

BID DEADLINE SEPTEMBER 30 ::::::::::::::::::::::::::::::::::

82-Lot Guadalupe Riverfront Residential Development

141.87± AC with Full Mile of Private River Frontage

 11529 FM 306, New Braunfels, TX

HIGHLIGHTS

- Unprecedented one mile of private Guadalupe River frontage
- 2,700' commercial frontage along FM 306 with multiple access points
- Includes model home/sales office, road infrastructure & in-place utilities
- Fully paid Living Unit Equivalents (LUE)
- No zoning restrictions
- Ideally located between Austin & San Antonio, minutes from downtown New Braunfels & San Marcos

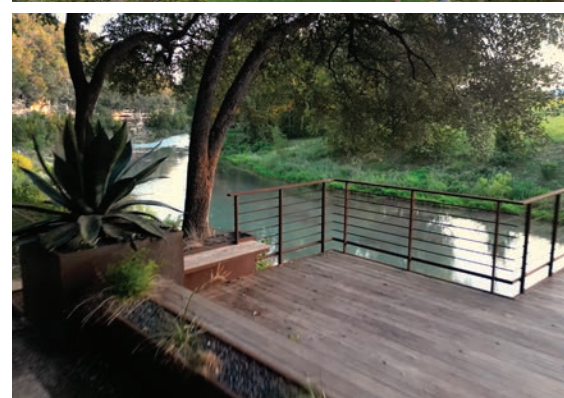
DETAILS

**U.S. Bankruptcy Court
Western District of Texas (Austin)
Petition No. 24-10411-smr
In re: TBOTG Development, Inc.**

Positioned along the crystal-clear Guadalupe River in the heart of Texas Hill Country, this 141.87± AC, shovel-ready development site offers one of the most coveted private waterfront opportunities in all of Central Texas. Approved plans for 13 remaining waterfront lots, 53 one-acre estate interior lots and 16 hillside cabins—all supported by paid-off Living Unit Equivalents (LUEs).

Strategically located at the corner of FM 306 and the Guadalupe River, the site features existing infrastructure including asphalt roadways, access to public electricity, water and communication hook-ups, a model home/sales office building and 1.7 miles of private riverfront walking trails.

As demand continues to outpace supply in the Canyon Lake area, opportunities like this are becoming increasingly hard to find. With its exceptional location, natural beauty and existing infrastructure, this property offers an ideal opportunity for a developer looking to leave a meaningful mark in one of Texas' most desirable growth corridors.



Land Size 141.87± AC



Lot Mix (13) Waterfront Lots
(53) Estate Lots
(16) Hillside Cabins
12± AC Commercial



