

FOR SALE

909 W KLEIN RD NEW BRAUNFELS, TX

OFFERING MEMORANDUM



2.57 +/- AC

W KLEIN RD



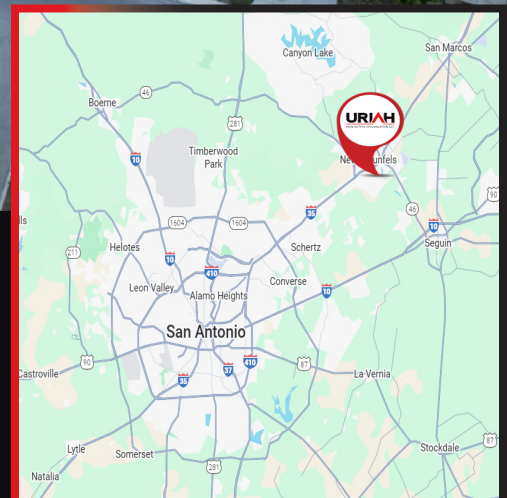
2.57 +/- AC

WIKLEIN RD

PRESENTED

URIAH
REAL ESTATE ORGANIZATION LLC

URI URIAH
Broker
M: (210) 315.8885
Uri@UriahRealEstate.com



The information contained herein was obtained from sources believed reliable; However, Uriah Real Estate Organization LLC makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, change or price, or conditions, prior to sale or lease, or withdrawal without notice.

PROPERTY OVERVIEW - 909 W KLEIN RD

PROPERTY SUMMARY

URIAH Real Estate Organization has been exclusively retained to market and sell this prime 2.57± acre hard-corner commercial tract located at 909 W Klein Rd in the rapidly growing New Braunfels market. Positioned directly across from the Legend Heights residential development (KB Homes) and surrounded by several additional master-planned communities—including Park Place (Century Communities), Legend Point (Coventry Homes), and Legend Pond (Rausch Coleman Homes)—this site benefits from strong built-in demand and continuous residential expansion. The property offers exceptional visibility with approximately 541± feet of frontage along W Klein Rd and 132± feet along Legend Pond, making it well-suited for a gas station, convenience store, car wash, or other neighborhood-focused retail or service use. Zoned C1-A, the site provides flexibility for commercial development, with water on-site and sewer and electric utilities available. Nearby community amenities include Klein Road Elementary School and New Braunfels Middle School, both within roughly one mile, supporting consistent daytime traffic. Additionally, the site is conveniently located just 6–7 miles (about 15 minutes) from I-35, allowing easy access to the broader New Braunfels, San Antonio, and San Marcos corridor. This is a rare opportunity to secure a strategic corner location in an area experiencing strong residential growth and increasing commercial demand—offering long-term value and development potential.

PROPERTY INFORMATION

LOT SIZE

ACRES: 2.57 +/-

FRONTAGE:

541 +/- LF ON W KLEIN RD
132 +/- LF ON LEGEND POND

ZONING

C1-A

UTILITIES:

WATER ON-SITE
SEWER & ELECTRIC AVAILABLE

PROPERTY HIGHLIGHTS

PROXIMITY TO MULTIPLE HOUSING DEVELOPMENTS: ACROSS FROM LEGEND HEIGHTS, AND CLOSE TO PARK PLACE (CENTURY COMMUNITIES), LEGEND POINT (MHI-MCGUYER HOMEBUILDERS - COVENTRY HOMES), AND LEGEND POND (RAUSCH COLEMAN HOMES)

