

## 711 W. Klein, New Braunfels Pads for Sale or Ground Lease



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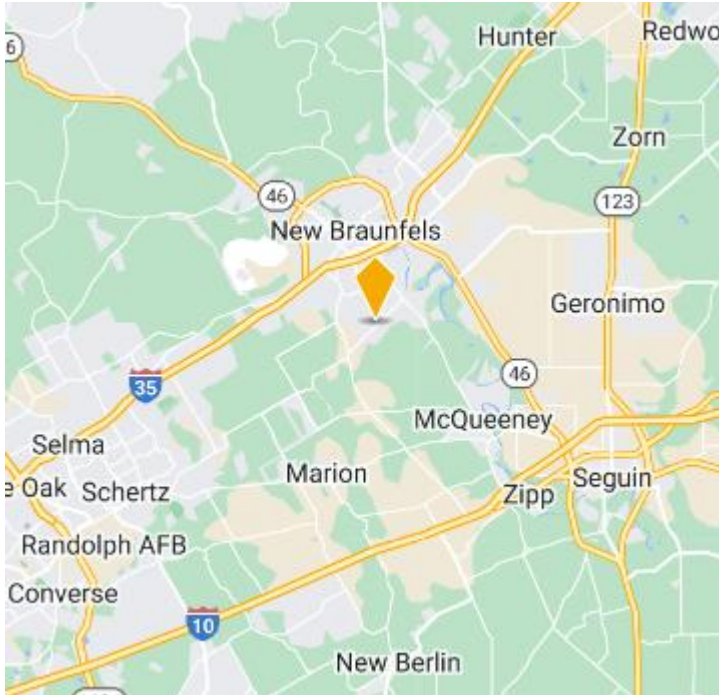
### MSL Investments, LLC

P.O. Box 592178

San Antonio, Texas 78259

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## Property Details



### 711 Klein, New Braunfels, TX

Delivery Condition:	All Utilities to Site, Property Graded, Detention Off Site
Size:	(2) Pad Sites for Sale or Ground Lease Lot 2 – 1.5 AC Lot 4 & 5– 1.33 AC (0.665 AC & 0.667 AC)
PADS:	Call Broker for Detail and Pricing
Zoning:	Commercial C-2 ERZD
Frontage:	1,001.26 ft on W Klein Road at the corner of Klein and Parmeyer
Delivery:	January 2026

This ***first to market*** center in the ***Nation's 4<sup>th</sup> fastest growing zip code***, provides a key position in an under serviced area. The lack of retail, medical and service-oriented business for the thousands of residents is answered at this key corner. The 7.4-acre development sits on the Southeast side of I-35, and preliminary site design includes a 23,600 square foot retail/service center, a dedicated daycare/pre-school site and two pad sites.

This site is located in one of ***New Braunfels' fastest growing residential areas***, directly across from Klein Elementary and Klein Middle Schools and adjacent to the new Library. There are six schools within a 3.5-mile radius of the site. Additionally, the 153-acre Zipp Family Sports Park, a collaboration between city of New Braunfels, the National Park Service and the Texas Parks & Wildlife Department is only 2.7 miles from the site. The park is being developed as the centralized sports facility for the entire City adding to the already underserved population.

