



MARK HAMPTON  
RESIDENTIAL AND COMMERCIAL REAL ESTATE  
*The Signature of Experience*

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25090 IH-35 & Eckhardt Road  
Schertz TX 78132

***For Sale***

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For illustrative purposes only

27.855 acres zoned APD (Agricultural Pre-Development). This property is located on the north bound side of Interstate Highway 35 and Eckhardt Road in Schertz and has approximately 650 feet of frontage on IH35 Frontage Road. Preliminary studies have been done to accommodate a Multi-family residential site. Proforma and study data is available upon request.



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## LOCATION

Located just south of New Braunfels and is at the intersection of I-35 frontage and Eckhardt Roads.



The information presented here is deemed to be accurate but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to confirm accuracy and completeness. All KW offices are independently owned and operated.

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## PROPERTY SUMMARY

- 27.855 acres of undeveloped land located in the City of Schertz and abuts the City limits of New Braunfels. The Schertz preliminary design documents are available which show the site layout with specifications.
- Site is adjacent to and near new single-family residential subdivisions.
- Easy access to New Braunfels, San Antonio and surrounding communities.
- A Proforma and Occupancy Analysis have been completed and are available upon request. The site work has preliminary approval but will require rezoning; property is currently APD (Agricultural Pre-Development).



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## PROPERTY PHOTOS



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## NOTES

- 27.855 acres of undeveloped land located in the City of Schertz and abuts the City limits of New Braunfels. The Schertz preliminary design documents are available which show the site layout with specifications.
- Site is adjacent to and near new single-family residential subdivisions.
- Easy access to New Braunfels, San Antonio and surrounding communities.
- A Proforma and Occupancy Analysis have been completed and are available upon request. The site work has preliminary approval but will require rezoning; property is currently APD (Agricultural Pre-Development).
- Approximately 650 feet frontage on IH35 Frontage Road
- Three separate properties comprise the 27.855 acres as follows:
  - 25090 IH 35 N, New Braunfels TX 78132  
Property ID: 78233  
Legal: A-430 SUR-259 J NOYES, ACRES 6.855
  - 25100 IH 35 N, New Braunfels TX 78132  
Property ID: 78234  
Legal: A-430 SUR-259 J NOYES, ACRES 1.0
  - 5524 Eckhardt Rd, Schertz TX  
Property ID: 75449  
Legal: A-182 SUR-258 C M GAHAGAN, ACRES 20.0



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**2023  
ECONOMIC  
BENCHMARKS**

**NEW BRAUNFELS, TEXAS**

**NEW BRAUNFELS CHAMBER**  
ESTABLISHED 1919

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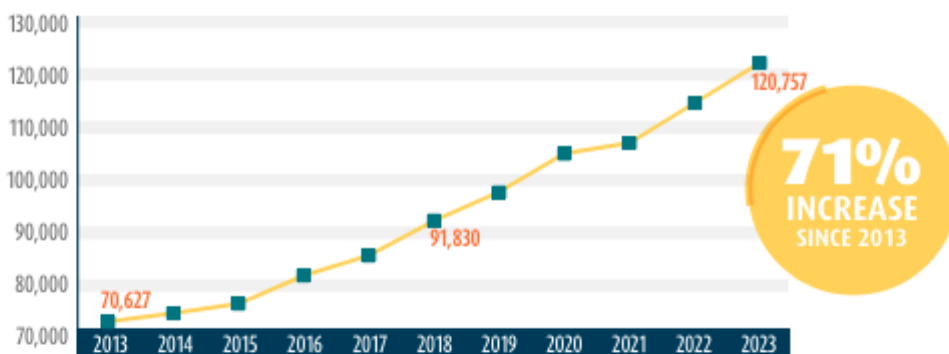


