



M A R K H A M P T O N
RESIDENTIAL AND COMMERCIAL REAL ESTATE

The Signature of Experience

PREPARED BY:



Mark Hampton

REALTOR CRS, ePRO

Mark@MarkHamptonHomes.com

www.NewBraunfelsTexasHomes.com

kw HERITAGE
KELLER WILLIAMS REALTY

Mark Hampton | Mark@MarkHamptonHomes.com

Mobile: 210-823-8611 | Office: 830-624-2400

888 Landa Street, New Braunfels TX 78130



MARK HAMPTON
RESIDENTIAL AND COMMERCIAL REAL ESTATE

KW COMMERCIAL™

Lone Star Float House and Oak Hill River Inn Properties

New Braunfels, TX 78132



kw HERITAGE
KELLER WILLIAMS. REALTY

Mark Hampton | Mark@MarkHamptonHomes.com
Mobile: 210-823-8611 | Office: 830-624-2400
888 Landa Street, New Braunfels TX 78130



MARK HAMPTON
RESIDENTIAL AND COMMERCIAL REAL ESTATE

KW COMMERCIAL



Lone Star & Lone Star Light Special

Kids Menu

Burger	6.50
Hot Dog	4.00
Chicken Basket	5.00
Mini Corn Dogs	5.00
*All kids menu items come with fries	

Margaritas

Small	4.00
Large	7.00

Lone Star & Lone Star Light
We serve Lone Star and Lone Star Light for a dollar everyday, all day!

Map: Day on The Guadalupe River, one of Mother Nature's finest pieces of work! Right in the middle of this beauty sits the Legendary Lone Star Float House, giving great taste and great fun to the friends of the Guadalupe since 1999. Ask anybody that's been there and they will say it is...

THE BEST EATIN' AROUND*.

NEED LODGING?
oakhillrivervillage.com

(830) 907-3866
www.lonestarfloathouse.com
7430 River Rd. New Braunfels TX 78130
(half mile past 2nd crossing on river road)



kw HERITAGE
KELLERWILLIAMS. REALTY

Mark Hampton | Mark@MarkHamptonHomes.com
Mobile: 210-823-8611 | Office: 830-624-2400
888 Landa Street, New Braunfels TX 78130



MARK HAMPTON
RESIDENTIAL AND COMMERCIAL REAL ESTATE

KW COMMERCIAL

TREEHOUSE CABIN



kw HERITAGE
KELLER WILLIAMS REALTY

Mark Hampton | Mark@MarkHamptonHomes.com
Mobile: 210-823-8611 | Office: 830-624-2400
888 Landa Street, New Braunfels TX 78130



MARK HAMPTON
RESIDENTIAL AND COMMERCIAL REAL ESTATE

KW COMMERCIAL

TREEHOUSE CABIN



kw HERITAGE
KELLER WILLIAMS® REALTY

Mark Hampton | Mark@MarkHamptonHomes.com
Mobile: 210-823-8611 | Office: 830-624-2400
888 Landa Street, New Braunfels TX 78130



MARK HAMPTON
RESIDENTIAL AND COMMERCIAL REAL ESTATE

KW COMMERCIAL

RIVER HOUSE ON THE GUADALUPE RIVER



kw HERITAGE
KELLER WILLIAMS REALTY

Mark Hampton | Mark@MarkHamptonHomes.com
Mobile: 210-823-8611 | Office: 830-624-2400
888 Landa Street, New Braunfels TX 78130



MARK HAMPTON
RESIDENTIAL AND COMMERCIAL REAL ESTATE

KW COMMERCIAL

RIVER HOUSE ON THE GUADALUPE RIVER



kw HERITAGE
KELLER WILLIAMS. REALTY

Mark Hampton | Mark@MarkHamptonHomes.com
Mobile: 210-823-8611 | Office: 830-624-2400
888 Landa Street, New Braunfels TX 78130



MARK HAMPTON
RESIDENTIAL AND COMMERCIAL REAL ESTATE

KW COMMERCIAL

CABIN 1



kw HERITAGE
KELLER WILLIAMS. REALTY

Mark Hampton | Mark@MarkHamptonHomes.com
Mobile: 210-823-8611 | Office: 830-624-2400
888 Landa Street, New Braunfels TX 78130



MARK HAMPTON
RESIDENTIAL AND COMMERCIAL REAL ESTATE

KW COMMERCIAL

CABIN 2



kw HERITAGE
KELLER WILLIAMS REALTY

Mark Hampton | Mark@MarkHamptonHomes.com
Mobile: 210-823-8611 | Office: 830-624-2400
888 Landa Street, New Braunfels TX 78130



MARK HAMPTON
RESIDENTIAL AND COMMERCIAL REAL ESTATE

KW COMMERCIAL

CABIN 3



kw HERITAGE
KELLER WILLIAMS. REALTY

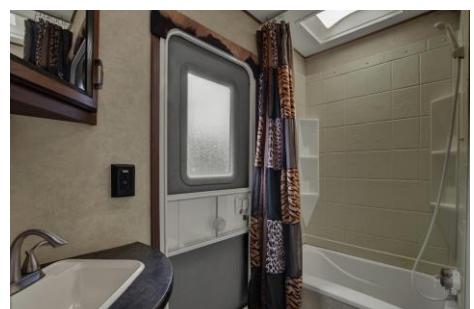
Mark Hampton | Mark@MarkHamptonHomes.com
Mobile: 210-823-8611 | Office: 830-624-2400
888 Landa Street, New Braunfels TX 78130



MARK HAMPTON
RESIDENTIAL AND COMMERCIAL REAL ESTATE

KW COMMERCIAL

RV RENTAL



kw HERITAGE
KELLER WILLIAMS® REALTY

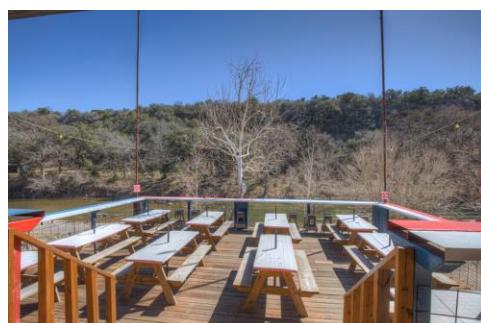
Mark Hampton | Mark@MarkHamptonHomes.com
Mobile: 210-823-8611 | Office: 830-624-2400
888 Landa Street, New Braunfels TX 78130



MARK HAMPTON
RESIDENTIAL AND COMMERCIAL REAL ESTATE

KW COMMERCIAL

LONE STAR FLOAT HOUSE



kw HERITAGE
KELLER WILLIAMS REALTY

Mark Hampton | Mark@MarkHamptonHomes.com
Mobile: 210-823-8611 | Office: 830-624-2400
888 Landa Street, New Braunfels TX 78130



MARK HAMPTON
RESIDENTIAL AND COMMERCIAL REAL ESTATE

KW COMMERCIAL

LONE STAR FLOAT HOUSE



kw HERITAGE
KELLER WILLIAMS REALTY

Mark Hampton | Mark@MarkHamptonHomes.com
Mobile: 210-823-8611 | Office: 830-624-2400
888 Landa Street, New Braunfels TX 78130



MARK HAMPTON
RESIDENTIAL AND COMMERCIAL REAL ESTATE

KW COMMERCIAL

RESIDENCE



kw HERITAGE
KELLER WILLIAMS REALTY

Mark Hampton | Mark@MarkHamptonHomes.com
Mobile: 210-823-8611 | Office: 830-624-2400
888 Landa Street, New Braunfels TX 78130



MARK HAMPTON
RESIDENTIAL AND COMMERCIAL REAL ESTATE

KW COMMERCIAL

AERIAL VIEW



kw HERITAGE
KELLER WILLIAMS. REALTY

Mark Hampton | Mark@MarkHamptonHomes.com
Mobile: 210-823-8611 | Office: 830-624-2400
888 Landa Street, New Braunfels TX 78130



