



MARK HAMPTON  
RESIDENTIAL AND COMMERCIAL REAL ESTATE



PREPARED BY:



Mark Hampton

REALTOR CRS, ePRO

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Easton Smith

REALTOR

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**kw** HERITAGE  
KELLERWILLIAMS. REALTY

Mark Hampton | [Mark@MarkHamptonHomes.com](mailto:Mark@MarkHamptonHomes.com)  
Mobile: 210-823-8611 | Office: 830-624-2400  
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# 2430 FM 1101 New Braunfels TX, 78130



## 117.922 Acres



Mark Hampton | [Mark@MarkHamptonHomes.com](mailto:Mark@MarkHamptonHomes.com)  
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Property Lines Are Estimated

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2430 FM 1101

This is a premier property located amongst one of the most active development areas of New Braunfels, TX. Our 117.922 Acres of unzoned property is located at the intersection of FM 1101 and the extension of FM306/Barbarosa Road. The undeveloped acreage is in the ETJ of New Braunfels and is located across the street from Resolute Hospital. It is adjacent to an Office Park with many uses, including Medical and Business Offices. The surrounding properties include the Creekside Development, several Apartments, large and small box stores, restaurants and more. The surrounding properties are zoned for Multi Commercial use of high and low density, as well as some Residential uses. All utilities are available.

The owner will consider selling partials of the total acreage.

**For more information, please contact Mark Hampton, Keller Williams Heritage -KW Commercial, 210-823-8611 or Easton Smith, 512-995-5555.**



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### 117.922 Acres Zoning Map



5/2/2025, 10:58:40 AM

Zoning	M-1A	PD	R-2A	ETJ
	APD	MU-B	R-2	Zoning Labels
	C-1B			City Limits

1:9,028

0 0.05 0.1 0.2 mi

0 0.1 0.2 0.4 km

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

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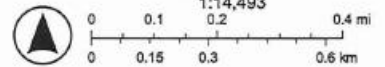


### 117.922 Acres FM 1101 & Barbarosa Rd



4/7/2025, 3:24:38 PM

- Streets
- City Limit Outline
- New Braunfels 50 Buffer
- City Limit
- New Braunfels
- City ETJs
- New Braunfels ETJ
- Parcels
- Future Parcels
- Major Roads
- TxDOT Farm roads
- TxDOT Highways
- Scaled County Boundary
- County Maintained Roads



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11-2-2015



## 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.*

### 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:
  - 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.

Keller Williams Realty Heritage	434367	heritage@mykwsa.com	210-493-3030
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Lisa Munoz	488746	lmunoz@mykwsa.com	210-493-3030
Designated Broker of Firm	License No.	Email	Phone
Stephanie Williams	601297	swilliams@mykwsa.com	210-323-3322
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
William Easton Smith	689273	easton@emeraldhaus.com	512-995-5555
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)

