

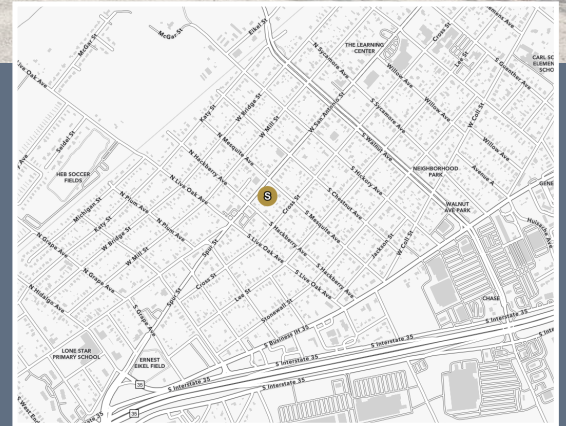


1413 W San Antonio St.
New Braunfels TX 78130



HIGHLIGHTS:

- » Offered at \$2,700,000
- » ±6,000 SF Commercial Building on ±0.782 Acres
- » C-2 Zoning Allowing a Broad Range of Retail, Office & Service Uses
- » Generous ±5:1 Land-to-Building Ratio Providing Ample Parking, Yard Space or Expansion Potential
- » Prime West End Location Along W San Antonio Street, Connecting Downtown New Braunfels to Loop 337, Business 35 & I-35
- » Public Infrastructure Investment at the Property's Doorstep, Including the \$900,000 San Antonio Street/Spur Intersection



DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2026 Population	9,817	60,094	116,487
2026 Average HH Income	\$105,958	\$121,080	\$124,973

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