



1720 Gruene Rd

1.917 acres developed - commercially zoned C1A
three structures – 2029 sq-ft, 1217 sq-ft, 816 sq-ft

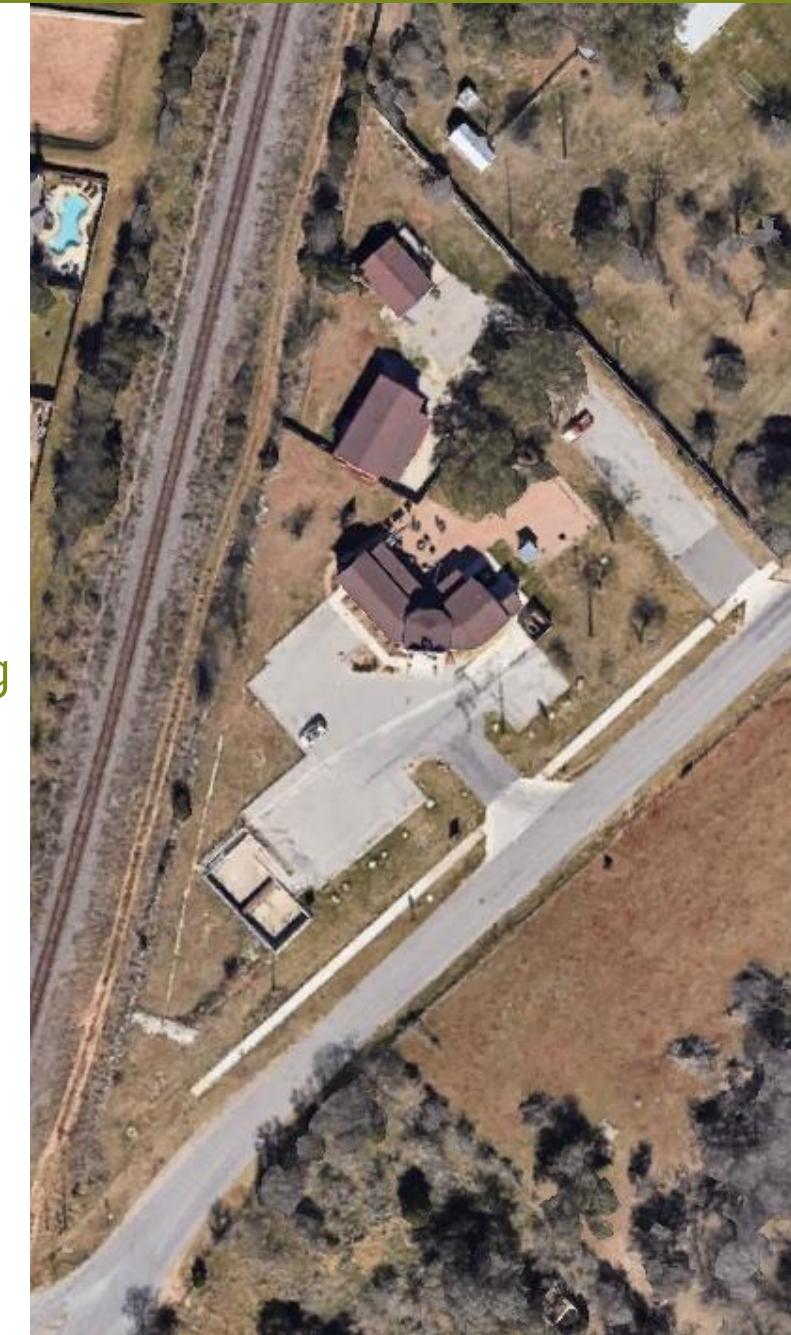
\$3,750,000

1720 Gruene Rd

Located on a highly desirable approach to Historic Gruene District in New Braunfels, just off loop 337 on Gruene Road.

1.917 acres zoned commercial C1A, developed in 2017 with a currently operating business, additional structures and open space to allow your entrepreneurial mind imagine greater potential.

- Expand business operations as a mini Gruene Village with three existing buildings as separate businesses, private parking and room for market days, renting space to vendor kiosks and drawing more traffic to anchor businesses.
- Live where you work and operate as-is with Bar & Restaurant and on-site Special Use Permitted home and garage on the property.
- Convert to anything in between - a winery or micro brewery with food, event space or tasting room and an outdoor beer barn with patio.
- Or operate passively and lease each structure to separate businesses.



Location & Proximity

The Gruene Historic District and River Road bring the highest density of daily (non-event) tourism to New Braunfels.