M A R K H A M P T O N
RESIDENTIAL AND COMMERCIAL REAL ESTATE



Lone Star Float House and Oak Hill River Inn Properties

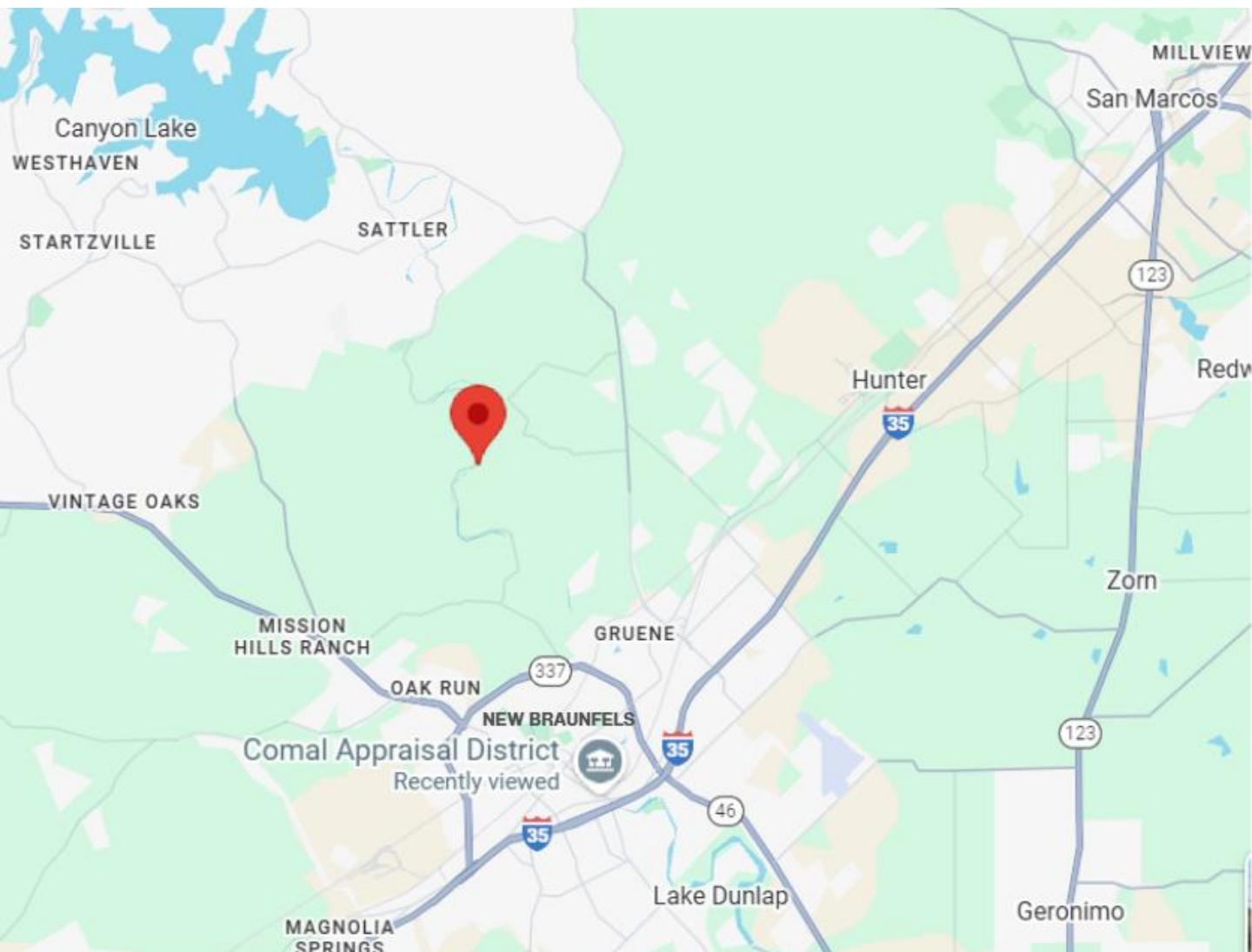
This popular River Road property and business includes 11 lots. The 6 waterfront lots host the Lonestar Float House, an overnight rental home and 2 RV overnight rentals. The popular Lonestar Float House operates as a restaurant and bar, while a portion of the building services the Tube rental and shuttle business. Across the street are 5 lots which include 4 overnight rental units and the owners' residence. The overnight rentals are commonly known as the Oak Hill River Inn.



MARK HAMPTON
RESIDENTIAL AND COMMERCIAL REAL ESTATE

KW COMMERCIAL

Map Location of Properties for Sale



kw HERITAGE
KELLERWILLIAMS. REALTY

Mark Hampton | Mark@MarkHamptonHomes.com
Mobile: 210-823-8611 | Office: 830-624-2400
888 Landa Street, New Braunfels TX 78130



MARK HAMPTON RESIDENTIAL AND COMMERCIAL REAL ESTATE

KW COMMERCIAL

24 Properties outlined in yellow are provided
water from the water well located on 72713
11 Properties are owned by the Gillespies
2 Properties are leased to the Gillespies

11 Properties owned by the Gillespies:

72709 - Oak Hill River Inn (with Septic)
 72710 - Oak Hill River Inn
 72711 - The Gillespie's Main Residence (with Septic)
 72713 - Location of Water Well
 72714 - Unimproved - (with Septic)
 72730 - Lone Star Float House (with Septic)
 72729 - LSFH - Restroom Facilities (with Septic)
 72727 - Unimproved - (with Septic)
 72725 - Unimproved
 72723 - Unimproved
 72726 - Septic System & Slab

72709 - Treehouse Cabin
72710 - Little Cabin
72711 - Little Cabin and

72709, 72710, 72711 - 72712 72713 72714 72715 72716 72717 72718 72719 72720 72721 72722 72723 - RV Rental and Cabin Rental

Water well on
72713.

Reside On

8

Long Star Float House

22726 - Sentir System and Slab

one-DIM

kw HERITAGE

KELLER WILLIAMS, REALTY

Mark Hampton | Mark@MarkHamptonHomes.com
Mobile: 210-823-8611 | Office: 830-624-2400
888 Landa Street, New Braunfels TX 78130



M A R K H A M P T O N
RESIDENTIAL AND COMMERCIAL REAL ESTATE

KW COMMERCIAL

Parcel Maps of Waterfront Properties

-7430 River Rd
-0000 River Rd
-7400 River Rd
-7394 River Rd
-7382 River Rd
-7358 River Rd

kw HERITAGE
KELLER WILLIAMS. REALTY

Mark Hampton | Mark@MarkHamptonHomes.com
Mobile: 210-823-8611 | Office: 830-624-2400
888 Landa Street, New Braunfels TX 78130



MARK HAMPTON
RESIDENTIAL AND COMMERCIAL REAL ESTATE

KW COMMERCIAL



Comal County GIS | Map Application

7430 River Road



Legend

- Permits
 - Septic
 - Pervious Driveway
 - Floodplain
 - Utility
- Addresses
- Major Roads
 - Farm roads
 - Highways
- Streets
- Parcels
- Future Parcels
 - Red: Band_1
 - Green: Band_2
 - Blue: Band_3

Notes
1519 SqFt

Waterfront Restaurant, Tube rental and bar

kw HERITAGE
KELLER WILLIAMS REALTY

Mark Hampton | Mark@MarkHamptonHomes.com
Mobile: 210-823-8611 | Office: 830-624-2400
888 Landa Street, New Braunfels TX 78130



MARK HAMPTON
RESIDENTIAL AND COMMERCIAL REAL ESTATE

KW COMMERCIAL



Waterfront property with Restroom adjoining Restaurant property

kw HERITAGE
KELLER WILLIAMS REALTY

Mark Hampton | Mark@MarkHamptonHomes.com
Mobile: 210-823-8611 | Office: 830-624-2400
888 Landa Street, New Braunfels TX 78130



MARK HAMPTON
RESIDENTIAL AND COMMERCIAL REAL ESTATE

KW COMMERCIAL



Comal County GIS | Map Application

7400 River Road

Legend

- Permits
 - Septic
 - PipewDriveway
 - Floodplain
 - Utility
- Addresses
- Major Roads
 - Farm roads
 - Highways
- Streets
- Parcels
- Future Parcels
 - Red: Band_1
 - Green: Band_2
 - Blue: Band_3



This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.
THIS MAP IS NOT TO BE USED FOR NAVIGATION

Residential structure used as Overnight Rental , RV for rent and more parking

kw HERITAGE
KELLER WILLIAMS. REALTY

Mark Hampton | Mark@MarkHamptonHomes.com
Mobile: 210-823-8611 | Office: 830-624-2400
888 Landa Street, New Braunfels TX 78130



MARK HAMPTON
RESIDENTIAL AND COMMERCIAL REAL ESTATE

KW COMMERCIAL

7394 River Road



11/20/2025, 10:20:49 AM

1:469

Addresses Water Bodies Outline Floodplain
Streets Scaled County Boundary County Maintained Roads
Parcels Permits
Septic

0 0.01 0.01 0.01 0.02 km



This dataset is maintained by Comal County GIS department.

RV in process of being replaced for rental use:
Used for additional parking

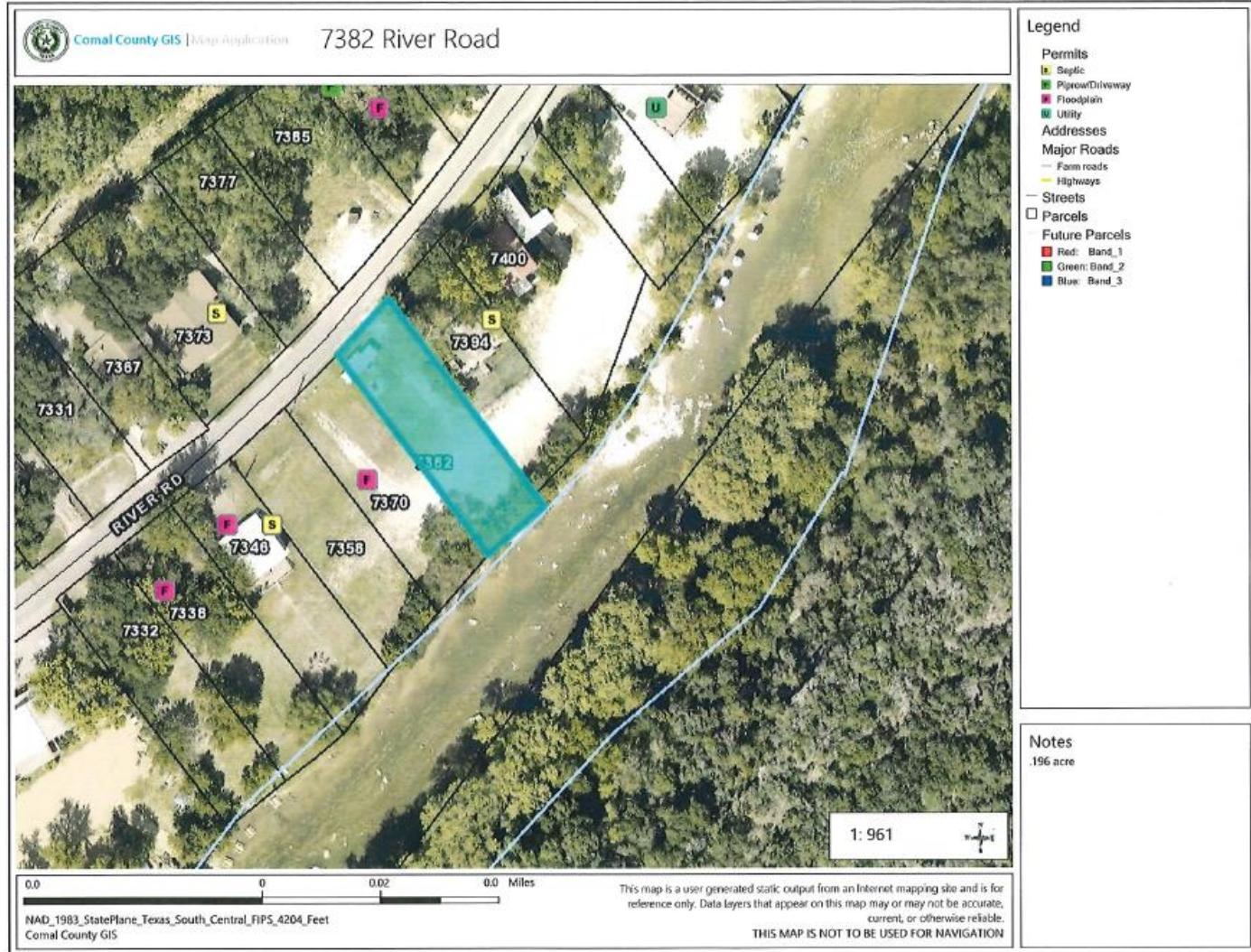
kw HERITAGE
KELLER WILLIAMS. REALTY

Mark Hampton | Mark@MarkHamptonHomes.com
Mobile: 210-823-8611 | Office: 830-624-2400
888 Landa Street, New Braunfels TX 78130



