



**EDWARDS
COMMERCIAL
REAL ESTATE**

2880 FM 1101 | NEW BRAUNFELS, TX 78130



FOR SALE: \$629,000 | 1.257 ACRES

Excellent opportunity to invest in a 1.26-acre vacant commercial lot located in the ETJ (Extraterritorial Jurisdiction) on the east side of FM 1101, positioned in the rapidly expanding northeast corridor of New Braunfels. Surrounded by growing residential and community developments, including a future church and residential subdivision on either side.

Key Highlights:

- ETJ zoning – offering development flexibility
- Level topography, outside of flood plain
- Located near upcoming residential and community developments
- Minutes from Creekside Shopping Center
- Close to the newly announced Topgolf
- Adjacent to the Mayfair Master-Planned Community – 5,000 homes and a Costco opening in 2026
- Ideal for office, service-oriented business use or drive-thru Kiosk, IE: Coffee, Soda, drive-thru beverages

Capitalize on this high-growth area with excellent visibility, strong traffic corridors, and immediate proximity to established and emerging commercial anchors.



JULIE GOLLA

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Price and status subject to change without notice.



2880 FM 1101 | NEW BRAUNFELS, TX 78130

1.257 ACRES OF LAND OUT OF THE A.M. ESNAURIZAR SURVEY, ABSTRACT NO. 1, COMAL COUNTY, BEING ALL OF THE TRACT CALLED 1.256 ACRES, RECORDED IN DOCUMENT NO. 201706044790, OFFICIAL PUBLIC RECORDS, COMAL COUNTY, TEXAS.

REFERENCE NEW BRAUNFELS TITLE COMMITMENT, OF #NBT-1619-2020, EFFECTIVE DATE 09/14/2020

REFERENCE EASEMENT TO SOUTHWESTERN BELL TELEPHONE COMPANY RECORDED IN VOLUME 75, PAGE 151, COMAL COUNTY, TEXAS.- CANNOT BE LOCATED AS DESCRIBED

REFERENCE ELECTRIC LINE RIGHT-OF-WAY AGREEMENT BY JIMMY L. MAXWELL AND WIFE TO NEW BRAUNFELS UTILITIES RECORDED IN VOLUME 309, PAGE 729, DEED RECORDS, COMAL COUNTY, TEXAS.- AS SHOWN

BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204), NAD 83.

A METES & BOUNDS DESCRIPTION OF THIS TRACT WAS CREATED IN CONJUNCTION WITH THIS SURVEY.

CALLED 100 AC
DOC. NO. 200306047836
O.P.R.C.C.T.

CALLED 37.960 AC
DOC. NO. 200706033517
O.P.R.C.C.T.

LEGEND:

- = FND 1/2" IRON PIN
- R.O.W. = RIGHT-OF-WAY
- () = RECORD CALLS
- ⊠ = WATER METER
- ⊠ = TELEPHONE PEDESTAL
- ⊠ = ELECTRIC JUNCTION BOX
- ⊠ = SIGN
- ⊠ = POWER POLE
- ⊠ = GUY ANCHOR
- E — = OVERHEAD ELECTRIC
- X — = BARBED WIRE FENCE
- ⊠ = OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS
- P.O.B. = POINT OF BEGINNING

W/ CAP
"TRI-COUNTY"

SCALE: 1"=60'

