



MARK HAMPTON  
RESIDENTIAL AND COMMERCIAL REAL ESTATE

*The Signature of Experience*

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@6.7 Acres  
Common and Gruene Rd.  
*For Sale*

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Approximately 6.7 acres of Commercially zoned land located at the Intersection of Common Street and Gruene Road in New Braunfels, TX.



Mark Hampton | [Mark@MarkHamptonHomes.com](mailto:Mark@MarkHamptonHomes.com) | 210-823-8611  
888 Landa Street, New Braunfels TX 78130

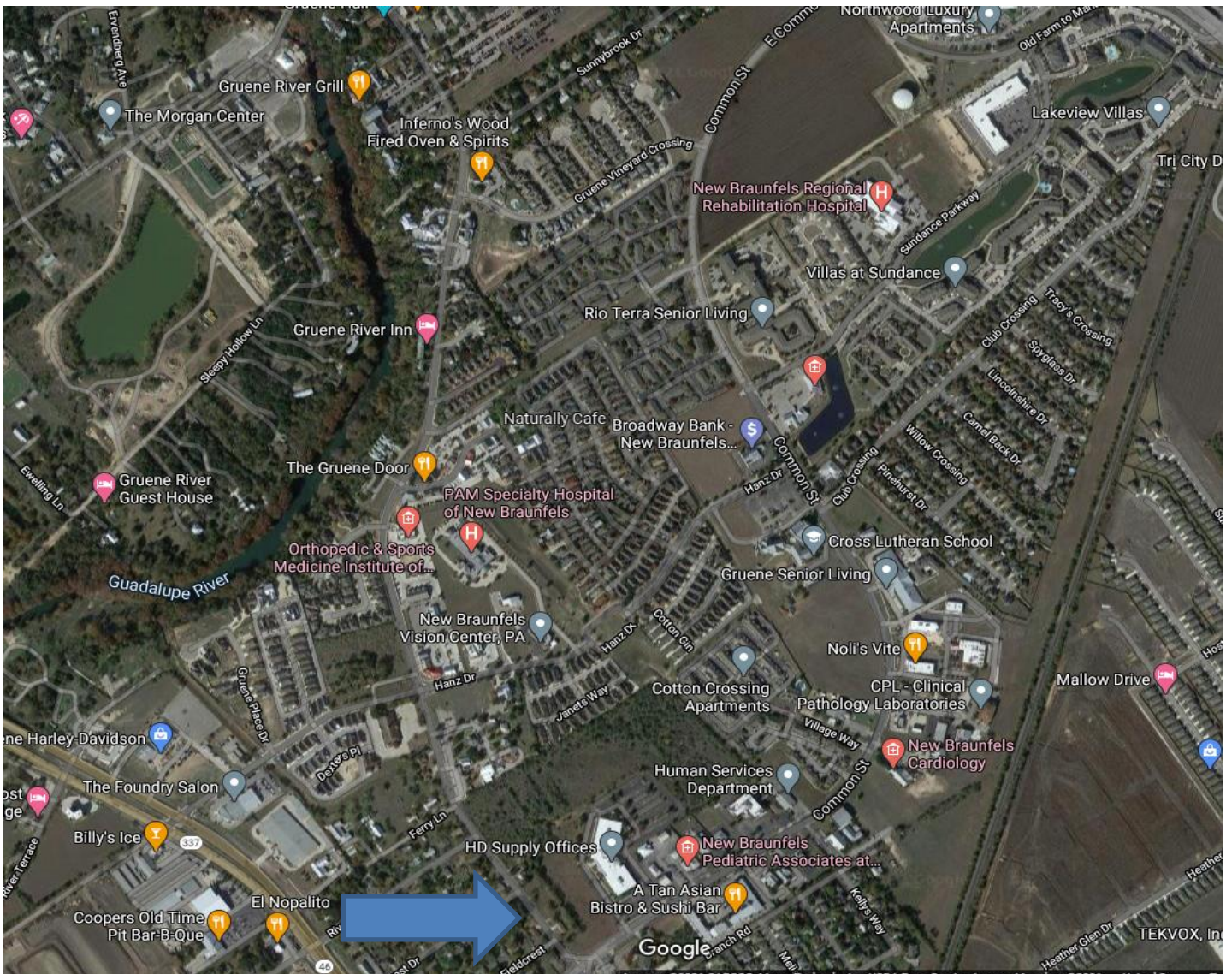




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## LOCATION



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## PROPERTY SUMMARY

Common and Gruene Rd New Braunfels, TX 78130

Approximately 6.7 acres of Commercially zoned land located at the Intersection of Common Street and Gruene Road in New Braunfels, TX. This acreage is near FM 306 and Loop 337. Conveniently located near Medical offices and facilities, business offices, retail, restaurants, other Commercial uses and downtown Gruene. This is a great opportunity for the right development.