MARK HAMPTON
RESIDENTIAL AND COMMERCIAL REAL ESTATE

KW COMMERCIAL



RV in process of being replaced for rental use:
Used for additional parking

kw HERITAGE
KELLER WILLIAMS. REALTY

Mark Hampton | Mark@MarkHamptonHomes.com
Mobile: 210-823-8611 | Office: 830-624-2400
888 Landa Street, New Braunfels TX 78130



MARK HAMPTON
RESIDENTIAL AND COMMERCIAL REAL ESTATE

KW COMMERCIAL



No improvements, recently purchased

kw HERITAGE
KELLERWILLIAMS. REALTY

Mark Hampton | Mark@MarkHamptonHomes.com
Mobile: 210-823-8611 | Office: 830-624-2400
888 Landa Street, New Braunfels TX 78130



MARK HAMPTON
RESIDENTIAL AND COMMERCIAL REAL ESTATE



Parcel Maps of non-Waterfront Properties

-7385 River Rd

-7377 River Rd

-7367 River Rd

-7331 River Rd

-Adjacent to 7331 River Rd



MARK HAMPTON
RESIDENTIAL AND COMMERCIAL REAL ESTATE

KW COMMERCIAL



Water Well located on property

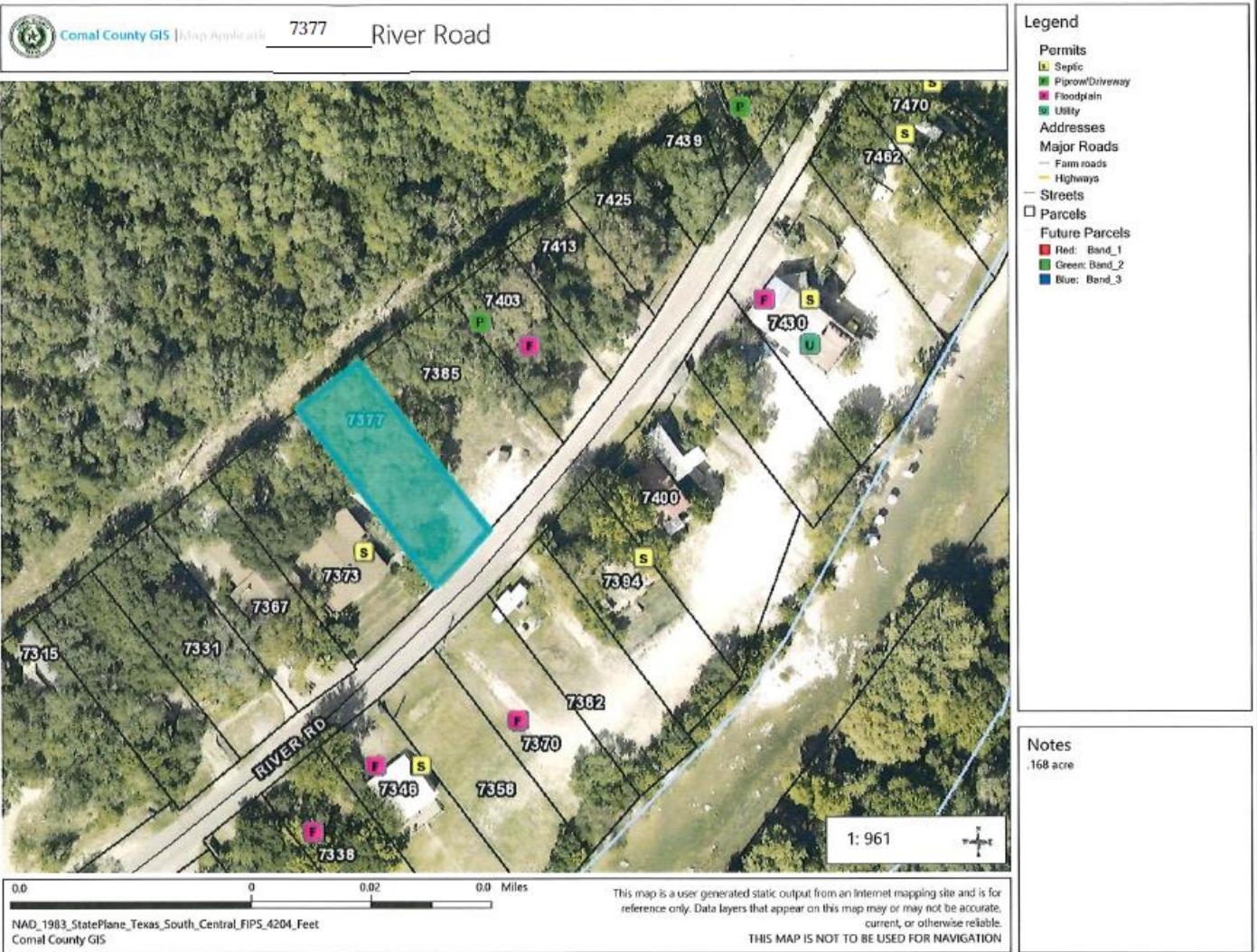
kw HERITAGE
KELLER WILLIAMS REALTY

Mark Hampton | Mark@MarkHamptonHomes.com
Mobile: 210-823-8611 | Office: 830-624-2400
888 Landa Street, New Braunfels TX 78130



M A R K H A M P T O N
RESIDENTIAL AND COMMERCIAL REAL ESTATE

KW COMMERCIAL



Vacant lot: no improvements

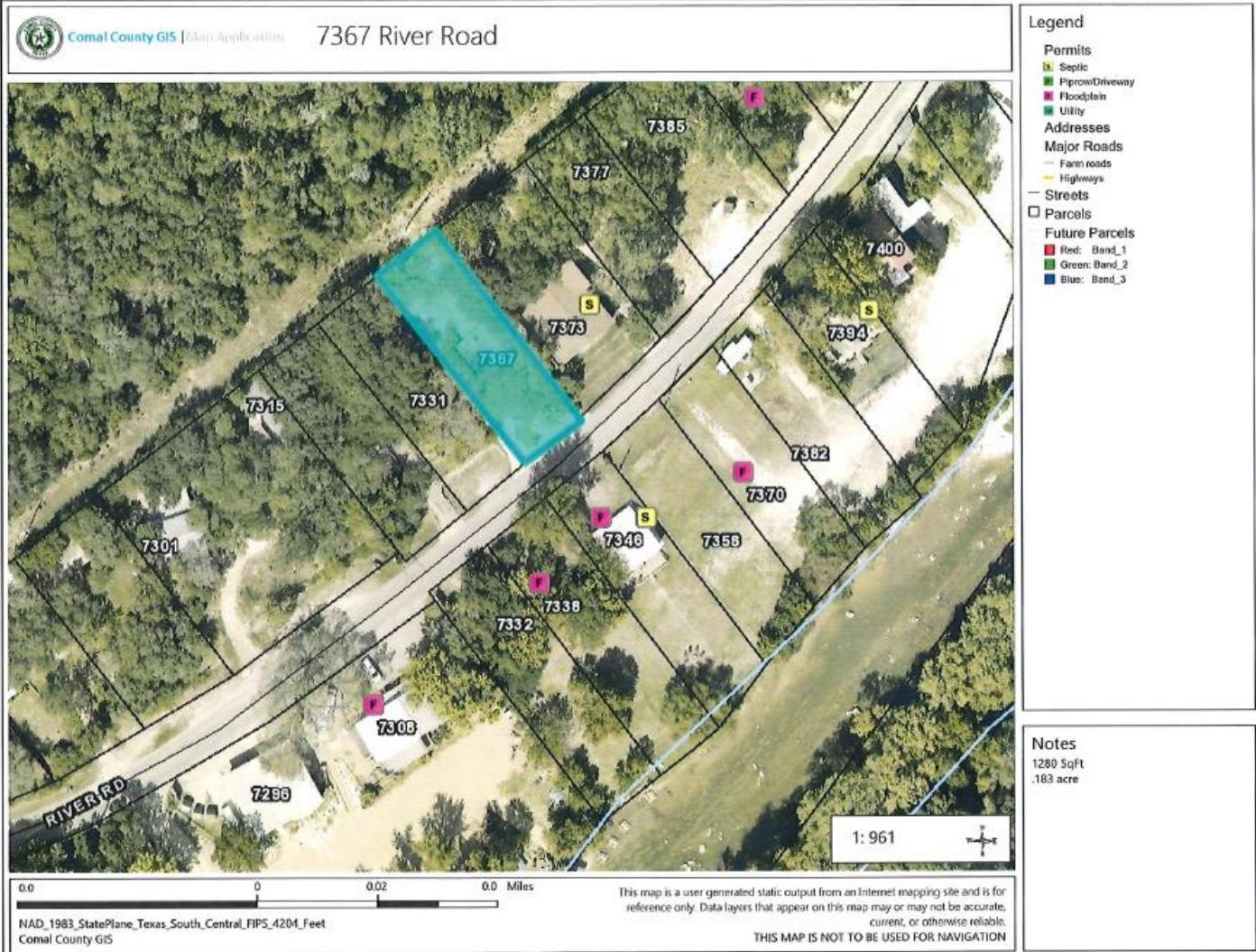
kw HERITAGE
KELLERWILLIAMS. REALTY

Mark Hampton | Mark@MarkHamptonHomes.com
Mobile: 210-823-8611 | Office: 830-624-2400
888 Landa Street, New Braunfels TX 78130



