



1355 RIVER ROAD NEW BRAUNFELS, TX 78132

FOR SALE



- Explore an exceptional development opportunity for an owner-user in the sought-after New Braunfels area with 1355 River Road.
- This prime 9.839-acre property offers an ideal location for multifamily, retail, or office development, with close proximity to top attractions, bustling commercial centers, and major transportation routes.
- Boasting ample space for versatile development and an attractive, growing market for retail, office, rental or residential units, this property presents an exciting prospect for any owner-user seeking to capitalize on the thriving New Braunfels real estate market.
- Take advantage of this strategic location and unlock the potential of this prime property in the heart of New Braunfels.
- List Price: \$7,500,000



PROPERTY SUMMARY



LOCATION DESCRIPTION

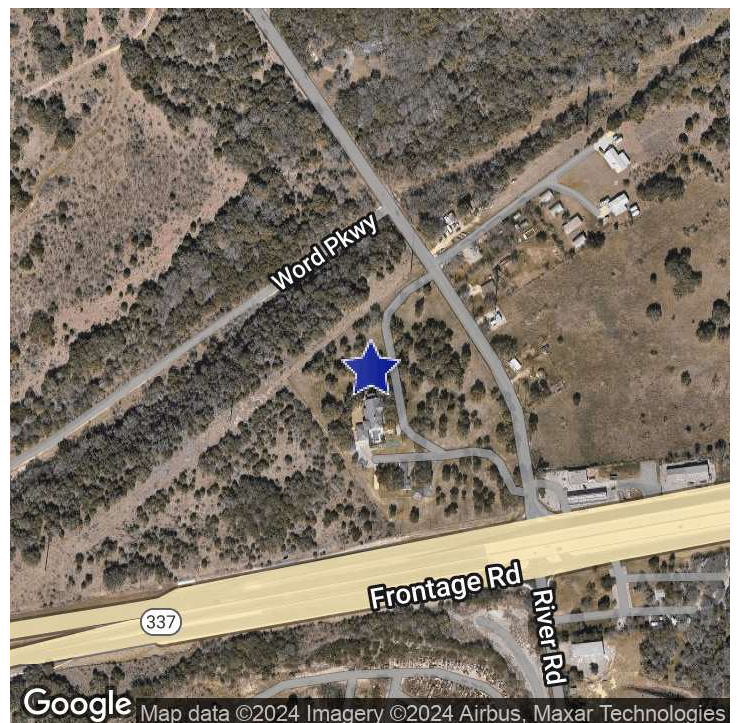
9.839 Acres For Sale located at 1355 River Rd in New Braunfels, TX. The property sits on the high corner of the lighted intersection at Loop 337 and River Rd, which provides excellent site visibility. Property is zoned C-3 "Commercial District", which covers a wide-variety of acceptable commercial uses.

This property is located at the edge of the 2,500-acre Veramendi Master Planned Community. Within 2 miles of the property are Christus Santa Rosa Hospital, New Braunfels High School, H-E-B, Walgreens, Starbucks, TaskUs, IBEX Global, and other retail, restaurant, & financial establishments.

River Road takes people out to all the recreational activities along the Guadalupe River, which includes camping, river tubing, kayaking, & rafting.

OFFERING SUMMARY

Sale Price:	\$7,500,000
Lot Size:	9.839 Acres
Zoning:	C-3 "Commercial District"



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 presentation of size, quality, or quantity of any of the physical characteristics of the property should be verified by you or your advisors. 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.

LEGACY COMMERCIAL REAL ESTATE

www.legacycommercialre.com
2021 W State Hwy 46, Suite 101, New Braunfels, TX 78132 | 830.625.6400



ADDITIONAL PHOTOS



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UTILITY EXHIBIT



1355 RIVER RD
LOCATION MAP



1 inch = 150 feet

Legend

- Water Main (M)
- Power (P)
- Gas (G)
- Sanitary Sewer (S)
- Storm Sewer (ST)
- Fire Hydrant (FH)
- Other (O)