Keller Williams - Heritage 2338 N Loop 1604 W 120 San Antonio, TX 78248

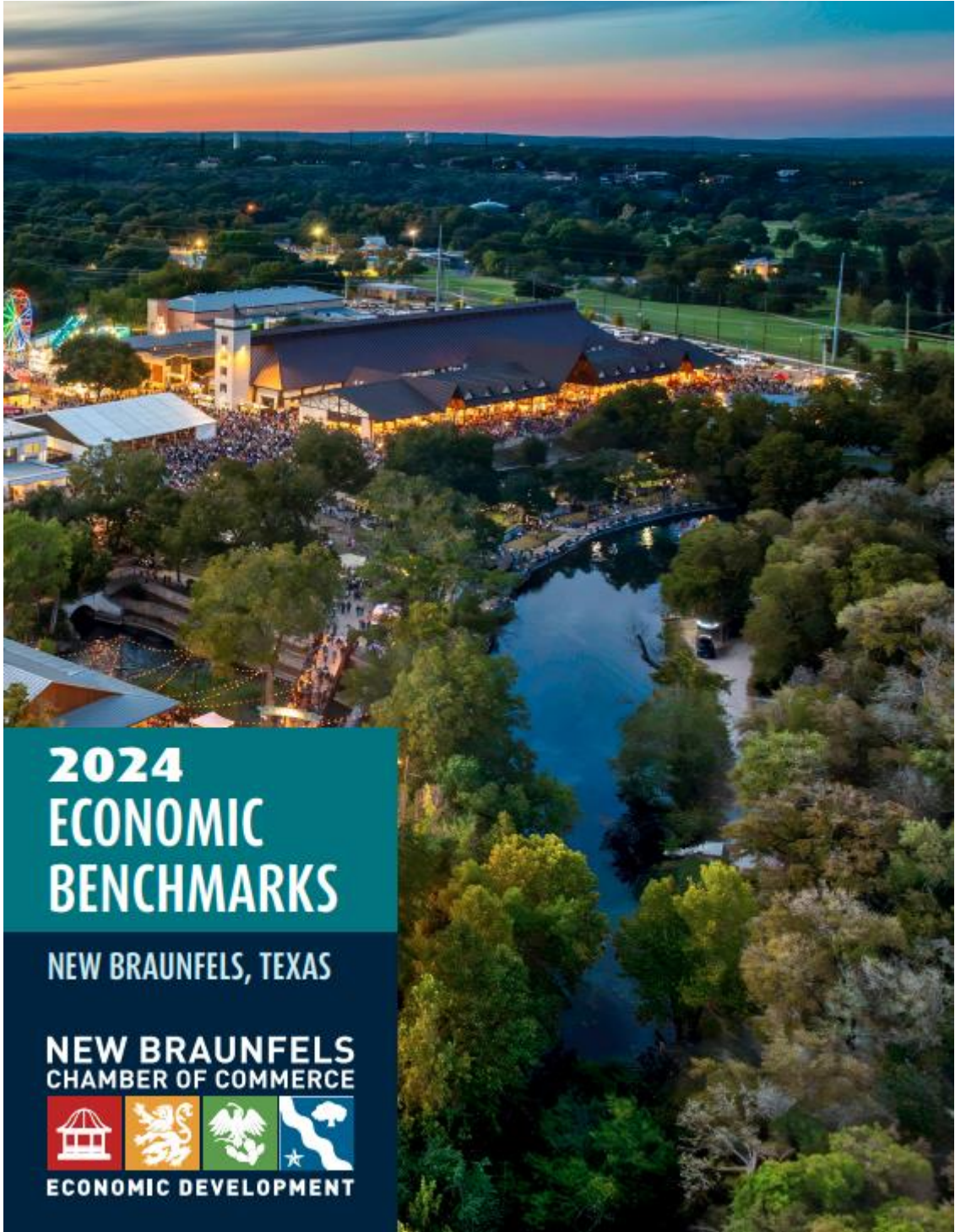
william EASTON smith IABS 1-0  
TXR 2501



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# 2024 ECONOMIC BENCHMARKS

NEW BRAUNFELS, TEXAS

NEW BRAUNFELS  
CHAMBER OF COMMERCE



ECONOMIC DEVELOPMENT

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# DEMOGRAPHICS

## POPULATION

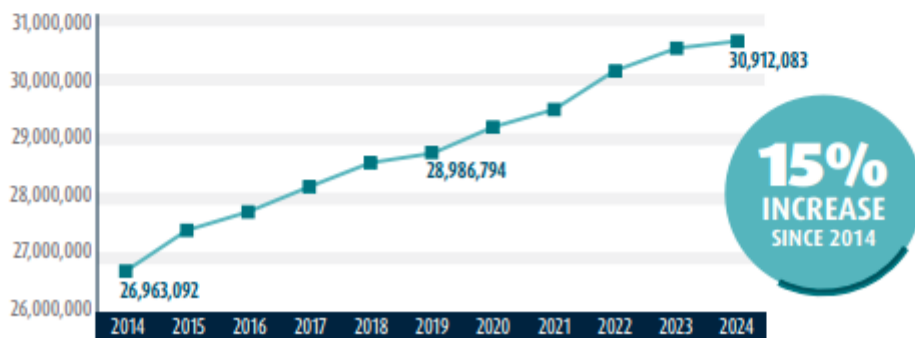
New Braunfels' population has grown by **72% since 2014**, a growth rate that is over three and a half times that of the State of Texas. This growth can be attributed to the exceptional quality of life, excellent public schools, and our prime location in the San Antonio-Austin corridor. Large-scale developments like **Veramendi and Mayfair**, as well as corporate expansions like **Continental and Zoho** are validation that New Braunfels is an attractive place for residents and companies alike.