- 0.6 miles to Gruene Historic District
- 0.6 miles to River Road that follows the Guadalupe River.
- 1.0 miles to Veramendi and Del Webb developments with 6,000 homes under construction.
- 0.2 miles to loop 337.
- 0.4 miles to WorldMark by Wyndham and Old Mill Resort at Gruene.
- 0.5 miles to the Guadalupe River and Rocking R Tubing Outfitters whose bus traffic pass by 1720 Gruene Rd with thousands of river floaters weekly during season.
- Traffic count – 4390/day



Traffic Count 1720 Gruene Rd

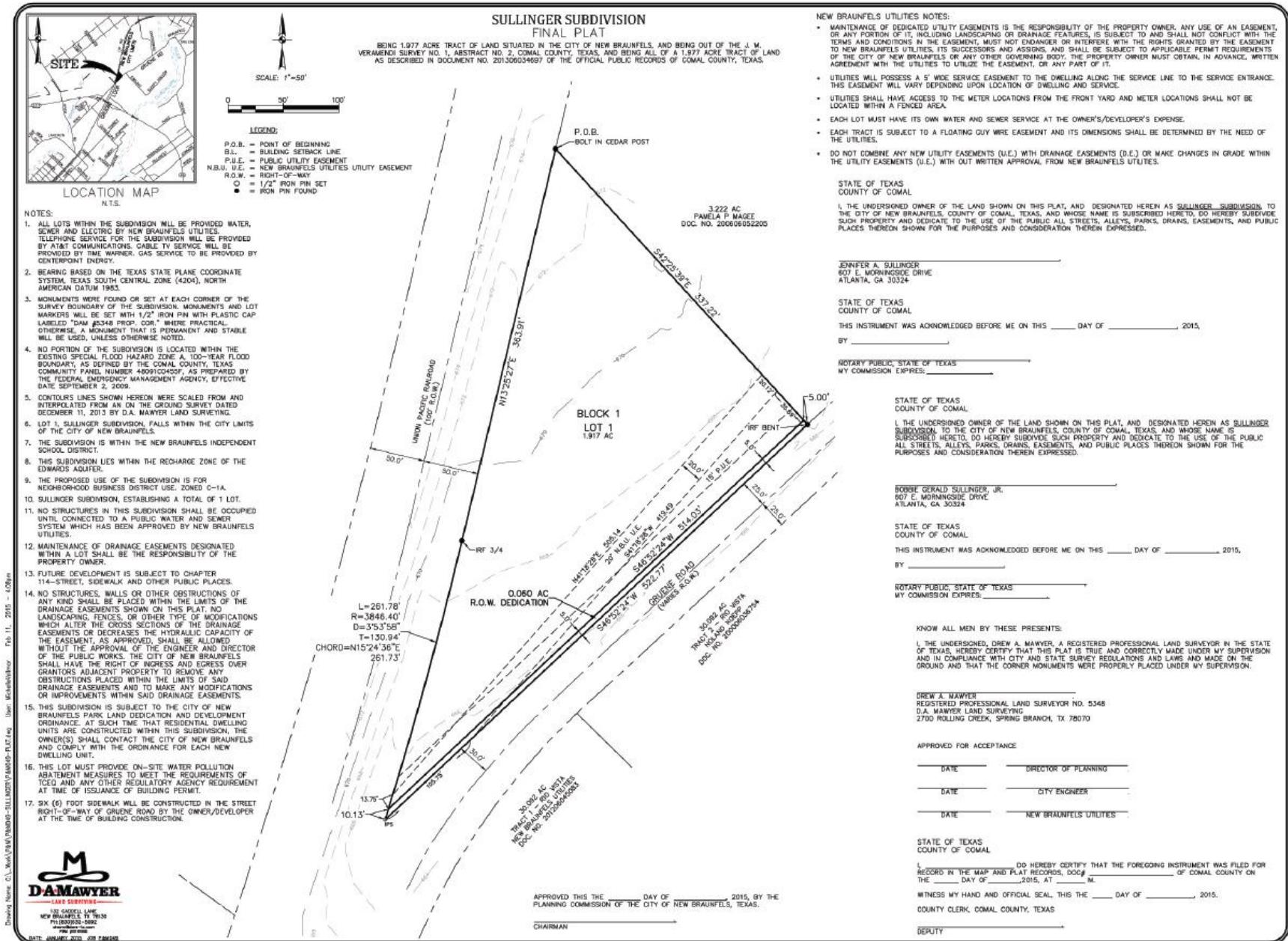
- 4390 vehicles per day
- Bus traffic transporting thousands of river floaters weekly during season
- Tourism and entertainment visitors of Gruene