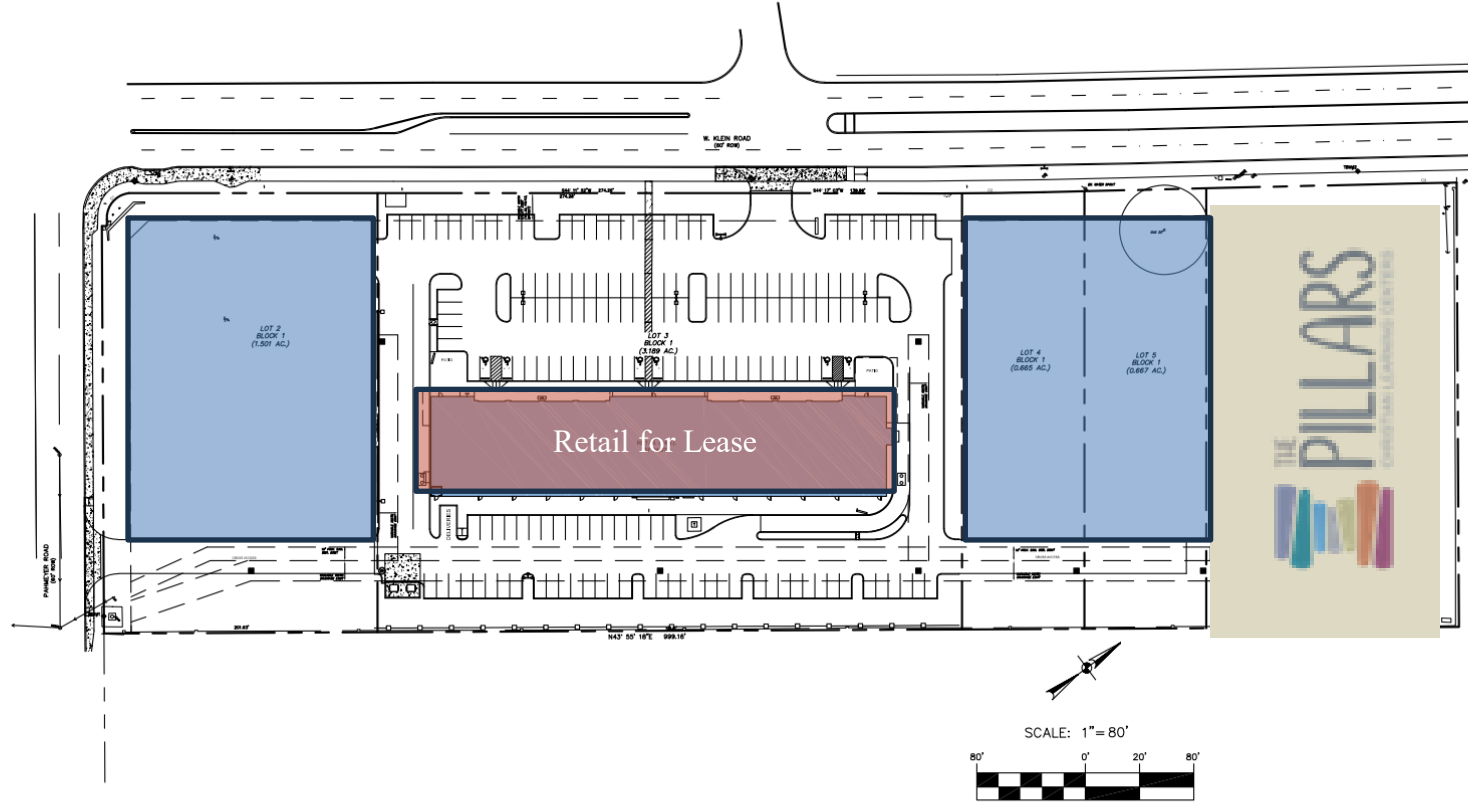
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# Aerial with local Schools and Attractions



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# Conceptual Site Plan



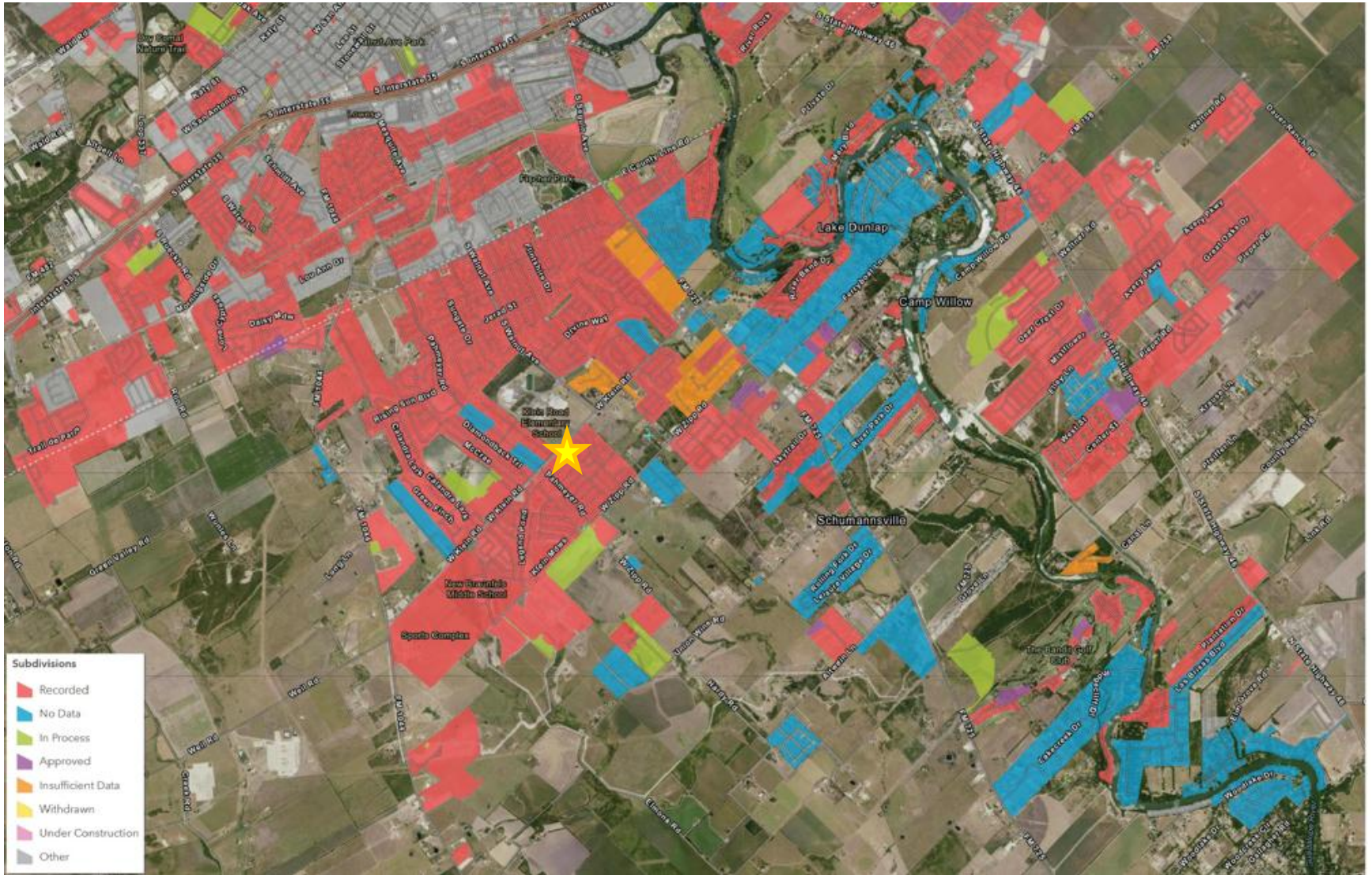
**Open studio** architecture  
**KLEIN / PAHMEYER RETAIL DEVELOPMENT**  
KLEIN ROAD & PAHMEYER  
NEW BRAUNFELS, TEXAS 78130

