

MEYER RANCH COMMUNITY COMMERCIAL PROPERTY PORTFOLIO

FOR SALE

CONTACT AGENT FOR PRICING



TBD MEYER PKWY ±5 ACRES

PAD SITE WITH HIGH TRAFFIC AND
VISIBILITY ON MEYER PARKWAY



TBD STATE HWY 46 | PAD SITE #1 ±3.58 ACRES

NEIGHBORHOOD ENTRANCE
PAD SITES



TBD STATE HWY 46 | PAD SITE #2 ±3.5 ACRES

NEIGHBORHOOD ENTRANCE
PAD SITES

PRIME PAD SITE PORTFOLIO MEYER RANCH COMMUNITY NEW BRAUNFELS, TX

FOR MORE
INFORMATION
PLEASE CONTACT

ANTHONY MOORE, TACS
210.639.2200
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COLDWELL BANKER
COMMERCIAL

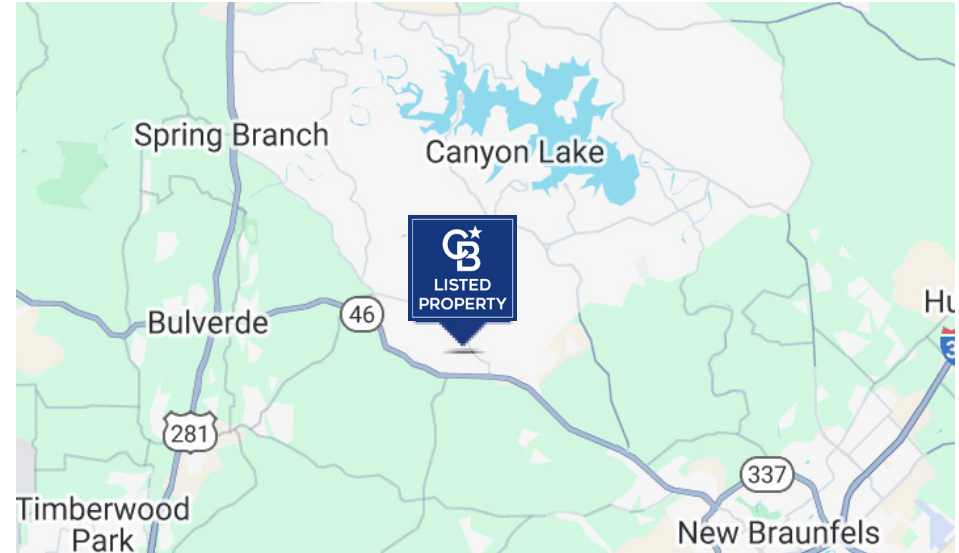
ALAMO CITY

CBCALAMO.COM

SALE

MEYER RANCH COMMERCIAL PORTFOLIO

NEW BRAUNFELS, TX 78132



Sale Price:	Contact Agent
Lot Sizes:	± 5 Acres ± 3.58 Acres ±3.5 Acres
Traffic:	High
Zoning:	OCL

MEYER RANCH COMMERCIAL PORTFOLIO

The Meyer Ranch Commercial Portfolio consists of **two prime commercial pad sites, each approximately ± 3.5 acres**, strategically located along **TX Hwy 46**, and **one larger ± 5-acre parcel** situated adjacent to the community pool and recreation center. The ± 5-acre parcel offers versatility for both **commercial and residential development** while the entrance pad sites are most suitable for **retail and other community focused developments**. **All utilities are on site or readily available** (Wastewater service availability to be confirmed with Meyer Ranch MUD). **Ideally located just outside New Braunfels on high-traffic TX Hwy 46, less than 0.5 mile from FM 3009**, these sites provide excellent accessibility and visibility in a rapidly growing corridor within the **expanding Meyer's Ranch Community and the scenic Texas Hill Country**.