# DEMOGRAPHICS

## POPULATION

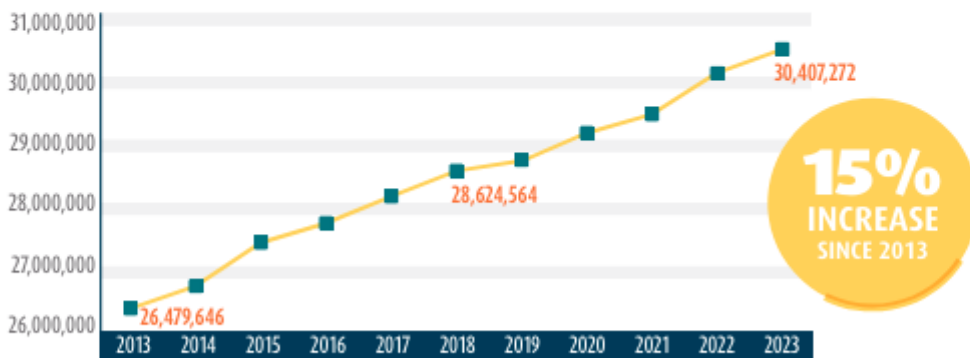
New Braunfels' population has grown by 71% since 2013, a growth rate that is over three and a half times that of the State of Texas. This growth can be attributed to the exceptional quality of life, excellent public schools, and our prime location in the San Antonio-Austin corridor. Large-scale developments like Veramendi and Mayfair as well as corporate expansions like Detex, Continental, and TaskUs are validation that New Braunfels is an attractive place for residents and companies alike.

### GROWING POPULATION: CITY OF NEW BRAUNFELS



Source: Lightcast, Zip Codes 78130, 78131, 78132, and 78135; 2023

### GROWING POPULATION: STATE OF TEXAS



Source: Lightcast, 2023

## 2 ECONOMIC BENCHMARKS

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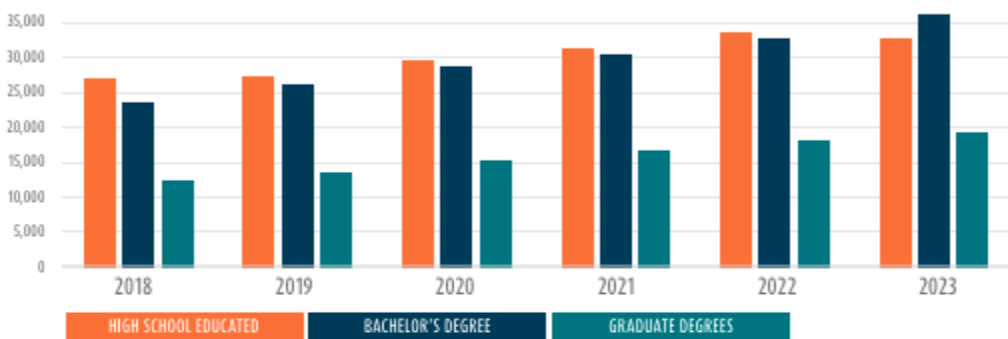


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## EDUCATIONAL ATTAINMENT

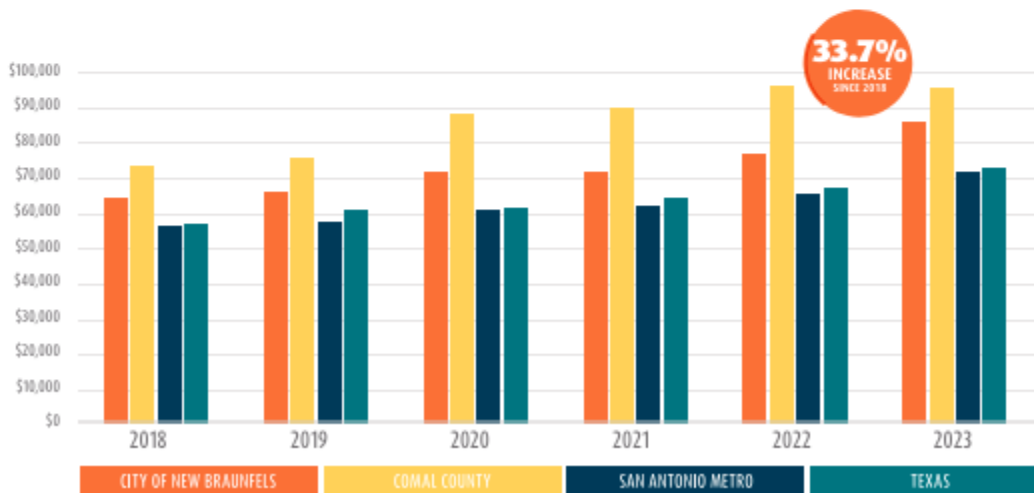
New Braunfels has a highly educated workforce, and the population of educated workers has been steadily increasing. The number of residents with a Bachelor's degree has increased 53.8% since 2018, and the number of residents with a graduate degree or higher has increased 58.0% in the same period.



