

# Loop 337 / Stone Crossing

Hard Corner - 2 Retail Lots  
New Braunfels, TX 78132



**REALTY  
AUSTIN**



CREEK CANYON ESTATES, LLC

- Offered at \$12.75/ sq ft
  - C1-A Zoning
  - Comal County
  - City of New Braunfels
  - Excellent Canyon Views
  - Lot A1 - 2.67 Acres
  - Lot B1 - 1.845 Acres
  - All Utilities Available
  - Commercial Pad Sites
- 2 Available Commercial lots at the corner of Stone Crossing and Loop 337 C1-A Zoning, Neighborhood Business District, City of New Braunfels. Allowed Uses per zoning include Retail / Shopping Center 50,000 sq ft or less, Restaurants, Child Care Center, Recreation Center Public or Private, Quick Lube/ Oil Change, Plant Nursery, Office, Medical Office, Health Services, Nursing Home, Hospital, Health Club, Food/ Grocery w/out gasoline sales, Pharmacy, Coffee Shop, Clinic, Bakery, Bar/Tavern among many others.

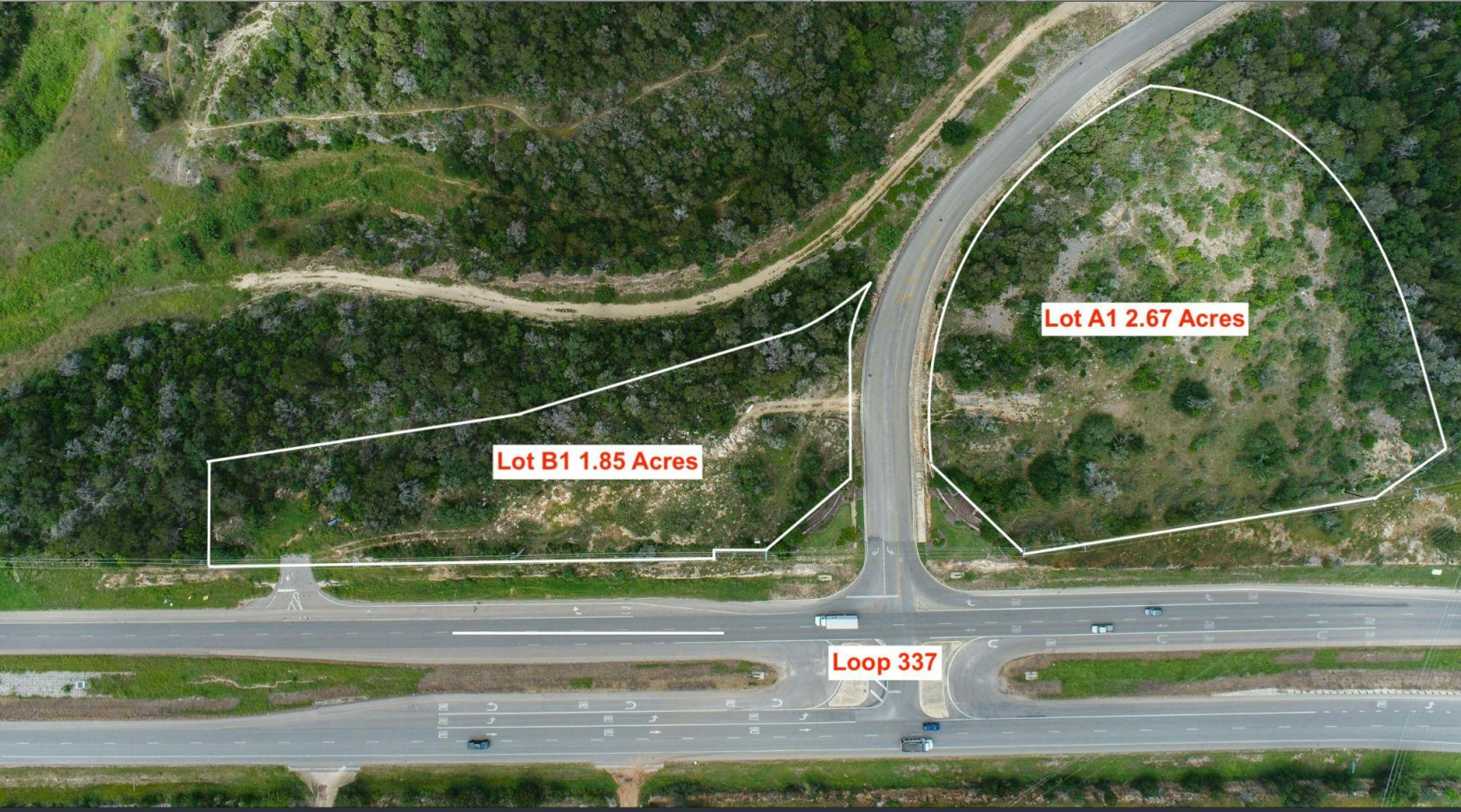
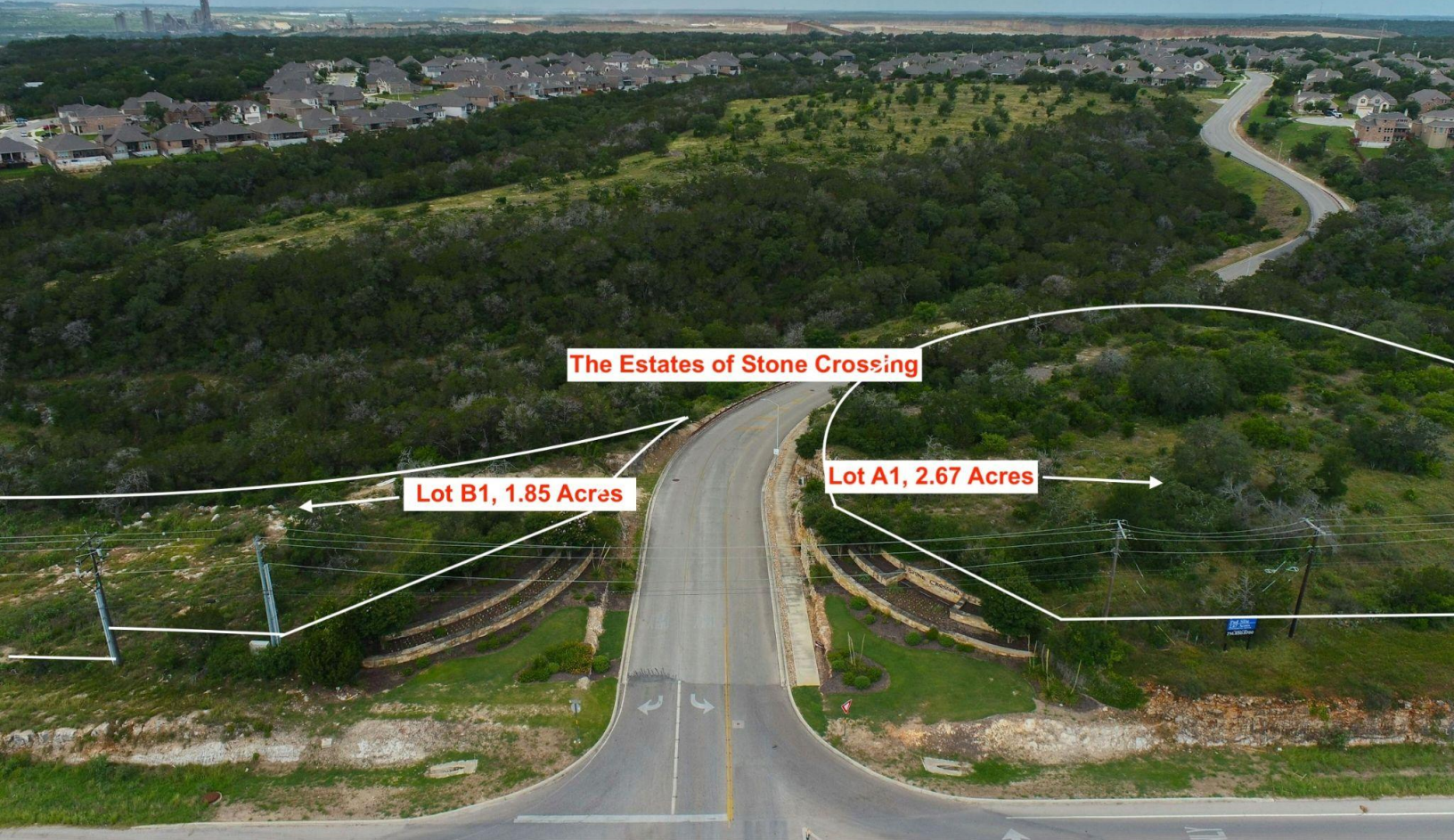


