



Oldham
Goodwin

RIVER TERRACE | NEW BRAUNFELS, TX

3.72 AC RIVER FRONTAGE LOT FOR SALE, LEASE, OR JOINT VENTURE

1245 River Terrace | New Braunfels, TX 78130



Guadalupe River

LOOP
337

26,613 AADT

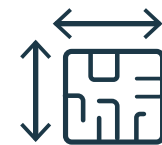
River Terrace

PROPERTY HIGHLIGHTS

- Land is fully entitled and shovel ready with all utilities
- Flexible zoning allows for multifamily, condominiums, retail, hospitality, professional offices, restaurant, RV, recreational and other uses
- More than 280' of frontage along River Terrace with approximately 380' of Guadalupe River frontage
- Excellent visibility from River Terrace as well as Loop 337
- Multiple ingress/egress locations along River Terrace with full access to Loop 337
- Nearby businesses include Coopers Old Time Bar-B-Que, Rudy's Country Store and Bar-BQ, Black's Barbecue, Sonic Drive-In, Freddy's Frozen Custard & Steakburgers, Bahama Bucks, Marble Slab Creamery, Gruene Harley Davidson, and others
- Central to Schlitterbahn Water Park and Historic Gruene Hall along with the overall New Braunfels area



PRICE
**Contact
Broker**



LAND SIZE
3.72 AC

NEW BRAUNFELS, TEXAS

EST. **1845**

FOUNDED BY GERMAN
SETTLERS IN 1845,
NEW BRAUNFELS NOW
THRIVES WITH NEARLY
100,000 RESIDENTS



TOURISM ECONOMY

NEW BRAUNFELS IS ONE OF TEXAS' MOST ATTRACTIVE
TOURISM DESTINATIONS, DEMONSTRATING OVER
\$700 MILLION ECONOMIC OUTPUT PER YEAR



POPULATION
98,857

10TH
IN THE COUNTRY
**BEST DESTINATION
FOR TRAVEL**



LOCATION

SAN ANTONIO & AUSTIN
LOCATED ABOUT 30
MILES AWAY FROM
SAN ANTONIO, AND
ABOUT 50 MILES
AWAY FROM AUSTIN



HERITAGE & HISTORY

Founded in 1845 by German settlers, New Braunfels blends old-world charm with Texas spirit. Its historic downtown and the iconic Gruene Historic District celebrate the area's German heritage, with Gruene Hall, Texas' oldest dance hall, standing as a symbol of culture and tradition. Annual events like Wurstfest keep this heritage alive, drawing visitors from across the state.

POPULATION & GROWTH

With a population of nearly **100,000 residents**, New Braunfels is one of the fastest-growing cities in Texas. Known as the most diverse place to live in Comal County, the community attracts families, professionals, and retirees alike—offering both small-town charm and access to major metros.

ECONOMY

The city's economy is anchored by tourism, healthcare, manufacturing, and retail. As one of Texas' top tourism destinations, New Braunfels generates **more than \$700 million in annual economic output**. Its strategic location—**30 miles from San Antonio and 50 miles from Austin**—provides even more opportunity for growth and business.

OUTDOOR RECREATION

With two natural waterways—the **Comal and Guadalupe Rivers**—New Braunfels is a hub for tubing, kayaking, and fishing. Locals and visitors alike enjoy Landa Park's 51 acres, golf courses, trails, and nearby attractions such as Natural Bridge Caverns, Natural Bridge Wildlife Ranch, and Schlitterbahn Waterpark.

TOURISM & ENTERTAINMENT

Ranked the **10th best U.S. travel destination**, New Braunfels thrives as a year-round destination for live music, events, and family fun. The **Whitewater Amphitheater, Texas Ski Ranch, and the thriving Gruene Historic District** make it a cultural and entertainment hotspot.