## SITE PLAN

date: 08.22.25  
project #: 24.121

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## Current Permitted Residential Growth



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## Site Photos – Pad 1



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## Site Photos – Pad 2



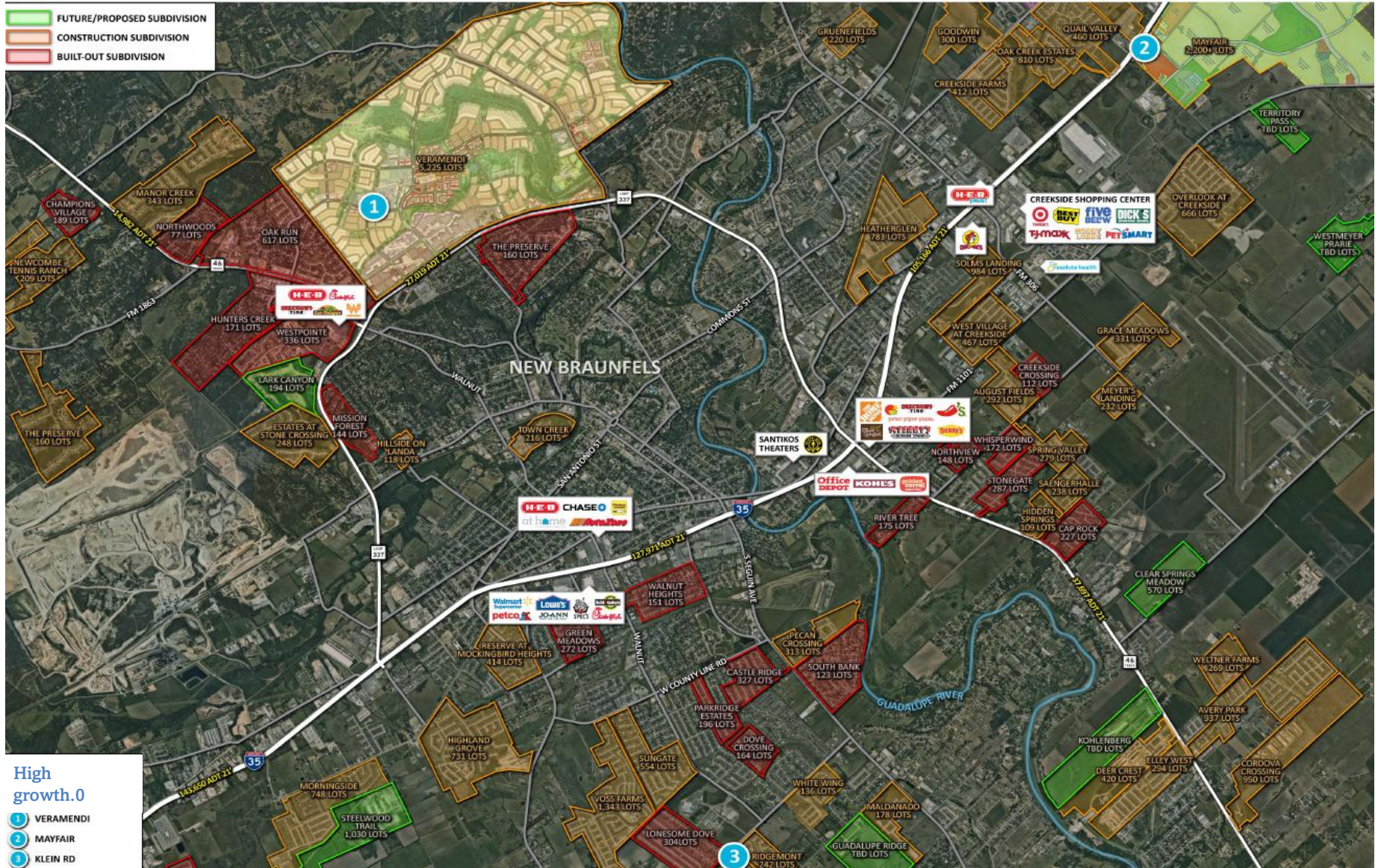
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# Area Retail