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## PROPERTY PHOTOS



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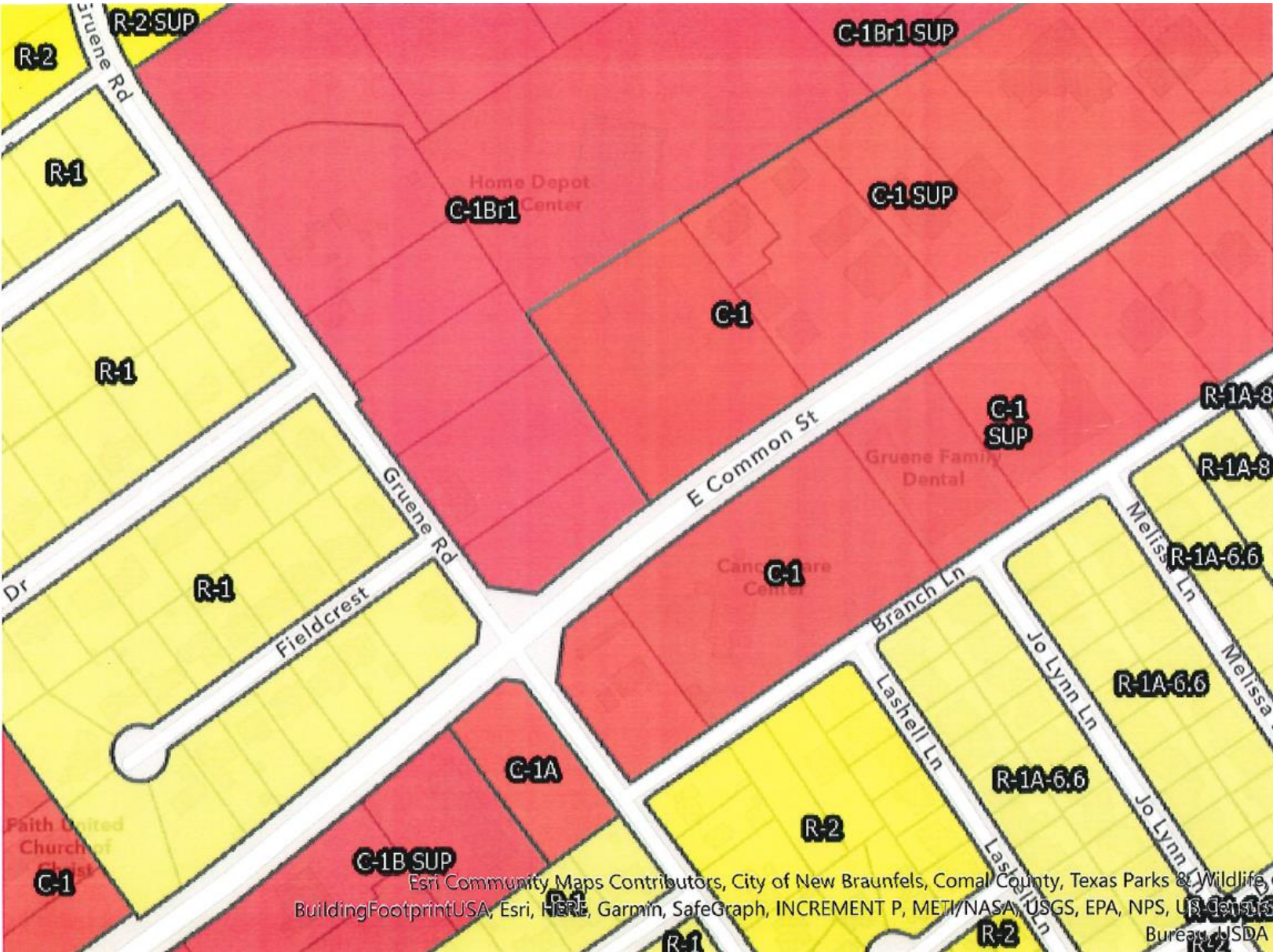




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### ZONING MAP



Esri Community Maps Contributors, City of New Braunfels, Comal County, Texas Parks & Wildlife, BuildingFootprintUSA, Esri, HERE, Garmin, SafeGraph, INCREMENT P, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA

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**ORDINANCE NO. 2003-03**

**AN ORDINANCE AMENDING SECTIONS 4.1 AND 4.2, APPENDIX "A" OF THE CODE OF ORDINANCES, CITY OF NEW BRAUNFELS, TEXAS BY REZONING APPROXIMATELY 26 ACRES OUT OF A 37.83 ACRE TRACT FROM THE HENRY FOSTER SURVEY NO. 34, LOCATED AT THE NORTHWEST CORNER OF COMMON STREET AND GRUENE ROAD, FROM "R-3 MULTIFAMILY DISTRICT" TO "C-1B GENERAL BUSINESS DISTRICT"; REPEALING ALL ORDINANCES IN CONFLICT; CONTAINING A SAVINGS CLAUSE; AND DECLARING AN EFFECTIVE DATE.**

**WHEREAS**, the City Council of the City of New Braunfels has complied with all requirements of notice of public hearing as required by the Zoning Ordinance of the City of New Braunfels; and

**WHEREAS**, in keeping with the spirit and objectives of the "C-1B General Business District", the City Council has given due consideration to all components of said districts; and

**WHEREAS**, it is the intent of the City Council to provide harmony between existing zoning districts and proposed land uses; and

