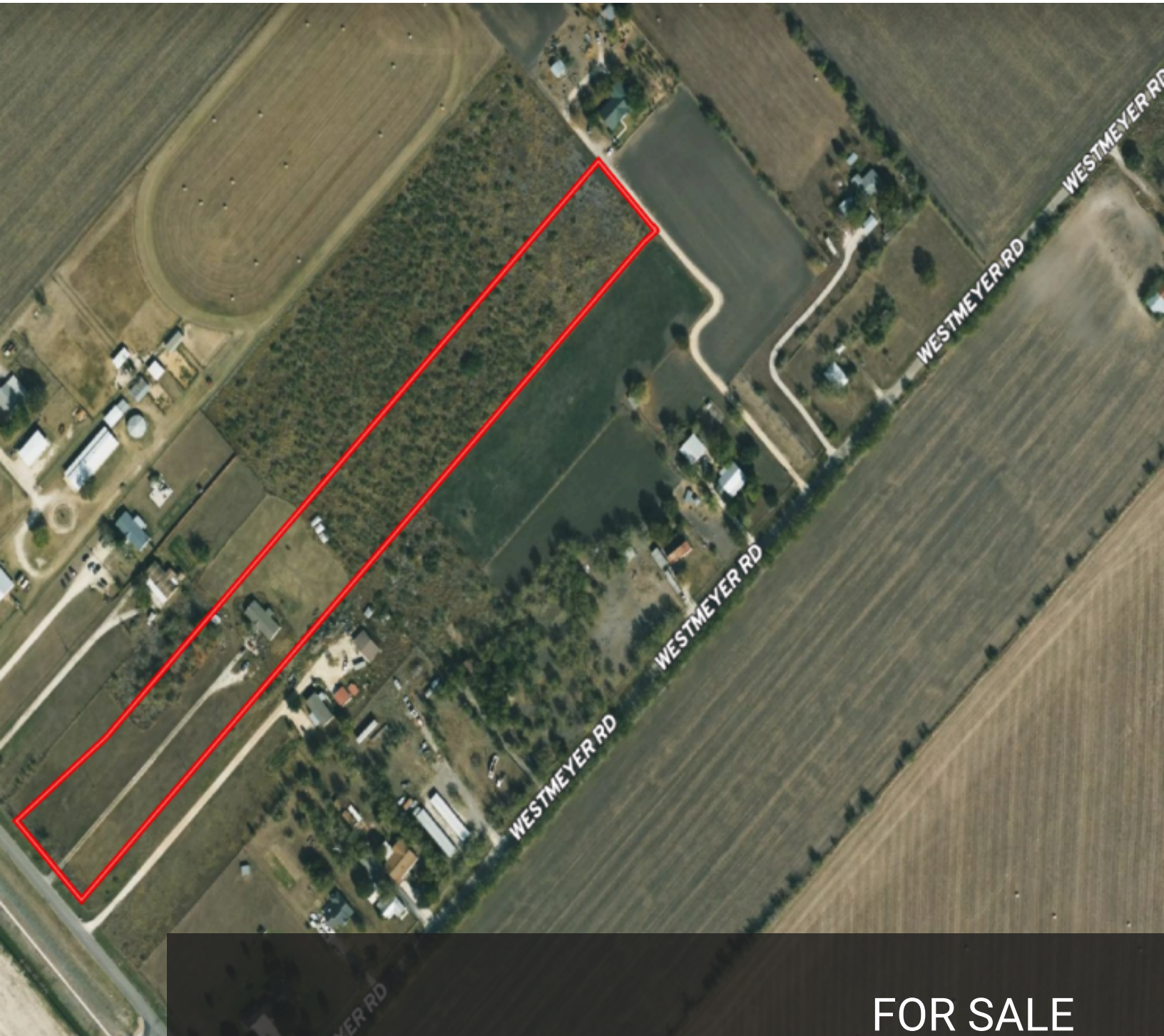


COMMERCIAL FOR SALE & LEASE

1255 SAUR LANE NEW BRAUNFELS

2 PROPERTIES CAN BE COMBINED FOR A TOTAL OF 15.34 ACRES



FOR SALE

KW COMMERCIAL | HERITAGE

1717 N Loop 1604 E
San Antonio, Texas 78232



Each Office Independently Owned and Operated

PRESENTED BY:

TODD HESS

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Judy Schlichting

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judyschlichtin@kw.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

AVAILABLE

1255 SAUR LANE



OFFERING SUMMARY

PRICE:	\$1,330,974
LOT SIZE:	6.79 Acres
PRICE / ACRE:	4.50 p/sqft

PROPERTY OVERVIEW

Approximately 6.793 acres of land for development zoned M2 AH, to be purchased with land next door at 1239 Barbarosa, making 15.338 +/- acres. Some of the possibilities for this zoning are adult home, day care, plant nursery, tiny home village, multi family, & condominium. See the full list in documents. In close proximity to major New Braunfels employment centers, entertainment options and schools, and the historic city of Gruene. 20 minutes to San Marcos, 20 minutes to San Antonio, 40 minutes to Austin. With the immediate area experiencing significant residential growth, the property is ideal for additional commercial development. New Braunfels is the second fastest growing city in the US with a population under 100,000. Lennar Homes is building Grace Meadows almost next door, Meyers Landing is across the street. Other housing is Villa's at Creekside Townhomes, 198 units, and Bridgecrest at Creekside which is 291 units.