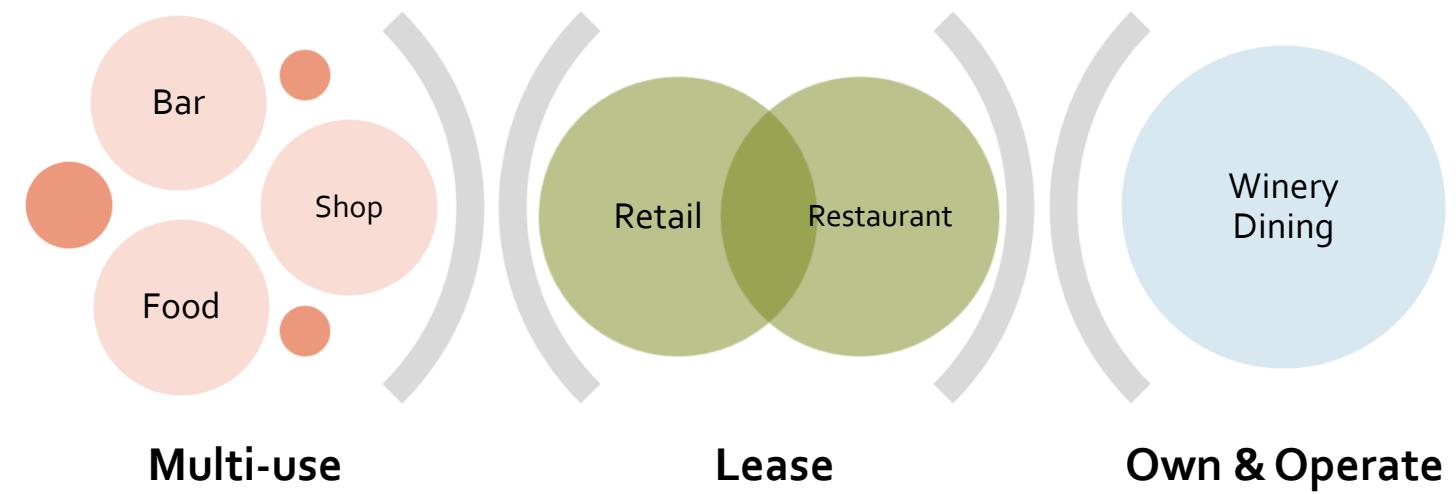
Average Daily Traffic Volume
▲ Up to 6,000 vehicles per day
▲ 6,001 - 15,000
▲ 15,001 - 30,000
▲ 30,001 - 50,000
▲ 50,001 - 100,000
▲ More than 100,000 per day

Plat

- 1.917 acres, commercially zoned C1A
- 514 ft frontage with Gruene Rd
- NBU electric, water & sewer
- CenterPoint natural gas at ROW
- Spectrum Business Internet and Phone
- AT&T fiber optic available



Site, Structures & Specs



NOTES:

1. ALL DIMENSIONS AND RADII SHOWN ARE TO THE BACK OF CURB OR WALL, UNLESS OTHERWISE NOTED.
2. SEE MEPP ELECTRIC SITE PLAN FOR PROPOSED ELECTRIC ITEMS NEEDED.
3. SEE FINAL ARCHITECTURAL AND FOUNDATION PLANS FOR FINAL BUILDING SLAB DIMENSIONS.

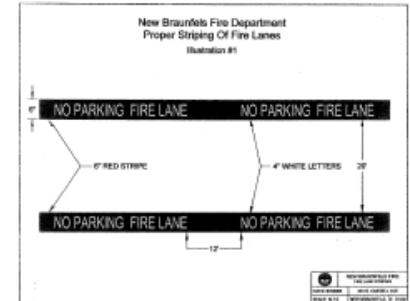
EXISTING UTILITY INFORMATION NOTE-

THE LOCATION OF UTILITIES, EITHER UNDERGROUND OR OVERHEAD, ARE SHOWN IN APPROXIMATE LOCATIONS. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION AND DEPTH UNDERGROUND OF ALL UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR WILL AGREE TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE INCURRED BY THEM FAILING TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES, STRUCTURES OR FACILITIES. CONTRACTOR SHALL NOTIFY THE OWNER AND ENGINEER OF ANY DAMAGE INCURRED IN FAIRLY PRIM TO RESEARCHERS INFORMATION.

BOTH PRIVATE AND PUBLIC UTILITIES EXIST THROUGHOUT THE PROJECT SITE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE WITH THE RESPECTIVE UTILITY COMPANIES AND THE OWNER PRIOR TO CONSTRUCTION. UTILITIES IN CONFLICT WITH PROPOSED BUILDINGS, PARKING, DRAINAGE, UTILITIES, ETC. SHALL BE ADJUSTED, REMOVED AND/OR RELOCATED DURING THE CONSTRUCTION OF THE PROJECT, AS DIRECTED BY THE RESPECTIVE UTILITY COMPANY AND/OR OWNER.