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# New Braunfels Residential Growth



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MSL  
INVESTMENTS  
COMMERCIAL REAL ESTATE SERVICES

# Local Residential Growth- 2022-23



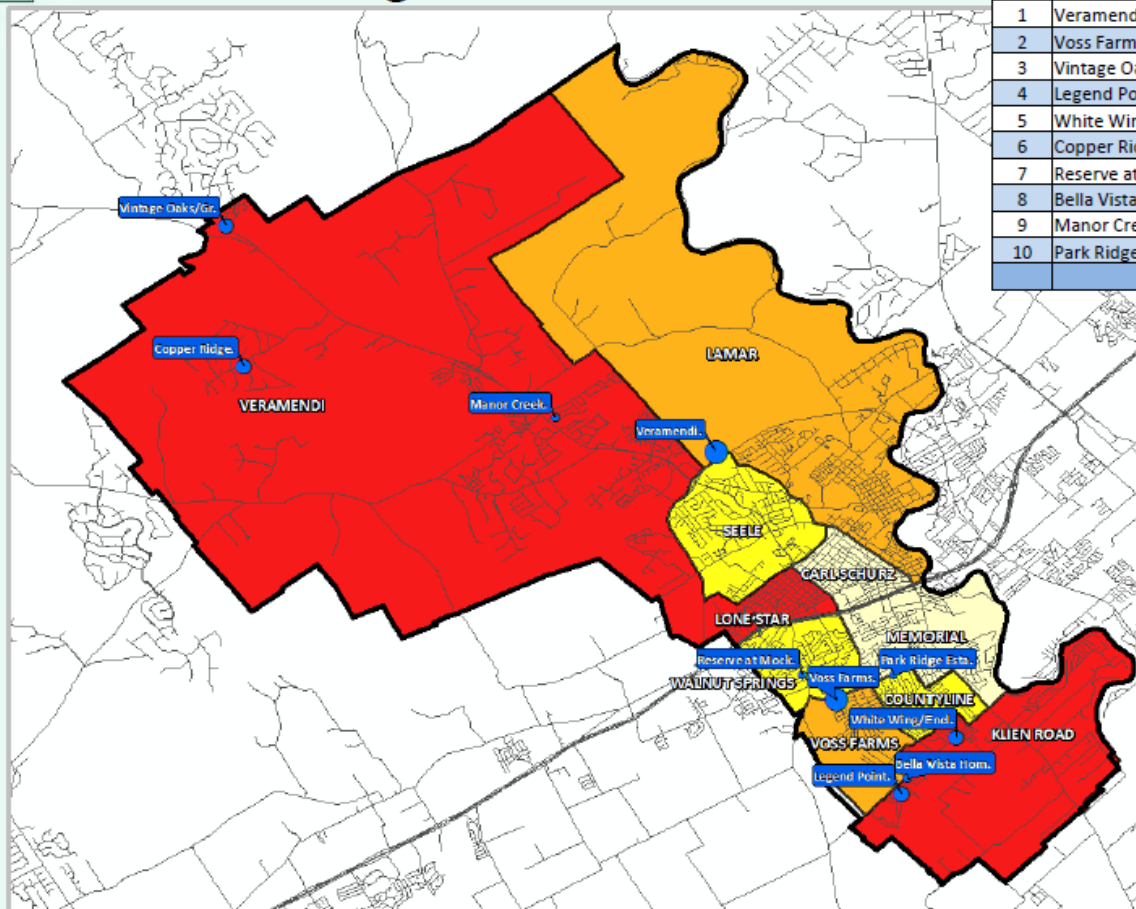
## Residential Activity



# Local Home Closings 2Q 2021



## Annual Closings Distribution



Top 10 Subdivisions – 3Q21 (Ranked by Annual Closings)						
Rank	Subdivision	Elementary Zone	Annual Closings	Quarter Closings	VDL	Future
1	Veramendi	LAMAR	153	35	201	4,568
2	Voss Farms	VOSS FARMS	149	25	0	0
3	Vintage Oaks/Grove	VERAMENDI	85	30	72	32
4	Legend Point	KLIEN ROAD	83	8	38	241
5	White Wing/Enclave	KLIEN ROAD	70	17	3	0
6	Copper Ridge	VERAMENDI	56	25	42	160
7	Reserve at Mockingbird Heights	WALNUT SPRINGS	45	17	0	0
8	Bella Vista Homes (Preston Estates)	KLIEN ROAD	41	11	13	0
9	Manor Creek	VERAMENDI	38	6	29	0
10	Park Ridge Estates	COUNTYLINE	33	1	0	0
TOTALS			753	175	398	5,001