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LOCATION & HIGHLIGHTS

1255 SAUR LANE



LOCATION INFORMATION

Building Name: 1255 Saur Lane New Braunfels
Street Address: 1255 Saur Lane
City, State, Zip: New Braunfels, TX 78130
County: Comal

LOCATION OVERVIEW

Subdivision Timmerman



PROPERTY HIGHLIGHTS

- Multifamily or Single Family

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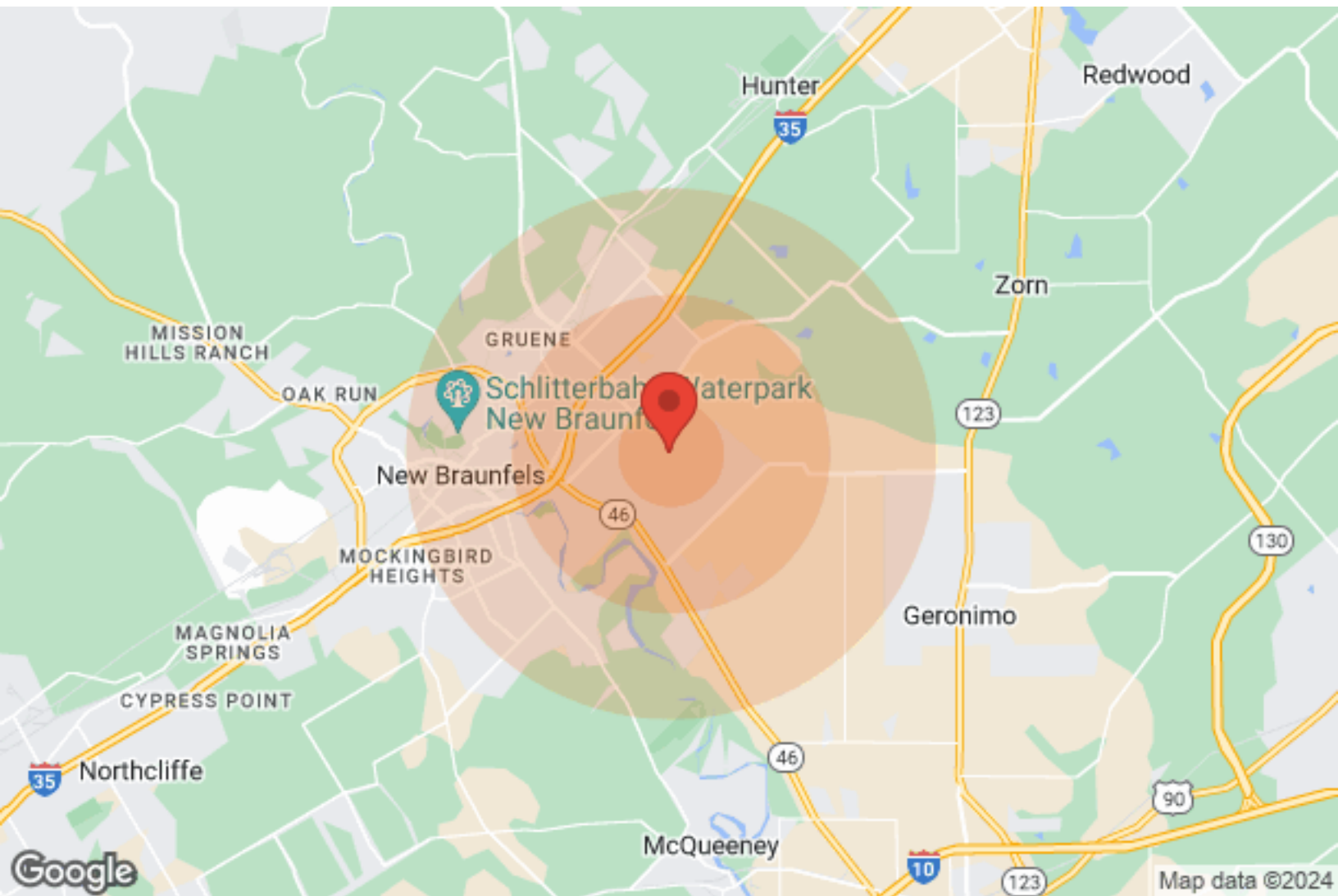
PROPERTY PHOTOS