2880 FM 1101
NEW BRAUNFELS, TEXAS

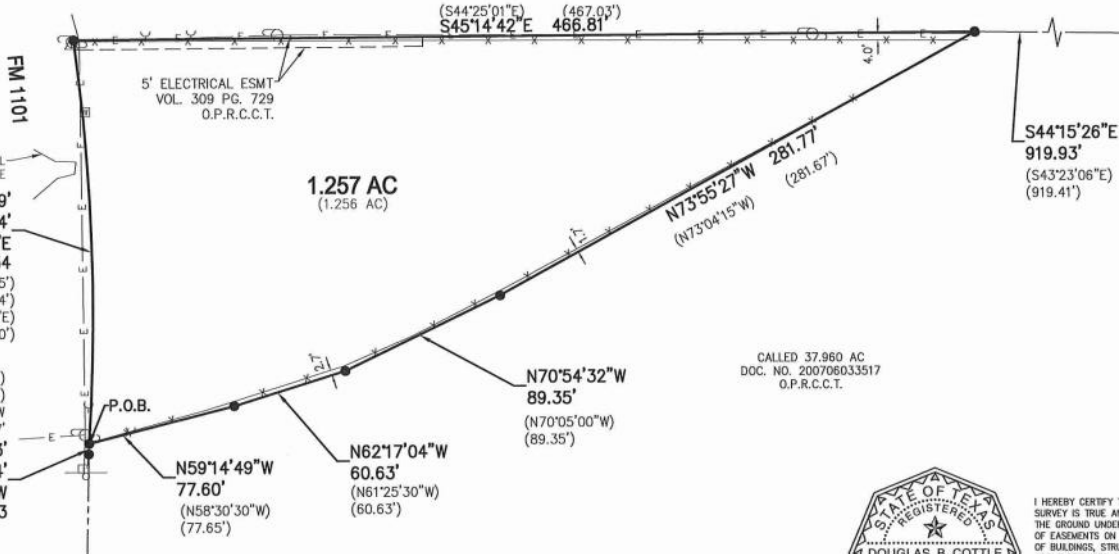
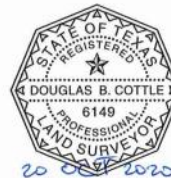
THIS SURVEY IS CERTIFIED TO
DEPENDABLE MORTUARY
SERVICES, LLC & NEW
BRAUNFELS TITLE COMPANY

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS SURVEY IS TRUE AND CORRECT ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND THAT ALL OBSERVABLE EVIDENCE OF EASEMENTS ON THE GROUND ARE SHOWN AND ALL OBSERVABLE EVIDENCE OF BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS SITUATED ON THE ABOVE PREMISES ARE SHOWN

THIS 13TH DAY OF OCTOBER 2020

DOUGLAS B. COTTLE
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6149

20-1069



GRAVEL DRIVE
L=210.89'
R=1049.94'
CB=N43°10'19\"E
CD=210.54
(L=210.85')
(R=1049.94')
(N44°02'45\"E)
(210.50')

(L=5.37')
(R=1049.94')
CB=S47°08'16\"W
CD=5.37'
L=5.53'
R=1049.94'
CB=S46°59'33\"W
CD=5.53'

DRAWN BY: DvC
FIELD CREW: CJ



290 S. CASTELL AVE., STE. 100
NEW BRAUNFELS, TX 78130
TBPE FIRM F-10961
TBPLS FIRM 10153600

Survey Name: 202006044790; Survey Number: 2020-1069; Date: 10/13/2020; Scale: 1\"/>



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NEW BRAUNFELS
TOWN CENTER
AT CREEKSIDE