MARK HAMPTON
RESIDENTIAL AND COMMERCIAL REAL ESTATE

KW COMMERCIAL



Currently used as Residential: Can be converted to Overnight rental

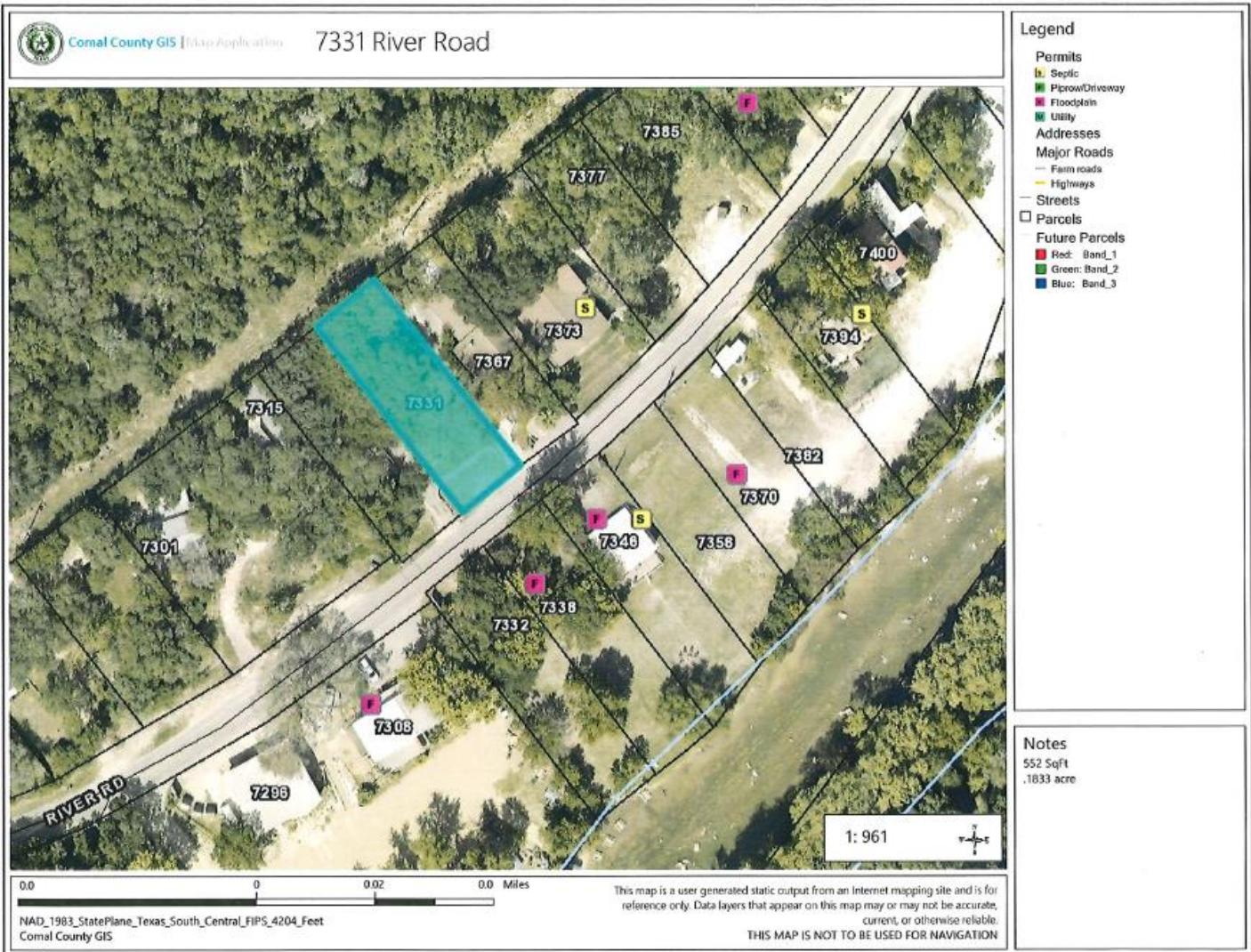
kw HERITAGE
KELLER WILLIAMS. REALTY

Mark Hampton | Mark@MarkHamptonHomes.com
Mobile: 210-823-8611 | Office: 830-624-2400
888 Landa Street, New Braunfels TX 78130



MARK HAMPTON
RESIDENTIAL AND COMMERCIAL REAL ESTATE

KW COMMERCIAL



Multi Family: 2 residences 300sq ft & 252 sq ft
Used as Overnight rentals

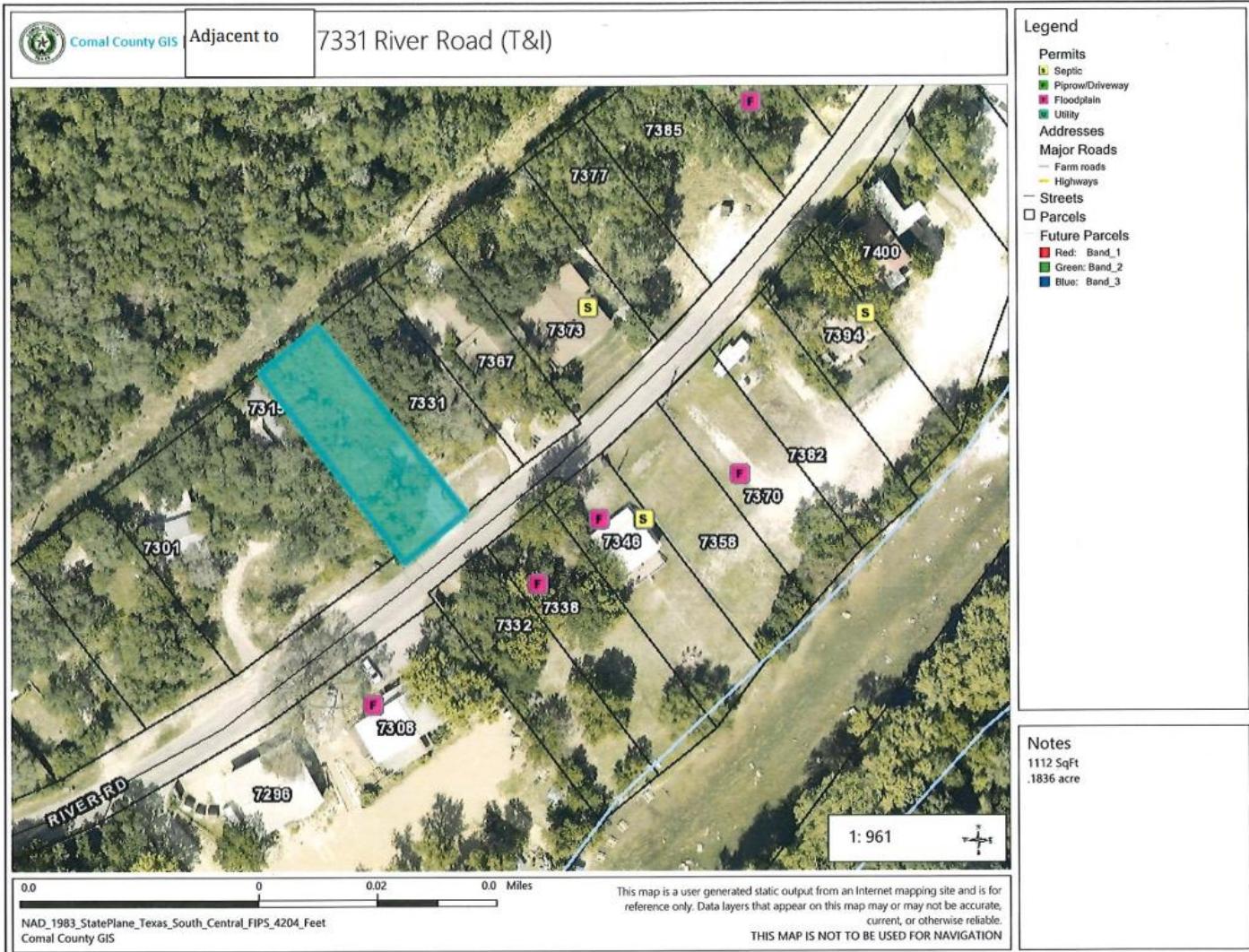
kw HERITAGE
KELLER WILLIAMS. REALTY

Mark Hampton | Mark@MarkHamptonHomes.com
Mobile: 210-823-8611 | Office: 830-624-2400
888 Landa Street, New Braunfels TX 78130



MARK HAMPTON
RESIDENTIAL AND COMMERCIAL REAL ESTATE

KW COMMERCIAL



Tree House Cabin: Overnight rental

kw HERITAGE
KELLERWILLIAMS. REALTY

Mark Hampton | Mark@MarkHamptonHomes.com
Mobile: 210-823-8611 | Office: 830-624-2400
888 Landa Street, New Braunfels TX 78130