### GROWING POPULATION: CITY OF NEW BRAUNFELS



Source: Lightcast, Zip Codes 78130, 78131, 78132, and 78135; 2024

### GROWING POPULATION: STATE OF TEXAS



Source: Lightcast, 2024

## 2 ECONOMIC BENCHMARKS

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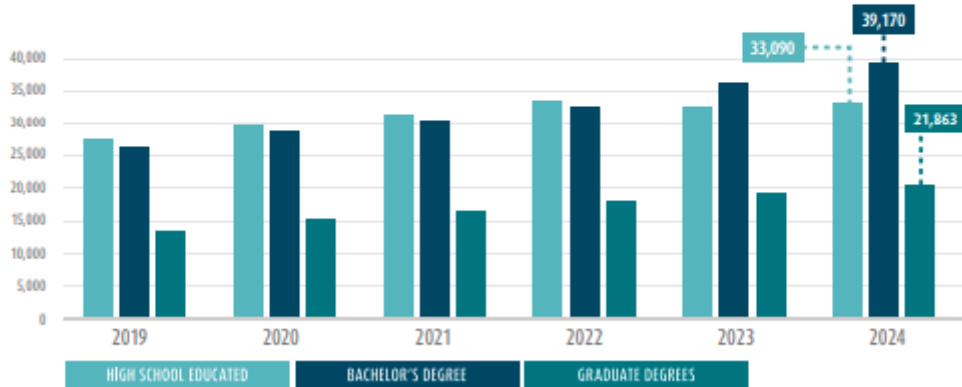


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## EDUCATIONAL ATTAINMENT

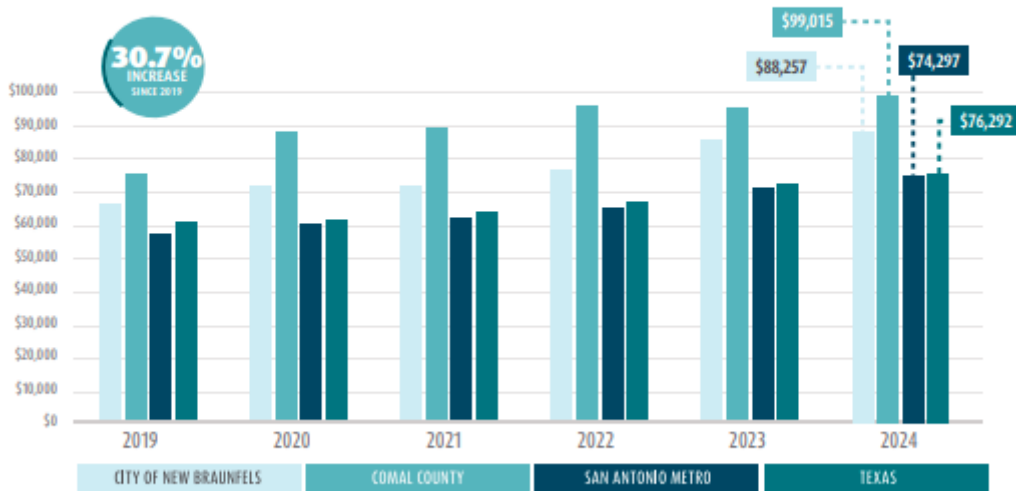
New Braunfels has a highly educated workforce, and the population of educated workers has been steadily increasing. The number of residents with a **Bachelor's degree** has increased **49.0%** since 2019, and the number of residents with a **graduate degree or higher** has increased **59.1%** in the same period.



Source: Lightcast

## MEDIAN HOUSEHOLD INCOME

Median Household Income in New Braunfels rose by 2.8% in 2024 and is up 30.7% since 2019.