**Burt Dement, CCIM Broker Associate**  
 burtdement@realtyaustin.com  
 512.689.7352

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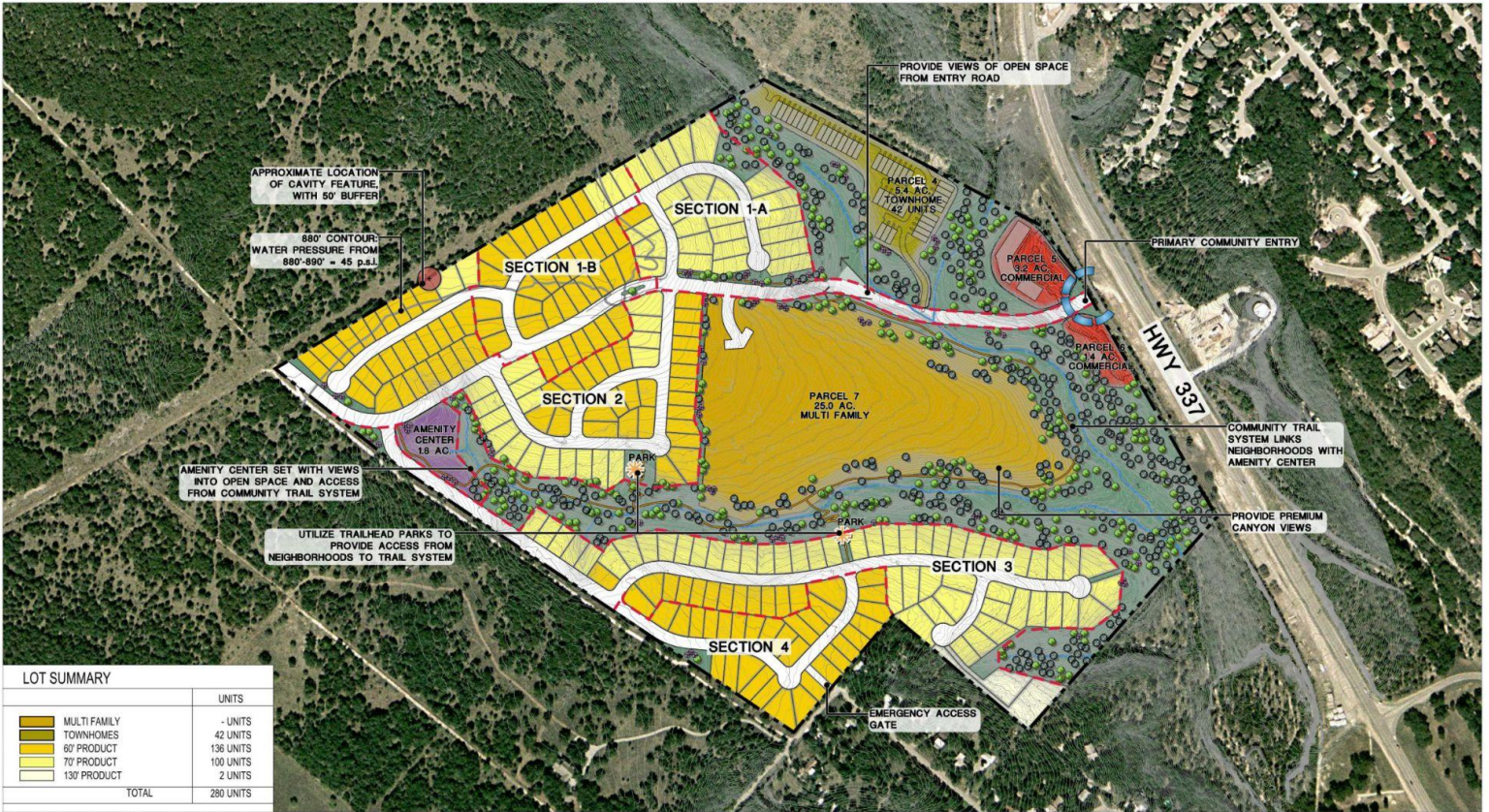
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## Hard Corner - 2 Retail Lots

### New Braunfels, TX 78132



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**SEC Planning Consultants**  
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LOTING PLAN  
**THE ESTATES AT STONE CROSSING**  
 NEW BRAUNFELS, TEXAS

North  
 Scale: 1" = 400'  
 Date: July 2, 2008

SHEET FILE: T:\2007\_Aba\070165-PSD\CadFiles\PLANNING\Lotting\Lotting\_A3\_L.dwg  
 Base mapping compiled from best available information. All map data should be considered as preliminary, in need of verification, and subject to change. This land plan is conceptual in nature and does not represent any regulatory approval. Plan is subject to change.