PETSMART TARGET BEST BUY ROSS DRESS FOR LESS

DICK'S SPORTING GOODS jcpenny

Famous Footwear WHATABURGER

LONGHORN STEAKHOUSE dressbarn BJ'S RESTAURANT BREWHOUSE

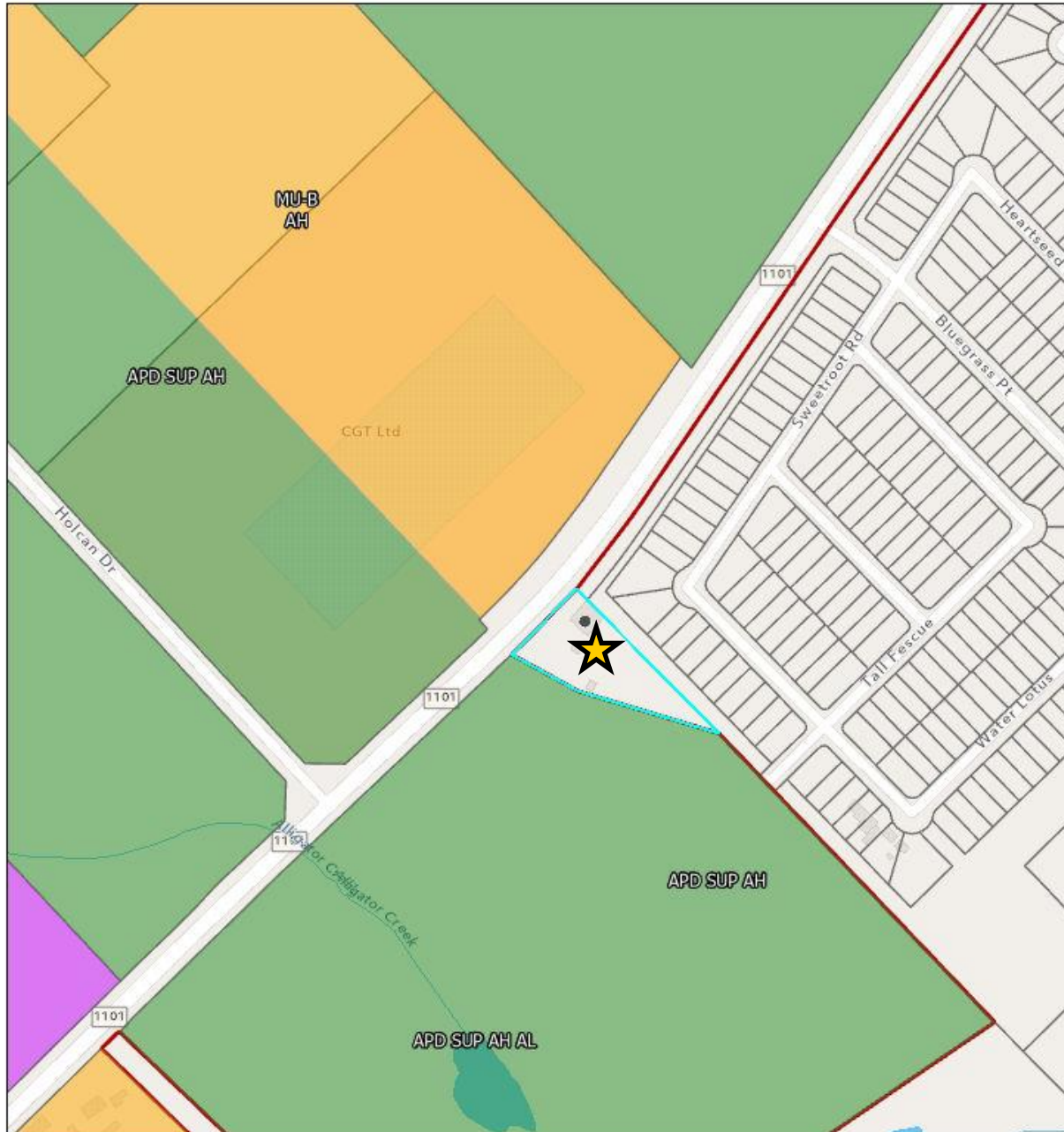
SPECS' HOBBY LOBBY Willie's

ULTA Panera BREAD James Avery JEWELRY TJ-MAXX

SALLY BEAUTY SUPPLY TOPGOLF belk



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6/10/2025, 3:46:42 PM

Zoning

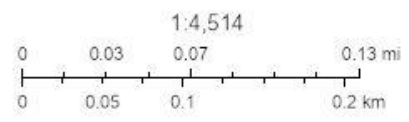
- APD
- M-1A
- MU-B

City Limits

- City Limits

Other Features

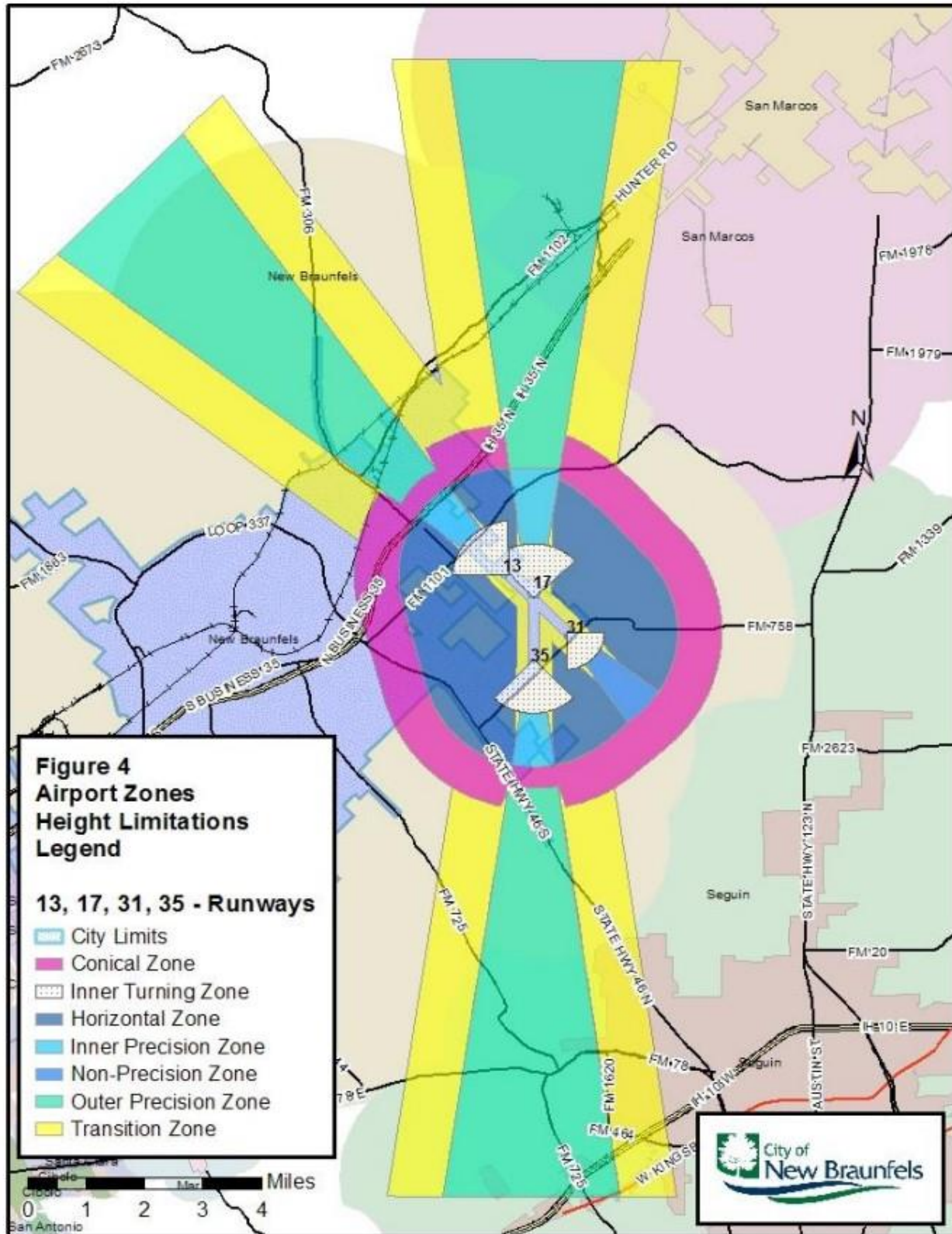
- Parcels
- ETJ



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, OpenStreetMap contributors, and the GIS User Community



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Median Household Income \$79,742	Median Age 36.7	Total Population 100,373	1st Dominant Segment Up and Coming Families
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Consumer Segmentation

Life Mode

What are the people like that live in this area?

Sprouting Explorers

Young homeowners with families

Urbanization

Where do people like this usually live?