Source: 2023 ACS 5-year Estimates, U.S. Census

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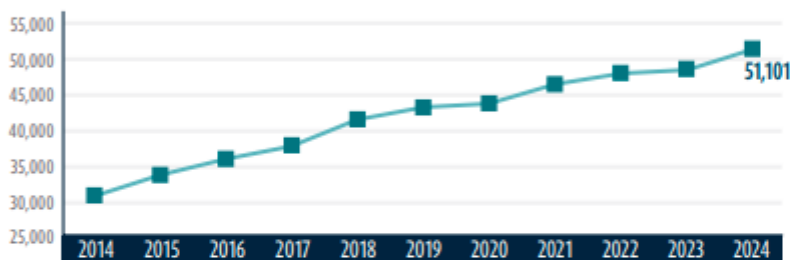
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# JOBS

The unemployment rate in New Braunfels is lower than the national, statewide, and nearby metro area averages. New Braunfels' unemployment rate has averaged 3.2% since 2014. In 2024, the unemployment rate was 3.1%, with city employment standing at 51,101 employees.

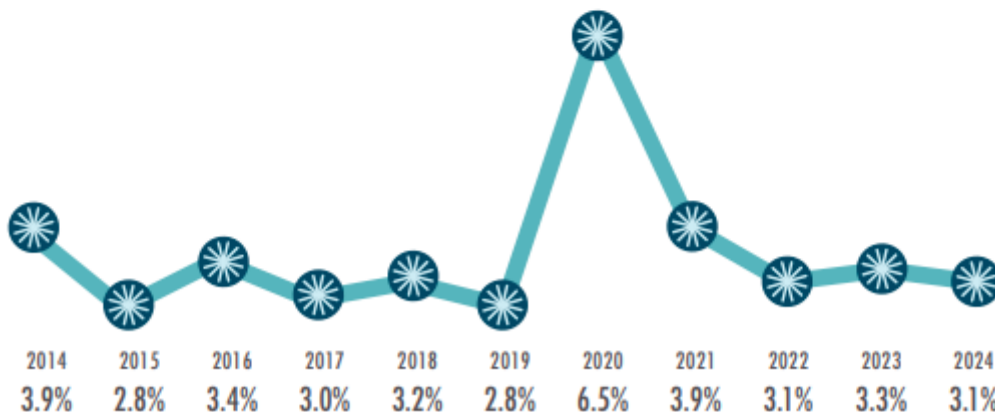
## NEW BRAUNFELS EMPLOYMENT



**59.7%**  
GROWTH  
SINCE 2014

Source: Texas Labor Market Review, December 2024

## NEW BRAUNFELS UNEMPLOYMENT



Source: Texas Labor Market Review, December 2024

### 4 ECONOMIC BENCHMARKS

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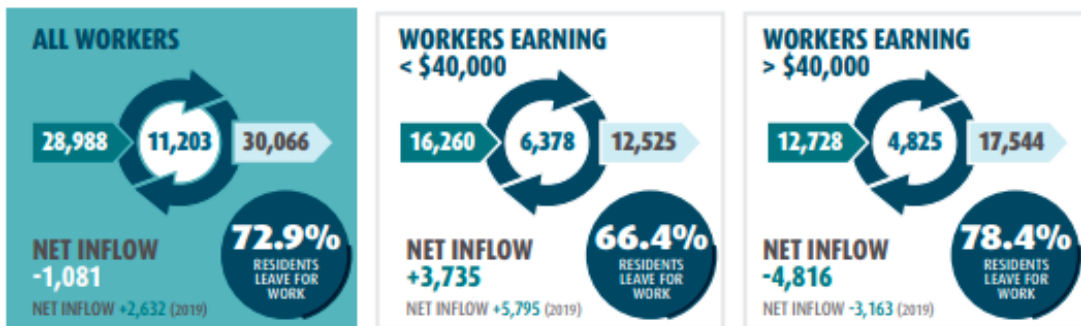
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## COMMUTING

New Braunfels employers benefit from a large labor shed spanning the San Antonio-Austin corridor. Overall, New Braunfels has a net outflow of commuters - 73% of residents leave the community for work. When breaking down by income, lower-wage jobs have a net inflow, while higher-wage jobs have a net outflow.