# Loop 337 / Stone Crossing

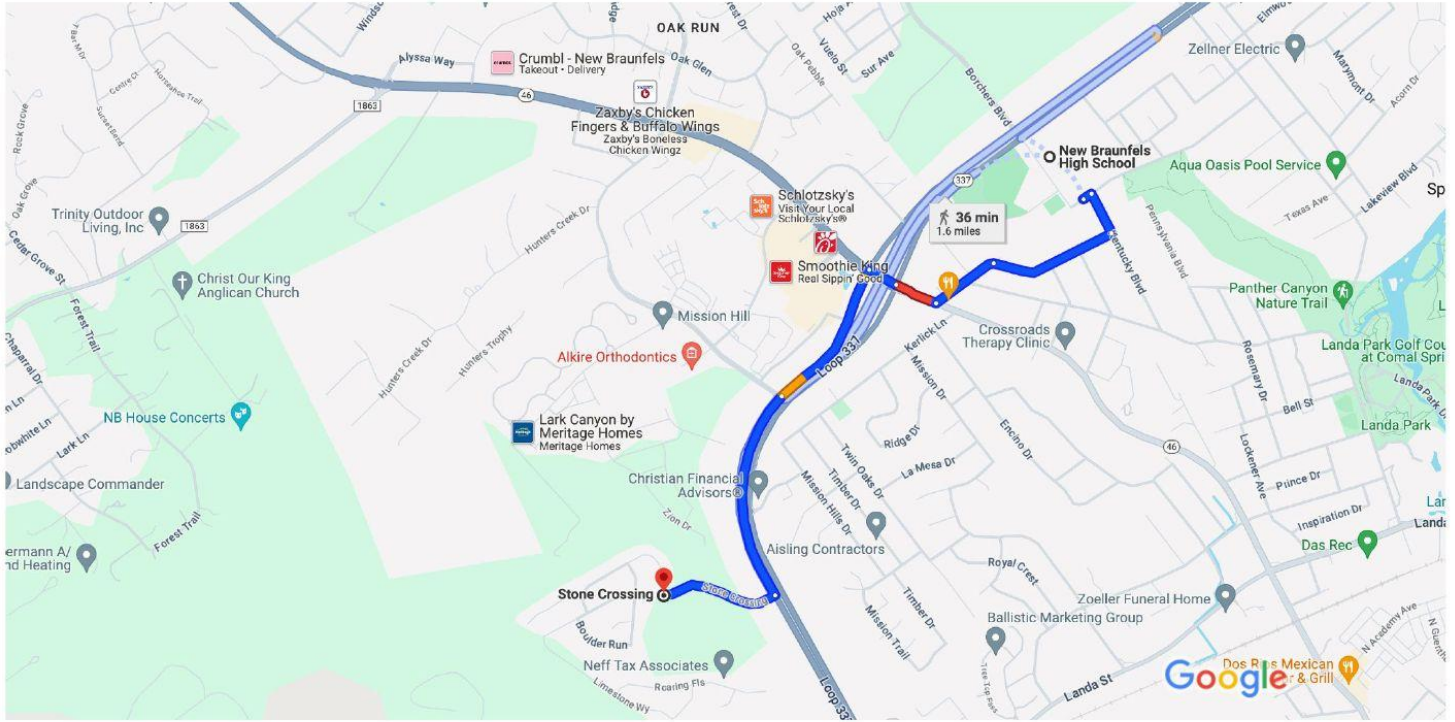
## Hard Corner - 2 Retail Lots

### New Braunfels, TX 78132



# REALTY AUSTIN

New Braunfels High School to Stone Crossing, New Braunfels, TX 78132 Drive 2.1 miles, 6 min



Map data ©2024 Google 1000 ft

via Loop 337 **5 min**  
Fastest route, the usual traffic 2.7 miles

via Canyon Dr and Loop 337 **6 min**  
2.1 miles

via Loop 337 **37 min**  
1.6 miles

### Explore Stone Crossing

- Restaurants
- Hotels
- Gas stations
- Parking Lots
- More

6/24/2024

Burt Dement  
**Realty Austin**  
512-689-7352  
[Burtdement@realtyaustin.com](mailto:Burtdement@realtyaustin.com)



**Subject:**

Dear Burt,  
Please see the attached budget below, if you have any questions feel free to reach out.

<b>CSI Code</b>	<b>Activity</b>	<b>Subcontractor</b>	<b>Cost</b>
02050	Parcel 5 Office Building		3,154,800.00
02080	Parcel 5 Retail Building		1,257,750.00
02200	Parcel 5 Parking lot 90		445,500.00
02220	Parcel 5 Sitework/Utilities/Landscape		1,375,000.00
90100	Building Permit		By Owner
90100	Plan Review Fees		By Owner
90110	Permit Service		By Owner
92100	CGL & \$10M Umbrella Insurance		36,650.33
92170	Builders Risk Ins.		25,203.66
99980	Overhead & Profit		251,796.16
0	Sales Tax		0.00
	<b>Total</b>	<b>\$</b>	<b>6,546,700.16</b>

Sincerely,  
**CM Constructors**

Blane Everett  
Project Manager/Estimator  
512-993-6616

6/24/2024

Burt Dement  
**Realty Austin**  
512-689-7352  
[Burtdement@realtyaustin.com](mailto:Burtdement@realtyaustin.com)



**Subject:**

Dear Burt,  
Please see the attached budget below, if you have any questions feel free to reach out.