**LOOP
337**

26,613 AADT

River Terrace

Guadalupe River

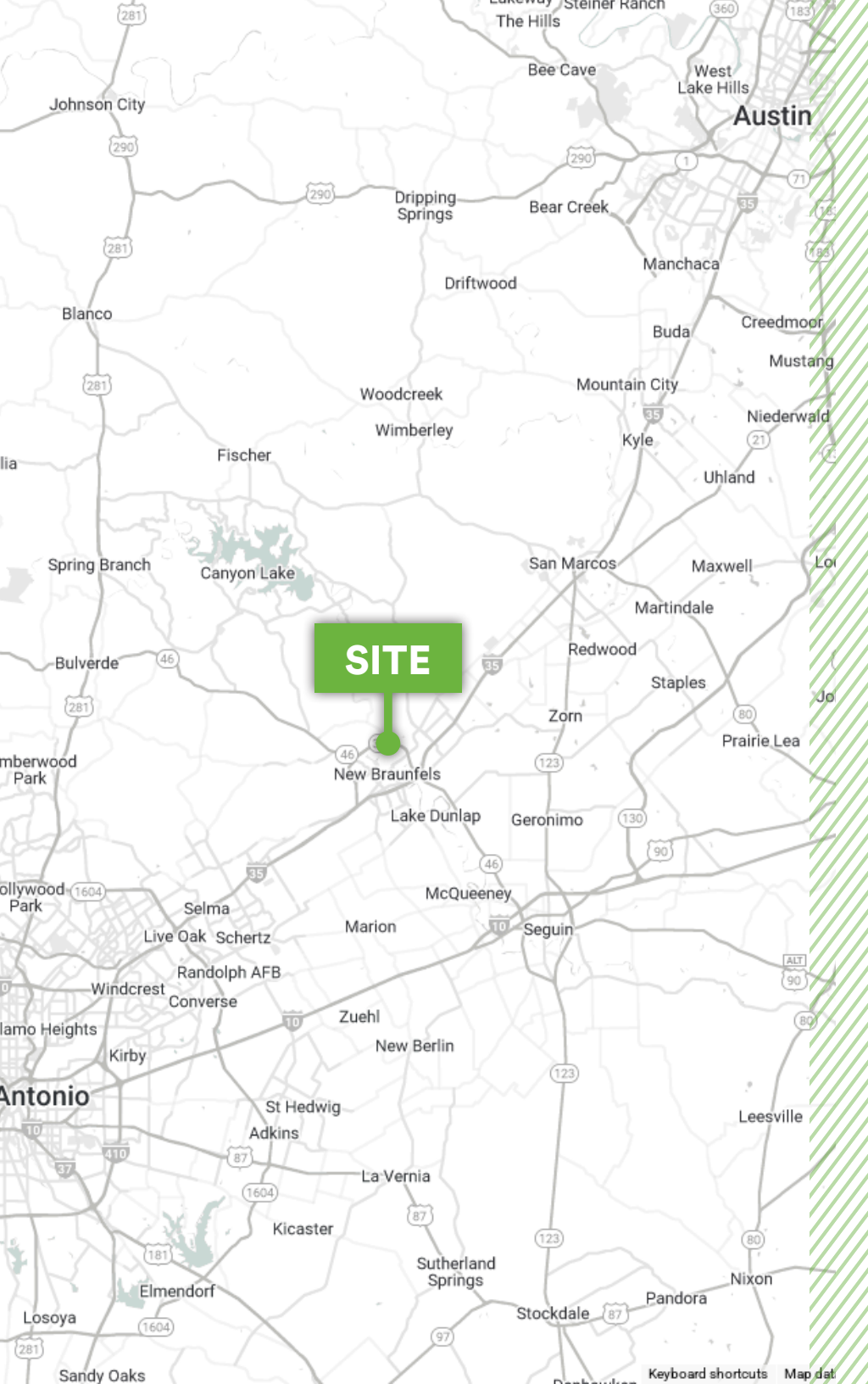
**LOOP
337**

26,613 AADT

River Terrace

Guadalupe River



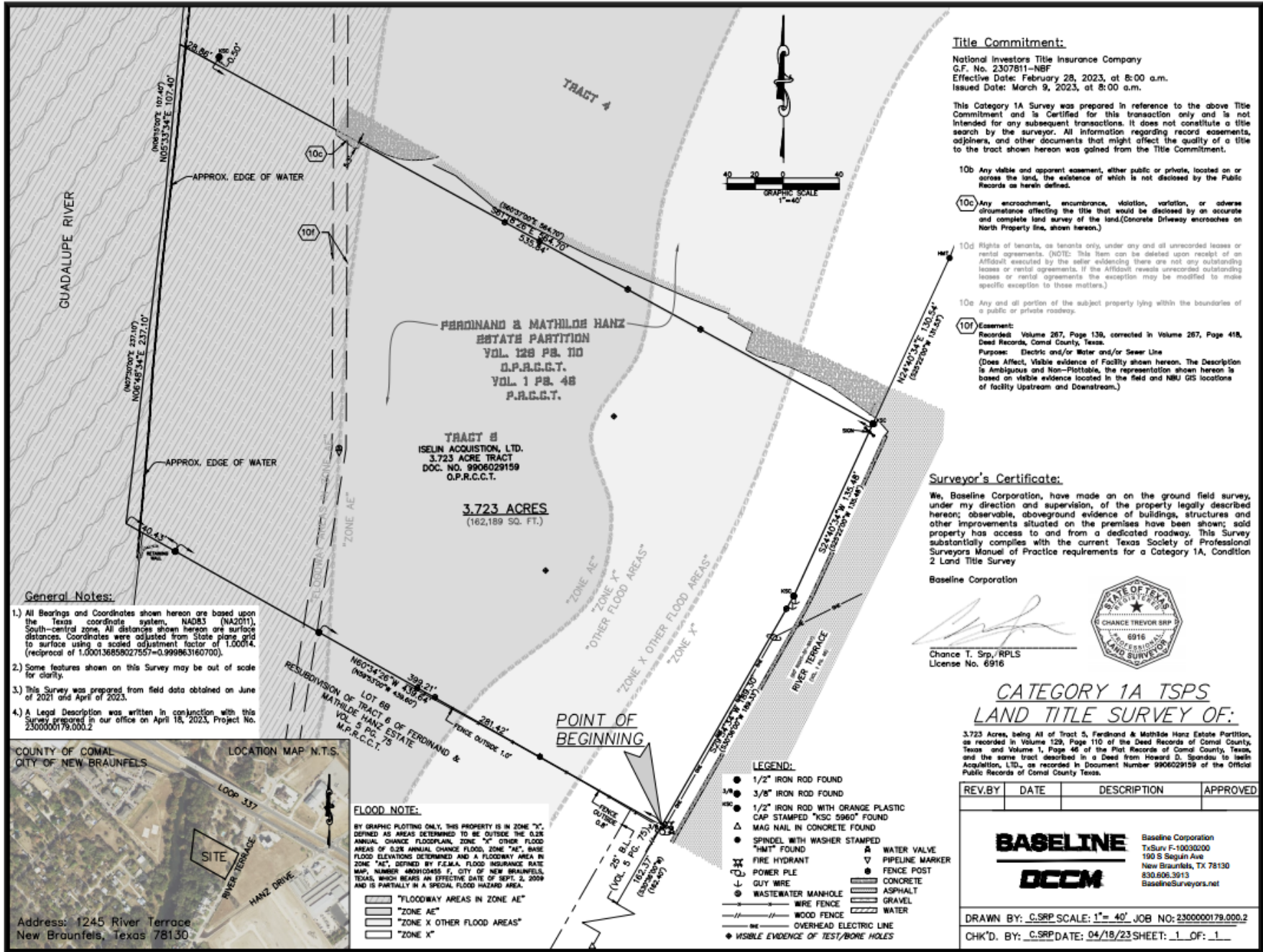


PROPERTY INFORMATION

Site Size	3.723 Acres
Legal Description	F & M HANZ ESTATE PARTION, BLOCK 5, 3.237 ACRES
CAD ID Number	26572
Access	Ingress/egress along River Terrace
Frontage	281' of frontage along River Terrace 344' of Guadalupe River frontage
Zoning	"C-4" Resort Commercial District
Utilities	New Braunfels Utilities(NBU) provides water, wastewater, and electric.
Flood Plain	1.15 AC of floodway
Traffic Counts	Loop 337: 23,613 Vehicle Traffic Count Per TxDOT



PROPERTY PLAT / SURVEY



Title Commitment:

National Investors Title Insurance Company
 G.F. No. 2307811-NBF
 Effective Date: February 28, 2023, at 8:00 a.m.
 Issued Date: March 9, 2023, at 8:00 a.m.

This Category 1A Survey was prepared in reference to the above Title Commitment and is Certified for this transaction only and is not intended for any subsequent transactions. It does not constitute a title search by the surveyor. All information regarding record easements, adjoiners, and other documents that might affect the quality of a title to the tract shown hereon was gained from the Title Commitment.

