

Sunsets at Barbarosa



FM 758 & Huber Rd
New Braunfels, TX 78155



All details provided about the property for sale come from sources believed to be reliable; however, no guarantee or assurance is given as to their accuracy or completeness. The information may also be subject to changes in pricing or terms, previous sales, or withdrawal without prior notice.



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LOCATION: NWQ of FM 758 & Huber Road, located in unincorporated Guadalupe County.

LOT COUNT: 19 Finished Single-Family Lots

LOT SIZES: Starting at 1 Acre - see plat for details

ZONING: OCL- Outside City Limits

UTILITIES: Water: Springhill Water Supply
Septic: Buyer responsible for individual systems

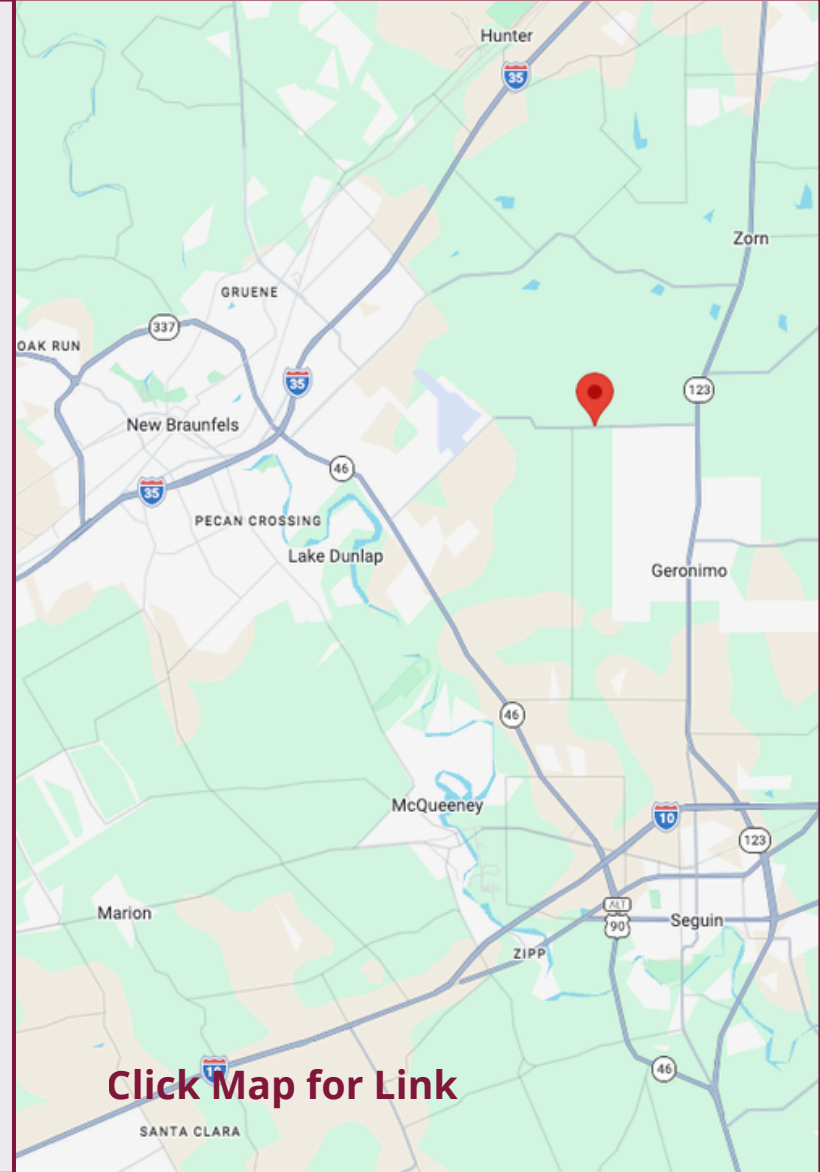
Prospective Buyer should use a professional to closely examine the availability and capacity of the utilities to the property to determine if they are suitable for the buyer's intended use.

SCHOOLS: Navarro ISD

SALE PRICE: From \$165,000 to \$245,000
Individual lot pricing available upon request

PROPERTY HIGHLIGHTS:

Sunsets at Barbarosa is a finished large-lot single-family subdivision located in Guadalupe County and features an internal paved roadway with direct access to FM 758, and 5 Miles to Navarro ISD. Lot 20 has been sold to the Guadalupe County Fire Department for a future fire station, and Lot 21 is planned for future mixed-use development. The project is well-suited for custom or semi-custom home builders seeking large-lot product.