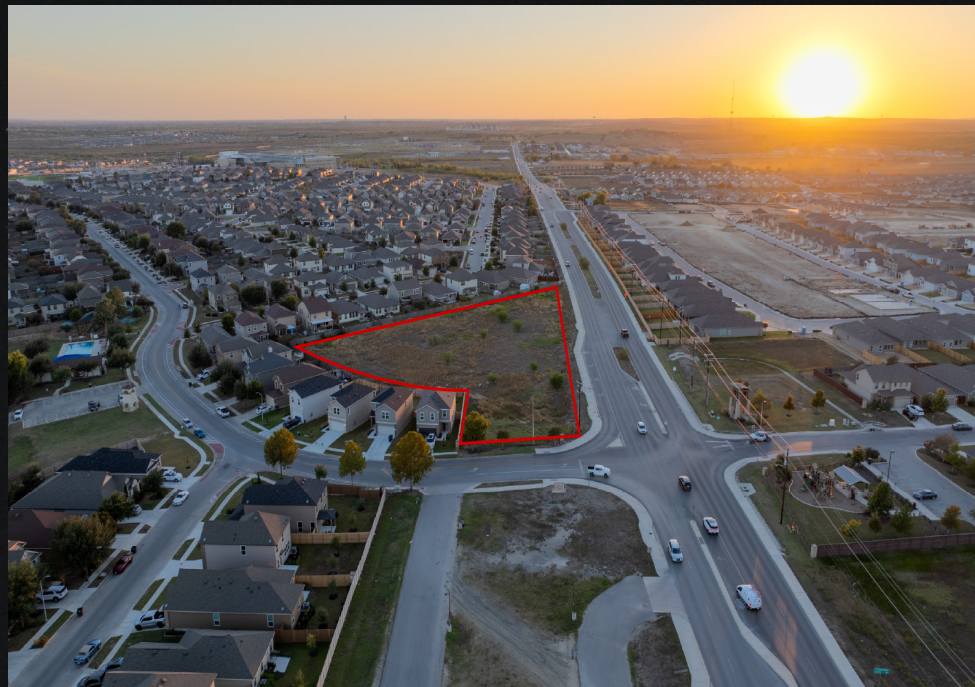
IDEAL LOCATION FOR GAS STATION, CONVENIENCE STORE, CAR WASH

HIGH-GROWTH AREA

HARD CORNER

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PROPERTY PHOTOS | 909 W KLEIN RD