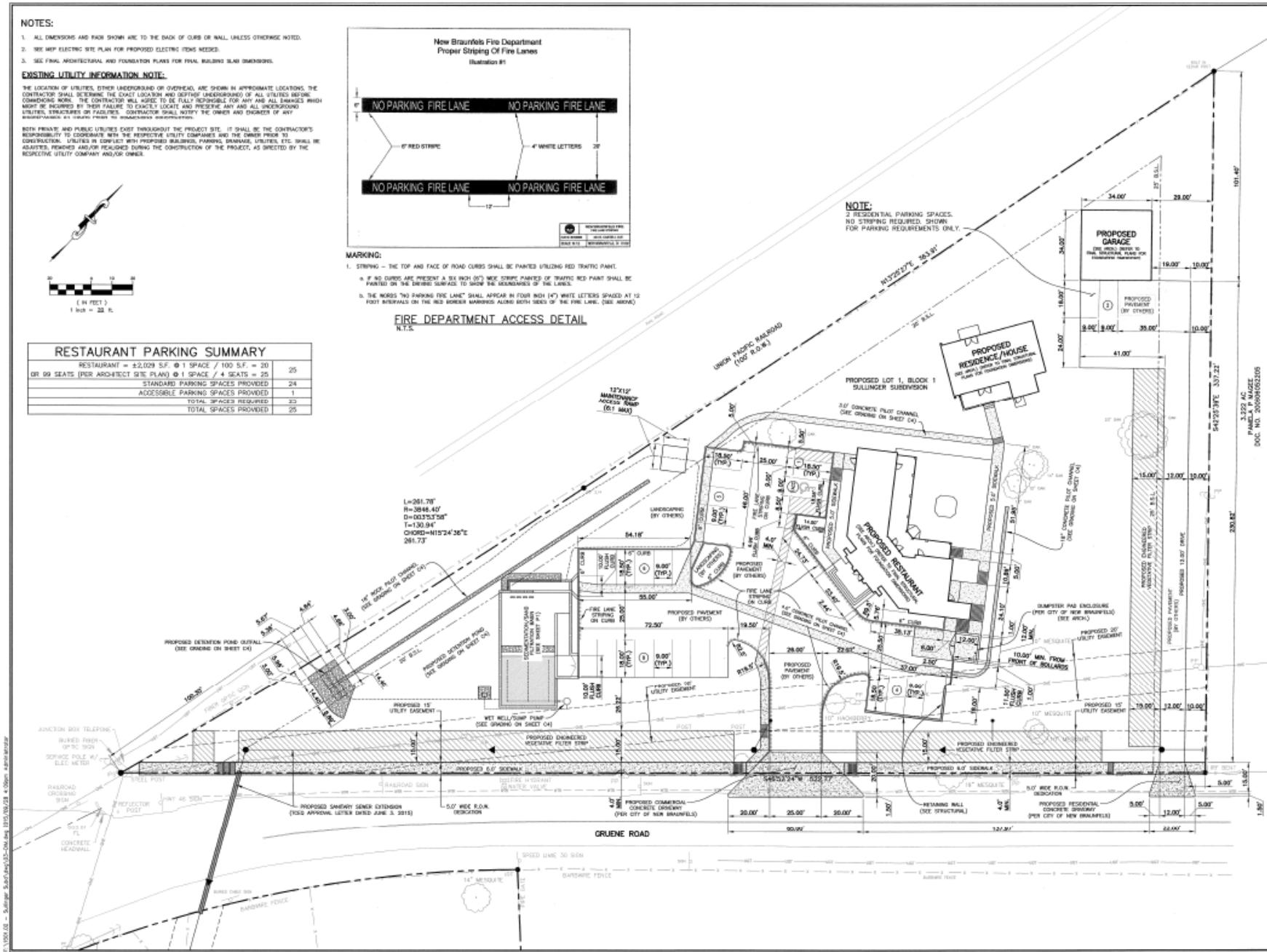
**New Braunfels Fire Department
Proper Striping Of Fire Lanes**



RESTAURANT PARKING SUMMARY

RESTAURANT = ±2,029 S.F. @ 1 SPACE / 100 S.F. = 20	25
BR 99 SEATS (PER ARCHITECT SITE PLAN) @ 1 SPACE / 4 SEATS = 25	
STANDARD PARKING SPACES PROVIDED	24
ACCESSIBLE PARKING SPACES PROVIDED	1
TOTAL SPACES REQUIRED	25
TOTAL SPACES PROVIDED	25