### Annual Closings by Sub

- < 50
- 50 - 100
- > 100

### Annual Closings by Elem Zone

- 0
- 1 - 100
- 101 - 200
- > 200

# New Braunfels Southeast Library Branch



23,250-square foot building with proposed features like:

- Full Library Services for the 6 immediate schools in the area
  - Quiet study rooms
  - Meeting rooms
  - Public plaza and garden space
  - Estimated Completion: 2025-27
- 2023 Bond Approved : \$28,560,000



## 711 W. Klein

# Local Schools



A. Long Creek High School	1,700 students	2.7 miles
B. Klein Middle School	720 students	.4 miles
C. Legend Point Elementary	740 students	2.1 miles
D. Klein Elementary School	680 students	.3 miles

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# New Student Concentration – Southeast New Braunfels



## District Yields & Student Density



Single Family Yield  
0.367

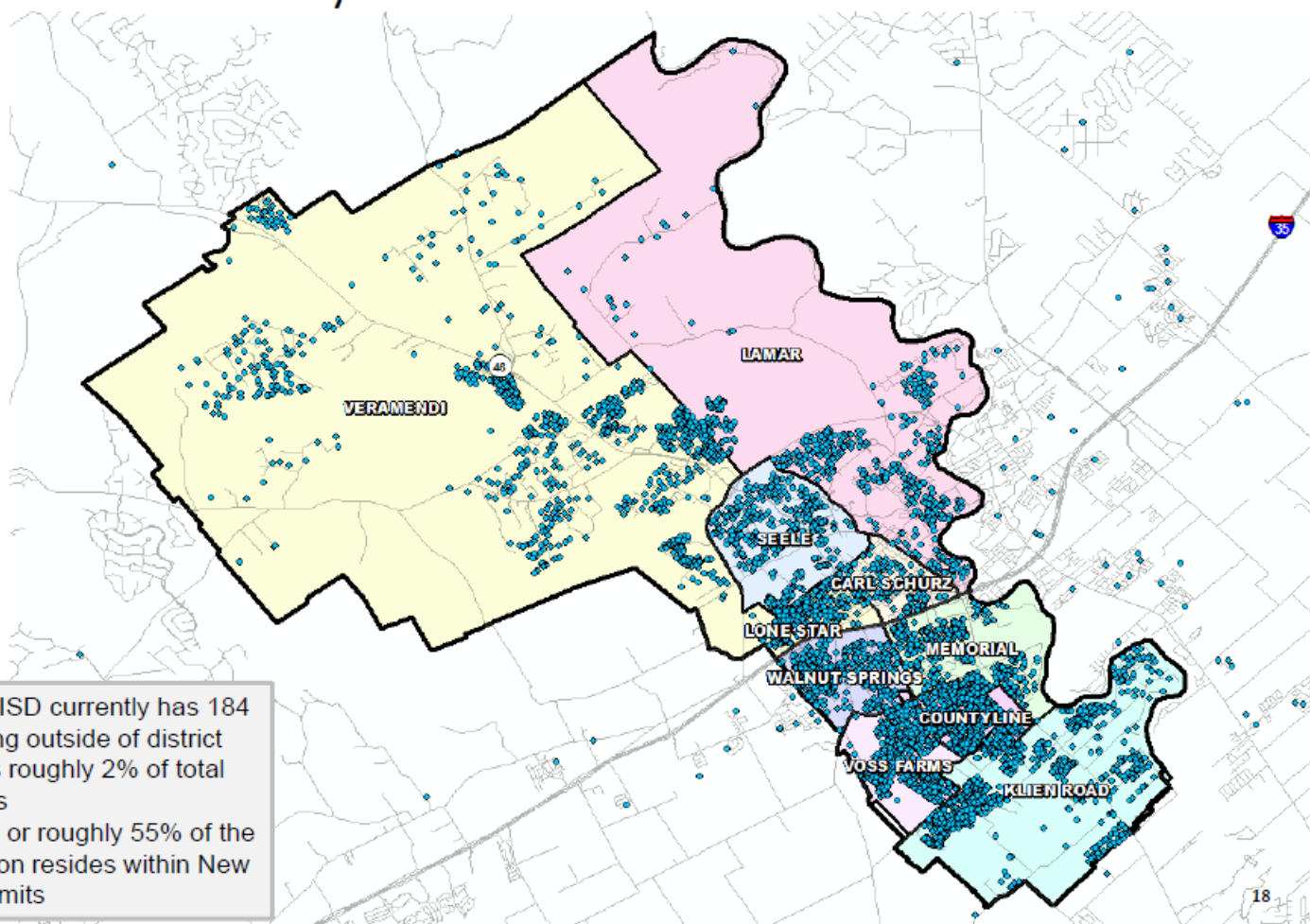


Apartment Yield  
0.249



Manufactured Home Yield  
0.672

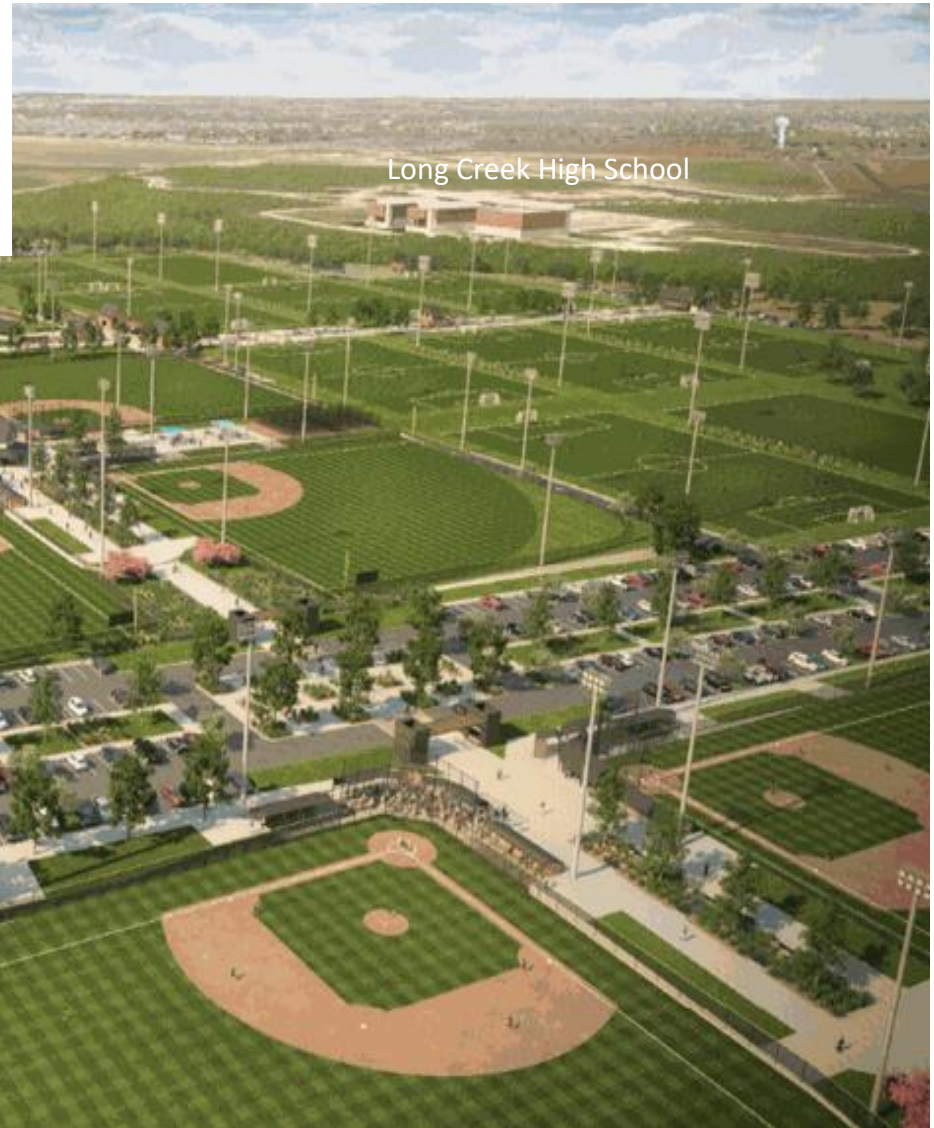
- New Braunfels ISD currently has 184 students residing outside of district
- This represents roughly 2% of total NBISD students
- 5,279 students, or roughly 55% of the district population resides within New Braunfels city limits



# Zipp Family Sports

- A 153-acre sports park to include 4 soccer fields, 4 baseball fields, 4 softball fields, lacrosse and field hockey, concessions, restrooms & parking.
- The project is currently under construction with a 2025 completion.
- Total Cost: \$26,532,920.00