**WHEREAS**, the City Council desires to amend the Zoning Map by changing the zoning of approximately 26 acres out of a 37.83 acre tract from the Henry Foster Survey No. 34, located at the northwest corner of Common Street and Gruene Road, as described in Exhibit "A", and delineated in Exhibit "B", from "R-3 Multifamily District" to "C-1B General Business District", with additional requirements in accordance with Section 21.3-1 of the Zoning Ordinance; **now, therefore**;

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF NEW BRAUNFELS:**

**SECTION 1**

**THAT** Sections 4.1 and 4.2, Appendix "A" of the New Braunfels Code of Ordinances and particularly the Zoning Map of the City of New Braunfels, are amended by changing the following described tracts of land as follows:

"Being approximately 26 acres out of a 37.83 acre tract from the Henry Foster Survey No. 34, located at the northwest corner of Common Street and Gruene Road, as described in Exhibit "A", and delineated in Exhibit "B", from "R-3 Multifamily District" to "C-1B General Business District", with additional requirements.

**SECTION 2**

**THAT**, for the previously described property, the Zoning Maps of the City of New Braunfels be amended to indicate the zoning district as C-1B (R1). The (R1) shall mean with additional requirements, first rezoning with additional requirements.





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### SECTION 3

THAT, in accordance with Section 21.3-1, Appendix "A", Zoning, of the Code of Ordinances, the following additional requirements shall be considered as an amendment to the zoning ordinance for the property described in Section 1 of this ordinance:

1. Lighting: There shall be no direct lighting across Gruene. No light bulb or lamp shall be visible from property with existing homes that are located on the south side of Gruene.
2. Signage:
  - a) There shall be no off premise signage, except in a rectangular area with a corner at the northwest corner of the intersection of Gruene and Common and one side along Gruene that is 200 feet long, measured from the northwest corner of the intersection of Gruene and Common. No off premise sign shall have pulsating, strobe, or moving lighting.
  - b) Except in an area along Gruene and Common and no further than 200 feet from the intersection of Gruene and Common, no on-premise sign shall be larger than 100 square feet in area per face, shall be styled as a monument type sign and the maximum height shall be ten feet. On-premise signs may be internally illuminated or externally illuminated so long as there is no light bulb or lamp visible from property with existing residences that are located on the south side of Gruene.
3. Building setback: From a point 300 feet from the intersection of Common and Gruene along Gruene to the western end of the property along Gruene, a building setback line of 50 feet is established.
4. Landscaping: Where there are parking spaces adjacent to Gruene, there shall be along Gruene, at the edge of any parking lot a solid shield of shrubs, wall, or berm, at least 3 feet tall; and at least one tree for every 40 linear feet of frontage along Gruene, evenly spaced along Gruene, of a protected tree species, at least two and one half inches in caliper, in an area at least 10 feet wide planted prior to the issuance of a certificate of occupancy for any building with its parking adjacent to Gruene. This screen may not be placed in any right of way or area designated for right of way, sidewalks, or bikeways.
5. There shall be no establishments that have on premise sales of any alcoholic beverage, except restaurants whose sales of non-alcoholic items are no less than 51% of total sales, in an area beginning 300 feet from the intersection of Gruene and Common and extending along Gruene to northwest to the end of the property, and with a depth of 200 feet along Gruene, measured from the right of way of Gruene.
6. There shall be no more than three driveways on Gruene.

### SECTION 4

THAT all provisions of the Code of Ordinances of the City of New Braunfels not herein amended or repealed shall remain in full force and effect.

### SECTION 5

THAT all other ordinances, or parts of ordinances, in conflict herewith are hereby repealed to the extent that they are in conflict.





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**SECTION 6**

THAT if any provisions of this ordinance shall be held void or unconstitutional, it is hereby provided that all other parts of the same which are not held void or unconstitutional shall remain in full force and effect.

**SECTION 7**

THIS ordinance will take effect upon the third and final reading of same.

**PASSED:** First Reading this the 9<sup>th</sup> day of December, 2002.

**PASSED AND APPROVED:** Second Reading this the 13th day of January, 2003.

**PASSED AND APPROVED:** Third and Final Reading this the 27th day of January, 2003.

**CITY OF NEW BRAUNFELS**

By: Adam E. Cork

**ADAM E. CORK, Mayor**

**ATTEST:**

Michael A. Resendez  
**MICHAEL A. RESENDEZ, City Secretary**

**APPROVED AS TO FORM:**

Charles E. Zech  
**CHARLES E. ZECH, City Attorney**

\\FS1\COMMON\MyFiles\Planning\Ordinances\Zone Changes\Voges-3.ord.doc



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BEING a tract of land situated in the Henry Foster Survey No. 34, part of a tract called 37.83 acres conveyed to Bruno Voges by deed recorded in Volume 95 at Pages 266-267 of the Deed Records of Comal County, Texas, and being more particularly described as follows:

BEGINNING: At the West corner of this tract, said point also being the West corner of the aforementioned 37.83 acre tract;

THENCE: With the fenced Northwest line, the following bearings and distances:

N. 56° 26' 39" E. 621.95 feet  
N. 56° 24' 36" E. 396.28 feet  
N. 56° 42' 37" E. 368.77 feet

to the North corner of this tract, said point also being the North corner of the aforementioned 37.83 acre tract;

