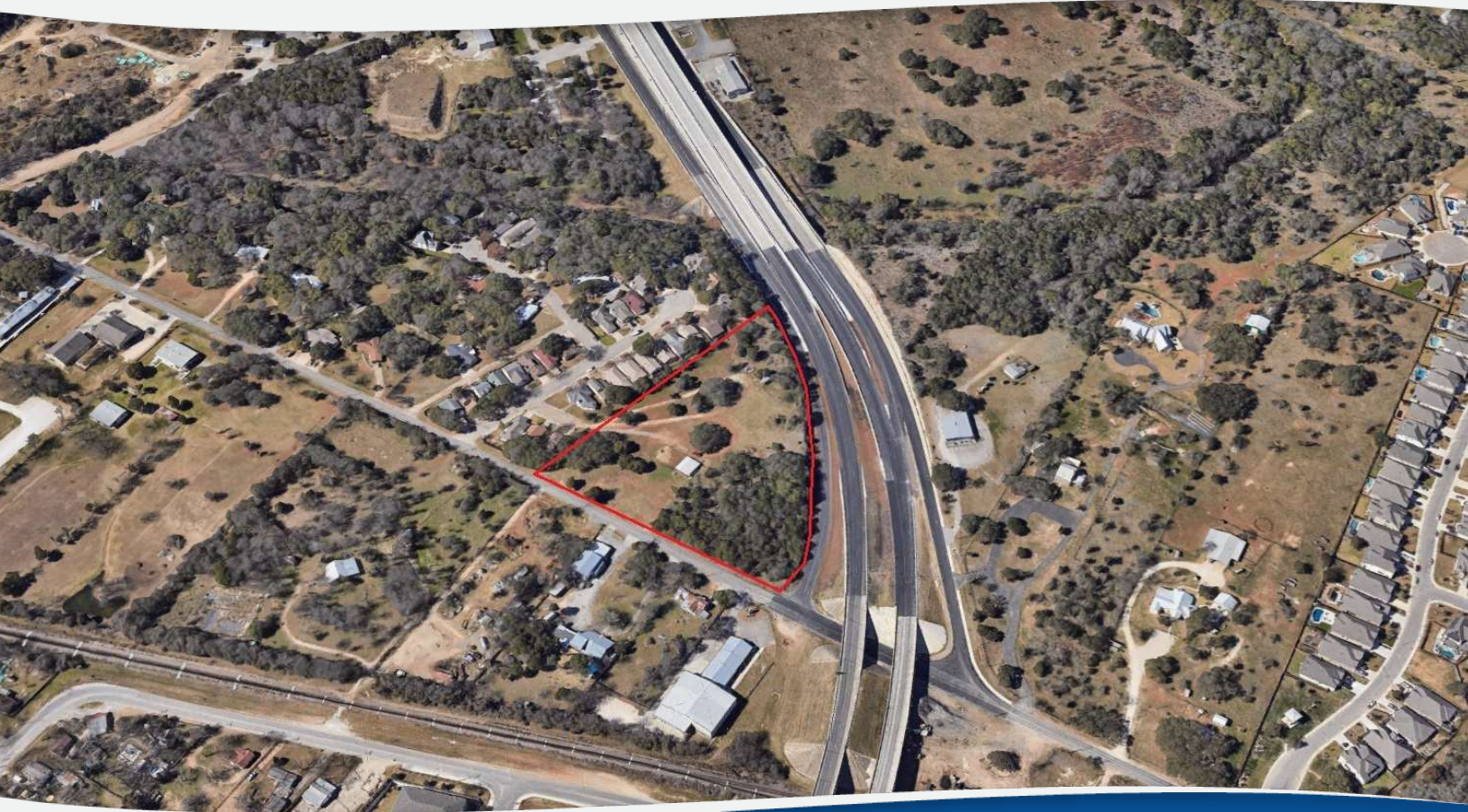




# 727 LAZY BLUFF LN NEW BRAUNFELS, TX 78130

**FOR SALE**



- Uncover the immense potential of this expansive property at the corner of Loop 337 and Rock St, offering over 4.5 acres of platted land and zoned for 60' wide lots.
- Plat was recorded in 1993, which vests the property to older, lower impact fees making this property truly unique for New Braunfels and residential development.
- This promising parcel, free from floodplain restrictions, boasts captivating vistas of the 2,500-acre Veramendi Master Planned Community and River Road. Nestled between downtown New Braunfels and Historic Gruene, this rare find presents an unparalleled opportunity for residential development.
- With its ideal location and generous acreage, this property provides a canvas for visionary projects that harmonize with the surrounding landscape.
- Explore the possibilities and envision the future of this exceptional development property.