Source: Lightcast

## MEDIAN HOUSEHOLD INCOME

Median Household Income in New Braunfels rose by 11.6% in 2023 and is up 33.7% since 2018. This is faster growth than both the San Antonio Metro and State of Texas averages.



Source: 2022 ACS 5-year Estimates, U.S. Census

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# JOB

The unemployment rate in New Braunfels is lower than the national, statewide, and nearby metro area averages. New Braunfels' unemployment rate has averaged 3.75% since 2013. In 2023, the unemployment rate was 3.3%, with city employment standing at 49,338 employees.

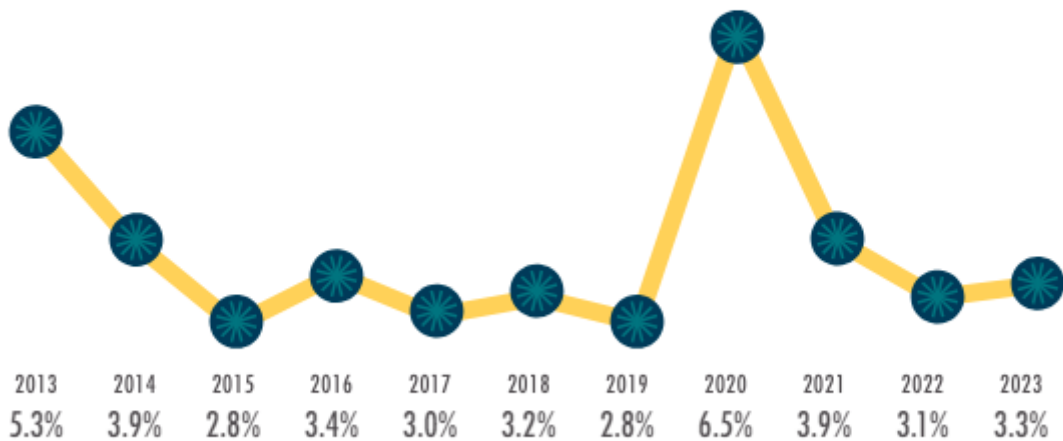
## NEW BRAUNFELS EMPLOYMENT



**64%  
GROWTH  
SINCE 2013**

Source: Texas Labor Market Review

## NEW BRAUNFELS UNEMPLOYMENT



Source: Texas Labor Market Review

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## COMMUTING

New Braunfels employers benefit from a large labor shed spanning the San Antonio-Austin corridor. Overall, New Braunfels has a net outflow of commuters – 73% of residents leave the community for work. When breaking down by income, lower-wage jobs have a net inflow, while higher-wage jobs have a net outflow.