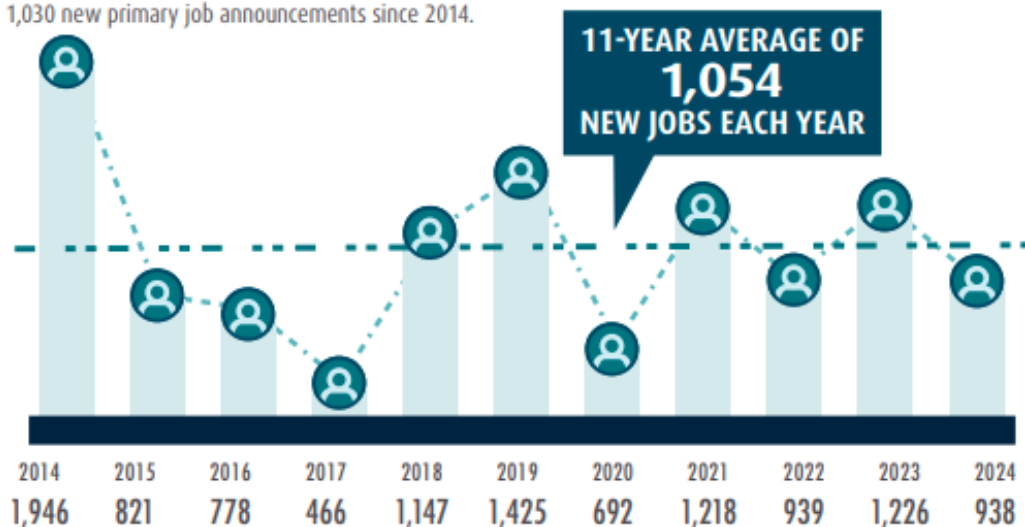
### COMMUTING TRENDS: INFLOW & OUTFLOW OF WORKERS BY ANNUAL EARNINGS (2021)



Source: Census OnTheMap, 2021

## NEW PRIMARY JOBS

Primary employers generate wealth in a community by producing a good or service that is mostly sold outside the trade area. We currently track 46 primary employers in New Braunfels and have averaged 1,030 new primary job announcements since 2014.



Source: New Braunfels Chamber of Commerce, 2024



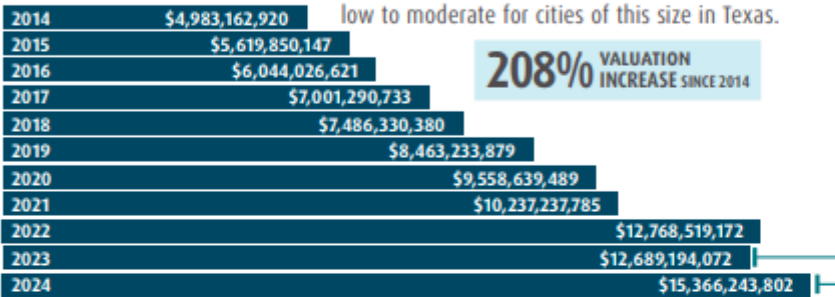
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# TAXES & REVENUES

## CITY PROPERTY TAX VALUATIONS

Taxable value in New Braunfels is **up by over \$10 billion** since 2014, representing an increase of approximately 208% in the ten-year period. The tax rate levied by the city is low to moderate for cities of this size in Texas.