[Click Map for Link](#)

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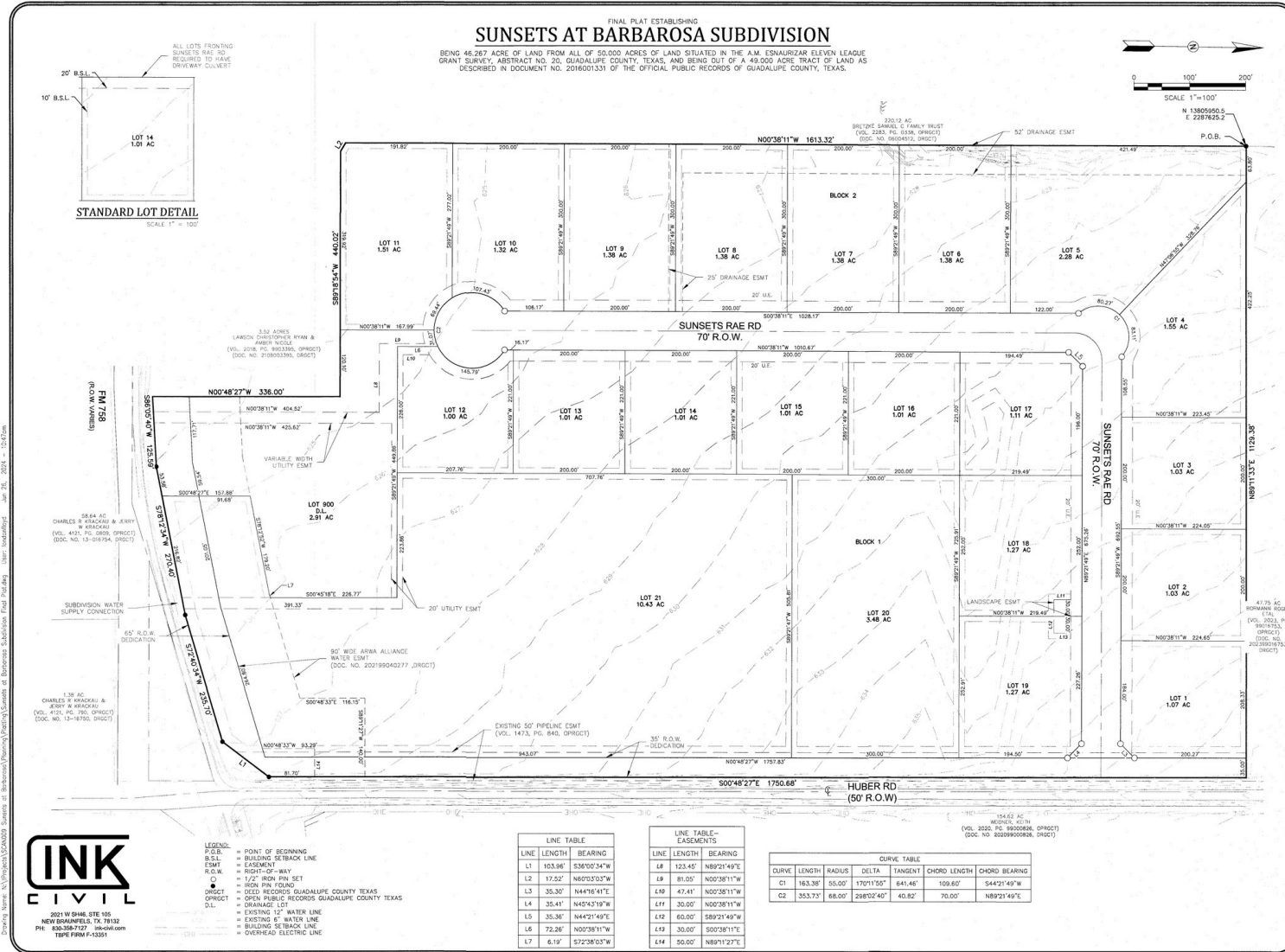
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SUNSETS AT BARBAROSA SUBDIVISION

BEING 46.267 ACRE OF LAND FROM ALL OF 50.000 ACRES OF LAND SITUATED IN THE A.M. ENSAUZAR ELEVEN LEAGUE GRANT SURVEY, ABSTRACT NO. 25, GUADALUPE COUNTY, TEXAS, AND BEING OUT OF A 49.000 ACRE TRACT OF LAND AS DESCRIBED IN DOCUMENT NO. 2016001331 OF THE OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS.