<b>CSI Code</b>	<b>Activity</b>	<b>Subcontractor</b>	<b>Cost</b>
02500	Parcel 6 Restaurant		1,120,500.00
02580	Parcel 6 Parking lot 50		302,500.00
02830	Parcel 6 Sitework/Utilities/Landscape		725,000.00
90100	Building Permit		By Owner
90100	Plan Review Fees		By Owner
90110	Permit Service		By Owner
92100	CGL & \$10M Umbrella Insurance		12,630.24
92170	Builders Risk Ins.		15,239.40
99980	Overhead & Profit		87,034.79
0	Sales Tax		0.00
	<b>Total</b>	<b>\$</b>	<b>2,262,904.43</b>

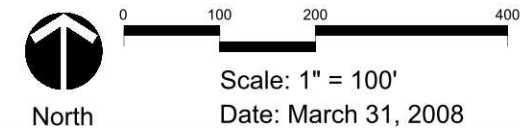
Sincerely,  
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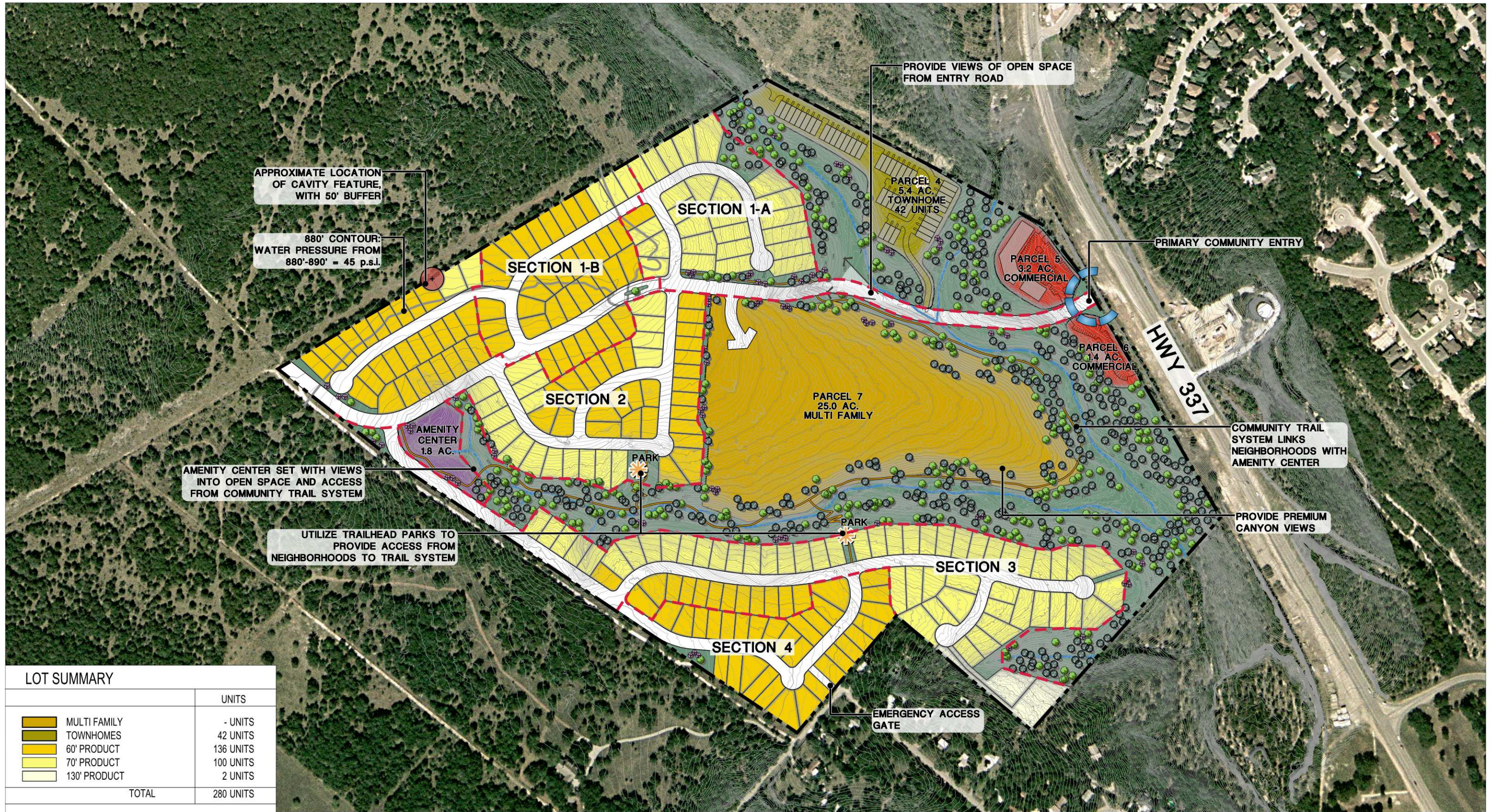
Blane Everett  
Project Manager/Estimator  
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LAND USE SUMMARY						
PARCEL	AREA	BUILDING S.F.	F.A.R.	PARKING REQUIRED	PARKING PROVIDED	
PARCEL 5	OFFICE	18,000 S.F.		54 SPACES	54 SPACES	
	RETAIL	6,500 S.F.		33 SPACES	36 SPACES	
PARCEL 5 TOTAL		3.2 AC.	24,500 S.F.	.18 F.A.R.	87 SPACES	90 SPACES
PARCEL 6		1.4 AC.	5,000 S.F.	.08 F.A.R.	50 SPACES	50 SPACES