M A R K H A M P T O N
RESIDENTIAL AND COMMERCIAL REAL ESTATE

KW COMMERCIAL

Lone Star Float House and Oak Hill River Inn-Property Details

<u>Property ID</u>	<u>Physical Address</u>	Water Front Properties						<u>Comments</u>
		<u>Structure</u>	<u>Septic</u>	<u>Sq. Footage</u>	<u>Year Built</u>	<u>Acreage</u>	<u>River Frontage</u>	
72730	7430 River Rd	Restaurant		1519	2006	0.167	50.42	Lone Star Float House: must have originally been 2 prop. IDs: also used for parking
		Covered Area		600		0.163	51.81	
72729	No Address	Retail Store	1		2006	0.165	52.55	I believe this tract has the RR facilities used for LSFH: also used for parking
		Canopy Detached		324				
72727	7400 River Rd	Residential Structure upstairs	1	962	1990	0.176	54.74	Overnight rental: also used for parking
		Covered Porch		260		0.152	55.12	
		Covered Porch		104				
		Detached Porch		504				
		Residential Structure Downstairs		390				
72726	7394		1			0.19	50	Recent Purchase, with slab
72725	7382 River Rd					0.196	50.47	RV being replaced for rental use: used for additional parking
72723	7358 River Rd					0.201	50.84	no improvements: recently purchased
Non Water Front Properties								
<u>Property ID</u>	<u>Physical Address</u>	<u>Structure</u>	<u>Septic</u>	<u>Sq. Footage</u>	<u>Year Built</u>	<u>Acreage</u>	<u>Comments</u>	
72714	7385 River Rd					0.229	no property use description. I believe this is where the water well is located. This is not notated on CCAD	
72713	7377 River Rd					0.168	no property use description: no improvements	
72711	7367 River Rd	Residential	yes	1288	1985	0.1833	Homestead Exemption. Currently used as private residence: can easily be converted to overnight rental	
		Covered Porch		1288				
		Detached Garage		688				
		Storage Area		140				
72710	7331 River Rd	Residential	yes	552	1986	0.1833	Multi-family (2 residences 300sq ft and 252sq ft) Overnight rentals	
72709	7331 River Rd	Residential	yes	1120	1980	0.1836	Tree House Cabin: Overnight rental	

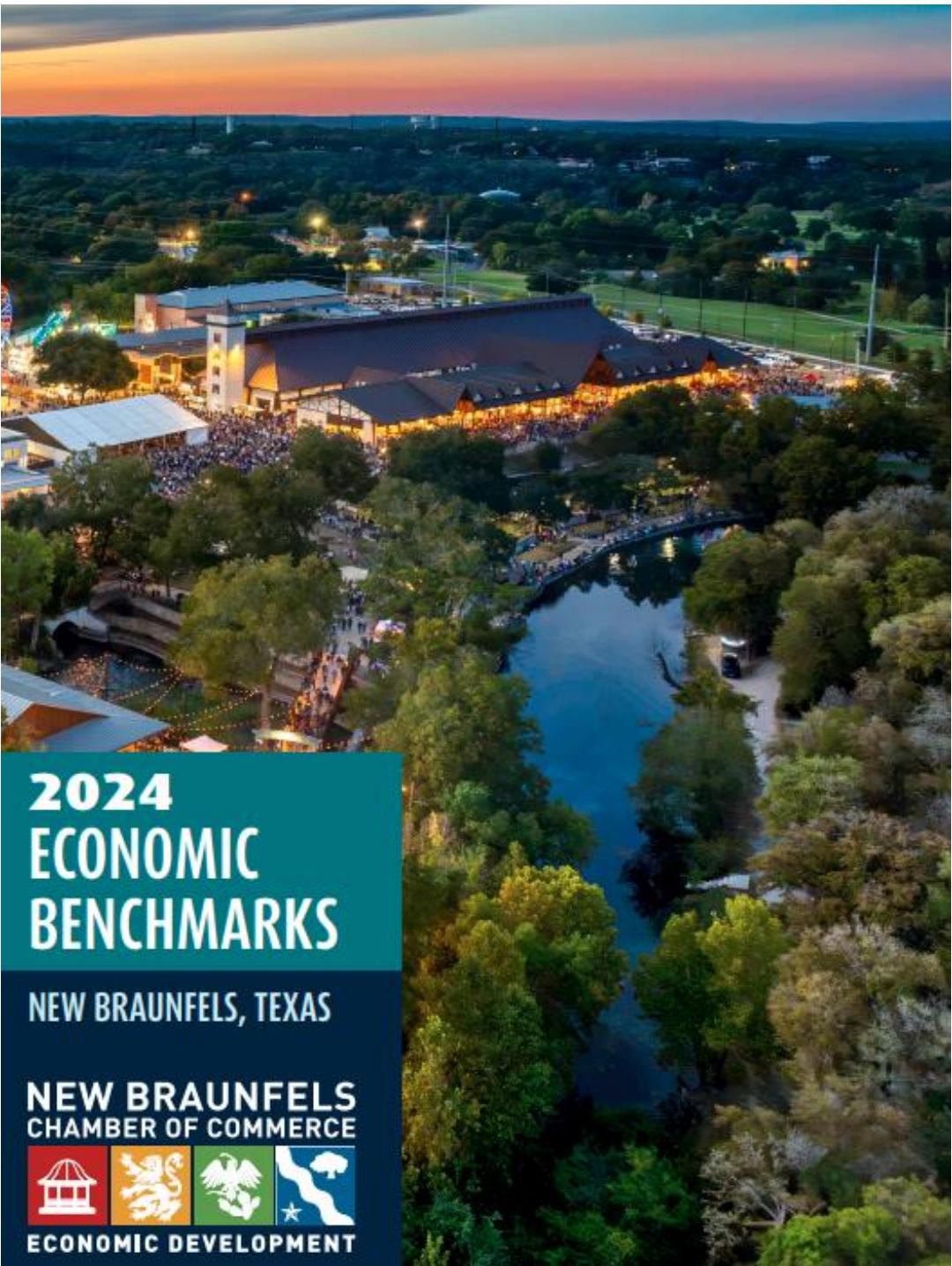
kw HERITAGE
KELLERWILLIAMS. REALTY

Mark Hampton | Mark@MarkHamptonHomes.com
Mobile: 210-823-8611 | Office: 830-624-2400
888 Landa Street, New Braunfels TX 78130



MARK HAMPTON
RESIDENTIAL AND COMMERCIAL REAL ESTATE

KW COMMERCIAL™



**2024
ECONOMIC
BENCHMARKS**

NEW BRAUNFELS, TEXAS

**NEW BRAUNFELS
CHAMBER OF COMMERCE**

ECONOMIC DEVELOPMENT

The information presented here is deemed to be accurate but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to confirm accuracy and completeness. All KW offices are independently owned and operated.

Mark Hampton | KW Commercial
Mark@MarkHamptonHomes.com | 210-823-8611
888 Landa Street, New Braunfels TX 78130



DEMOGRAPHICS

POPULATION

New Braunfels' population has grown by **72% since 2014**, a growth rate that is over three and a half times that of the State of Texas. This growth can be attributed to the exceptional quality of life, excellent public schools, and our prime location in the San Antonio-Austin corridor. Large-scale developments like **Veramendi** and **Mayfair**, as well as corporate expansions like **Continental** and **Zoho** are validation that New Braunfels is an attractive place for residents and companies alike.

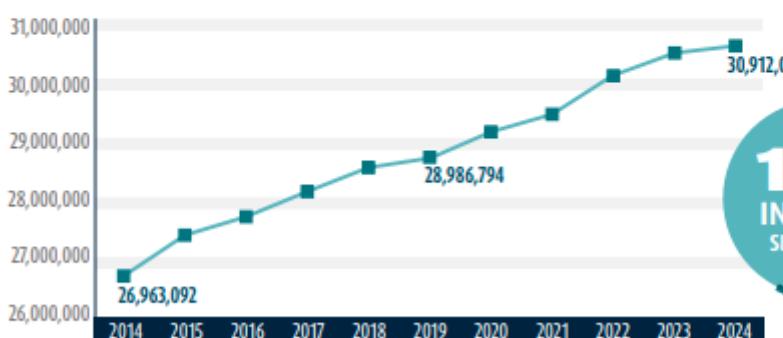
GROWING POPULATION: CITY OF NEW BRAUNFELS