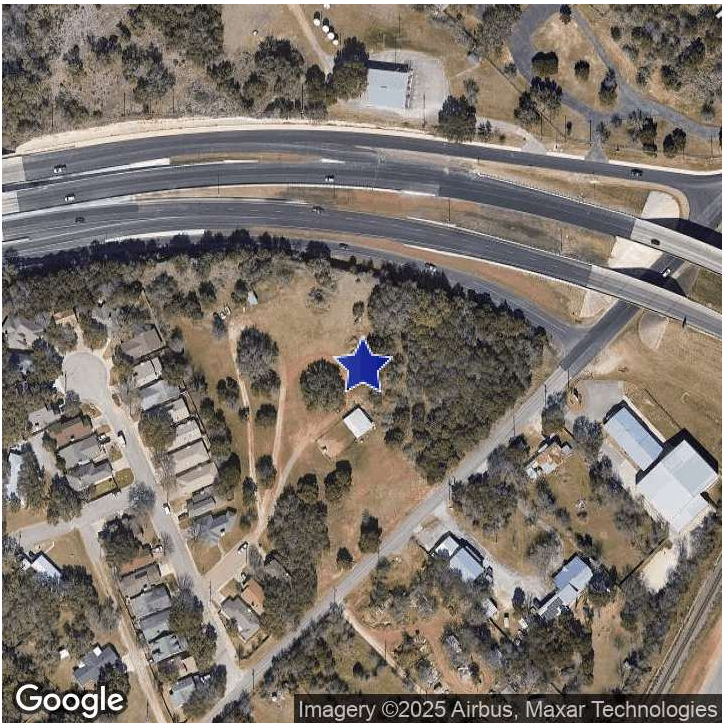


# PROPERTY SUMMARY



## LOCATION DESCRIPTION

Situated in a beautiful area of New Braunfels, this location offers proximity to a wealth of captivating attractions. Embrace the rich cultural heritage of nearby Historic Gruene, where timeless charm and historic architecture converge. The area's picturesque setting and close-knit community atmosphere create an inviting backdrop for life in New Braunfels. Residents can explore the recreational opportunities at the scenic River Road and marvel at the expansive beauty of the 2,500-acre Veramendi Master Planned Community. With easy access to downtown New Braunfels, this area seamlessly blends urban convenience with the tranquility of nature, making it an ideal location for discerning land and residential investors.



## OFFERING SUMMARY

Sale Price: \$3,109,071

Lot Size: 4.7 Acres

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty, or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any presentation of size, quality, or quantity of any of the physical characteristics of the property should be verified by you or your advisors. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial, and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