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PROPERTY HIGHLIGHTS

- **Location:** TX State Highway 46, Meyer Ranch Community
- **Three commercial pad sites available**
- **Commercial or Residential** development opportunities
- **All utilities available,** Wastewater service availability to be confirmed with Meyer Ranch MUD
- **Curb cuts & driveways** in place
- **High visibility** along **Highway 46**
- **Just outside New Braunfels, TX**
- **Less than ± 0.5 miles** from **FM 3009**
- **Ideal for:** Retail, office, professional services, food, and residential development

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SALE

MEYER RANCH MASTER PLAN

MEYER RANCH COMMUNITY PORTFOLIO, NEW BRAUNFELS, TX 78132



This plan is conceptual in nature and subject to change without notice from Owner.

NORRIS DESIGN
LOCAL ARCHITECTS

MEYER RANCH
NEW BRAUNFELS, TEXAS

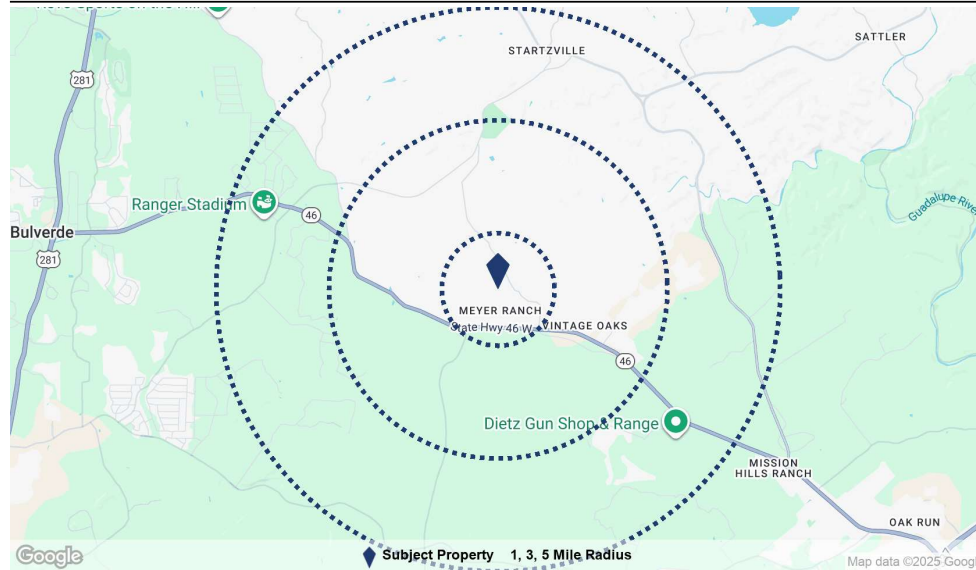
CONCEPTUAL MASTER PLAN
9/22/2025

SALE

DEMOGRAPHICS

MEYER RANCH COMMUNITY PORTFOLIO, NEW BRAUNFELS, TX 78132

DEMOGRAPHIC RADIUS RINGS



DEMOGRAPHIC SUMMARY

Population	1 Mile	3 Mile	5 Mile
2024 Population	2,464	9,409	20,321
2029 Population	4,274	16,328	35,081
Pop Growth 2024-2029	73.5%	73.5%	72.6%
2024 Average Age	44	44	44
Households			
2024 Households	880	3,401	7,473
2029 Households	1,529	5,914	12,927
Household Growth 2024-2029	73.8%	73.9%	73.0%
Median Household Income	\$221,138	\$175,000	\$139,487
Average Household Size	2.8	2.7	2.7
Average HH Vehicles	3	3	3
Housing			
Median Home Value	\$738,582	\$700,000	\$628,076
Median Year Built	2011	2011	2011

POPULATION (1MI)

2,464

AVG. HH SIZE (1 MI)

2.8

AVG. AGE (1 MI)

44

MED. HH INC. (1 MI)

\$221,138

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SALE

NEARBY CITIES, RETAIL & POINTS OF INTEREST MEYER RANCH COMMUNITY PORTFOLIO, NEW BRAUNFELS, TX 78132



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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.



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. 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.

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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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date