

Howard Johnson Inn

201 Loop 337, New Braunfels, TX 78130

Amit Mehta Inc.
COMMERCIAL REAL ESTATE

Presented By:
Amit Mehta Inc



Howard Johnson Inn

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Property Details

40-room Howard Johnson Inn ("Property" or "Hotel"), prominently located in beautiful New Braunfels, Texas. This hotel is conveniently located off of interstate highway 35, Loop 337 & TX 46, only minutes away from Schlitterbahn Water Park, Gruene Rive, Canyon Lake, Guadalupe River, Landa Park, and McKenna Children's Museum. Also nearby is Gruene Hall--Texas' oldest dance hall, and the Texas Ski Ranch, which offers all sorts of extreme sports. Furthermore, San Marcos Factory outlet malls and several golf courses are only 10 miles away. A variety of restaurants and cocktail lounges are located in the surrounding area, with many of them within walking distance, making this an ideal location for visitors to the area.

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Property has 0 pip. 2 bedroom managers apt with living and kitchen. P Terry burger and QT gas station coming. \$8 billion in Located on the corner of I-35, loop 337 and Hwy 46. Multi Family, Extended Stay, Assisted Living Conversion. Zoned- C

Below replacement cost. Located on 1.209 acres of land..

<https://www.businessinnewbraunfels.com/sites/project-updates/>

Industry is thriving in New Braunfels, Texas despite the weak economy nationally. Why? New Braunfels is in the heart of the Austin-San Antonio Corridor, offering you a low-cost, strategic location directly on Interstate 35 and minutes from Interstate 10.

Population growth exceeds the state average giving ever-growing markets. Although have low unemployment, the workforce within commuting distance is over 450,000. City employment has increased 75% since 2003.

Business meters area at all time highs and New Braunfels property valuations increased in 2018 over \$7 million since 2003 and rose 6.9% over last year. Since 2003, the increase has been a total of 238%

Price:	\$3,450,000
Property Type:	Hospitality
Property Subtype:	Hotel
Building Class:	C
Sale Type:	Investment
Cap Rate:	5.01%
Lot Size:	1.21 AC
Building Size:	16,064 SF
Sale Conditions:	[object Object]
Average Published Rate	59
:	
No. Rooms:	40
No. Stories:	2
Year Built:	1985
Parking Ratio:	3.11/1,000 SF
Corridor:	Interior

The New Braunfels community boasts a diverse base of businesses including distribution, manufacturing, data centers, health-care related, and aviation industry. Increasing sales tax revenues allows the city to invest heavily in infrastructure and quality of life assets desired by the current and future talent workforce.

New Braunfels businesses utilize the Central Texas Technology Center and nearby colleges and universities to upgrade skills and values.

The primary industries include:

- Aviation Related Activities
- Healthcare
- Logistics/Distribution
- Manufacturing
- Retail
- Specialty Foods
- Telecom / Information

· San Antonio-New Braunfels MSA is the third-largest metro area in Texas with population of 2.5 million in 2019

· Located directly off major State Highway 46 with 33,700+ VPD and State Loop 337 with 20,500+ VPD

· Shadow anchored by HEB with surrounding retailers such as Chick-Fil-A, Whataburger, Chase Bank, McDonald's, and Walgreen

· Residential areas have continued to expand in the surrounding area as a new residential development with 100 acres is currently under development

A 1,963-acre Texas General Land Office property sandwiching I-35 north of New Braunfels was revealed to be under contract by SouthStar Communities at a luncheon hosted by the Greater New Braunfels Economic Development Foundation

Companies still eye New Braunfels for future amidst uncertainty (Aug 2020) - Despite setbacks caused by the COVID-19 pandemic, New Braunfels is still popular with business site selectors across the country, a local economic development official said.

United Career Training (August 2020) announced plans to rehabilitate a New Braunfels facility on Landa Street for their corporate headquarters and operate a technology training center that will retain up to 40 primary full-time jobs with an expected average salary around \$60,000. The new center will have a capital investment of \$2.4 million and received \$85,000 from NBEDC for primary job creation.

Continental North America (Feb 2020) announced a \$110 million investment in a 215,000-square-foot facility on 48 acres on the Interstate 35 that will employ 130 and retain nearly 450 jobs. Construction is slated to begin later this year. [Click here for news of the announcement.](#)

McCoy's Corporation (2019) has announced expansion of their local door and mill work operations and will retrofit an existing 102, 940 sq. ft. industrial space and hire up to 38 more employees. The existing facility supplies interior and exterior pre-hung door units to over 70 McCoy's Building Supply retail store locations with stock doors and mill work as well as to contractor customers in over 50 markets in Texas. The new location will increase warehouse space, production capacity and allow the company to more fully utilize the manufacturing equipment. See the news release [here](#).

Calendar Holdings (AKA Go! Retail) (2019) has announced a 2nd expansion in New Braunfels within 12 months, adding five additional jobs and expanding into an additional 29,120 sq. ft. of warehouse space. (October 18, 2019). [Click here for news release.](#)

PNC Bank - (2019). PNC Bank has chosen New Braunfels, TX for a new operations site after an 18-month, multi-state search for a location that offered both a great weather and business opportunity climate, workforce availability, centralized location and overall pleasantness of the city. PNC plans to hire hundreds of local employees and will occupy a 60,000-sq.-ft. Class A office space located on Sundance Parkway near FM 306. [Click here for news release.](#)

Go! Retail Group- (2019) is now open in New Braunfels and ready to hire warehouse workers at their 250,000 sq ft. distribution center located south of town. New hires will join about 65 to 70 other full time employees to help fill customer orders of the company's line of calendars, games and toys. The addition of Go! Retail Group to New Braunfels connects perfectly with the NBEDC Strategic Plan of adding more and better jobs to New Braunfels. [Click here for the news release.](#)

TaskUs, a Los Angeles company that specializes in providing a plethora of business services to digital brands such as Tinder, Wish, Hootsuite, Hotel Tonight and Sparefoot, is expanding its San Antonio-region presence with as many as 1,000 new positions in New Braunfels. Chief Operations Officer Joe Buggy on Tuesday said training already was under way for the first 50 employees at the 41,000-square foot

Price: \$3,450,000

- Conveniently located off of Interstate 35 at intersection of Loop 337.
- 35 minute drive to downtown San Antonio.
-

Minutes away from Schlitterbahn Water Park, Gruene Rive, Canyon Lake, Guadalupe River, Landa

Park, and McKenna Children's Museum.

- San Marcos Factory outlet malls and several golf courses are only 10 miles away.

View the full listing here: <https://www.loopnet.com/Listing/201-Loop-337-New-Braunfels-TX/27709735/>

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Location



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Property Photos



Primary Photo



Building Photo

Howard Johnson Inn

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Property Photos



Building Photo



Exterior Day 3

Howard Johnson Inn

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Property Photos



Aerial



ADA King 1

Howard Johnson Inn

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Property Photos



Dbl Queen NQQ1



King_NK1 3

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Property Photos



Dbl Queens NQQ1



Standard Bath

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Property Photos



ADA Shower 1



Guest Laundry

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Property Photos



Business



Pool 2

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Breakfast



BBQ Area 1

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