THENCE: With the fenced Northeast line, S. 43° 58' 57" E. 819.22 feet to a fence corner for an East corner of this tract, said point also being an East corner of the aforementioned 37.83 acre tract;

THENCE: With fence the following bearings and distances:

S. 58° 03' 02" W. 353.38 feet  
S. 58° 00' 34" W. 81.49 feet  
S. 59° 46' 50" W. 41.21 feet  
S. 59° 04' 55" W. 224.34 feet  
S. 59° 01' 16" W. 150.09 feet

to a fence corner for an interior corner of this tract;

THENCE: S. 68° 00' W. 436 feet;

THENCE: S. 35° 57' E. 460.14' to a point in the northwest line of Common Street;

THENCE with the northwest line of Common Street S. 51° 22' 30" W. 151.3 feet;

THENCE with the northwest line of Common Street N. 81° 34' 58" W. 93.66 feet;

THENCE: With the Northeast line of Gruene Road, N. 35° 57' W. 415.4 feet, N. 35° 38' 20" W. 477.17 feet and N. 34° 48' 51" W. 220.58 feet to the POINT OF BEGINNING, and being all the remaining 38.015 acres, more or less, in the Henry Foster Survey 34, Comal County, Texas, currently owned by Jerome B. Voges, Jerald Dean Voges and/or Mildred Voges Bartels and not zoned C-1 under the Code of Ordinances of the City of New Braunfels, which land was conveyed in several parcels in the deeds recorded in Volume 325 at Page 869, Volume 355 at Page 303, Volume 164 at Page 464, Volume 164 at Page 527 and in Volume 164 at Page 570 of the Comal County, Texas Deed Records.

**EXHIBIT "A"**





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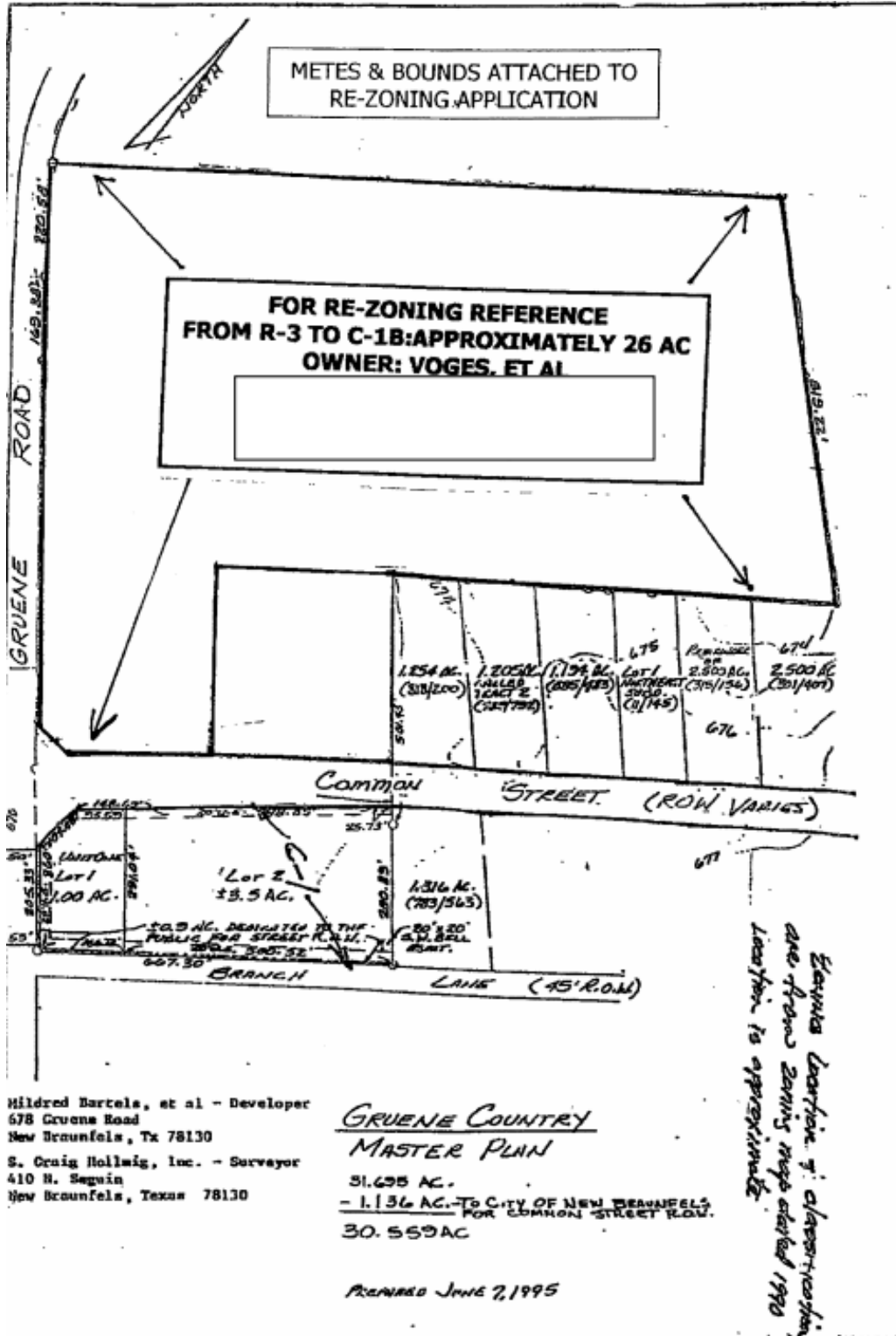