- 10b Any visible and apparent easement, either public or private, located on or across the land, the existence of which is not disclosed by the Public Records as herein defined.
- 10c Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land (Concrete Driveway encroaches on North Property line, shown hereon.)
- 10d Rights of tenants, as tenants only, under any and all unrecorded leases or rental agreements. (NOTE: This item can be deleted upon receipt of an Affidavit executed by the seller evidencing there are not any outstanding leases or rental agreements. If the Affidavit reveals unrecorded outstanding leases or rental agreements the exception may be modified to make specific exception to those matters.)
- 10e Any and all portion of the subject property lying within the boundaries of a public or private roadway.
- 10f Easement:
 Recorded: Volume 267, Page 139, corrected in Volume 267, Page 418, Deed Records, Comal County, Texas.
 Purpose: Electric and/or Water and/or Sewer Line
 (Does Affect. Visible evidence of Facility shown hereon. The Description is Ambiguous and Non-Plattable, the representation shown hereon is based on visible evidence located in the field and NBU GIS locations of facility Upstream and Downstream.)

Surveyor's Certificate:

We, Baseline Corporation, have made an on the ground field survey, under my direction and supervision, of the property legally described hereon; observable, aboveground evidence of buildings, structures and other improvements situated on the premises have been shown; said property has access to and from a dedicated roadway. This Survey substantially complies with the current Texas Society of Professional Surveyors Manual of Practice requirements for a Category 1A, Condition 2 Land Title Survey

Baseline Corporation

(Signature)
 Chance T. Srp, RPLS
 License No. 6916



**CATEGORY 1A TSPS
 LAND TITLE SURVEY OF:**

3.723 Acres, being All of Tract 3, Ferdinand & Mathilde Hanz Estate Partition, as recorded in Volume 128, Page 110 of the Deed Records of Comal County, Texas and Volume 1, Page 46 of the Plat Records of Comal County, Texas, and the same tract described in a Deed from Howard D. Spandau to Iselin Acquisition, LTD., as recorded in Document Number 9906029159 of the Official Public Records of Comal County Texas.

REV. BY	DATE	DESCRIPTION	APPROVED

BASILINE
DCCM
 Baseline Corporation
 TxSurv F-10030200
 190 S Seguin Ave
 New Braunfels, TX 78130
 830.606.3913
 BaselineSurveyors.net

DRAWN BY: C.SRP SCALE: 1" = 40' JOB NO: 2300000179.000.2
 CHK'D. BY: C.SRP DATE: 04/18/23 SHEET: 1 OF: 1

General Notes:

- 1.) All Bearings and Coordinates shown hereon are based upon the Texas coordinate system, NAD83 (NA2011), South-central zone. All distances shown hereon are surface distances. Coordinates were adjusted from State plane grid to surface using a scaled adjustment factor of 1.00014 (reciprocal of 1.000136858027557=0.999863160700).
- 2.) Some features shown on this Survey may be out of scale for clarity.
- 3.) This Survey was prepared from field data obtained on June of 2021 and April of 2023.
- 4.) A Legal Description was written in conjunction with this Survey prepared in our office on April 18, 2023, Project No. 2300000179.000.2

**COUNTY OF COMAL
 CITY OF NEW BRAUNFELS**



Address: 1245 River Terrace
 New Braunfels, Texas 78130

FLOOD NOTE:

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "X", DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, ZONE "A", OTHER FLOOD AREAS OF 0.2% ANNUAL CHANCE FLOOD, ZONE "AE", BASE FLOOD ELEVATIONS DETERMINED AND A FLOODWAY AREA IN ZONE "AE", DEFINED BY F.E.M.A. FLOOD INSURANCE RATE MAP, NUMBER 48010485 F, CITY OF NEW BRAUNFELS, TEXAS, WHICH BEARS AN EFFECTIVE DATE OF SEPT. 2, 2009 AND IS PARTIALLY IN A SPECIAL FLOOD HAZARD AREA.

- [Symbol] "FLOODWAY AREAS IN ZONE AE"
- [Symbol] "ZONE AE"
- [Symbol] "ZONE X OTHER FLOOD AREAS"
- [Symbol] "ZONE X"