1255 SAUR LANE



DEMOGRAPHICS

1255 SAUR LANE



Population	1 Mile	3 Miles	5 Miles	Income	1 Mile	3 Miles	5 Miles
Male	N/A	7,508	26,231	Median	N/A	\$48,970	\$56,680
Female	N/A	7,901	27,983	< \$15,000	N/A	504	1,782
Total Population	N/A	15,409	54,214	\$15,000-\$24,999	N/A	637	1,940
				\$25,000-\$34,999	N/A	753	2,454
				\$35,000-\$49,999	N/A	779	2,715
				\$50,000-\$74,999	N/A	1,013	3,900
				\$75,000-\$99,999	N/A	1,205	3,337
				\$100,000-\$149,999	N/A	432	2,908
				\$150,000-\$199,999	N/A	53	533
				> \$200,000	N/A	52	559
Race	1 Mile	3 Miles	5 Miles	Housing	1 Mile	3 Miles	5 Miles
White	N/A	13,549	48,463	Total Units	N/A	5,904	22,889
Black	N/A	206	592	Occupied	N/A	5,473	20,454
Am In/AK Nat	N/A	29	86	Owner Occupied	N/A	3,402	13,406
Hawaiian	N/A	N/A	4	Renter Occupied	N/A	2,071	7,048
Hispanic	N/A	6,134	18,857	Vacant	N/A	431	2,435
Multi-Racial	N/A	3,132	9,750				

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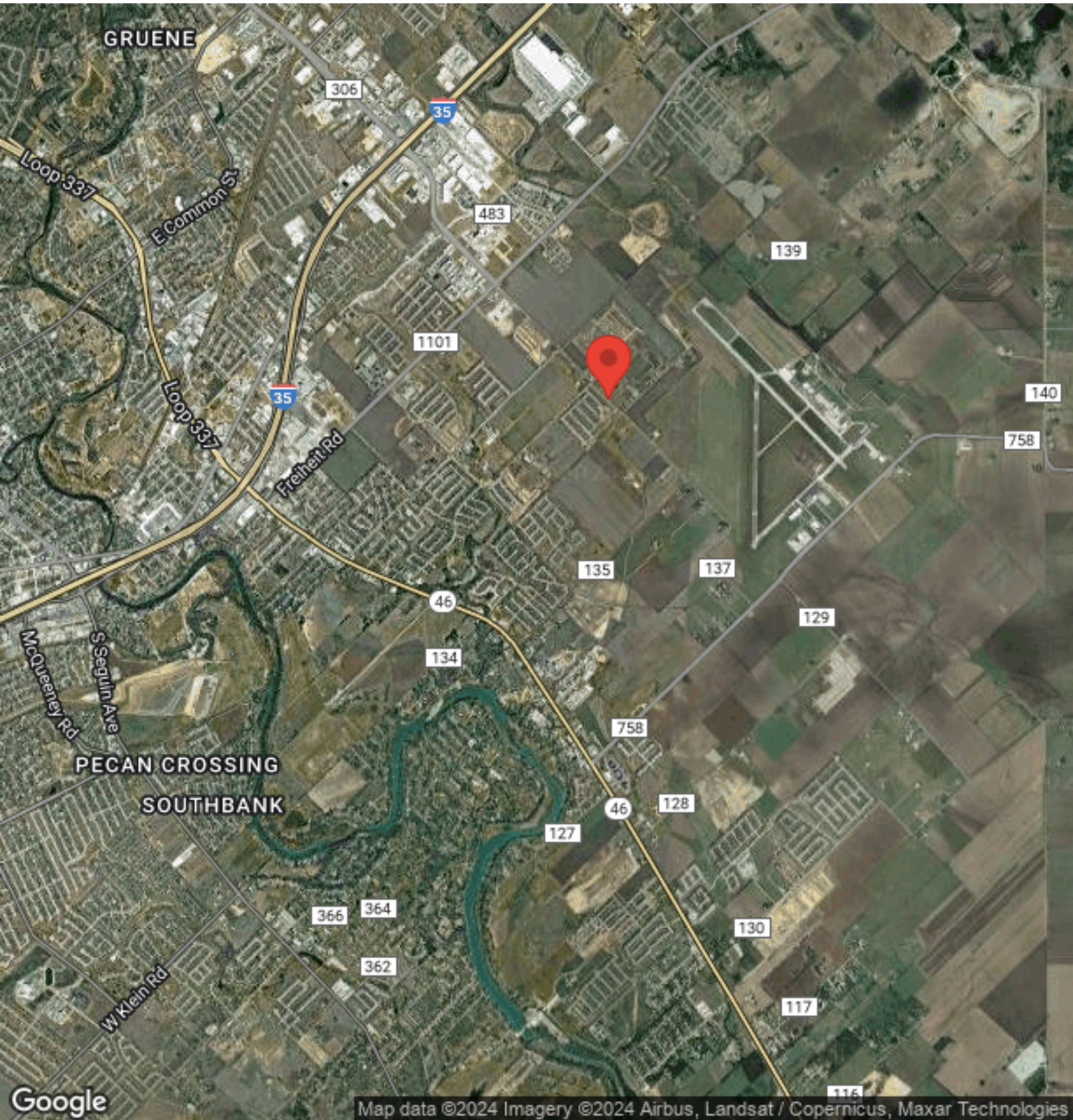
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REGIONAL MAP

1255 SAUR LANE



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