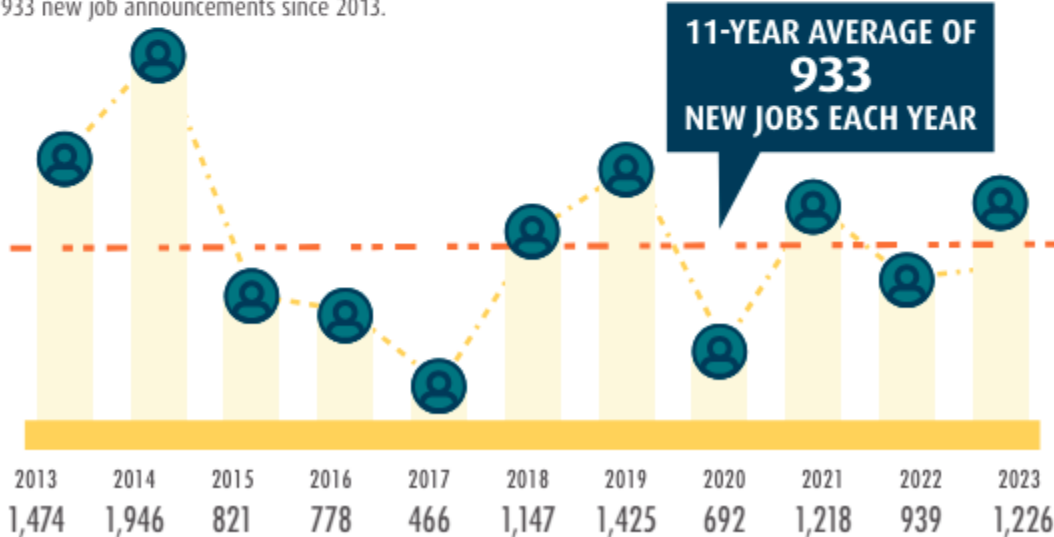
### COMMUTING TRENDS: INFLOW & OUTFLOW OF WORKERS BY ANNUAL EARNINGS (2021)



Source: Census OnTheMap, 2021

## NEW PRIMARY JOBS

Primary employers generate wealth in a community by producing a good or service that is mostly sold outside the trade area. We currently track 52 primary employers in New Braunfels and have averaged 933 new job announcements since 2013.



Source: New Braunfels Chamber of Commerce, 2023

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# TAXES & REVENUES

## CITY PROPERTY TAX VALUATIONS

Over the last decade, taxable value in the City of New Braunfels has increased by nearly \$8.25 billion. Furthermore, the tax rate levied by the city is low to moderate compared to similar communities. While

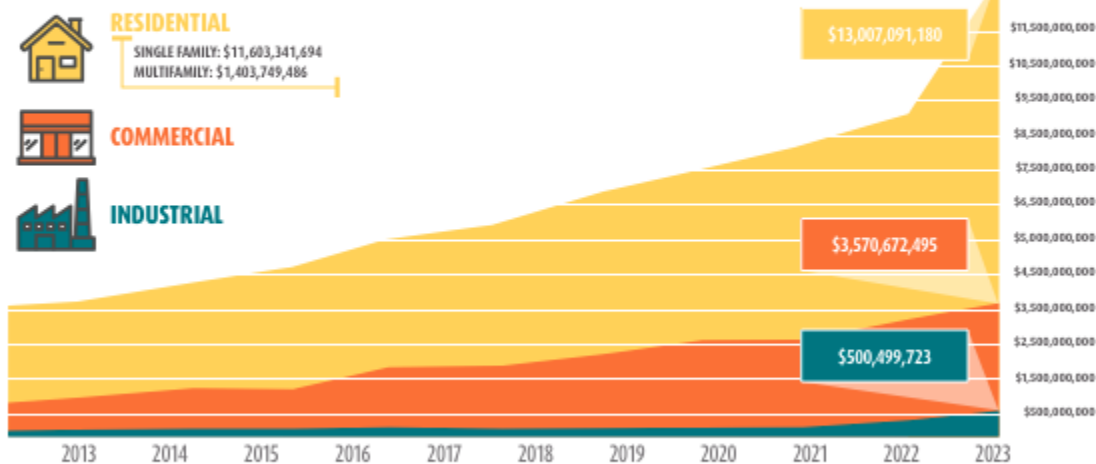
taxable value has decreased slightly from 2022 to 2023, this is a result of recent property tax policy changes enacted by the Texas Legislature that allowed tax exemption totals to grow larger than the gains in real appraised value.



Source: Comal Appraisal District and Guadalupe Appraisal District

## CITY REAL PROPERTY VALUATION BREAKDOWN

New Braunfels continues to see robust market valuation growth across all property types. Residential market valuation has increased by nearly \$9.6 billion since 2013. Commercial market valuation increased by over \$2.4 billion in the same period.