<https://norrisdesign.wpengine.com/spotlights/>



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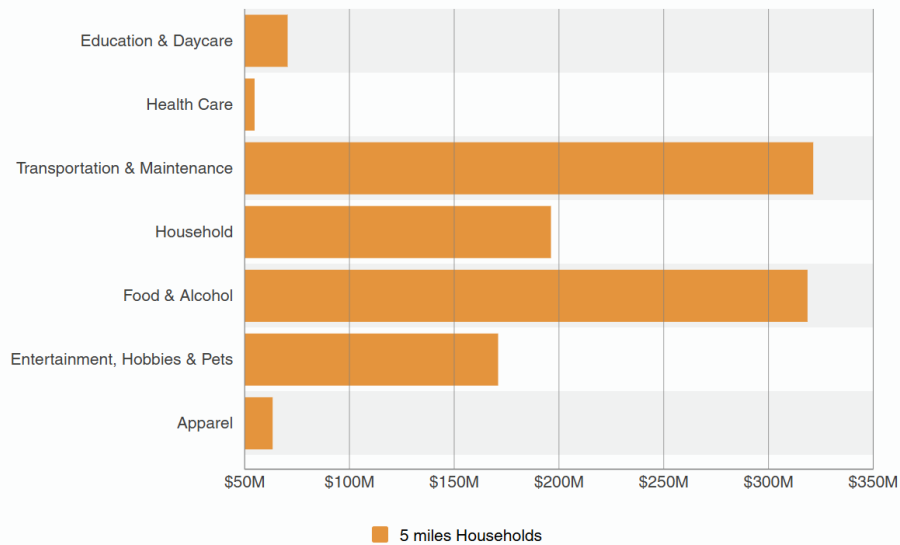
# Demographics

Population			
	2 miles	5 miles	10 miles
2020 Population	21,279	79,075	181,283
2024 Population	24,769	96,916	221,930
2029 Population Projection	29,235	123,832	278,788
Annual Growth 2020-2024	4.1%	5.6%	5.6%
Annual Growth 2024-2029	3.6%	5.6%	5.1%
Median Age	36.4	36.9	37.6
Bachelor's Degree or Higher	33%	27%	31%
U.S. Armed Forces	63	357	1,320
Income			
	2 miles	5 miles	10 miles
Avg Household Income	\$102,431	\$99,936	\$106,465
Median Household Income	\$87,917	\$81,609	\$86,508
< \$25,000	488	3,617	7,894
\$25,000 - 50,000	1,321	6,351	13,014
\$50,000 - 75,000	1,514	6,071	13,061
\$75,000 - 100,000	1,738	6,338	12,711
\$100,000 - 125,000	1,141	3,783	8,182
\$125,000 - 150,000	947	3,088	8,732
\$150,000 - 200,000	735	3,201	8,267
\$200,000+	558	2,980	7,780

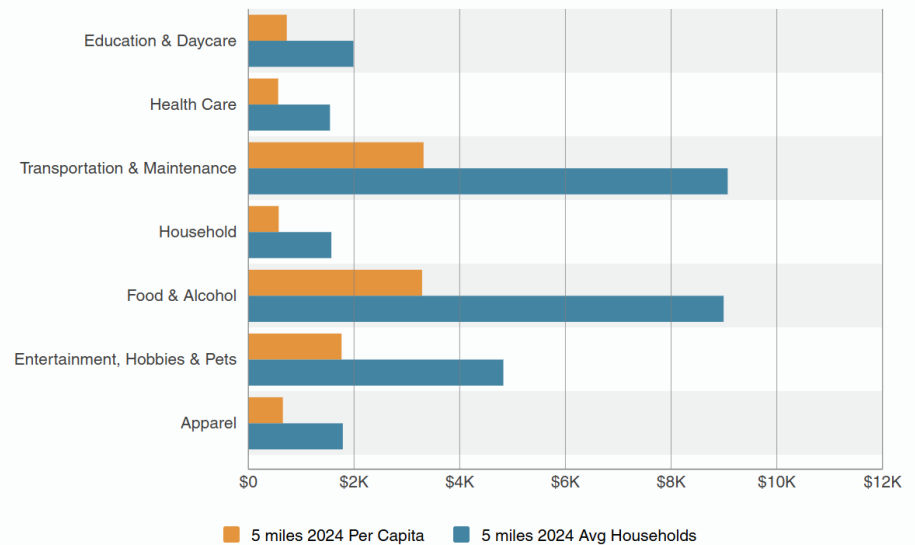
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# Consumer Spending