Source: Lightcast, Zip Codes 78130, 78131, 78132, and 78135; 2024

72%
INCREASE
SINCE 2014

GROWING POPULATION: STATE OF TEXAS

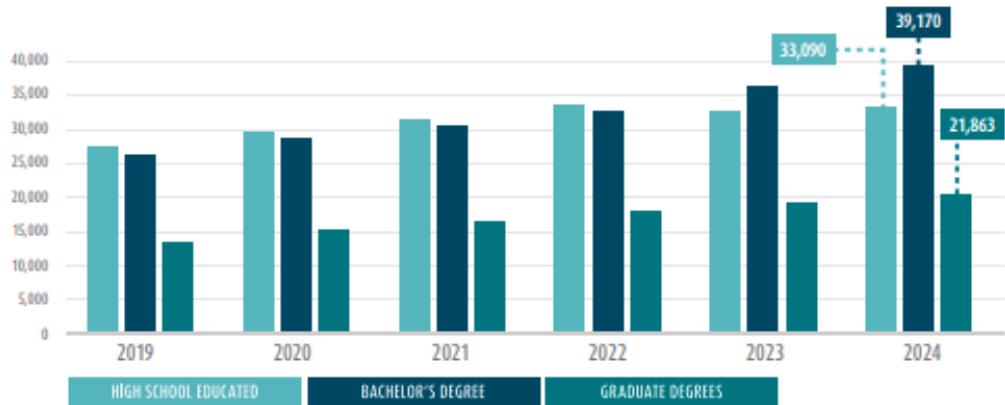


15%
INCREASE
SINCE 2014



EDUCATIONAL ATTAINMENT

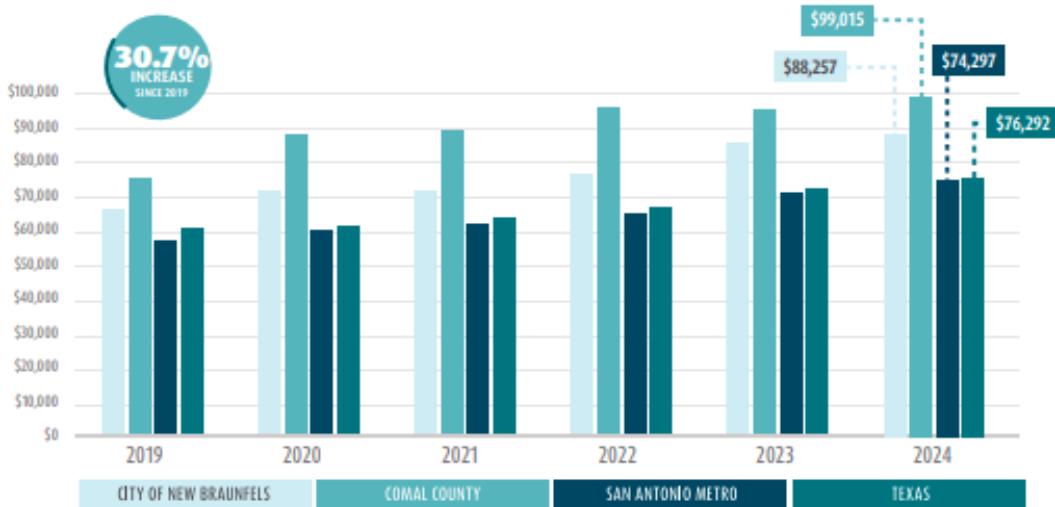
New Braunfels has a highly educated workforce, and the population of educated workers has been steadily increasing. The number of residents with a **Bachelor's degree** has increased 49.0% since 2019, and the number of residents with a **graduate degree or higher** has increased 59.1% in the same period.



Source: Lightcast

MEDIAN HOUSEHOLD INCOME

Median Household Income in New Braunfels rose by 2.8% in 2024 and is up 30.7% since 2019.



Source: 2023 ACS 5-year Estimates, U.S. Census



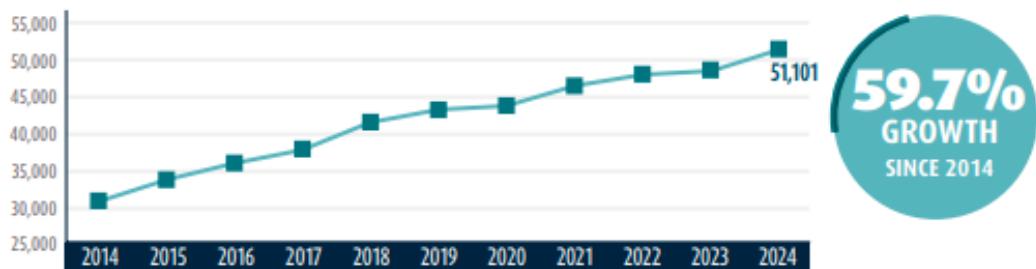
M A R K H A M P T O N
RESIDENTIAL AND COMMERCIAL REAL ESTATE

KW COMMERCIAL[®]

J O B S

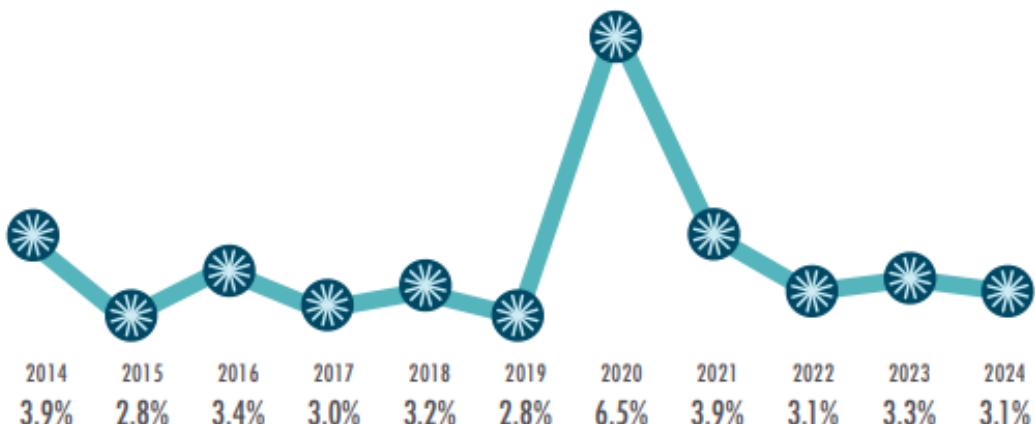
The unemployment rate in New Braunfels is lower than the national, statewide, and nearby metro area averages. New Braunfels' unemployment rate has averaged 3.2% since 2014. In 2024, the unemployment rate was 3.1%, with city employment standing at 51,101 employees.

NEW BRAUNFELS EMPLOYMENT



Source: Texas Labor Market Review, December 2024

NEW BRAUNFELS UNEMPLOYMENT



Source: Texas Labor Market Review, December 2024

4 ECONOMIC BENCHMARKS

The information presented here is deemed to be accurate but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to confirm accuracy and completeness. All KW offices are independently owned and operated.

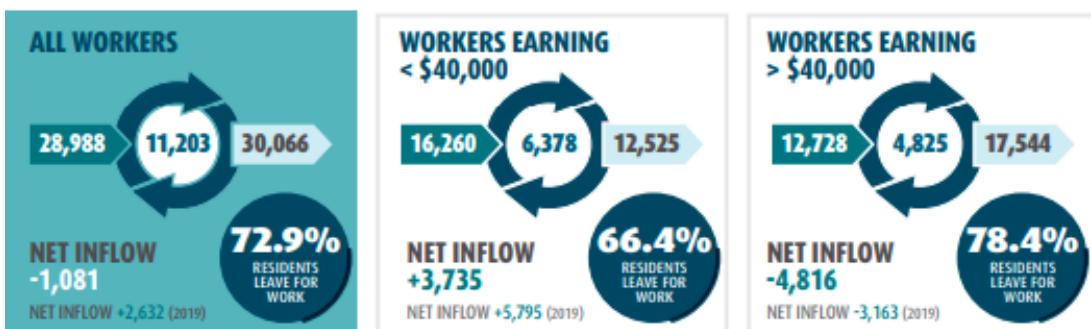
Mark Hampton | KW Commercial
Mark@MarkHamptonHomes.com | 210-823-8611
888 Landa Street, New Braunfels TX 78130



COMMUTING

New Braunfels employers benefit from a large labor shed spanning the San Antonio-Austin corridor. Overall, New Braunfels has a net outflow of commuters – 73% of residents leave the community for work. When breaking down by income, lower-wage jobs have a net inflow, while higher-wage jobs have a net outflow.

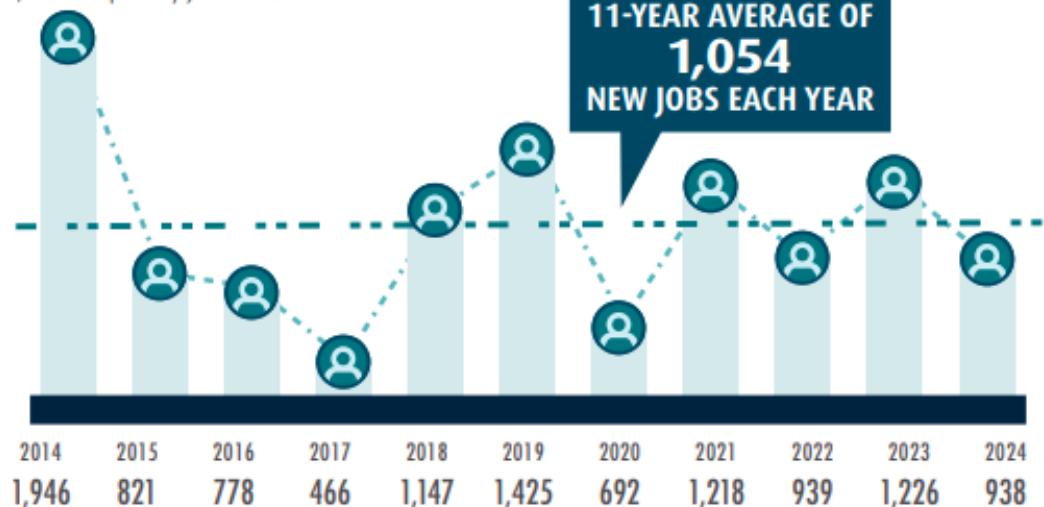
COMMUTING TRENDS: INFLOW & OUTFLOW OF WORKERS BY ANNUAL EARNINGS (2021)



Source: Census OnTheMap, 2021

NEW PRIMARY JOBS

Primary employers generate wealth in a community by producing a good or service that is mostly sold outside the trade area. We currently track 46 primary employers in New Braunfels and have averaged 1,030 new primary job announcements since 2014.



Source: New Braunfels Chamber of Commerce, 2024



M A R K H A M P T O N
RESIDENTIAL AND COMMERCIAL REAL ESTATE

KW COMMERCIAL[®]

TAXES & REVENUES

CITY PROPERTY TAX VALUATIONS

Taxable value in New Braunfels is **up by over \$10 billion** since 2014, representing an increase of approximately 208% in the ten-year period. The tax rate levied by the city is low to moderate for cities of this size in Texas.