FIRE DEPARTMENT ACCESS DETAIL



SITE DIMENSIONAL CONTROL PLAN

SULLINGER SUBDIVISION
16

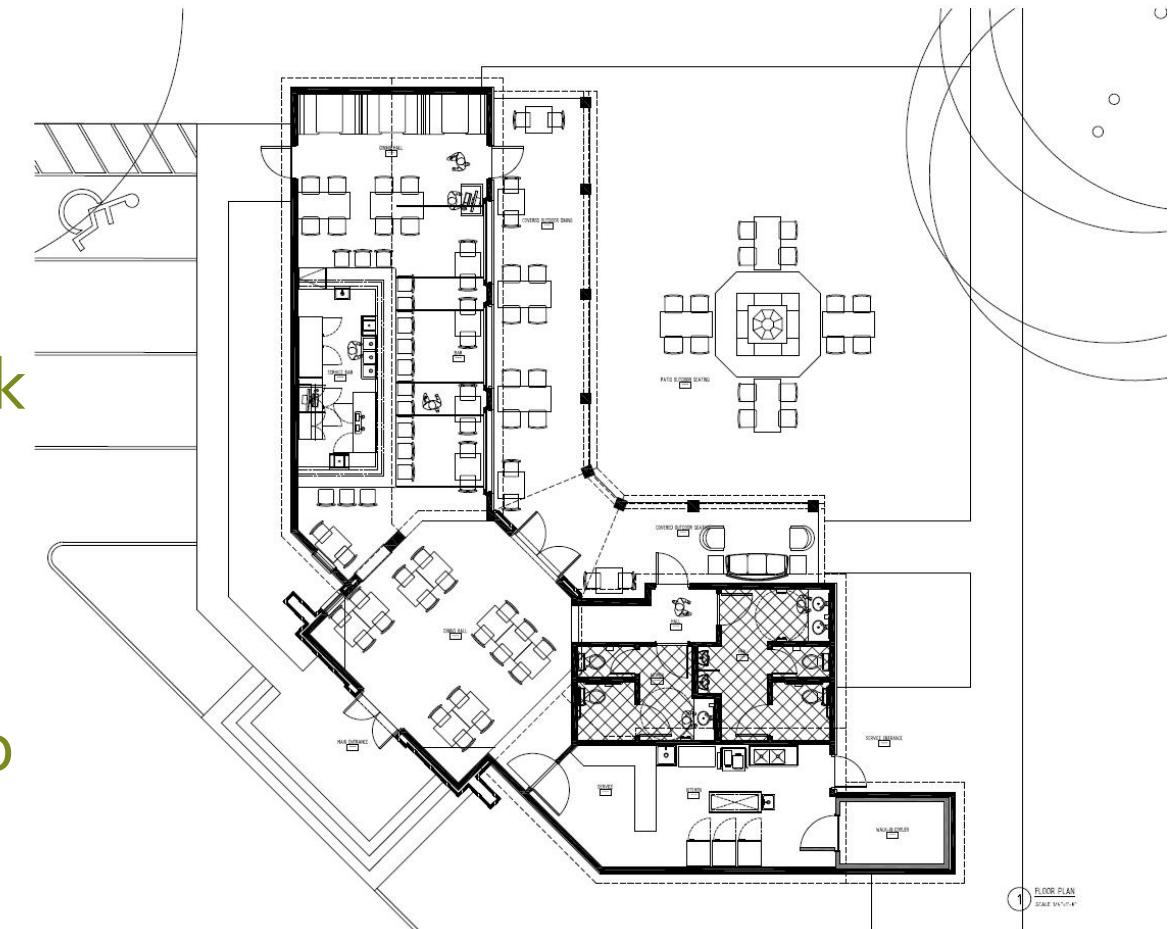
GOULINER 31
NEW BRAUNFELS

C3

Structure 1

Architect - Craig G Massough & Associates

- 2029 sq-ft air conditioned. 582 sq-ft covered patio, enclosable.
- Mission style architecture with 17' peak open ceilings, 23' peak entry ceiling
- Bar wing with (3) glass garage doors opening to large patio and rec area
- Interior seating up to 60, exterior up to 100
- Paved parking: 27 front, 15 rear
- HVAC: (2) 10-ton heat pumps, (1) 5-ton



Structure 1 cont'd

- ▶ 1,500 gallon grease trap
- ▶ Bar & kitchen floor drain density designed for ease and speed of cleaning
- ▶ 120 gallon water heater
- ▶ Outdoor event stage
- ▶ Outdoor enclosed BBQ smoker and grill
- ▶ Mens bathroom – (2) urinals, (2) stalls, (2) sinks
- ▶ Womens bathroom – (2) stalls, (2) sinks
- ▶ Lighting schedule relay panel
- ▶ Furnishings & Equipment List available





Structure 1 cont'd Patio & Rec Area

- Room to host up to 100
- Outdoor games
- Shade trees ideal for more seating concepts
- Event stage under large oaks
- Enclosed BBQ smoker & grill directly accessible to kitchen