Source: Comal Appraisal District and Guadalupe Appraisal District



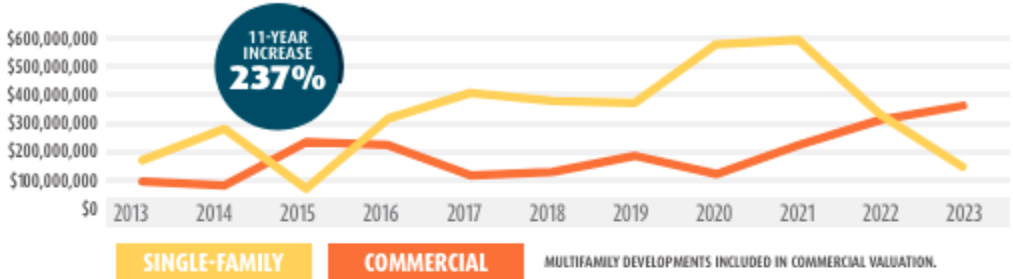


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## BUILDING PERMIT VALUE

In 2023, building permit values in the City of New Braunfels totaled \$537,816,982, an increase of 237% since 2013.



Source: City of New Braunfels Planning Department

## COMMERCIAL & INDUSTRIAL TAX VALUE

In 2023, combined commercial and industrial tax value increased by 12.5% compared to 2022.



Source: Comal Appraisal District and Guadalupe Appraisal District

## SALES TAX REVENUE RECEIPTS

Sales tax revenues in New Braunfels have increased by 81.4% since 2013. In 2023, sales tax revenue was \$37,158,739.29. Sales tax is the largest local revenue source for city government services.



Source: Texas Comptroller, October Receipts

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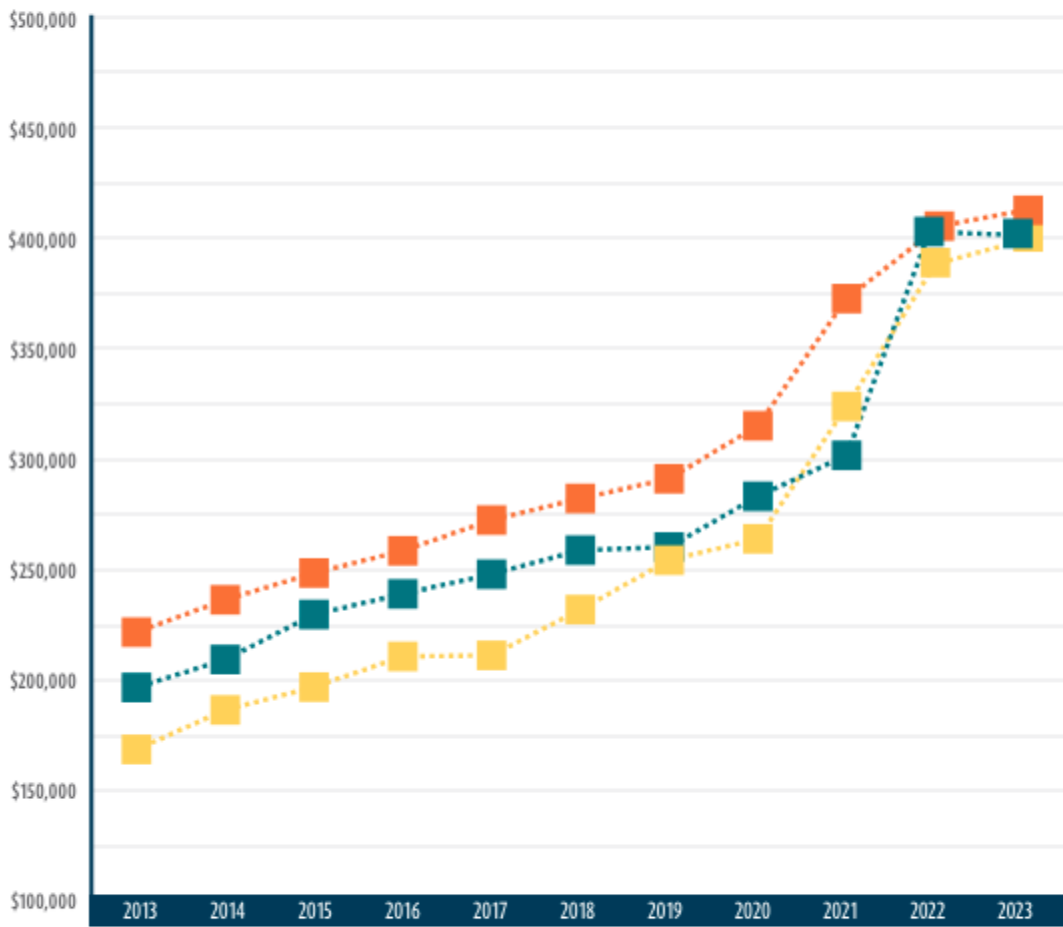