EXHIBIT "B"

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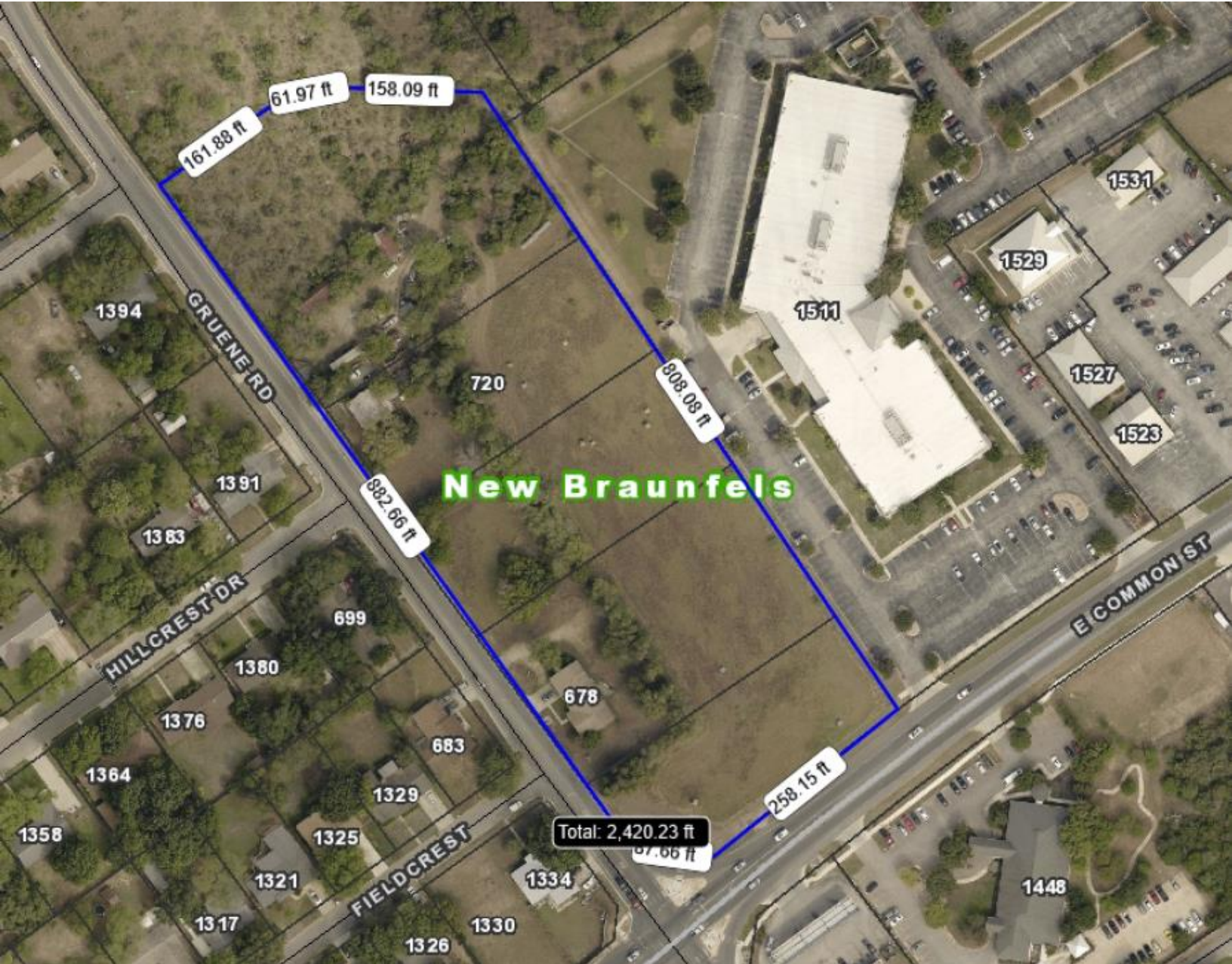
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### AERIAL MAP