CREEK CANYON ESTATES, LLC





**LOT SUMMARY**

	UNITS
MULTI FAMILY	- UNITS
TOWNHOMES	42 UNITS
60' PRODUCT	136 UNITS
70' PRODUCT	100 UNITS
130' PRODUCT	2 UNITS
<b>TOTAL</b>	<b>280 UNITS</b>

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**LOTING PLAN**

**THE ESTATES AT STONE CROSSING**  
 NEW BRAUNFELS, TEXAS

0 200 400 800  
 North  
 Scale: 1" = 400'  
 Date: July 2, 2008

SHEET FILE: T:\2007 Jobs\070163-FSIDI\Cadfiles\PLANNING\Lotting\Lotting Alt L.dwg  
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**LEGEND**

P - The land use is permitted by right in the zoning district indicated.

- The land use is prohibited in the zoning district indicated (Blank).

NOTE: Unless otherwise noted in this chapter, an application for a special use permit may be made for any land use not permitted in any district, except PD.

Types of Land Uses	Pre-1987 Zoning Districts												Post-1987 Zoning Districts																					
	R-1	R-2	R-3	B-1	TH	ZH	C-1	C-2	C-3	C-4	M-1	M-2	APD	R-1A-43.5	R-1A-12	R-1A-8	R-1A-6.6	R-1A-5.5	R-1A-4	R-2A	R-3L	R-3H	B-1A	B-1B	TH-A	ZH-A	MU-A	MU-B	C-1A	C-1B	C-2A	C-4A		
Accessory building/structure (see <a href="#">section 144-5.4</a> )	P	P	P	P	P	P	P	P	P				P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Accessory dwelling (one accessory dwelling per lot)	P	P	P			P	P	P	P				P	P	P	P	P	P	P	P							P	P						
Accounting, auditing, bookkeeping, and tax preparations							P	P	P	P	P	P																P	P	P	P	P	P	P
Acid manufacture																																		
Adult day care (no overnight stay)							P	P	P	P											P	P						P	P	P	P	P	P	
Adult day care (with overnight stay)			P				P	P	P	P																		P	P	P	P	P	P	
Aircraft support and related services									P		P	P																	P					
Airport											P	P																	P					
All-terrain vehicle (ATV) dealer/sales								P	P		P	P																P		P	P	P	P	



















Farmers market (produce market—wholesale)							P	P	P	P	P	P																						P		P	P									
Farms, general (crops) (see <a href="#">chapter 6</a> and <a href="#">section 144-5.9</a> )	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P									
Farms, general (livestock/ranch) (see <a href="#">chapter 6</a> and <a href="#">section 144-5.9</a> )	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P									
Feed and grain store								P	P	P	P	P																								P		P	P							
Fertilizer manufacture and storage																																														
Filling station (gasoline tanks must be below the ground)							P	P	P	P	P	P																									P		P	P	P					
Florist							P	P	P	P	P	P																									P	P	P	P	P	P				
Flour mills, feed mills, and grain processing											P	P	P																																	
Food or grocery store with gasoline sales							P	P	P	P	P	P																											P		P	P	P			
Food or grocery store without gasoline sales							P	P	P	P	P	P																											P	P	P	P	P			
Food processing (no outside public consumption)											P	P																												P						
Forge (hand)											P	P																													P					
Forge (power)											P	P																														P				

Fraternal organization/civic club (private club)			P	P				P	P	P	P	P																						P		P	P	P			
Freight terminal, rail/truck (when any storage of freight is wholly outside an enclosed building)											P	P																							P						
Freight terminal, truck (all storage of freight in an enclosed building)										P		P	P																						P						
Frozen food storage for individual or family use								P	P	P		P	P																						P	P	P	P	P		
Funeral home/mortuary								P	P	P		P	P																							P		P	P		
Furniture manufacture										P		P	P																								P				
Furniture sales (indoor)								P	P	P		P	P																								P		P	P	
Galvanizing works												P	P																								P				
Garbage, offal or dead animal reduction or dumping																																									
Garden shops and greenhouses								P	P	P		P	P																								P	P	P	P	P
Gas manufacture																																									
Gas or oil wells																																									
Golf course (public or private)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P			
Golf course (miniature)								P	P	P	P	P	P																								P		P	P	P