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# REAL ESTATE

## AVERAGE HOME VALUATIONS



CITY OF NEW BRAUNFELS	\$406,077
TRI-COUNTY AREA (COMAL, GUADALUPE, HAYS)	\$429,907
STATE OF TEXAS	\$408,404

Source: Texas A&M Real Estate Research Center, October 2023

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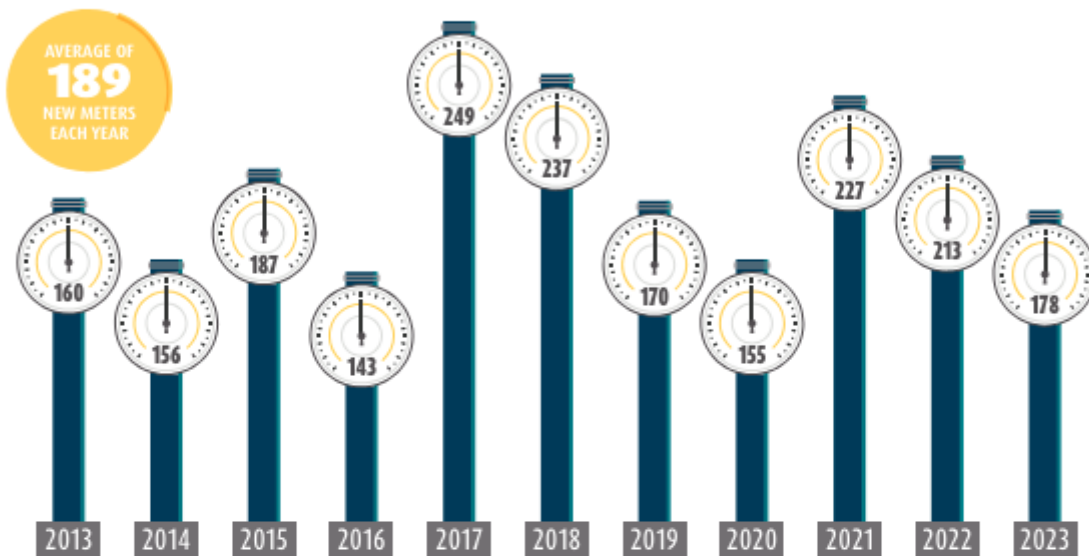


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## NEW BUSINESS METERS

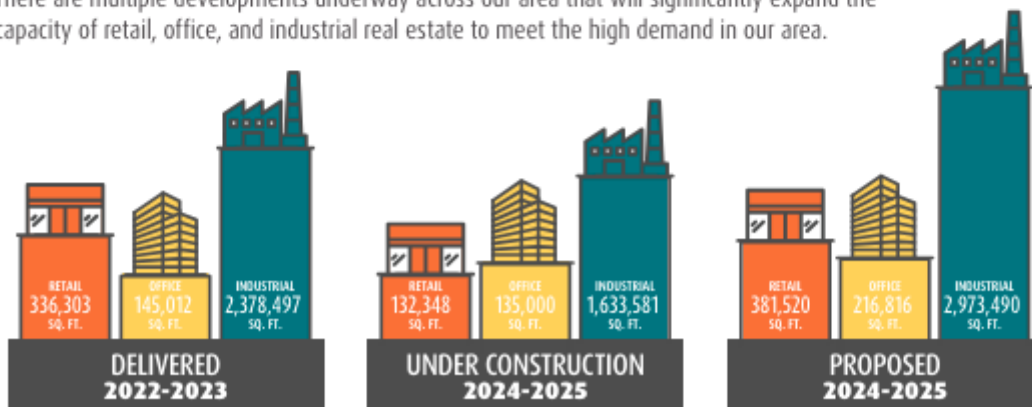
New Braunfels meters are measured by the city-owned utility for electricity, water, and wastewater. In 2023, NBU registered 178 new business meters, gaining 2,075 since 2013.