Structure 2

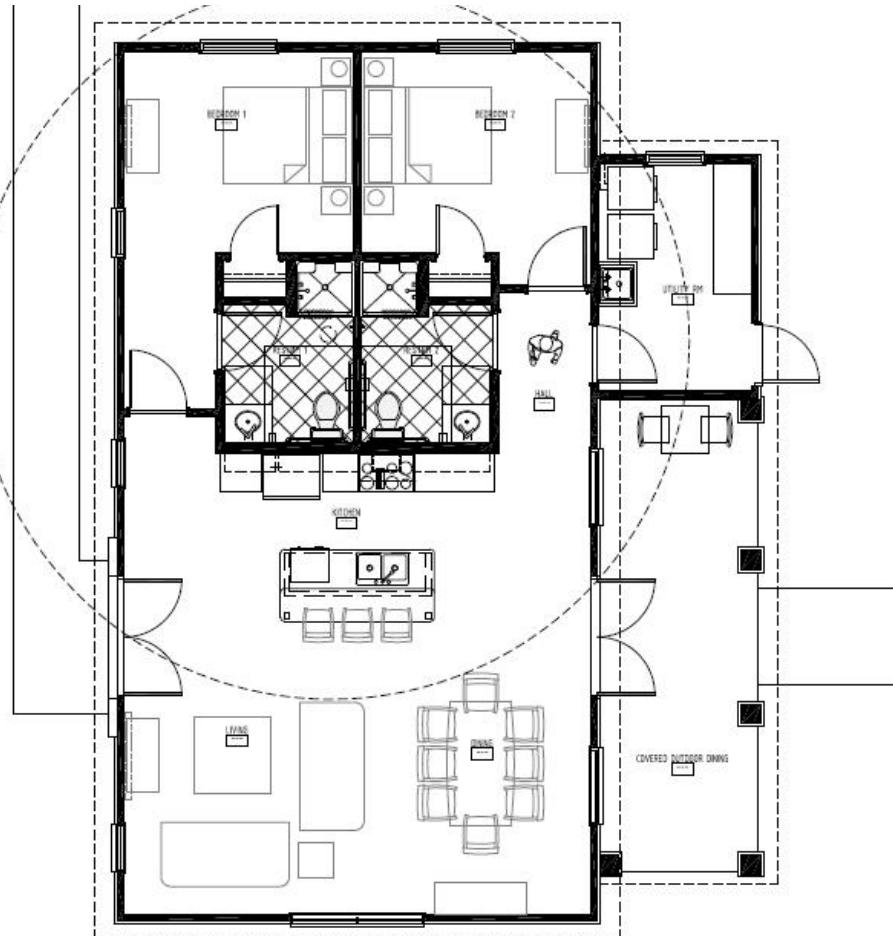
Architect - Craig G
Massough & Associates

- 1,217 sq-ft air conditioned
- 205 sq-ft covered patio, enclosable
- HVAC - (1) 5-ton heat pump
- 17' foot peak open ceilings
- designed to allow ADA compliance and commercial requirements
- Special Use Permitted residence on C1A zoned land
 - (2) bedroom, (2) bathroom
- Building can be retrofitted to event space, retail business, tasting room, bar, etc.