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# UTILITY MAP

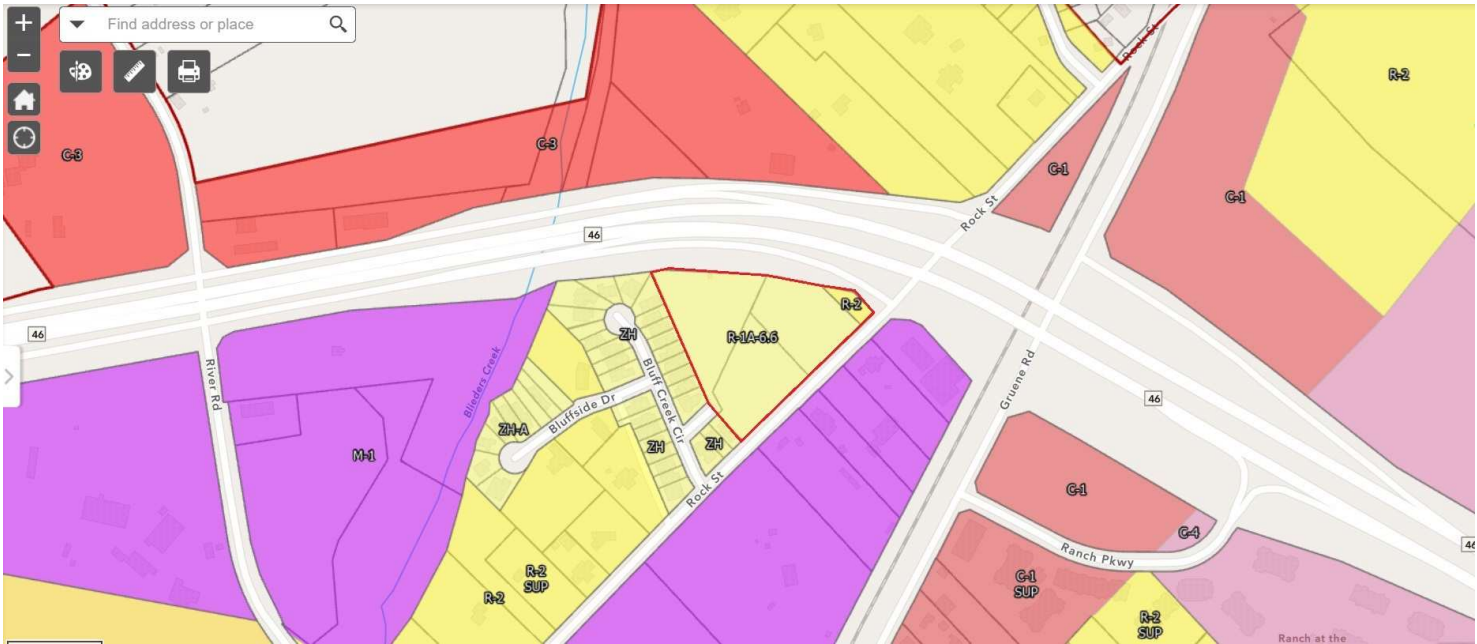


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# ZONING MAP



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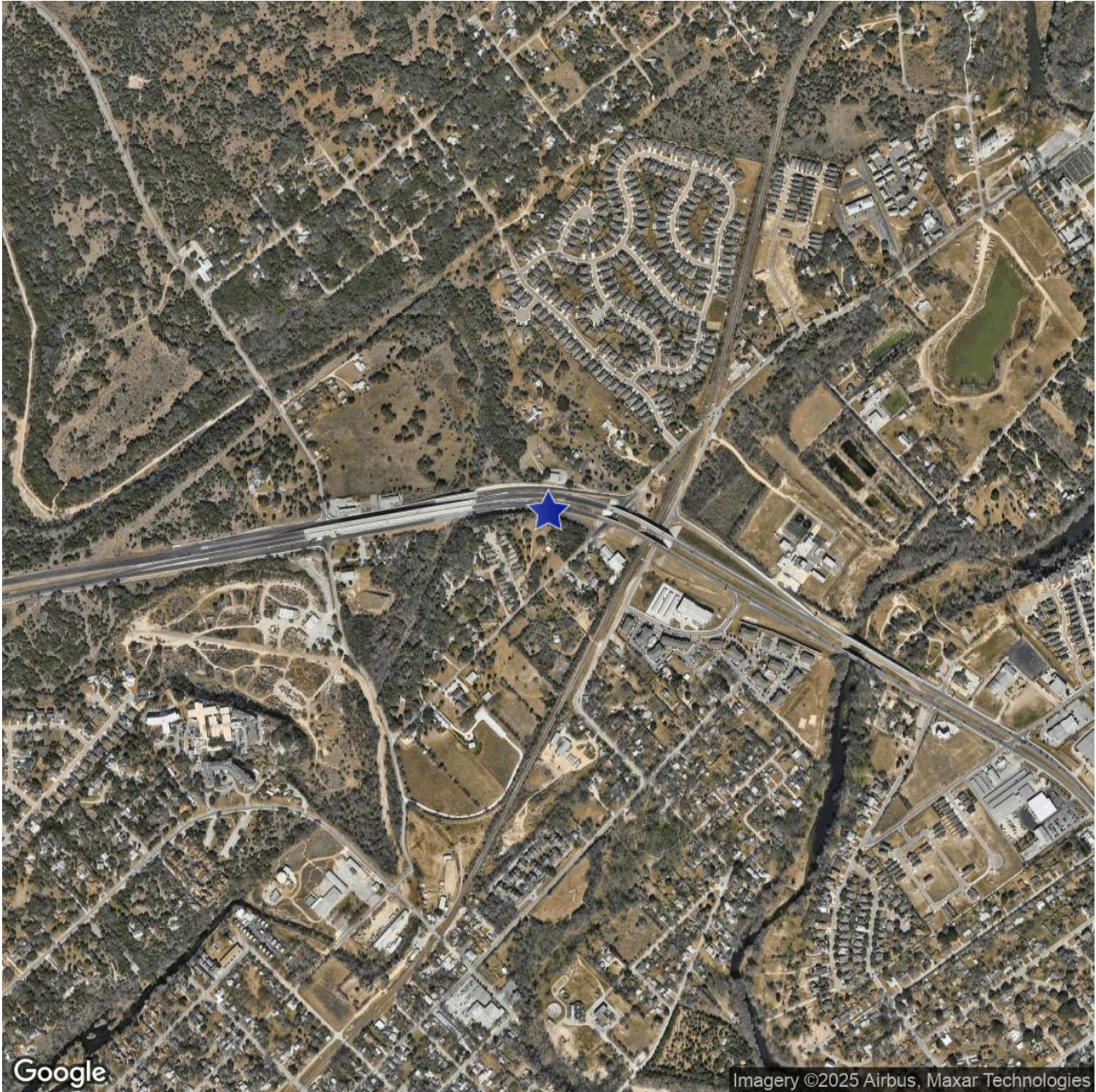
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# AERIAL MAP