PREPARED: June 26, 2024

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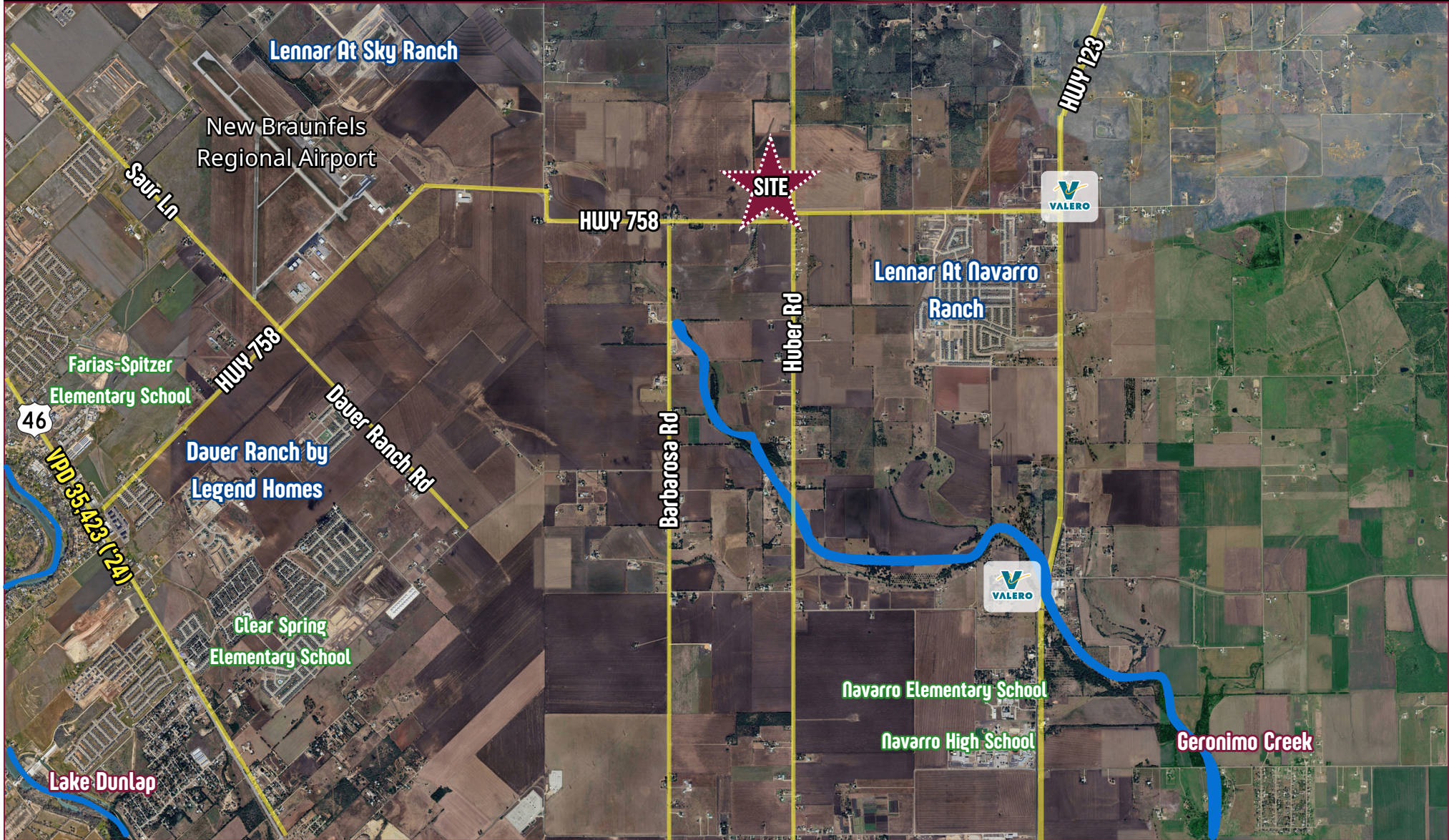
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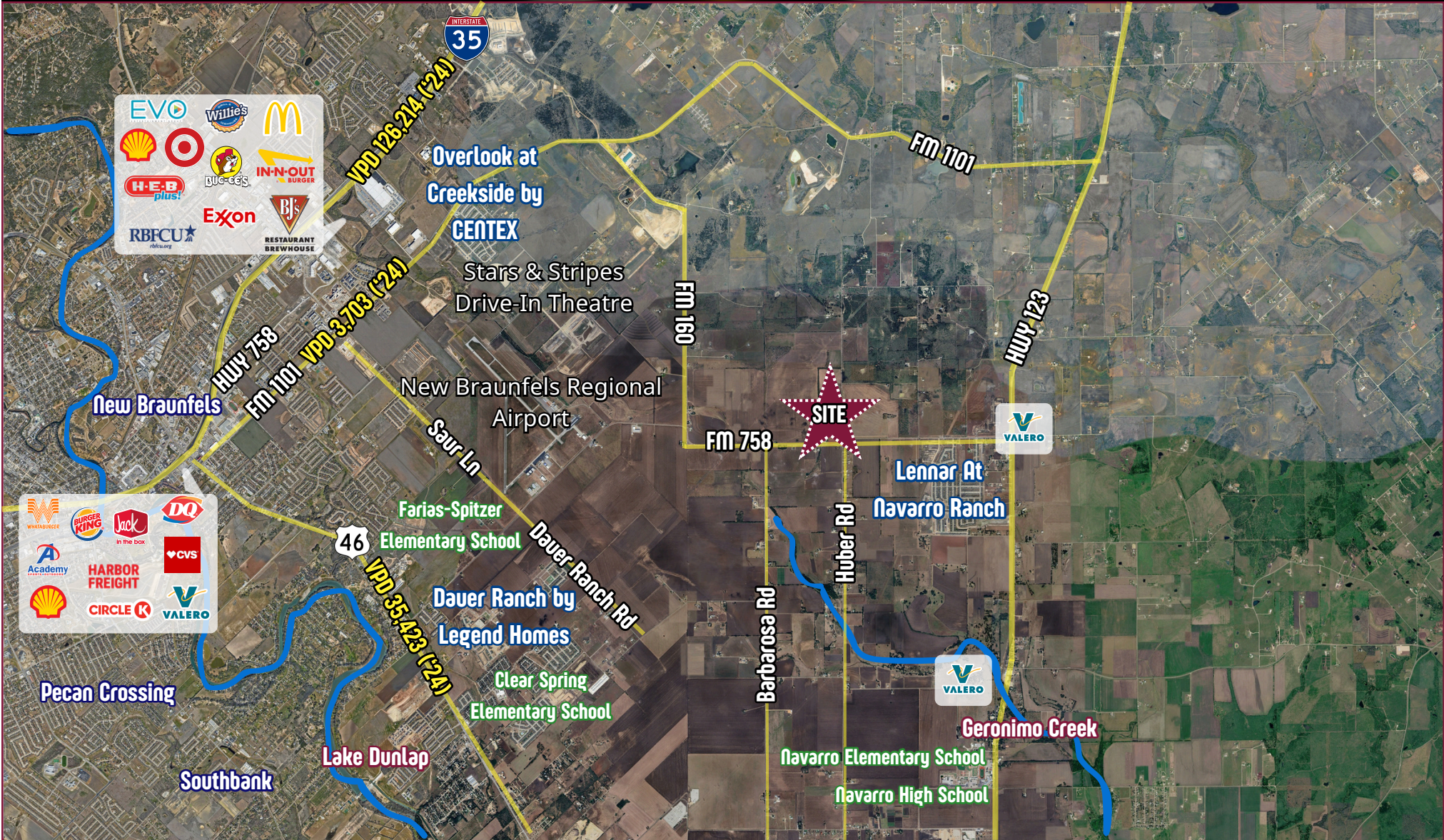


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Information About Brokerage Services

2-10-2025



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 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. An owner's agent fees are not set by law and are fully negotiable.

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 BUYER/TENANT: 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 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.

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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 _____