Suburban Periphery

The most populous and fastest-growing among Urbanization groups, Suburban Periphery includes one-third of the nation's population

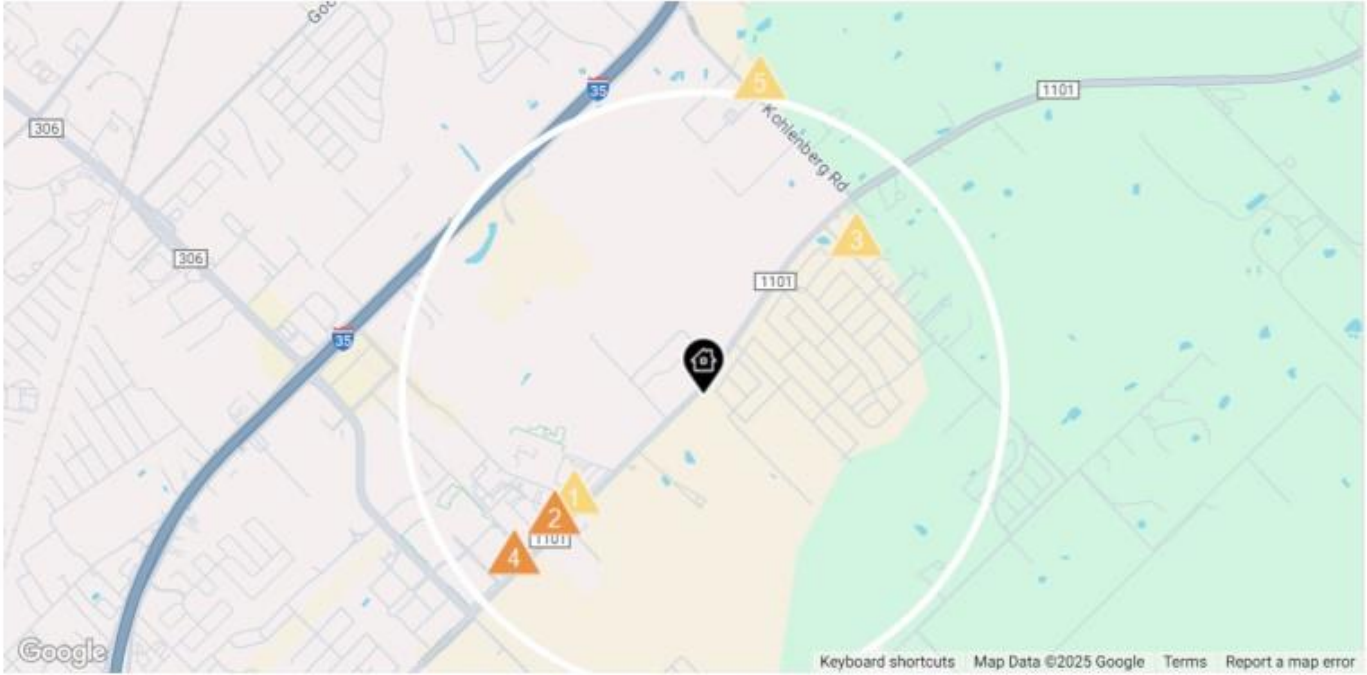
Top Tapestry Segments

	Up and Coming Families	Middleburg	Down the Road	Golden Years	Southern Satellites
% of Households	10,916 (28.6%)	4,729 (12.4%)	3,811 (10.0%)	2,253 (5.9%)	2,061 (5.4%)
% of Comal County	4,851 (6.7%)	7,337 (10.2%)	3,636 (5.0%)	2,253 (3.1%)	1,000 (1.4%)
Lifestyle Group	Sprouting Explorers	Family Landscapes	Rustic Outposts	Senior Styles	Rustic Outposts
Urbanization Group	Suburban Periphery	Semirural	Semirural	Suburban Periphery	Rural
Residence Type	Single Family	Single Family	Mobile Homes, Single Family	Single Family, Multi-Units	Single Family ; Mobile Homes
Household Type	Married Couples	Married Couples	Married Couples	Singles	Married Couples
Average Household Size	3.05	2.69	2.7	2.1	2.6
Median Age	32.3	37.2	36.1	53.6	41.2
Diversity Index	81.6	59.5	79.5	55.9	50.1
Median Household Income	\$91,700	\$77,300	\$51,700	\$86,600	\$60,700
Median Net Worth	\$186,900	\$181,000	\$85,300	\$264,300	\$163,200
Median Home Value	\$311,300	\$260,900	\$144,600	\$459,400	\$201,100
Homeownership	74.7 %	76.1 %	67.5 %	65.6 %	80.9 %
Employment	Professional or Mgmt/Bus/Financial	Professional or Mgmt/Bus/Financial	Services or Professional	Professional or Mgmt/Bus/Financial	Professional or Services
Education	Some College No Degree	High School Diploma	High School Diploma	Bachelor's Degree	High School Diploma
Preferred Activities	Busy with work and family . Shop around for the best deals.	Spending priorities also focus on family . Enjoy hunting, fishing, bowling and baseball.	Place importance on preserving time-honored customs . Go hunting, fishing.	Active social lives include traveling abroad . Good health is a priority.	Go hunting, fishing . Own a pet dog.
Financial	Carry debt, but also maintain retirement plans	Carry some debt, invest for future	Shop at Walmart Supercenters, Walgreens and dollar stores	Maintain actively managed financial portfolios	More concerned about cost rather than brand