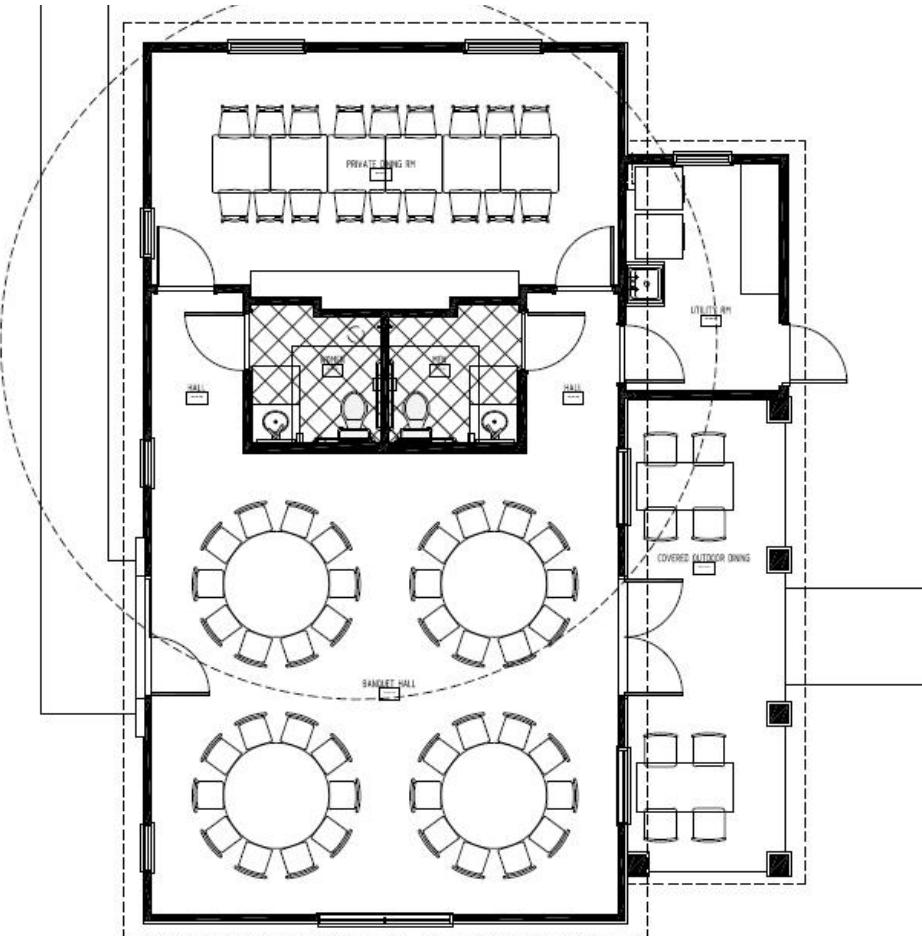


Structure 2 cont'd

floorplan designed to be converted



residence

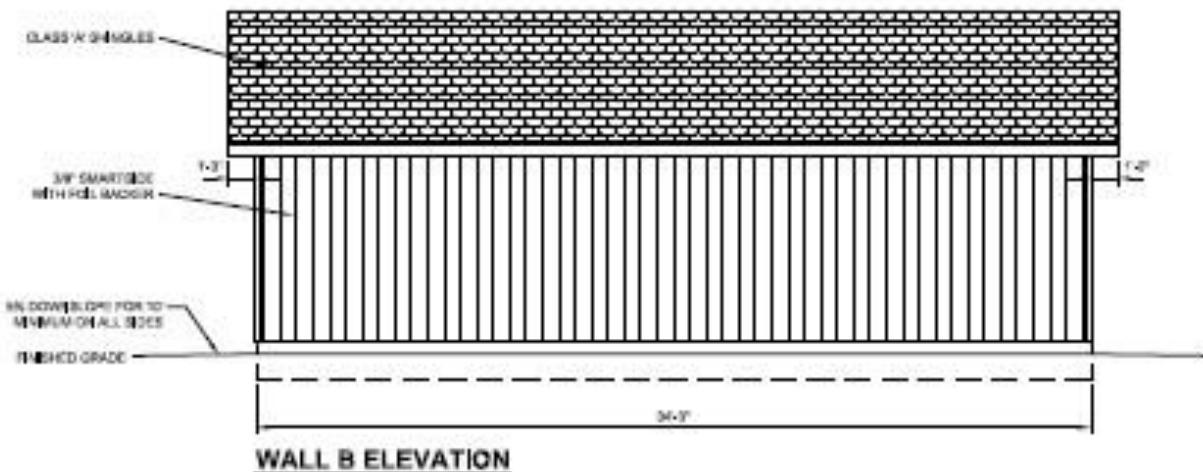
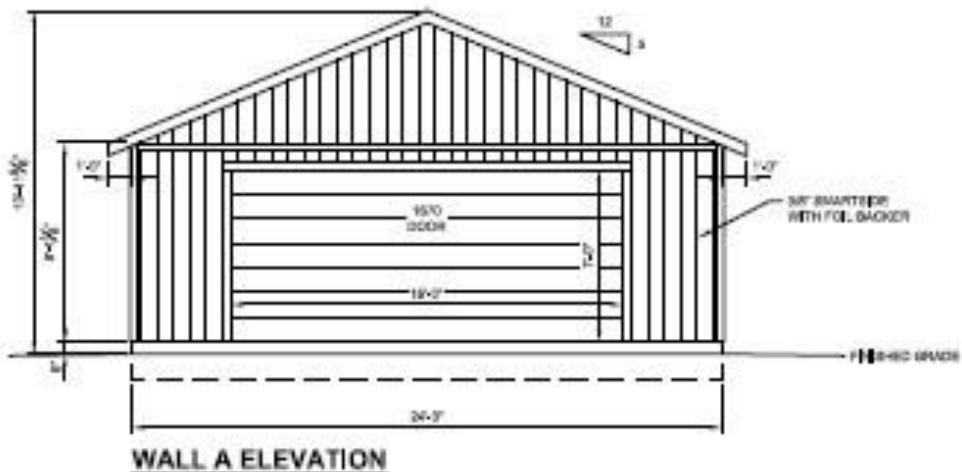