Government building or use with no outside storage (outside storage allowed in M-2 and M-2A)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P								
Grain elevator										P	P	P																										
Greenhouse (commercial)							P	P	P		P	P																		P	P	P	P	P	P			
Handicraft shop							P	P	P	P	P	P																			P	P	P	P	P	P		
Hardware store							P	P	P		P	P																			P	P	P	P	P			
Hay, grain, and/or feed sales (wholesale)												P																										
Health club (physical fitness; indoors only)							P	P	P	P	P	P																			P	P	P	P	P	P		
Heating and air-conditioning sales/services								P	P		P	P																				P	P	P		P		
Heavy load (farm) vehicle sales/repair (see <a href="#">section 144-5.14</a> )										P		P	P																				P		P	P		
Heavy manufacturing												P																										
Heliport												P	P																				P			P		
Hides/skins (tanning)												P																										
Home occupation (see <a href="#">section 144-5.5</a> )	P	P	P	P	P	P	P	P	P	P			P	P	P	P	P	P	P			P	P	P	P	P	P	P	P	P								
Home repair and yard equipment retail and rental outlets										P		P	P																					P		P	P	
Hospice			P				P	P	P													P	P									P	P	P	P	P		



Laundry/dry cleaning (drop off/pick up)							P	P	P														P	P	P	P	P	P												
Laundry/washateria (self-serve)							P	P	P															P	P	P	P	P	P											
Lawnmower sales and/or repair							P	P	P															P	P	P	P	P												
Leather products manufacturing										P	P																		P											
Light manufacturing										P	P																		P											
Limousine/taxi service										P	P	P	P	P															P			P	P	P						
Livestock sales/auction																						P	P																	
Locksmith							P	P	P																					P	P	P	P	P	P					
Lumber mill																						P																		
Lumberyard (see <a href="#">section 144-5.15</a> )																																			P					
Lumberyard or building material sales (see <a href="#">section 144-5.15</a> )																																			P					
Machine shop																																			P					
Maintenance/janitorial service																																				P			P	P
Major appliance sales (indoor)																																				P			P	P
Manufacture of carbon batteries																																								

Manufacture of paint, lacquer, oil, turpentine, varnish, enamel, etc.																							
Manufacture of rubber, glucose, or dextrin																							
Manufactured home—HUD Code compliant (see Texas Occupations Code ch. 1201)			P													P	P						
Manufactured home park—HUD Code compliant (see Texas Occupations Code ch. 1201)																	P						
Manufactured home subdivision—HUD Code compliant (see Texas Occupations Code ch. 1201)																P							
Manufactured home sales								P	P												P		
Manufacturing and processes								P	P												P		
Manufacturing processes not listed																							
Market (public, flea)								P	P	P											P		
Martial arts school						P	P	P	P	P										P	P	P	P
Meat or fish packing/storage plants										P													
Medical supplies and equipment						P	P	P	P	P											P		P
Metal fabrication shop								P	P	P											P		

Micro brewery (onsite mfg. and/or sales)								P	P	P	P	P																										P		P	P	P								
Micro distillery (onsite mfg. and/or sales)								P	P	P	P	P																									P		P	P	P	P								
Mini-warehouse/self-storage units (no boat and RV storage permitted)								P	P	P		P	P																										P		P	P								
Mini-warehouse/self-storage units with outside boat and RV storage										P		P	P																											P		P								
Monument, gravestone, or marble works (manufacture)																																																		
Motion picture studio, commercial film								P	P	P	P	P	P																														P		P	P	P			
Motion picture theater (indoors)								P	P	P	P	P	P																														P		P	P	P			
Motion picture theater (outdoors, drive-in)										P	P	P	P																														P		P		P			
Motorcycle dealer (primarily new/repair)									P	P		P	P																														P		P	P				
Moving storage company										P		P	P																															P		P	P			
Moving, transfer, or storage plant										P		P	P																															P						
Multifamily (apartments/condominiums)			P	P				P	P	P	P																																	P	P			P	P	
Museum			P	P				P	P	P	P	P																																	P		P	P	P	P