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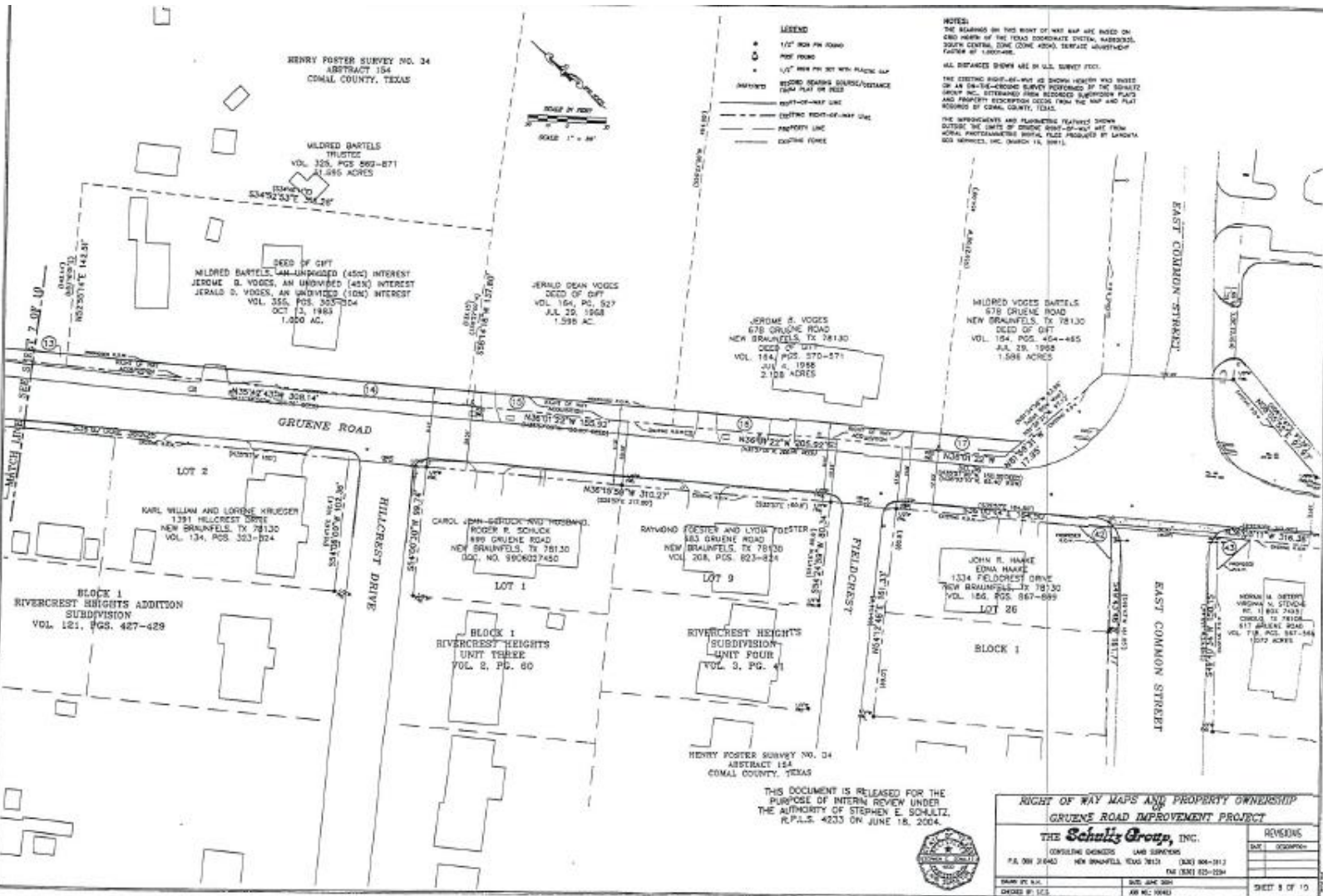
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Exhibit "A"

Voges Property  
Located at Common and Gruene Road

<u>Legal Description</u>	<u>Owner</u>	<u>Acres</u>
A-154 SUR-34 H Foster Corner lot unimproved	Mildred V Bartels	.942
A-154 SUR-34 H Foster 1858 sqft residential home	Jerome B Voges Family Trust	1.169
A-154 SUR-34 H Foster Unimproved land	Jerald D Voges	1.14
A-154 SUR-34 H Foster 2 story residential 2310 sqft two story	Jerome B Voges Family Trust	1.0
A-154 SUR-34 H Foster Old Barn and land	Mildred Bartels	2.437
<b>Total</b>		<b>6.688 acres</b>



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**2023  
ECONOMIC  
BENCHMARKS**

**NEW BRAUNFELS, TEXAS**

**NEW BRAUNFELS CHAMBER**  
ESTABLISHED 1919

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# DEMOGRAPHICS

## POPULATION

New Braunfels' population has grown by 71% since 2013, 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 Detex, Continental, and TaskUs 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, 2023

### GROWING POPULATION: STATE OF TEXAS



Source: Lightcast, 2023

## 2 ECONOMIC BENCHMARKS

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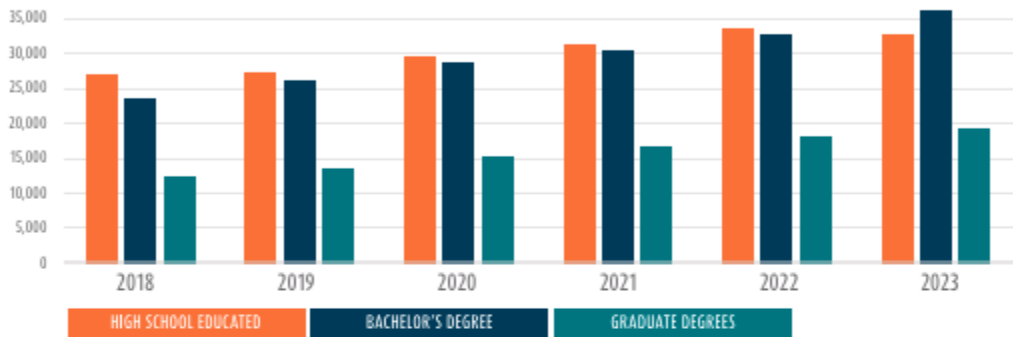