Tax ID# 468574



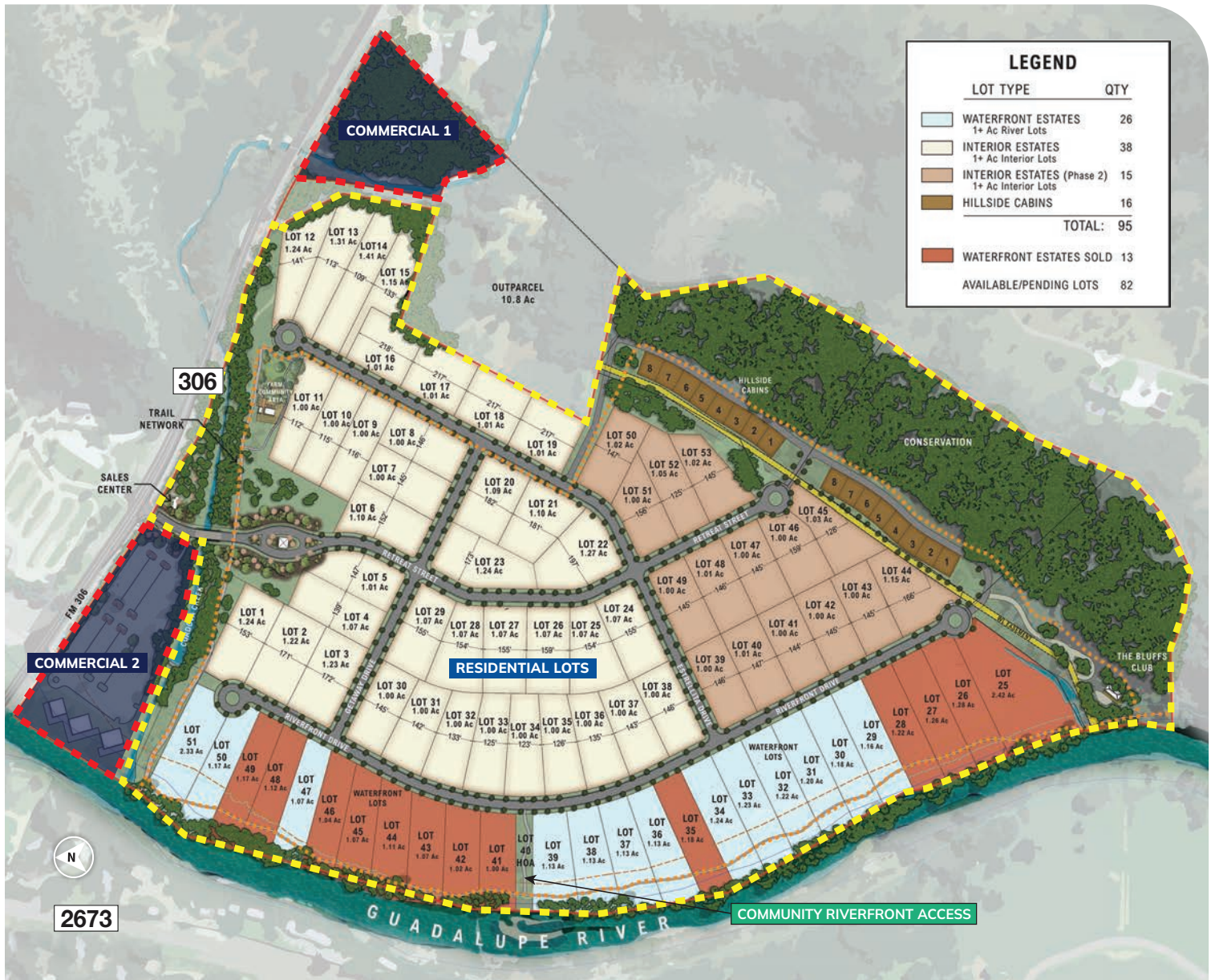
Taxes (2025) \$489,777.08

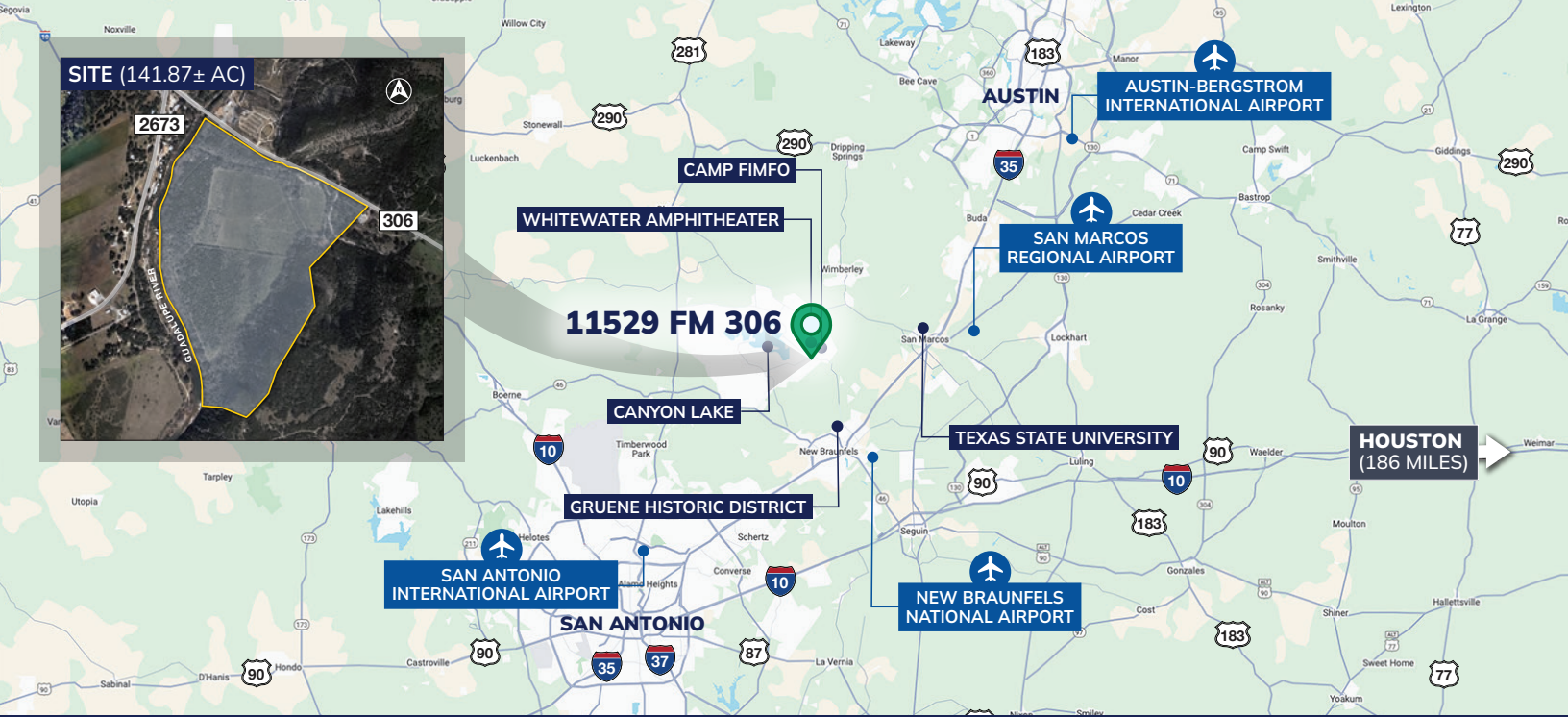


Zoning No Zoning Restrictions

Property available in parts or in its entirety

855.755.2300
HilcoRealEstateSales.com





 11529 FM 306, New Braunfels, TX

LOCAL INFORMATION

The property is located in the scenic and rapidly evolving Canyon Lake/Guadalupe River area of Comal County, Texas, just 10 minutes from Gruene and positioned between the growing cities of San Antonio and Austin. This Hill Country region is known for its natural beauty, recreational appeal and increasing year-round population. Commercial services are expanding steadily along FM 306, supported by the area's rising population and property values. The area is clearly in the path of growth, with strong long-term upside for residential, hospitality and commercial development.

Nearby regional draws include Canyon Lake, known for 80 miles of scenic shoreline and endless outdoor recreation, Camp Fimfo—ranked among the top 5 RV campsites in the nation—and the Whitewater Amphitheater, a popular 5,600+ seat outdoor music venue along the river. The area also benefits from the Waterway Lane Hike and Bike Trail extension at the FM 306 bridge and the charm of the Gruene Historic District, a well-known destination for dining, shopping and live music.

AREA DEMOGRAPHICS

	YEAR(S)	3-MILE	5-MILE	10-MILE
Pop. Estimate	2029	6,733	19,561	125,244
Pop. Growth	2024-29	7.6%	7.6%	7.7%
Total Specified Consumer Spending	2024	\$14.4M	\$44.6M	\$197.4M
Average HHI	2024	\$111,125	\$133,321	\$126,499
Median Income	2024	\$87,539	\$105,172	\$98,659