2ND FASTEST GROWING ECONOMY
IN THE UNITED STATES

#1 STATE IN AMERICA
TO START A BUSINESS



LARGEST
MEDICAL CENTER



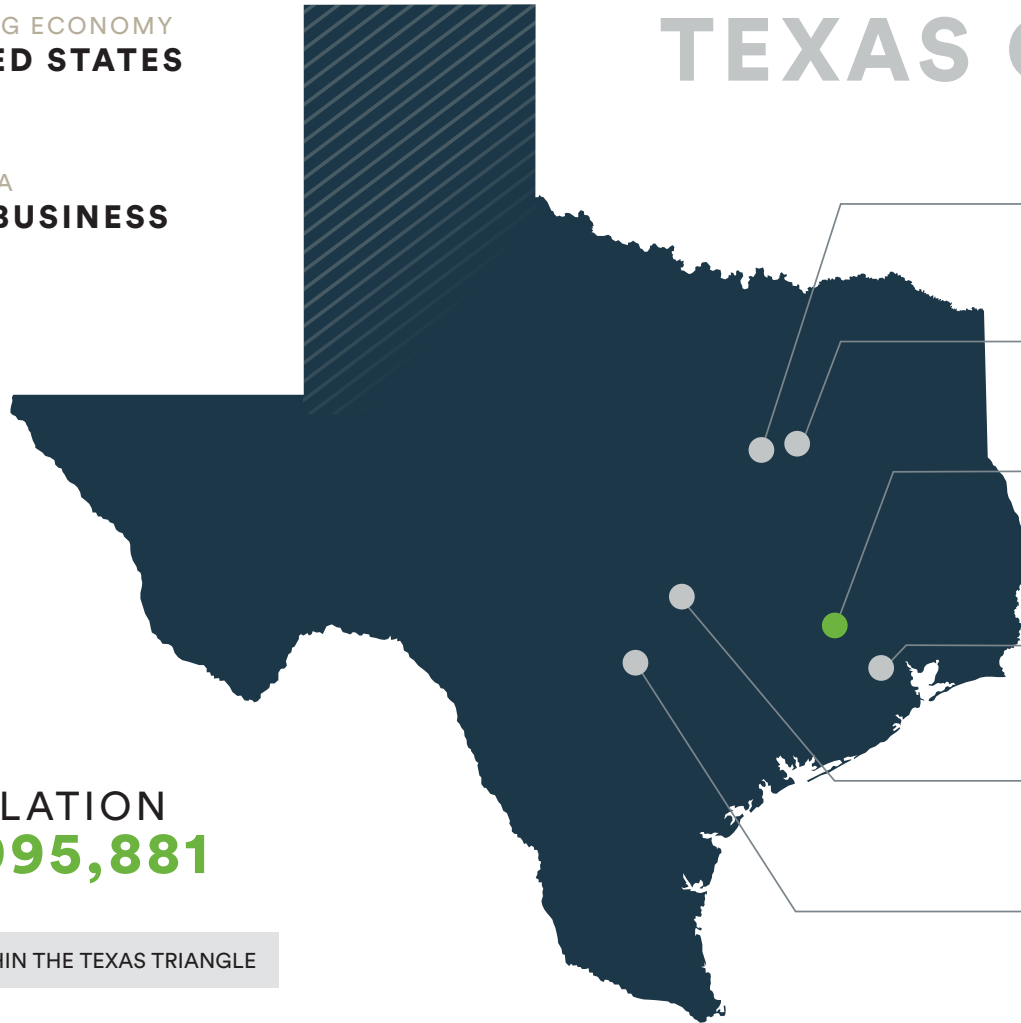
POPULATION
28,995,881

80% OF THE POPULATION LIVES WITHIN THE TEXAS TRIANGLE

2ND LARGEST LABOR WORKFORCE:
14+ MILLION WORKERS

57 FORTUNE 500 COMPANIES
CALL TEXAS HOME

TEXAS OVERVIEW



Fort Worth
TOP CITY FOR SALES
GROWTH IN 2018

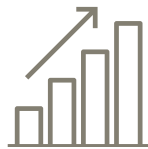
Dallas
TOP MSA FOR POPULATION
GROWTH IN 2020

**Bryan/College
Station**
#1 BEST SMALL PLACES FOR
BUSINESSES IN TEXAS

Houston
4TH LARGEST POPULATION
IN THE U.S.