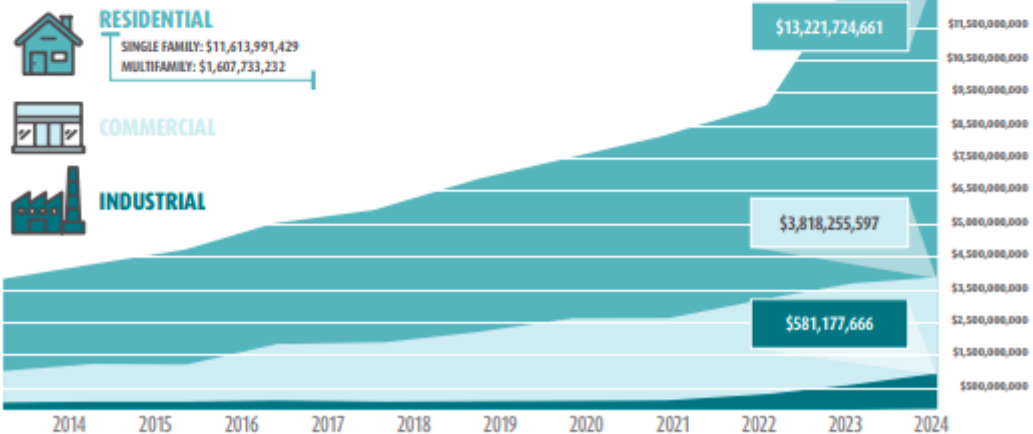
**208%** VALUATION INCREASE SINCE 2014

**21.1%** INCREASE FROM 2023

Source: Comal Appraisal District and Guadalupe Appraisal District

## CITY REAL PROPERTY VALUATION BREAKDOWN

New Braunfels continues to see robust market valuation growth across all property types. Residential market valuation has increased by nearly \$8.95 billion since 2014. Commercial market valuation increased by over \$2.70 billion in the same period.



Source: Comal Appraisal District and Guadalupe Appraisal District

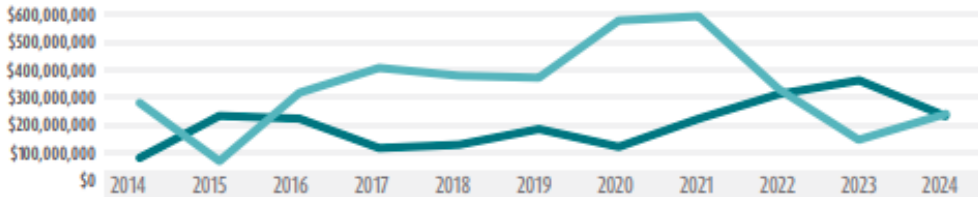


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## BUILDING PERMIT VALUE

In 2024, building permit values in New Braunfels totaled over \$468.5 million.



**SINGLE-FAMILY: \$237,965,319**

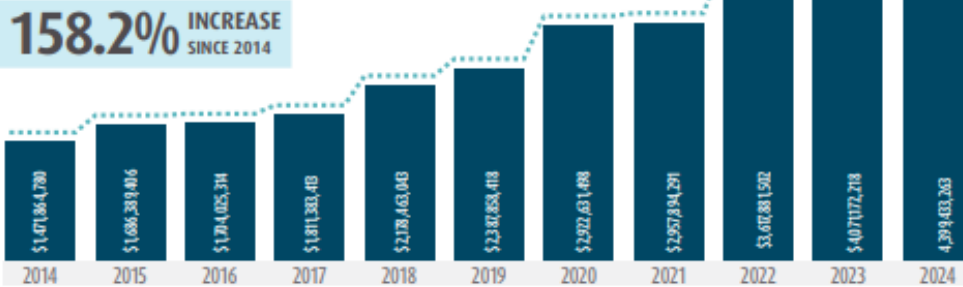
**COMMERCIAL: \$230,583,755**

MULTIFAMILY DEVELOPMENTS INCLUDED IN COMMERCIAL VALUATION.

Source: City of New Braunfels Planning Department

## COMMERCIAL & INDUSTRIAL TAX VALUE

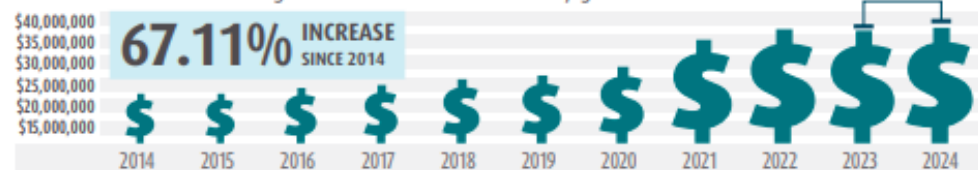
In 2024, combined commercial and industrial tax value **increased 8% since 2023**. Since 2014, these values have increased by 158.2%.



Source: Comal Appraisal District and Guadalupe Appraisal District

## SALES TAX REVENUE RECEIPTS

Sales tax revenues increased year-over-year in 2024 after a slight decrease in 2023. In 2024, Sales tax revenue was **\$37,845,322.62, an all-time high** for the City of New Braunfels. Sales Tax is the largest local revenue source for city government services.