2014	\$4,983,162,920
2015	\$5,619,850,147
2016	\$6,044,026,621
2017	\$7,001,290,733
2018	\$7,486,330,380
2019	\$8,463,233,879
2020	\$9,558,639,489
2021	\$10,237,237,785
2022	\$12,768,519,172
2023	\$12,689,194,072
2024	\$15,366,243,802

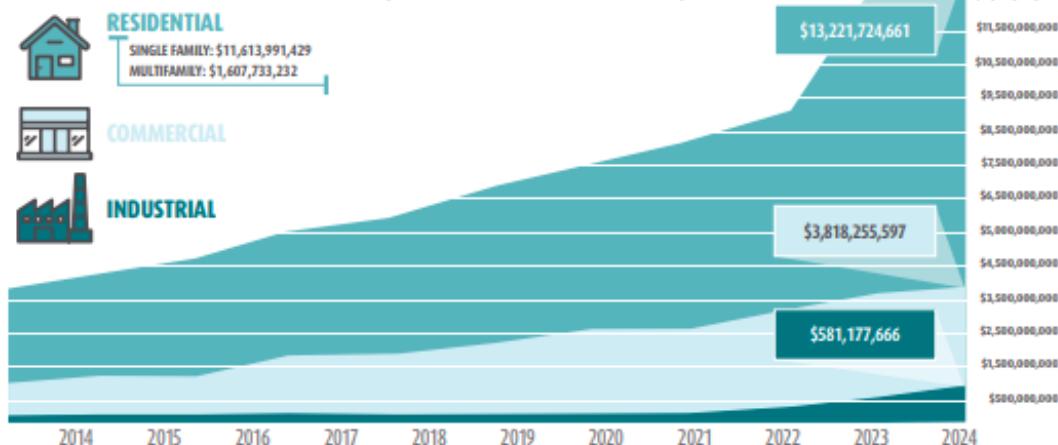
208% VALUATION
INCREASE SINCE 2014

21.1%
INCREASE
FROM 2023

Source: Comal Appraisal District and Guadalupe Appraisal District

CITY REAL PROPERTY VALUATION BREAKDOWN

New Braunfels continues to see robust market valuation growth across all property types. Residential market valuation has increased by nearly \$8.95 billion since 2014. Commercial market valuation increased by over \$2.70 billion in the same period.



Source: Comal Appraisal District and Guadalupe Appraisal District

6 ECONOMIC BENCHMARKS

The information presented here is deemed to be accurate but It has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to confirm accuracy and completeness. All KW offices are independently owned and operated.

Mark Hampton | KW Commercial
Mark@MarkHamptonHomes.com | 210-823-8611
888 Landa Street, New Braunfels TX 78130



M A R K H A M P T O N
RESIDENTIAL AND COMMERCIAL REAL ESTATE

KW COMMERCIAL™

BUILDING PERMIT VALUE

In 2024, building permit values in New Braunfels totaled over \$468.5 million.

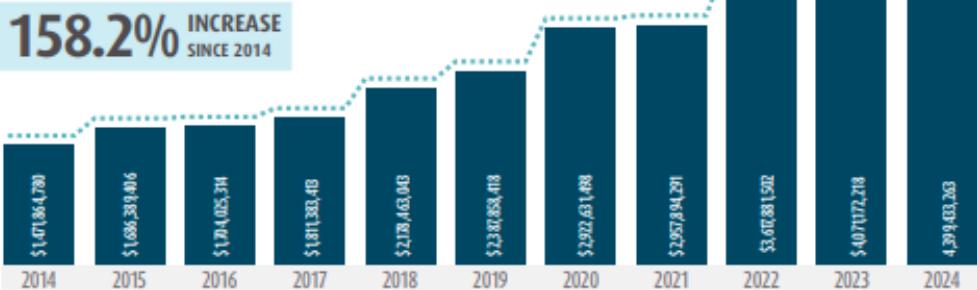


Source: City of New Braunfels Planning Department

MULTIFAMILY DEVELOPMENTS INCLUDED IN COMMERCIAL VALUATION.

COMMERCIAL & INDUSTRIAL TAX VALUE

In 2024, combined commercial and industrial tax value increased 8% since 2023. Since 2014, these values have increased by 158.2%.



Source: Comal Appraisal District and Guadalupe Appraisal District

SALES TAX REVENUE RECEIPTS

Sales tax revenues increased year-over-year in 2024 after a slight decrease in 2023. In 2024, Sales tax revenue was \$37,845,322.62, an all-time high for the City of New Braunfels. Sales Tax is the largest local revenue source for city government services.

1.85%
INCREASE
FROM 2023



Source: Texas Comptroller, October Receipts

ECONOMIC BENCHMARKS

7

The information presented here is deemed to be accurate but It has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to confirm accuracy and completeness. All KW offices are independently owned and operated.

Mark Hampton | KW Commercial
Mark@MarkHamptonHomes.com | 210-823-8611
888 Landa Street, New Braunfels TX 78130

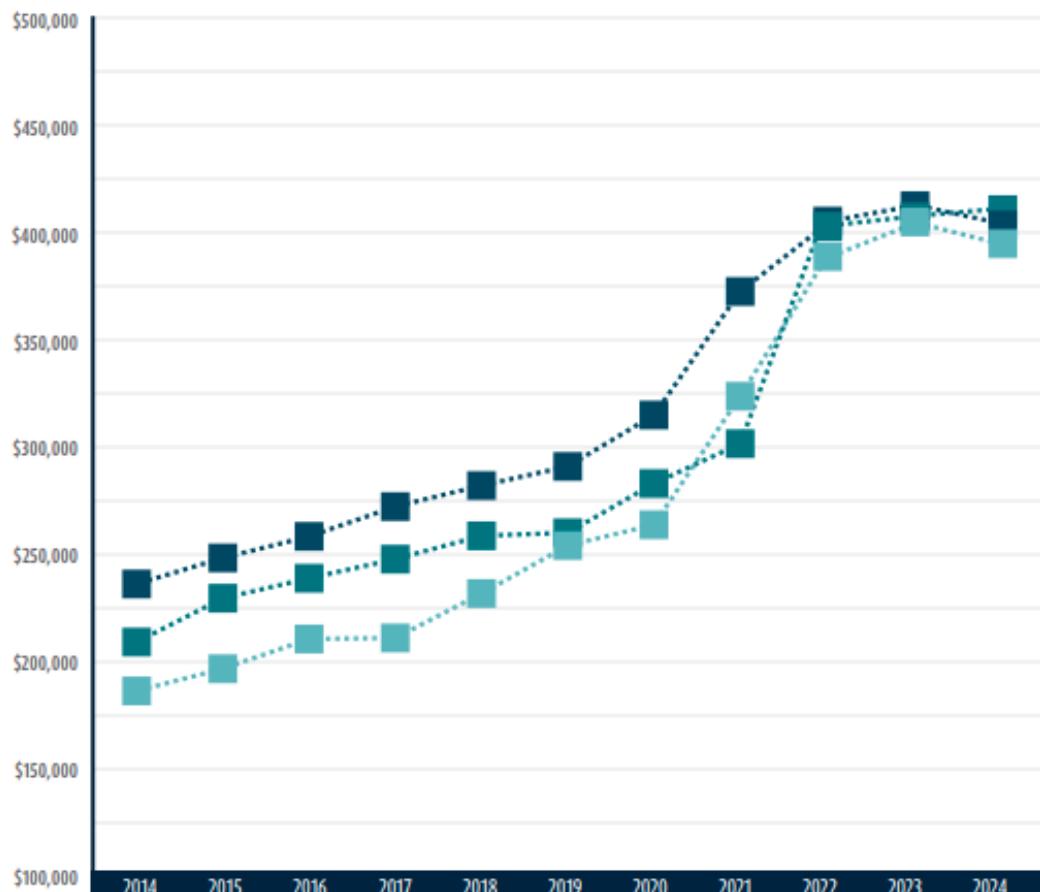


MARK HAMPTON
RESIDENTIAL AND COMMERCIAL REAL ESTATE

KW COMMERCIAL[®]

REAL ESTATE

AVERAGE HOME VALUATIONS



Source: Texas A&M University Texas Real Estate Research Center, October 2023

8

ECONOMIC BENCHMARKS

The information presented here is deemed to be accurate but It has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to confirm accuracy and completeness. All KW offices are independently owned and operated.

Mark Hampton | KW Commercial
Mark@MarkHamptonHomes.com | 210-823-8611
888 Landa Street, New Braunfels TX 78130