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## EDUCATIONAL ATTAINMENT

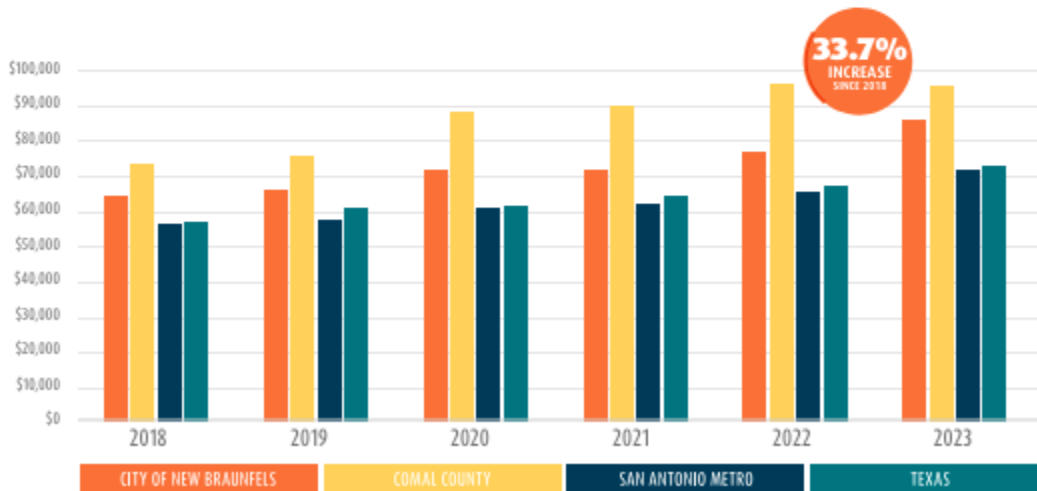
New Braunfels has a highly educated workforce, and the population of educated workers has been steadily increasing. The number of residents with a Bachelor's degree has increased 53.8% since 2018, and the number of residents with a graduate degree or higher has increased 58.0% in the same period.



Source: Lightcast

## MEDIAN HOUSEHOLD INCOME

Median Household Income in New Braunfels rose by 11.6% in 2023 and is up 33.7% since 2018. This is faster growth than both the San Antonio Metro and State of Texas averages.



Source: 2022 ACS 5-year Estimates, U.S. Census

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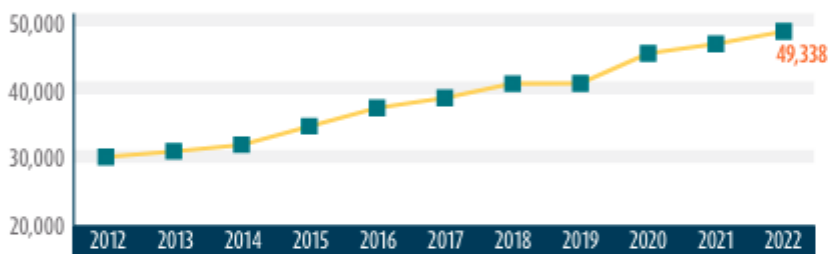
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# JOB

The unemployment rate in New Braunfels is lower than the national, statewide, and nearby metro area averages. New Braunfels' unemployment rate has averaged 3.75% since 2013. In 2023, the unemployment rate was 3.3%, with city employment standing at 49,338 employees.