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**WILL HENRY**

Associate

[will@legacycommercialre.com](mailto:will@legacycommercialre.com)

Direct: **830.312.7396** | Cell: **830.708.9054**

TX #668108

**PROFESSIONAL BACKGROUND**

Will Henry was born and raised in New Braunfels and graduated from Texas State in San Marcos with a Bachelor of Science in Applied Sociology. While at Texas State, Will completed an internship with Legacy Commercial Real Estate where he discovered his strong interest in commercial real estate.

Will's knowledge and love for the City of New Braunfels was learned at a very early age from his grandfather and father, whom of which are the founders, owners, and operators of the nation's #1 waterpark, Schlitterbahn. Behind the scenes, Will gained a deep understanding in the operation of a family-owned business and its impact on the city. He observed this once small hill-country river town develop into a mega tourist destination city as it is today.

With his unique upbringing and strong interest in the commercial real estate industry, he hopes to shape and contribute to the future growth of New Braunfels and surrounding areas.

**EDUCATION**

Texas State University Bachelor of Science - Applied Sociology (2015)

**MEMBERSHIPS**

- Current member of New Braunfels Jaycees (2018-present)
- Leadership New Braunfels Graduate (2019)
- Current Member of the New Braunfels Chamber & Transportation Committee
- Current Red Badge Member of Rotary Club of New Braunfels
- Current Vice President of Kyndwood MUD Board

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**CORY ELROD**

Principal

cory@legacycommercialre.com

Direct: 830.214.3489

**PROFESSIONAL BACKGROUND**

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.

**MEMBERSHIPS**

Past Chairman & Member of New Braunfels Planning & Zoning Commission

Current Member of Wurstfest Association

Past Member of Comal Parks Selection Committee

Current Chairman & Member of New Braunfels Downtown Rotary Scholarship Golf Tournament

Current Member of the New Braunfels Chamber & Transportation Committee

Former Member of the Salvation Army Board

Former Member of the City of New Braunfels Zoning Board of Adjustments

Graduate, Leadership New Braunfels (New Braunfels Chamber)

City of New Braunfels Bond Advisory Committee (Vice Chair)

Attends Springs Community Church

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## 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.

<b>Legacy Commercial Real Estate</b>	<b>593525</b>		<b>(830)625-6400</b>
Licensed Broker /Broker Firm Name or	License No.	Email	Phone
Primary Assumed Business Name			
<b>Mike Ybarra</b>	<b>376986</b>	<b>mike@legacycommercialre.com</b>	<b>(830)625-6400</b>
Designated Broker of Firm	License No.	Email	Phone
<b>Cory Elrod</b>	<b>565826</b>	<b>cory@legacycommercialre.com</b>	<b>(830)625-6400</b>
Licensed Supervisor of Sales Agent/	License No.	Email	Phone
Associate			
<b>Will Henry</b>	<b>668108</b>	<b>will@legacycommercialre.com</b>	<b>(830)625-6400</b>
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)

IABS 1-0 Date