Offices, security/commodity brokers, dealers, exchanges and financial services							P	P	P	P	P	P																			P	P	P	P	P	P	
Oil compounding and barreling plants																																					
One-family dwelling, detached	P	P	P	P			P	P	P	P			P	P	P	P	P	P	P											P							
Outside storage (as primary use)											P	P																			P						
Paint manufacturing												P																									
Paper or pulp manufacture																																					
Park and/or playground (private and public)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Parking lots (for passenger car only) (not as incidental to the main use)								P	P	P	P	P																			P	P	P	P	P	P	
Parking structure/public garage									P	P	P	P	P																		P	P	P	P	P	P	
Pawn shop								P	P	P		P	P																		P	P	P	P	P	P	
Personal services								P	P	P		P	P																		P	P	P	P	P	P	
Personal watercraft sales (primarily new/repair)									P	P		P	P																			P			P		P
Pet shop/supplies (less than 10,000 sq. ft.)								P	P	P		P	P																		P	P	P	P	P		
Pet store (over 10,000 sq. ft.)										P		P	P																			P			P	P	

Petroleum or its products (refining of)																															
Photo engraving plant								P	P	P																P					
Photographic printing/duplicating/copy shop or printing shop								P	P	P															P	P	P	P	P		
Photographic studio (no sale of cameras or supplies)								P	P	P	P	P														P	P	P	P	P	P
Photographic supply								P	P	P																P	P	P	P	P	P
Plant nursery (no retail sales on site)	P	P	P	P				P	P	P	P	P	P													P	P	P	P	P	
Plant nursery (retail sales/outdoor storage)								P	P	P																P	P	P	P	P	P
Plastic products molding/reshaping											P	P														P					
Plumbing shop								P	P	P																	P		P	P	
Portable building sales										P																	P		P		
Poultry killing or dressing for commercial purposes											P	P																			
Propane sales (retail)										P																	P			P	
Public recreation/services building for public park/playground areas	P	P	P	P				P	P	P	P	P		P	P	P	P	P	P	P	P				P	P	P	P	P	P	
Publishing/printing company (e.g., newspaper)									P	P																	P		P	P	

Quick lube/oil change/minor inspection							P	P	P	P	P													P	P	P	P	P	P
Radio/television shop, electronics, computer repair							P	P	P	P	P													P	P	P	P	P	P
Railroad roundhouses or shops																													
Rappelling facilities										P	P	P													P				P
Recreation buildings (private)			P					P	P	P	P	P													P	P	P	P	P
Recreation buildings (public)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Recycling kiosk								P	P		P	P										P			P	P	P	P	
Refreshment/beverage stand								P	P	P	P	P													P	P	P	P	P
Rental or occupancy for less than one month (see section 144-5.17)			P					P	P	P	P											P	P			P			P
Research lab (non-hazardous)										P		P	P													P		P	P
Residential use in buildings with non-residential uses permitted in the district								P	P	P	P													P		P			P
Restaurant/prepared food sales								P	P	P	P	P													P	P	P	P	P
Restaurant with drive-through service								P	P	P	P	P													P	P	P	P	P

Retail store and shopping center without drive-through service (50,000 sq. ft. bldg. or less)							P	P	P		P	P																					P	P	P	P	P	P							
Retail store and shopping center with drive-through service (50,000 sq. ft. bldg. or less)							P	P	P		P	P																					P	P	P	P	P	P							
Retail store and shopping center (more than 50,000 sq. ft. bldg.)							P	P	P		P	P																						P			P		P						
Retirement home/home for the aged			P	P			P	P	P	P																							P	P	P	P	P								
Rock crushers and rock quarries																																													
Rodeo grounds											P	P	P	P																						P				P					
RV park												P	P																								P		P		P				
RV/travel trailer sales												P	P	P	P	P																					P		P	P	P				
Sand/gravel sales (storage or sales)													P																																
School, K-12 public or private	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P						
School, vocational (business/commercial trade)													P	P	P		P	P																				P	P	P	P	P			
Security monitoring company (no outside storage or installation)													P	P	P	P	P	P																						P	P	P	P	P	P





Telephone exchange buildings (office only)			P	P			P	P	P	P	P								P	P				P	P	P	P	P		
Tennis court (commercial)								P	P	P	P	P													P			P	P	P
Theater (non-motion picture; live drama)								P	P	P	P	P												P	P	P	P	P	P	
Tire sales (outdoors)									P	P		P	P												P			P	P	
Tool rental								P	P	P		P	P											P	P	P	P	P	P	
Townhouse (attached)					P																			P	P					
Transfer station (refuse/pick-up)										P		P	P												P					
Travel agency								P	P	P	P	P	P											P	P	P	P	P	P	
Truck or transit terminal											P	P													P				P	
Truck stop																														
Tuber entrance and takeout facilities (see section 144-5.13)																														
University or college (public or private)				P	P			P	P	P	P	P	P											P	P	P	P	P	P	
Upholstery shop (non-auto)								P	P	P		P	P												P			P	P	
Used or second hand merchandise/furniture store									P	P		P	P												P			P	P	
Vacuum cleaner sales and repair								P	P	P		P	P											P	P	P	P	P		
Vehicle storage facility										P		P	P												P			P		