event space

Structure 3

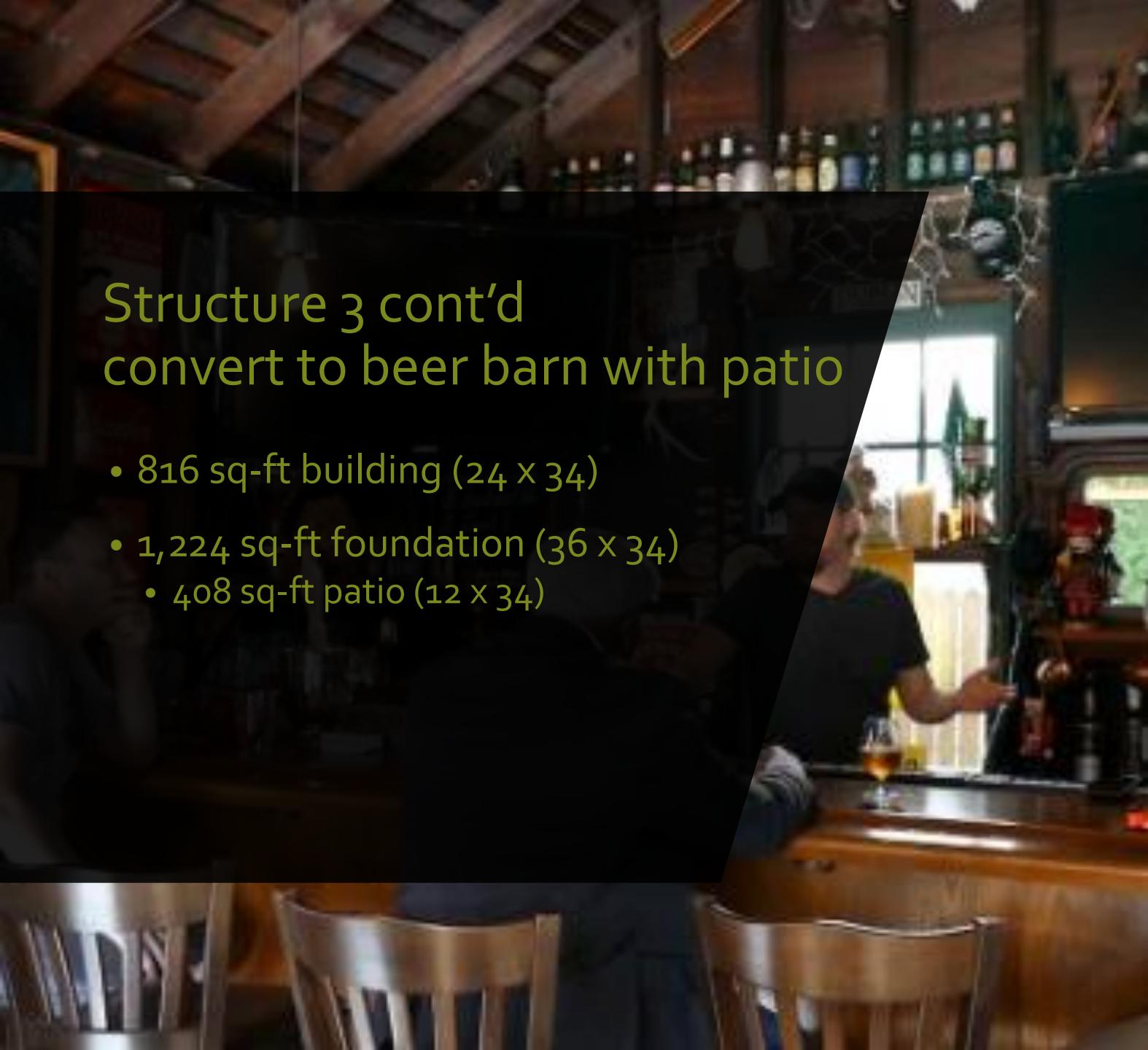
ACCESSORY BUILDING
24' X 34' = 816 SQ FT

DRAWING INDEX
A1 • PROJECT NOTES, ELEVATIONS
A2 • PLANS, SHEAR WALL SCHEDULE
A3 • SECTIONS, DETAILS

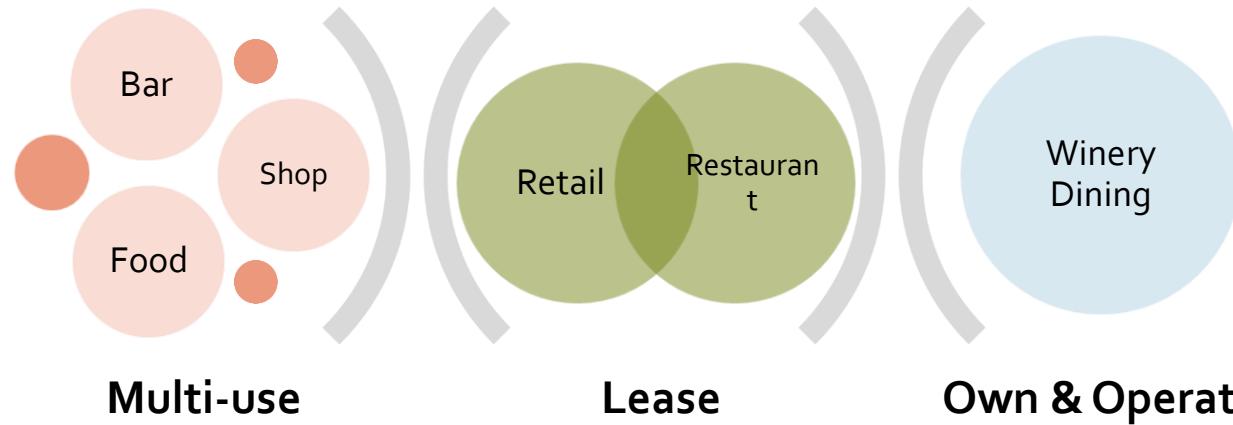


Structure 3 cont'd convert to beer barn with patio

- 816 sq-ft building (24 x 34)
- 1,224 sq-ft foundation (36 x 34)
- 408 sq-ft patio (12 x 34)



Expanded Operations





mini Gruene Village



Utilize the acreage to host vendor market days, renting space to kiosks and driving traffic to anchor businesses.





as a Winery or Micro Brewery & Restaurant

- Operate as fine dining restaurant
- Turn house into tasting room and event space
- Utilize structure 3 for inventory, product
- Plant grapevines along Gruene Rd frontage & landscape

Statements & Disclosures

This opportunity is commercial real estate for sale of the 1720 Gruene Rd development that includes the operating business with all furnishings (excluding personal effects), equipment and inventories.

- \$3,750,000
- Drainage plan is TCEQ approved
- Property resides in Edwards Aquifer Recharge Zone
- Construction plans available
- Furnishings & Equipment list available
- 2% buyer's agent fee



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