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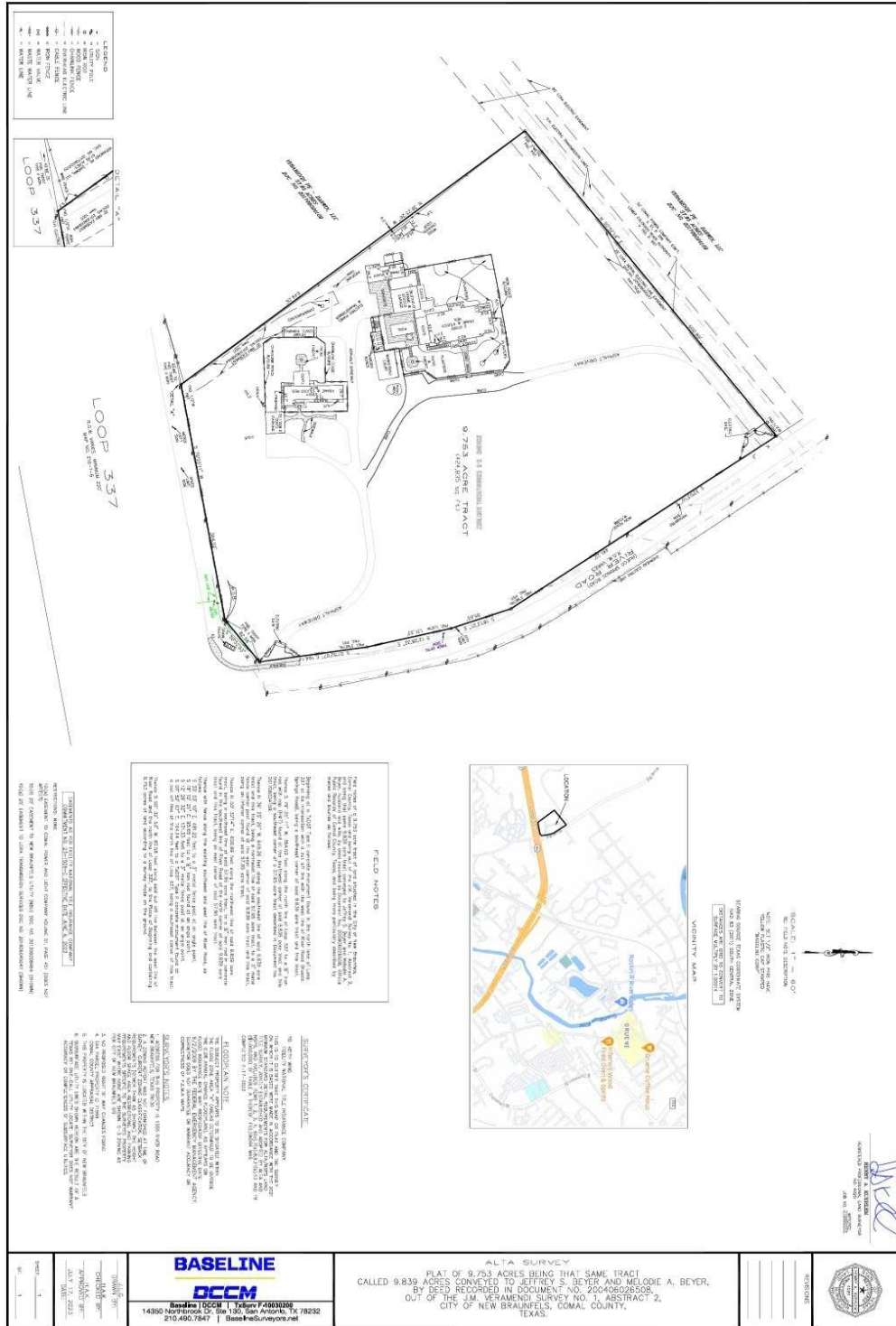
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SURVEY



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MIKE YBARRA

Principal

mike@legacycommercialre.com

Direct: 210.601.1414

PROFESSIONAL BACKGROUND

Mike Ybarra is Co-Founder of Legacy Commercial Real Estate. He has over 35 years of commercial real estate experience specializing in the sales and leasing of land, retail, office, industrial, medical, and retail pad sites. Mike's tenant representation experience ranges from both Corporate 100 clients to owners and entrepreneurs throughout the United States as well as governmental entities. Not only does he have extensive knowledge of the San Antonio and New Braunfels market, but he has conducted business in most major cities in the United States.

Mike Ybarra grew up in New Braunfels and obtained a degree in Business Management from Southwest Texas State University in San Marcos, Texas in 1985.

He began his career at CB Richard Ellis (formerly CB Commercial) in San Antonio where he was Rookie of the Year in 1989 and a top five producer in 1989 and 1990.

Prior to establishing Legacy Commercial Real Estate, Mike co-founded Providence Commercial Real Estate Services in San Antonio from 1991 through 2009.

MEMBERSHIPS

- Member, Saints Peter and Paul Catholic Church
- Member of Sage Capital Bank Advisory Board
- Current Member of New Braunfels Economic Development Foundation
- Former Board Member of Christus Santa Rosa Health Care System
- Former Board Member YMCA of New Braunfels
- Former City Councilman District 3, New Braunfels
- Served on the Board of Directors for New Braunfels Planning & -Zoning Commission (14 years); Chairman for 5 of the 14 years
- Served as Chairman of the Cadillac Invitational (the largest annual fundraiser for the National Kidney Foundation) for 5 years
- Former Board Member of the New Braunfels Chamber

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CORY ELROD

Principal

cory@legacycommercialre.com

Direct: **830.214.3489**

PROFESSIONAL BACKGROUND

Cory Elrod is a Co-Founder of Legacy Commercial Real Estate. He has over 16 years of experience in commercial real estate specializing in the sales and/or leasing of office, office medical, retail, land, industrial, and retail pad sites.

Cory has had a multifaceted career during which he has put his education to use in different sectors such as the medical field and corporate recruiting before turning his attention toward his true passion of Commercial Real Estate. Growing up in New Braunfels, he has lived, worked, and volunteered since his youth. He provides a native's perspective of the market and community along with his years of large market commercial real estate experience.

Cory specializes in giving his clients a very thorough understanding of the dynamics of the community to maximize their marketplace results.

Cory was previously with Providence Commercial Real Estate Services as well as served as President for the McKenna Healthcare Foundation at McKenna Memorial Hospital.

MEMBERSHIPS

- Past Chairman & Member of New Braunfels Planning & Zoning Commission
- Current Member of Wurstfest Association
- Past Member of Comal Parks Selection Committee
- Current Chairman & Member of New Braunfels Downtown Rotary Scholarship Golf Tournament
- Current Member of the New Braunfels Chamber & Transportation Committee
- Former Member of the Salvation Army Board
- Former Member of the City of New Braunfels Zoning Board of Adjustments
- Graduate, Leadership New Braunfels (New Braunfels Chamber)
- City of New Braunfels Bond Advisory Committee (Vice Chair)
- Attends Springs Community Church

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