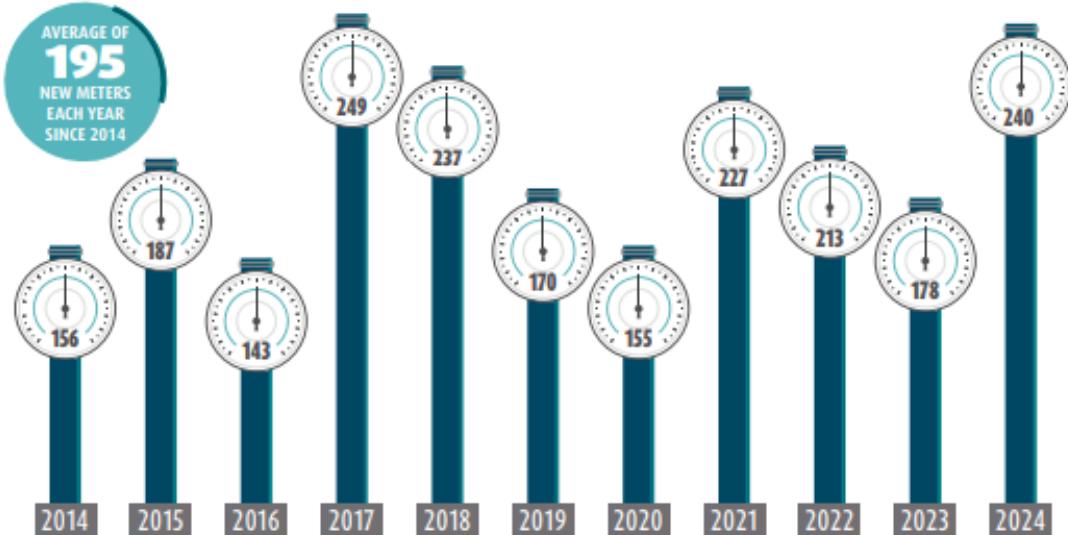


M A R K H A M P T O N
RESIDENTIAL AND COMMERCIAL REAL ESTATE

KW COMMERCIAL™

NEW BUSINESS METERS

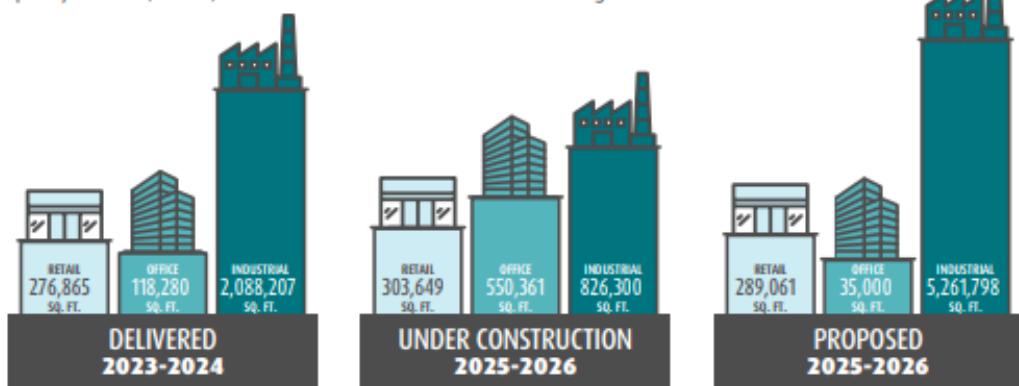
New Braunfels meters are measured by the city-owned utility for electricity, water, and wastewater. In 2024, NBU registered 240 new businesses, gaining 2,155 since 2014.



Source: New Braunfels Utilities (October 2023-September 2024)

REAL ESTATE CONSTRUCTION RATES

There are multiple developments underway across our area that will significantly expand the capacity of retail, office, and industrial real estate to meet the high demand in our area.



Source: CoStar

ECONOMIC BENCHMARKS

9

The information presented here is deemed to be accurate but It has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to confirm accuracy and completeness. All KW offices are independently owned and operated.

Mark Hampton | KW Commercial
Mark@MarkHamptonHomes.com | 210-823-8611
888 Landa Street, New Braunfels TX 78130



M A R K H A M P T O N
RESIDENTIAL AND COMMERCIAL REAL ESTATE

KW COMMERCIAL®

EDC FUNDED INFRASTRUCTURE PROJECTS

The New Braunfels Economic Development Corporation (NBEDC) has funded over **\$42.7 million** toward projects in and around New Braunfels since 2023. This includes over \$19.3M for parks, open spaces, and pedestrian improvements, \$15.9M for infrastructure projects, and \$7.5M for workforce & small business support. Highlighted below are just some of the ongoing projects that the NBEDC has made progress on in the past year.



10 ECONOMIC BENCHMARKS

The information presented here is deemed to be accurate but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to confirm accuracy and completeness. All KW offices are independently owned and operated.

Mark Hampton | KW Commercial
Mark@MarkHamptonHomes.com | 210-823-8611
888 Landa Street, New Braunfels TX 78130



M A R K H A M P T O N
RESIDENTIAL AND COMMERCIAL REAL ESTATE

KW COMMERCIAL™

The New Braunfels Chamber provides a confidential, single point of contact to businesses looking to create new jobs in New Braunfels. We manage partnerships with businesses & local government and operate from a shared strategic plan. Our partners include the City of New Braunfels and its EDC, Comal County, NBU, and the Economic Development Foundation.

Visit NBChamber.com/Economic-Development to learn more about how we can help grow your business.

OUR SERVICES

- + Regional demographic and socioeconomic data
- + Site selection information through our GIS-driven New Braunfels Prospector program
- + Introductions/testimonials with industry professionals
- + Coordination of labor market analysis
- + Arrangement of community briefings and custom tours of New Braunfels
- + Introduction to community partners
- + Preparation of a customized package of Local/State incentives
- + Assistance with specialized market research needs
- + Follow-through with the development process
- + Permit expediting through city departments

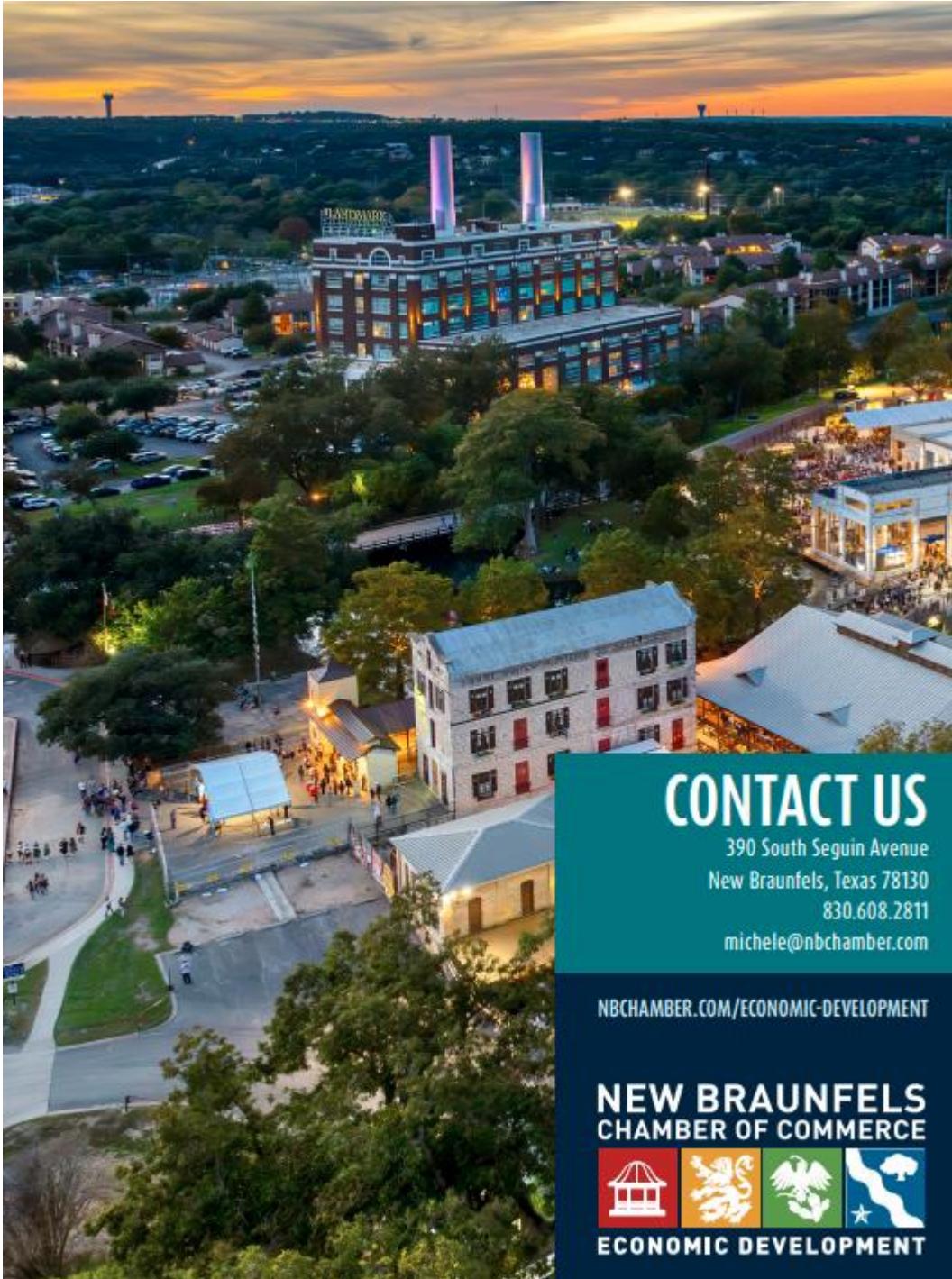
The information presented here is deemed to be accurate but It has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to confirm accuracy and completeness. All KW offices are independently owned and operated.

Mark Hampton | KW Commercial
Mark@MarkHamptonHomes.com | 210-823-8611
888 Landa Street, New Braunfels TX 78130



MARK HAMPTON
RESIDENTIAL AND COMMERCIAL REAL ESTATE

KW COMMERCIAL™



CONTACT US

390 South Seguin Avenue

New Braunfels, Texas 78130

830.608.2811

michele@nbchamber.com

NBCHAMBER.COM/ECONOMIC-DEVELOPMENT

**NEW BRAUNFELS
CHAMBER OF COMMERCE**



ECONOMIC DEVELOPMENT

The information presented here is deemed to be accurate but It has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to confirm accuracy and completeness. All KW offices are independently owned and operated.

Mark Hampton | KW Commercial
Mark@MarkHamptonHomes.com | 210-823-8611
888 Landa Street, New Braunfels TX 78130



MARK HAMPTON RESIDENTIAL AND COMMERCIAL REAL ESTATE



Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.



11-03-2025

Information About Brokerage Services

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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.

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 by the buyer or buyer's agent. An owner's agent fees are not set by law and are fully negotiable.

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. A buyer/tenant's agent fees are not set by law and are fully negotiable.

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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

The broker does not perform any other act of real estate brokerage for the buyer/tenant. Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

Keller Williams Heritage	434367	broker@mykwsa.com	210.493.3030
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
Garret S. Brandt	742614	broker@mykwsa.com	210.493.3030
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
Lisa Munoz	488746	lmunoz@mykwsa.com	830.624.2400
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Mark Hampton	464012	Mark@MarkHamptonHomes.com	210.823.8611
Name of Sales Agent/Associate	License No.	Email	Phone

Date Mark Hampton | Mark@MarkHamptonHomes.com

Mobile: 210-823-8611 | Office: 830-624-2400

888 Landa Street, New Braunfels TX 78130

888 Landa Street, New Braunfels TX 78130