Source: Texas Comptroller, October Receipts

**1.85% INCREASE FROM 2023**

**67.11% INCREASE SINCE 2014**

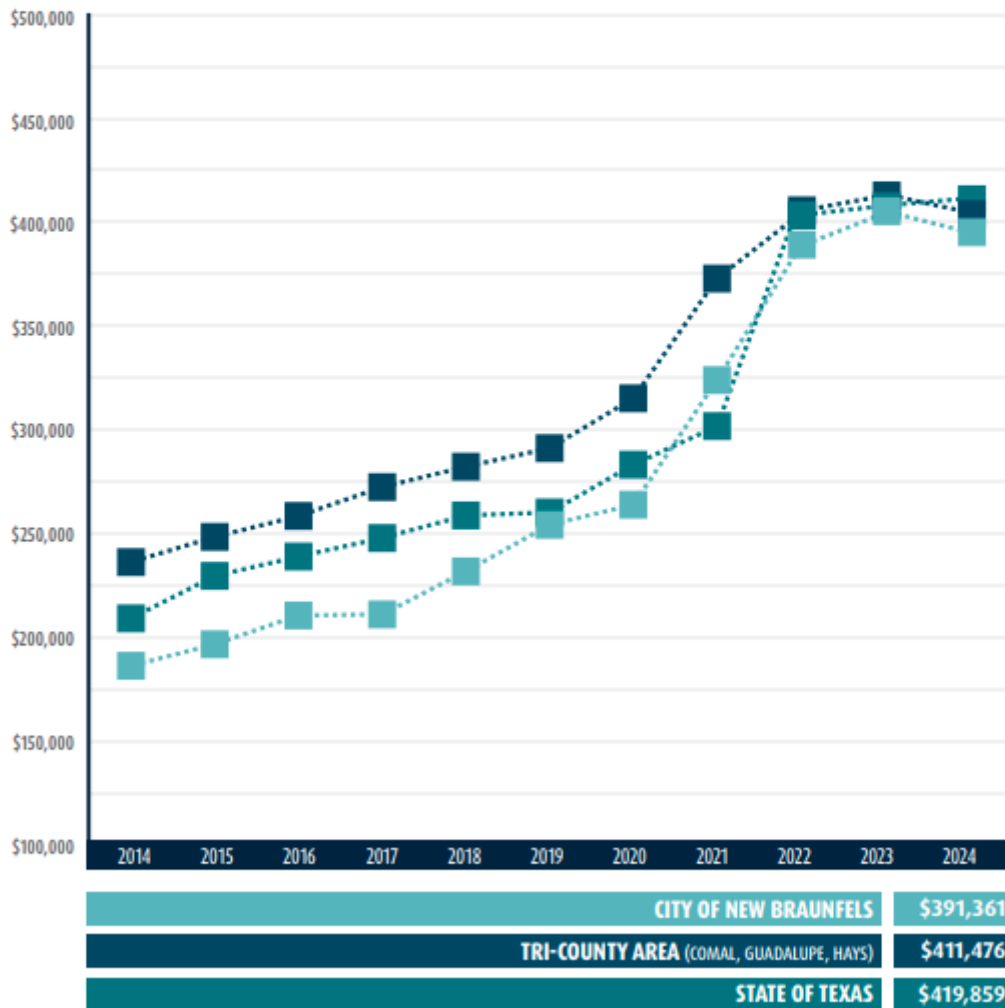


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# REAL ESTATE

## AVERAGE HOME VALUATIONS



Source: Texas A&M University Texas Real Estate Research Center, October 2023

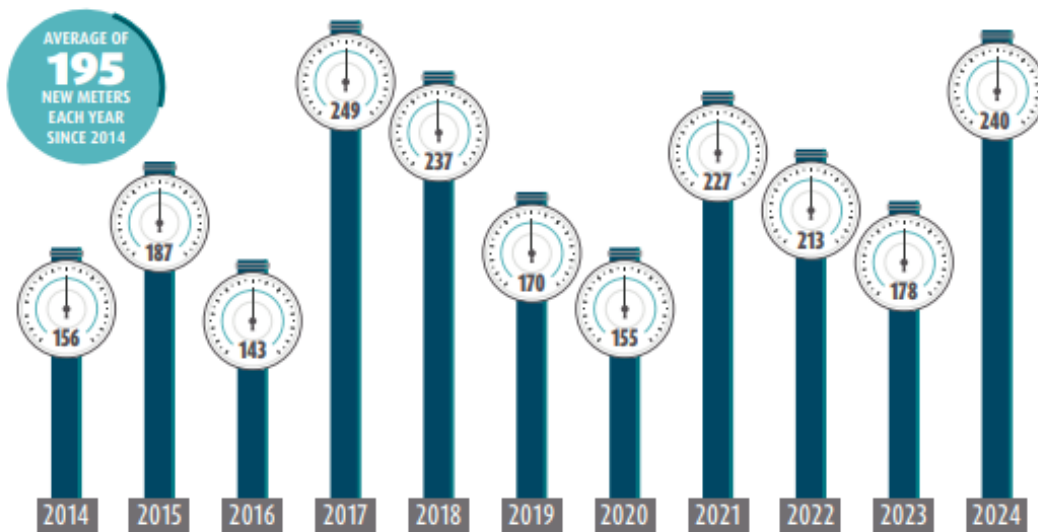


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## NEW BUSINESS METERS

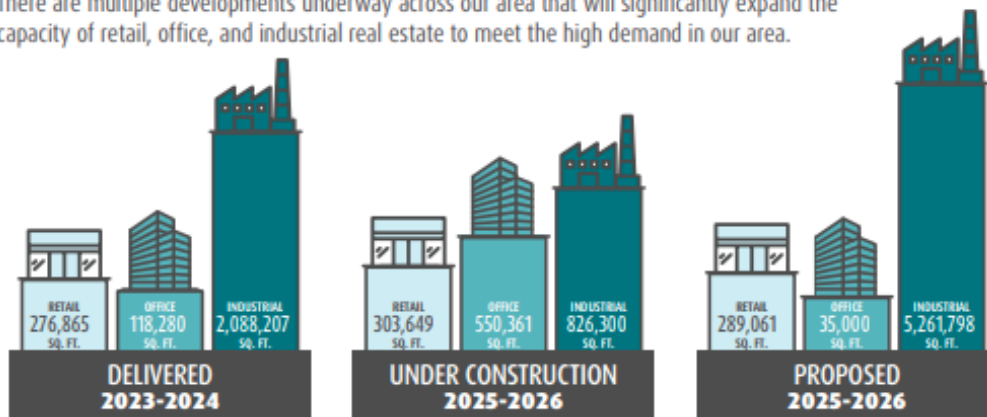
New Braunfels meters are measured by the city-owned utility for electricity, water, and wastewater. In 2024, NBU registered 240 new businesses, gaining 2,155 since 2014.



Source: New Braunfels Utilities (October 2023-September 2024)

## REAL ESTATE CONSTRUCTION RATES

There are multiple developments underway across our area that will significantly expand the capacity of retail, office, and industrial real estate to meet the high demand in our area.



Source: CoStar



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# EDC FUNDED INFRASTRUCTURE PROJECTS

The New Braunfels Economic Development Corporation (NBEDC) has funded over \$42.7 million toward projects in and around New Braunfels since 2023. This includes over \$19.3M for parks, open spaces, and pedestrian improvements, \$15.9M for infrastructure projects, and \$7.5 for workforce & small business support. Highlighted below are just some of the ongoing projects that the NBEDC has made progress on in the past year.



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The New Braunfels Chamber provides a confidential, single point of contact to businesses looking to create new jobs in New Braunfels. We manage partnerships with businesses & local government and operate from a shared strategic plan. Our partners include the City of New Braunfels and its EDC, Comal County, NBU, and the Economic Development Foundation.

Visit [NBChamber.com/Economic-Development](http://NBChamber.com/Economic-Development) to learn more about how we can help grow your business.

#### OUR SERVICES

- + Regional demographic and socioeconomic data
- + Site selection information through our GIS-driven New Braunfels Prospector program
- + Introductions/testimonials with industry professionals
- + Coordination of labor market analysis
- + Arrangement of community briefings and custom tours of New Braunfels
- + Introduction to community partners
- + Preparation of a customized package of Local/State incentives
- + Assistance with specialized market research needs
- + Follow-through with the development process
- + Permit expediting through city departments



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## CONTACT US

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830.608.2811  
michele@nbchamber.com

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**NEW BRAUNFELS  
CHAMBER OF COMMERCE**



**ECONOMIC DEVELOPMENT**

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