Source: New Braunfels Utilities (October 2022-September 2023)

## REAL ESTATE CONSTRUCTION RATES

There are multiple developments underway across our area that will significantly expand the capacity of retail, office, and industrial real estate to meet the high demand in our area.



Source: CoStar

ECONOMIC BENCHMARKS 9

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# INFRASTRUCTURE PROJECTS

The City of New Braunfels, TXDOT, Comal County, and other public and private entities are currently working on various road, service, public facility, and development-related infrastructure projects to meet the needs of our growing community. Below are some of the latest projects that are currently under construction or in the planning phases to be delivered in the coming years.



### ROADS

- 1 KLEIN ROAD
- 2 FM725
- 3 SH46 WEST
- 4 COMMON STREET
- 5 BARBAROSSA/SAUR
- 6 CONRADS/KOHLENBERG
- 7 SOUTH KOWALD LANE
- 8 SOLMS ROAD
- 9 CITYWIDE STREET & INTERSECTION IMPROVEMENTS

### SERVICES & PUBLIC FACILITIES

- 10 WATER TREATMENT PLANT
- 11 FIRE STATION 7
- 12 NBPD HEADQUARTERS
- 13 COUNTY JAIL
- 14 ZIPP FAMILY SPORTS PARK PHASE 1
- 15 WESTSIDE LIBRARY BRANCH
- 16 SOUTHEAST LIBRARY BRANCH
- 17 MISSION HILL PARK
- 18 ALLIGATOR CREEK TRAIL
- 19 DRY COMAL CREEK TRAIL

### MASTER-PLANNED COMMUNITIES

- 20 VERAMENDI
- 21 MAYFAIR
- 22 TOWN CREEK
- 23 RIVERMILL
- 24 CREEKSIDE

### 10 ECONOMIC BENCHMARKS

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The New Braunfels Chamber provides a confidential, single point of contact to businesses looking to create new jobs in New Braunfels. We manage partnerships with businesses & local government and operate from a shared strategic plan. Our partners include the City of New Braunfels and its EDC, Comal County, NBU, and the Economic Development Foundation.

