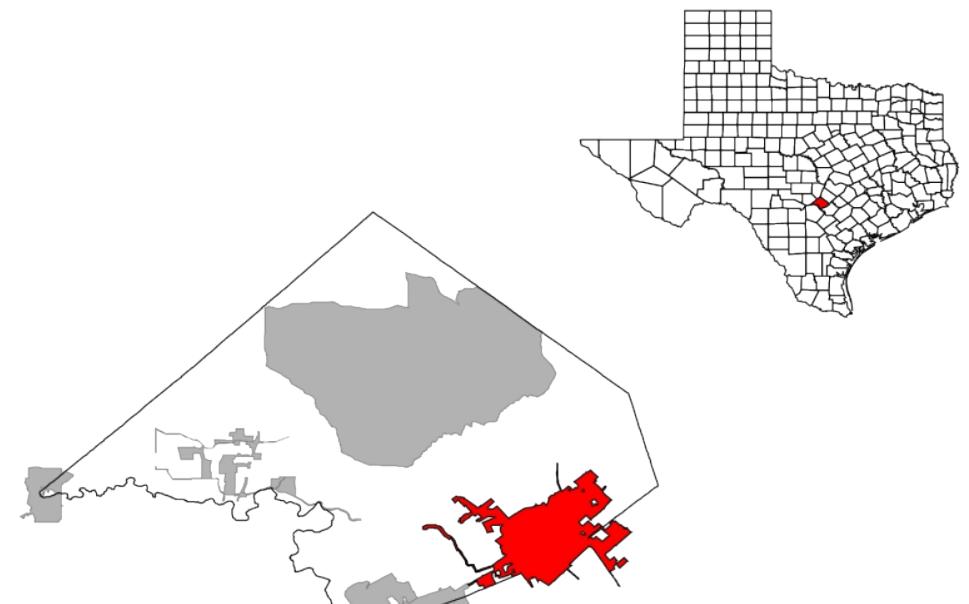
ABOUT NEW BRAUNFELS

New Braunfels (BRAWN-fəlz) is a city in Comal and Guadalupe counties in the U.S. state of Texas. It is the county seat of Comal County. The city covers 44.9 square miles (116 km²) and had a population of 90,403 as of the 2020 Census.

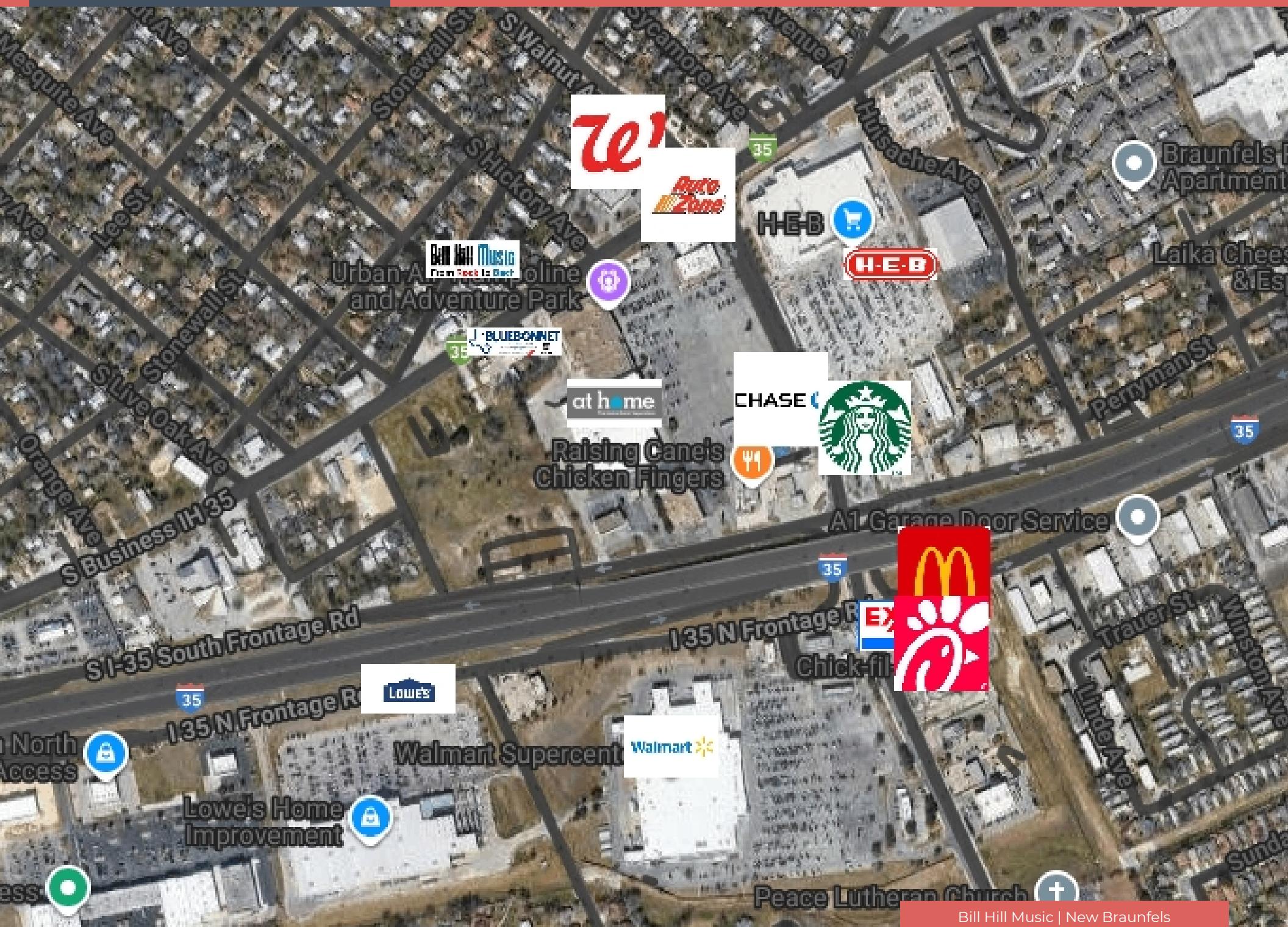


CITY OF NEW BRAUNFELS

AREA	POPULATION
CITY	45.6 SQ MI
LAND	45.2 SQ MI
WATER	0.4 SQ MI
ELEVATION	620 FT



Map Area



CONFIDENTIALITY STATEMENT

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from VISTA REALTY LLC and it should not be made available to any other person or entity without the written consent of VISTA REALTY LLC.

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to VISTA REALTY LLC. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. VISTA REALTY LLC has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence of absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this offering memorandum has been obtained from sources we believe reliable; however, VISTA REALTY LLC has not verified, and will not verify, any of the information contained herein, nor has VISTA REALTY LLC conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

**PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.
PLEASE CONTACT THE VISTA REALTY LLC ADVISOR FOR MORE DETAILS.**

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REALTOR®
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License #: 622501