

LEGACY
COMMERCIAL REAL
ESTATE PRESENTS

DOWNTOWN SOCIAL & POUR HAUS

386 W SAN ANTONIO ST
NEW BRAUNFELS, TX
78130

CONTACT BROKER FOR PRICING





DOWNTOWN SOCIAL

Downtown Social, located in the heart of New Braunfels, boasts an atmosphere like no other. Their goal is to help you create memorable experiences with friends and family under one roof. The venue is jam packed with all the entertainment you need for a great time. Whether it's remarkable food from the kitchen, their deliciously crafted cocktails, a variety of games and bowling, watching your favorite sports game on the numerous TVs, or jamming and dancing to live music performances, they have got a little something for everyone.



POUR HAUS

If you're looking for the best bar in downtown New Braunfels, The Pour Haus is the place to be. Whether you're a local or just visiting, you'll love the lively atmosphere and top-notch drink options. For those searching for a "bar near me," The Pour Haus offers the perfect blend of entertainment, community, and excellent service right in the heart of the city.



PROPERTY OVERVIEW



LOCATION

Immersed in the heart of downtown New Braunfels, this property is surrounded by a vibrant and historic area.

The downtown district exudes a unique charm with its blend of historic architecture, eclectic shops, and a thriving arts and culture scene.

SALES

Downtown Social and Pour Haus are two of the more established businesses in Downtown New Braunfels boasting two thriving restaurant and bar concepts, while setting the standard with the highest grossing alcohol sales in New Braunfels.

The downtown area is very vibrant in the evening attracting people to the area.

ENTERTAINMENT

Both Downtown Social and Pour Haus offer a successful track record and diverse entertainment offerings. Live music as well as both serve to increase the atmosphere and experience for patrons.

This property elevates the dining and nightlife experience in Downtown New Braunfels, making it an ideal investment for entrepreneurs seeking a proven and lucrative venture.

DOWNTOWN SOCIAL

PROPERTY DESCRIPTION

Downtown Social contains 14,125 square feet on the first floor with a basement area of 3,221 square feet for a total of 17,346 square feet. This building was originally constructed circa 1912 as Gerlich Auto Company: the original Ford dealers in Texas . It was renovated in 2016.

The basement area has been converted to a walk-in cooler, men and women's restroom as well as basement storage. There are public stairs to provide access to the restrooms, as well as a stairwell from the kitchen to the basement storage. There is an exterior delivery drop for beer kegs and supplies into the basement storage area. The walk-in cooler is located so that it can supply the bar taps.

The first-floor area has six bowling lanes with automated ten pin machines, along with seating areas. The lounge/bar area and the kitchen adjoin the bowling lanes. There is a shoe storage and sales area located at the entry to the bowling lanes. The majority of the first floor is utilized for restaurant, dining and games. Near the games is an office and another set of men and women's restrooms that are ADA compliant.



POUR HAUS

PROPERTY DESCRIPTION

Pour Haus contains 2,400 square feet of enclosed bar space. It now has a bar at one end, which has two overhead doors that open up to the patio area. The other end is used as a private party room. The bars have wood counters with wood tops. The larger bar area has a substantial number of coolers and sinks. The back bar has its own private restroom. There are two other restrooms, which open up onto the covered walkway. There is a walk-in cooler behind the front bar as well as a storage area and ice machine. This building was completely refurbished approximately in 2013. The building has a security system and TVs. There is an attached covered area on the side of the building that has tables and chairs, which contains 468 square feet.

Additionally, associated with this building is a covered stage of 240 square feet and a covered bar of 416 square feet. There are coolers and bar equipment in the covered bar area, and the stage has a concrete foundation and metal back and roof. Over the covered bar and associated seating area is a roof top bar (second floor). The bottom area covers the bar and seating area. The second floor is accessed via two metal stairs. The second floor has some canopy roofs, seating area and a bar. The rooftop bar was added about a year ago.





Image Landsat / Copernicus





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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.



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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.