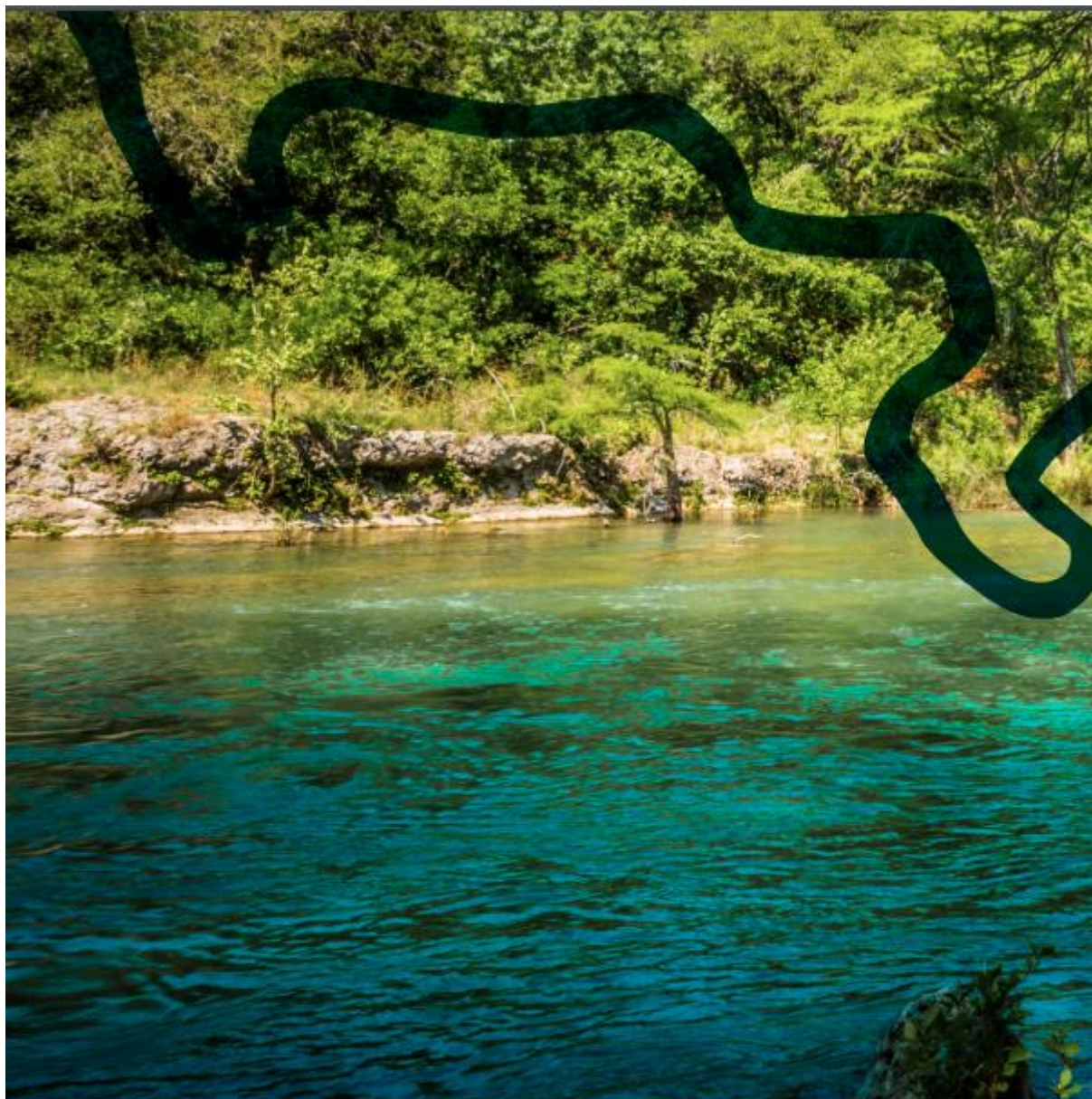
Visit [NBChamber.com/Economic-Development](http://NBChamber.com/Economic-Development) to learn more about how we can help grow your business.

#### OUR SERVICES

- + Regional demographic and socioeconomic data
- + Site selection information through our GIS-driven New Braunfels Prospector program
- + Introductions/testimonials with industry professionals
- + Coordination of labor market analysis
- + Arrangement of community briefings and custom tours of New Braunfels
- + Introduction to community partners
- + Preparation of a customized package of Local/State incentives
- + Assistance with specialized market research needs
- + Follow-through with the development process
- + Permit expediting through city departments



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NEW BRAUNFELS CHAMBER  
ESTABLISHED 1919

390 South Seguin Avenue  
New Braunfels, Texas 78130  
866.927.0905

[info@BusinessInNewBraunfels.com](mailto:info@BusinessInNewBraunfels.com)

[NBChamber.com/Economic-Development](http://NBChamber.com/Economic-Development)

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11-2-2015



## 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.

**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.

**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:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o 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.

Keller Williams Realty - Heritage Licensed Broker /Broker Firm Name or Primary Assumed Business Name	434367 License No.	Heritage@mykwsa.com Email	210-493-3030 Phone
Lisa Munoz Designated Broker of Firm	488746 License No.	lmunoz@mykwsa.com Email	210-493-3030 Phone
Stephanie Williams Licensed Supervisor of Sales Agent/ Associate	601297 License No.	swilliams@mykwsa.com Email	210-323-3322 Phone
Mark Hampton Sales Agent/Associate's Name	464012 License No.	Mark@MarkHamptonHomes.com Email	210-823-8611 Phone

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Buyer/Tenant/Seller/Landlord Initials		Date	

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

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