Media	Rely on the Internet for entertainment and information	TV and magazines provide entertainment and information	Use the Internet to stay connected, listen to radio at work	Internet is used for everything, avid readers as well	Obtain most of their information from TV
Vehicle	Own late model import SUVs or compacts	Like to drive trucks, SUVs, or motorcycles	Bought used vehicle last year	Prefer late-model vehicle	Own 1 or 2 vehicles likely a truck





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Daily Traffic Counts: Up 6,000 / day 6,001 – 15,000 15,001 – 30,000 30,001 – 50,000 50,001 – 100,000 Over 100,000 / day



1,833

2024 Est. daily traffic counts

Street: FM 1101
Cross: FM 483
Cross Dir: SW
Dist: -

Historical counts

Year	Count	Type
2013	2,062	AA DT
2011	1,900	AA DT
2010	1,550	AA DT
2008	1,750	AA DT
2005	1,700	AA DT



6,823

2024 Est. daily traffic counts

Street: FM 1101
Cross: FM 483
Cross Dir: SW
Dist: -

Historical counts

Year	Count	Type
2022	7,299	AA DT
2021	7,837	AA DT
2020	5,095	AA DT
2019	6,328	AA DT



330

2024 Est. daily traffic counts

Street: Kroesche Ln
Cross: FM 1101
Cross Dir: NW
Dist: -

Historical counts

Year	Count	Type
2010	330	AD T
2000	300	AD T



6,741

2024 Est. daily traffic counts

Street: FM 1101
Cross: FM 483
Cross Dir: NE
Dist: -

Historical counts

Year	Count	Type
2022	8,926	AA DT
2021	9,539	AA DT
2020	5,950	AA DT
2019	7,348	AA DT
2018	4,027	AA DT



948

2024 Est. daily traffic counts

Street: Kohlenberg Rd
Cross: I- 35 N
Cross Dir: NW
Dist: -

Historical counts

Year	Count	Type
2010	960	AD T

NOTE: Daily Traffic Counts are a mixture of actual and Estimates (*)





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.

<u>D. Lee Edwards Realty</u>	<u>467649</u>	<u>leedwards1109@msn.com</u>	<u>830-620-7653</u>
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
<u>D. Lee Edwards</u>	<u>435290</u>	<u>leedwards1109@msn.com</u>	<u>830-708-2319</u>
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
<u>Aja Edwards</u>	<u>513537</u>	<u>admin@dleedwardsrealty.com</u>	<u>830-620-7653</u>
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
<u>Julie Golla</u>	<u>706824</u>	<u>julie@juliegollarealtor.com</u>	<u>210-473-9894</u>
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date