NEARBY AMENITIES



LONESOME DOVE

PRESTON ESTATES

AUGUSTUS PASS



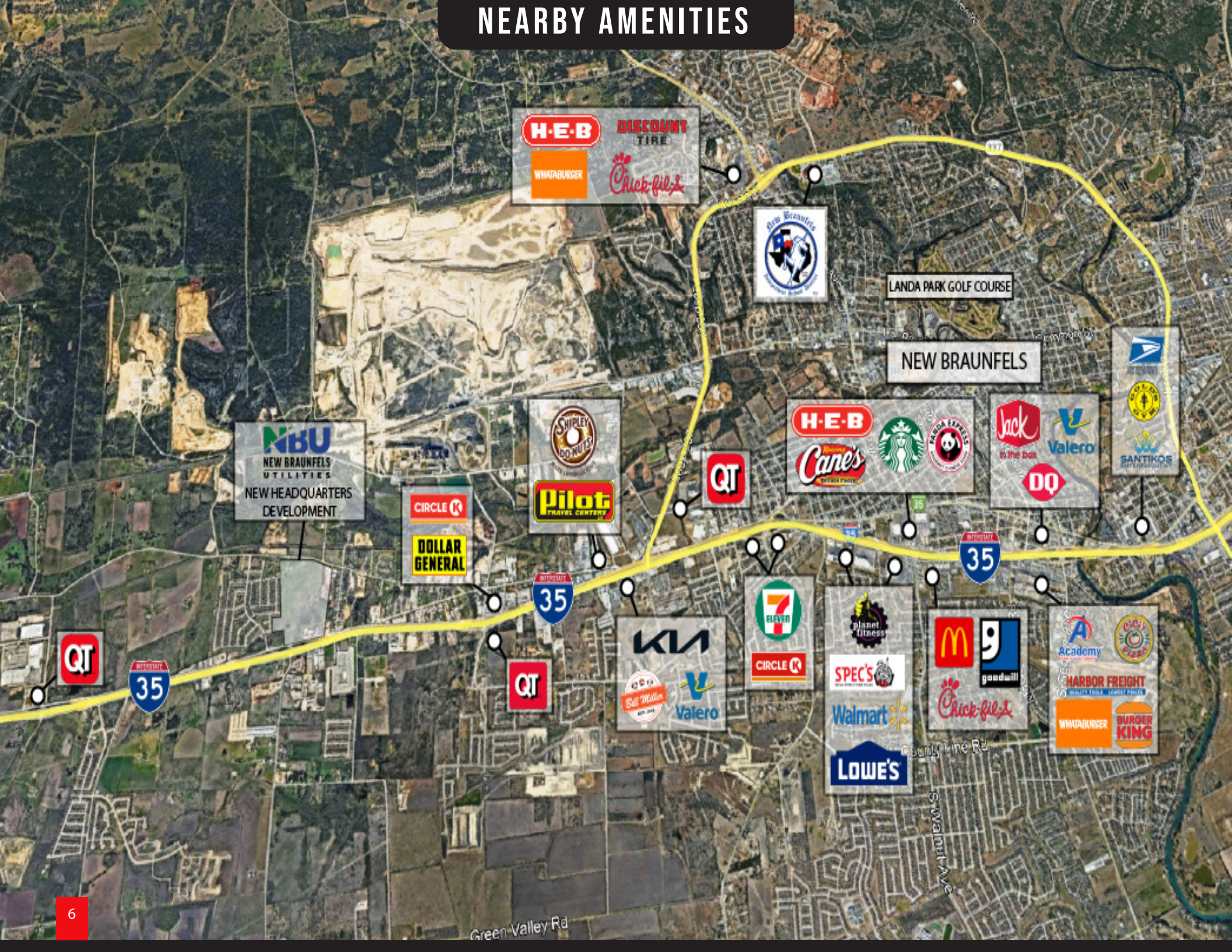
VOSS FARMS

LEGEND POINT

W KLEIN RD



NEARBY AMENITIES



H-E-B **DISCOUNT TIRE**
WHATABURGER *Chick-fil-A*



LANDA PARK GOLF COURSE

NEW BRAUNFELS

NBU
NEW BRAUNFELS UTILITIES
NEW HEADQUARTERS DEVELOPMENT

SHIPLEY DO-NUTS
Pilot TRAVEL CENTERS

H-E-B **Starbucks** **PIZZA EXPRESS**
Cane's

Jack In the Box **Valero**
DQ

US MAIL
POST OFFICE
SANTIKOS

CIRCLE K
DOLLAR GENERAL



KM **Valero**
Ball's Water

7 ELEVEN
CIRCLE K

planet fitness
SPEC'S
Walmart
LOWE'S

McDonald's **goodwill**
Chick-fil-A

Academy
HARBOR FREIGHT
WHATABURGER **BURGER KING**

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Information About Brokerage Services

Texas law requires all real estate licensees 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:
 - 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.

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.

<u>Uriah Real Estate Organization</u>	<u>9002555</u>	<u>uri@uriahrealestate.com</u>	<u>(830)600-LAND</u>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>Uri Uriah</u>	<u>604991</u>	<u>uri@uriahrealestate.com</u>	<u>(512)960-0747</u>
Designated Broker of Firm	License No.	Email	Phone
<u>Uri Uriah</u>	<u>604991</u>	<u>uri@uriahrealestate.com</u>	<u>(512)960-0747</u>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<u>Uri Uriah</u>	<u>604991</u>	<u>uri@uriahrealestate.com</u>	<u>(512)960-0747</u>
Sales Agent/Associate's Name	License No.	Email	Phone
Buyer/Tenant/Seller/Landlord-Initials	Date	Date	

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov
IABS 1-0 Date