(CoStar Data)


Real Estate Sales

Subject to approval by U.S. Bankruptcy Court Western District of Texas (Austin), Petition No. 24-10411-smr | In re: TBOTG Development, Inc. The information contained herein is subject to inspection and verification by all parties relying on it to formulate an offer. No liability for its inaccuracy, errors, or omissions, are assumed by the Sellers or Brokers, their representatives or Broker. ALL SQUARE FOOTAGE, ACREAGE AND DIMENSIONS HEREIN ARE APPROXIMATE. This offering is subject to prior sale and may be withdrawn, modified or canceled without notice at any time. This is not a solicitation nor offering to residents of any state where this offering may be prohibited. © 2025 Hilco Global, LLC.

SALE INFORMATION

BID PROCEDURES

This sale is being conducted subject to the Bid Procedures, available for download from the Hilco Real Estate Sales (HRE) website at www.HilcoRealEstateSales.com.

ON-SITE INSPECTIONS

July 31, August 14, 27 & September 10
By Appointment Only

BID DEADLINE

September 30 by 5:00 p.m. (CT)

BID SUBMISSIONS

Bid should be submitted on provided Contract of Sale bid document, outlining the purchase price, earnest money deposit and closing timeline. All offers must be submitted to Steve Madura at smadura@hilcoglobal.com and Michael Kneifel at mkneifel@hilcoglobal.com.

DATA ROOM

A Virtual Data Room has been assembled and contains important due diligence documents on the property. To gain access to these documents, interested parties will need to register at www.HilcoRealEstateSales.com.

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