Austin
NAMED BEST CITY TO START A
BUSINESS IN 2020

San Antonio
2ND FASTEST GROWING CITY
IN THE NATION



TOP STATE
FOR JOB GROWTH



BEST STATE
FOR BUSINESS



NO STATE
INCOME TAX

NEW BRAUNFELS, TEXAS



POPULATION
98,857

2 NATURAL WATERWAYS,
THE COMAL AND
GUADALUPE RIVERS

10TH
IN THE COUNTRY
**BEST DESTINATION
FOR TRAVEL**



TOURISM ECONOMY

NEW BRAUNFELS IS ONE OF TEXAS' MOST ATTRACTIVE
TOURISM DESTINATIONS, DEMONSTRATING OVER
\$700 MILLION ECONOMIC OUTPUT PER YEAR



LOCATION SAN ANTONIO AND AUSTIN

NEW BRAUNFELS IS LOCATED ABOUT 30 MILES AWAY FROM
SAN ANTONIO, AND ABOUT 50 MILES AWAY FROM AUSTIN



ATTRACTIONS & ENTERTAINMENT WITHIN THE SURROUNDING AREA

NATURAL BRIDGE CAVERNS, NATURAL BRIDGE WILDLIFE RANCH,
WURSTFEST ASSOCIATION OF NEW BRAUNFELS,
SCHLITZERBAHN WATERPARK, LANDA PARK, TEXAS SKI RANCH,
WHITEWATER AMPHITHEATER

1ST
MOST DIVERSE
PLACES TO LIVE IN
COMAL COUNTY



GRUENE HISTORIC DISTRICT

ESTABLISHED IN 1878, NEW BRAUNFELS IS HOME TO
THE OLDEST DANCE HALL IN TEXAS, GRUENE HALL



DEMOGRAPHICS

1 MILE

ESTIMATED
POPULATION

7K

HOUSEHOLD
INCOME

\$99K

CONSUMER
SPENDING

\$95M

3 MILE

ESTIMATED
POPULATION

56K

HOUSEHOLD
INCOME

\$100K

CONSUMER
SPENDING

\$727M

5 MILE

ESTIMATED
POPULATION

110K

HOUSEHOLD
INCOME

\$104K

CONSUMER
SPENDING

\$1.4B

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.

11-03-2025



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.

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 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.

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.

_____	_____	_____	_____
Name of Sponsoring Broker (Licensed Individual of Business Entity)	License No.	Email	Phone
_____	_____	_____	_____
Name of Designated Broker Licensed Individual of Business Entity, if applicable	License No.	Email	Phone
_____	_____	_____	_____
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
_____	_____	_____	_____
Name of Sales Agent/Associate	License No.	Email	Phone

Oldham Goodwin

FOR MORE INFORMATION ABOUT THIS PROPERTY OR OLDHAM GOODWIN'S
COMMERCIAL REAL ESTATE SERVICES, PLEASE CONTACT:



Casey M. Oldham

CEO & Chief Investment Officer

D: 979.977.6078 **C:** 979.219.4562

Casey.Oldham@OldhamGoodwin.com



Jeremy Richmond

Managing Director | Land Services

D: 979.9776096 **C:** 979.777.8176

Jeremy.Richmond@OldhamGoodwin.com

San Antonio

1901 NW Military Highway, Suite 201 | San Antonio, Texas 78213 | O: 210.404.4600

    OLDHAMGOODWIN.COM

This Offering Memorandum was prepared by Oldham Goodwin Group, LLC (Broker). Neither the Broker nor the owner of the property (Owner) makes any representations or warranty, expressed or implied, as to the completeness or the accuracy of the material contained in the Offering Memorandum. The Offering Memorandum is solely a solicitation of interest - not an offer to sell the Property. The Owner and Broker expressly reserve the right to reject any or all expressions of interest or offers to purchase the Property and expressly reserve the right to terminate discussions with any entity at any time with or without notice. The Owner shall have no legal commitment or obligations to any entity that is reviewing the Offering Memorandum or making an offer to purchase the Property unless and until such an offer for the Property is approved by the Owner and the signature of the Owner is affixed to a Real Estate Purchase Agreement prepared by the Owner.

This Offering Memorandum is confidential. By accepting the Offering Memorandum, you agree that you will hold the Offering Memorandum and its contents in the strictest confidence, that you will not copy or duplicate any part of the Offering Memorandum, that you will not disclose the Offering Memorandum or any of its contents to any other entity without the prior written authorization of the Owner, and that you will not use the Offering Memorandum in any way detrimental to the Owner or Broker.

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 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. This investment involves various risks and uncertainties. You should purchase interest only if you can afford a complete loss of your investment you should carefully consider the risk factors involved in this investment. You may not receive any income from this investment nor a complete return of all your investment. Historical or current real estate performance is no guarantee of future real estate investment product results.