Consumer Spending



Per Capita & Avg Household Spending



Consumer Spending Details

2024 2029

Radius	2 miles			5 miles			10 miles		
Expand All	Total Spending	Avg Household	Per Capita	Total Spending	Avg Household	Per Capita	Total Spending	Avg Household	Per Capita
Apparel	\$16,034,094	\$1,900	\$647	\$63,342,485	\$1,788	\$654	\$148,562,399	\$1,865	\$669
Entertainment, Hobbies & P...	\$44,222,242	\$5,239	\$1,785	\$170,967,071	\$4,826	\$1,764	\$405,807,451	\$5,095	\$1,829
Food & Alcohol	\$80,548,900	\$9,543	\$3,252	\$318,646,535	\$8,994	\$3,288	\$740,398,126	\$9,297	\$3,336
Household	\$50,964,123	\$6,038	\$2,058	\$196,188,673	\$5,538	\$2,024	\$469,339,726	\$5,893	\$2,115
Transportation & Maintenance	\$84,316,365	\$9,989	\$3,404	\$321,364,538	\$9,071	\$3,316	\$748,402,159	\$9,397	\$3,372
Health Care	\$14,008,575	\$1,660	\$566	\$54,733,939	\$1,545	\$565	\$129,878,879	\$1,631	\$585
Education & Daycare	\$17,606,008	\$2,086	\$711	\$70,482,193	\$1,989	\$727	\$174,532,590	\$2,191	\$786
Total Specified Consumer S...	\$307,700,307	\$36,453	\$12,423	\$1,195,725,434	\$33,750	\$12,338	\$2,816,921,330	\$35,370	\$12,693

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# Traffic Counts

Traffic				
Collection Street	Cross Street	Traffic Volume	Count Year	Distance from Property
W Klein Rd	Pahmeyer Rd NE	2,134	2025	0.36 mi
South Walnut Avenue	Settlers Xing NW	3,959	2025	0.46 mi
Divine Way	Megan St NE	1,426	2025	0.70 mi
W Klein Rd	Dove Crossing Dr SW	4,553	2025	1.23 mi
Farm-to-Market Road 725	W Klein Rd SE	17,004	2025	1.40 mi
W Zipp Rd	FM 725 NE	1,129	2025	1.40 mi
FM 725	W Klein Rd SE	18,498	2024	1.42 mi
E Klein Rd	FM 725 SW	272	2025	1.44 mi
Pahmeyer Road	Kelly Ct SE	5,985	2025	1.45 mi
E Zipp Rd	River Bend Dr NE	4,122	2025	1.48 mi

## TXDOT Road Improvement Project on Klein Rd

### Scope

Widen roadway to a four-lane section  
 Replace low water crossing with bridge structure  
 10-foot shared-use path and a 6-foot sidewalk  
 Underground storm sewer  
 NBU water line relocation

Completion: Q4 2024  
 Total Cost : \$28 M (2) Phase



# 711 W. Klein

## **OFFERING DISCLAIMER**

### **HAZARDOUS MATERIALS DISCLOSURE**

Various construction materials may contain items that have been or may in the future be determined to be hazardous (toxic) or undesirable and may need to be specifically treated/handled or removed. For example, some transformers and other electrical components contain PCB's and asbestos has been used in components such as fire-proofing, heating and cooling systems, air duct insulation, spray-on and tile acoustical materials, linoleum, floor tiles, roofing, dry wall and plaster. Due to prior or current uses of the Property or in the area, the Property may have hazardous or undesirable metals, minerals, chemicals, hydrocarbons, or biological or radioactive items (including electric and magnetic fields) in soils, water, building components, above or below-ground containers or elsewhere in areas that may or may not be accessible or noticeable. Such items may leak or otherwise be released. Real estate agents have no expertise in the detection or correction of hazardous or undesirable items. Expert inspections are necessary. Current or future laws may require clean up by past, present and/or future owners and/or operators. It is the responsibility of the Seller/Lessor and if any, they may wish to include in transaction documents regarding the Property.

### **AMERICANS WITH DISABILITIES ACT DISCLOSURE**

The United States Congress has enacted the Americans With Disabilities Act. Among other things, this act is intended to make many business establishments equally accessible to persons with a variety of disabilities; modifications to real property may be required. State and local laws also may mandate changes. The real estate brokers in this transaction are not qualified to advise you as to what, if any, changes may be required now, or in the future. Owners and tenants should consult the attorneys and qualified design professional of their choice for information regarding these matters. Real estate brokers cannot determine which attorneys or design professionals have the appropriate expertise in this area.

PROPERTY \_\_\_\_\_

I Certify that I have provided \_\_\_\_\_ the Prospective Buyer or Tenant, with a copy of this information.

BROKER or AGENT: \_\_\_\_\_ DATE: \_\_\_\_\_

I have received, read and understand this information.

PROSPECTIVE BUYER / TENANT OR ITS REPRESENTATIVE: \_\_\_\_\_

DATE: \_\_\_\_\_

PROSPECTIVE BUYER / TENANT OR ITS REPRESENTATIVE: \_\_\_\_\_

DATE: \_\_\_\_\_

Texas law requires all real estate licenses to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

## **Information About Brokerage Services**

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

### **IF THE BROKER REPRESENTS THE OWNER:**

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

### **IF THE BROKER REPRESENTS THE BUYER:**

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

### **IF THE BROKER ACTS AS AN INTERMEDIARY:**

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The

broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you, you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

Buyer, Seller, Landlord or Tenant

Date