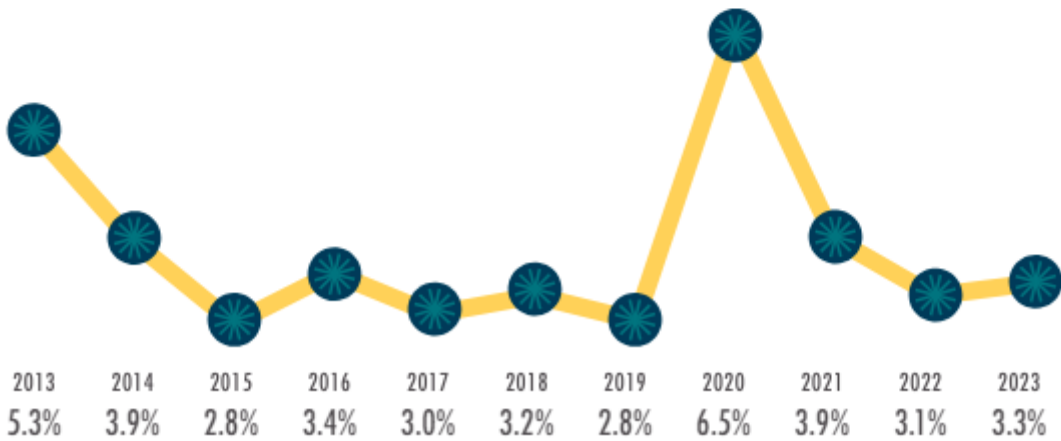
## NEW BRAUNFELS EMPLOYMENT



**64%  
GROWTH  
SINCE 2013**

Source: Texas Labor Market Review

## NEW BRAUNFELS UNEMPLOYMENT



Source: Texas Labor Market Review



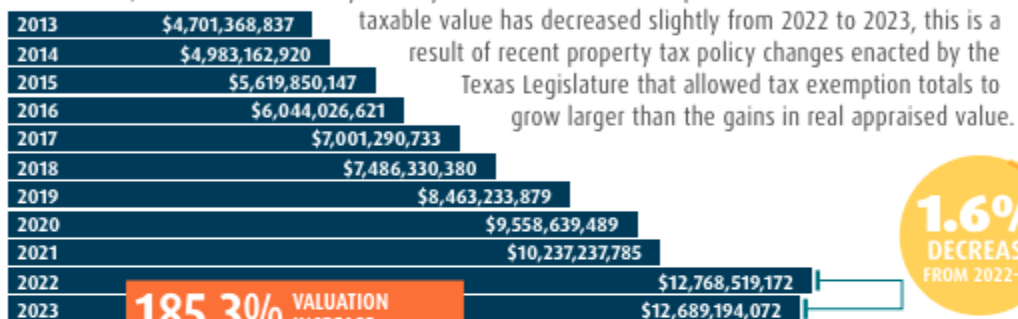
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# TAXES & REVENUES

## CITY PROPERTY TAX VALUATIONS

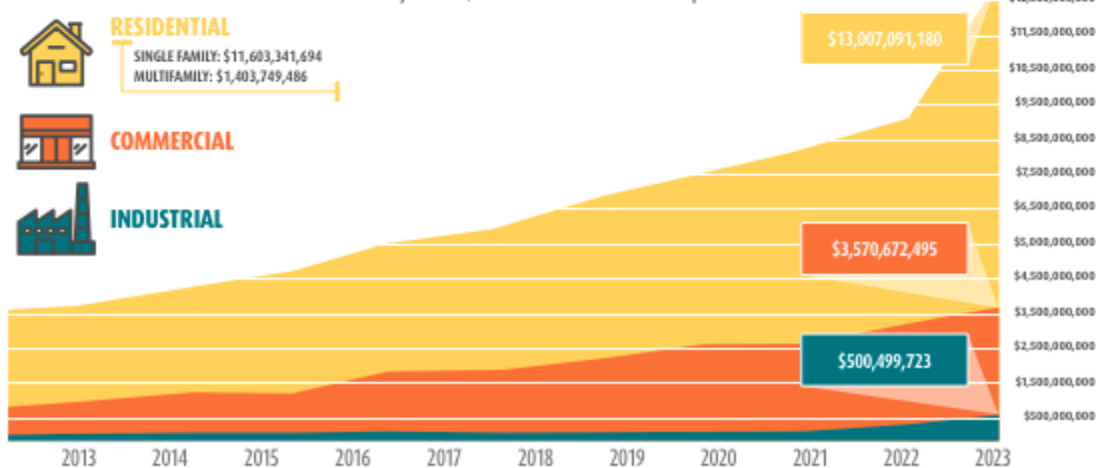
Over the last decade, taxable value in the City of New Braunfels has increased by nearly \$8.25 billion. Furthermore, the tax rate levied by the city is low to moderate compared to similar communities. While



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 \$9.6 billion since 2013. Commercial market valuation increased by over \$2.4 billion in the same period.



Source: Comal Appraisal District and Guadalupe Appraisal District





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## BUILDING PERMIT VALUE

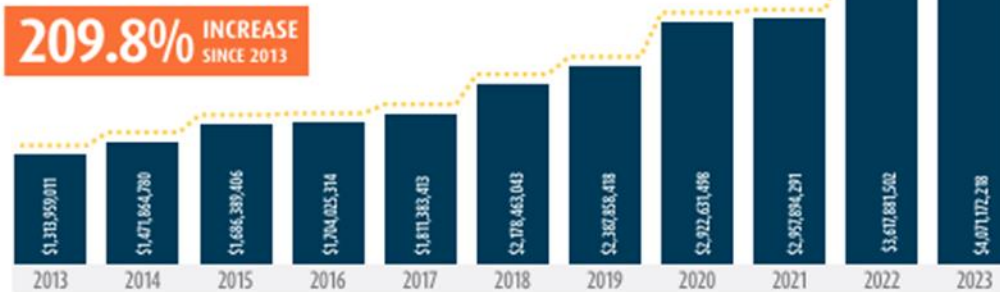
In 2023, building permit values in the City of New Braunfels totaled \$537,816,982, an increase of 237% since 2013.



Source: City of New Braunfels Planning Department

## COMMERCIAL & INDUSTRIAL TAX VALUE

In 2023, combined commercial and industrial tax value increased by 12.5% compared to 2022.



Source: Comal Appraisal District and Guadalupe Appraisal District

## SALES TAX REVENUE RECEIPTS

Sales tax revenues in New Braunfels have increased by 81.4% since 2013. In 2023, sales tax revenue was \$37,158,739.29. Sales tax is the largest local revenue source for city government services.



Source: Texas Comptroller, October Receipts

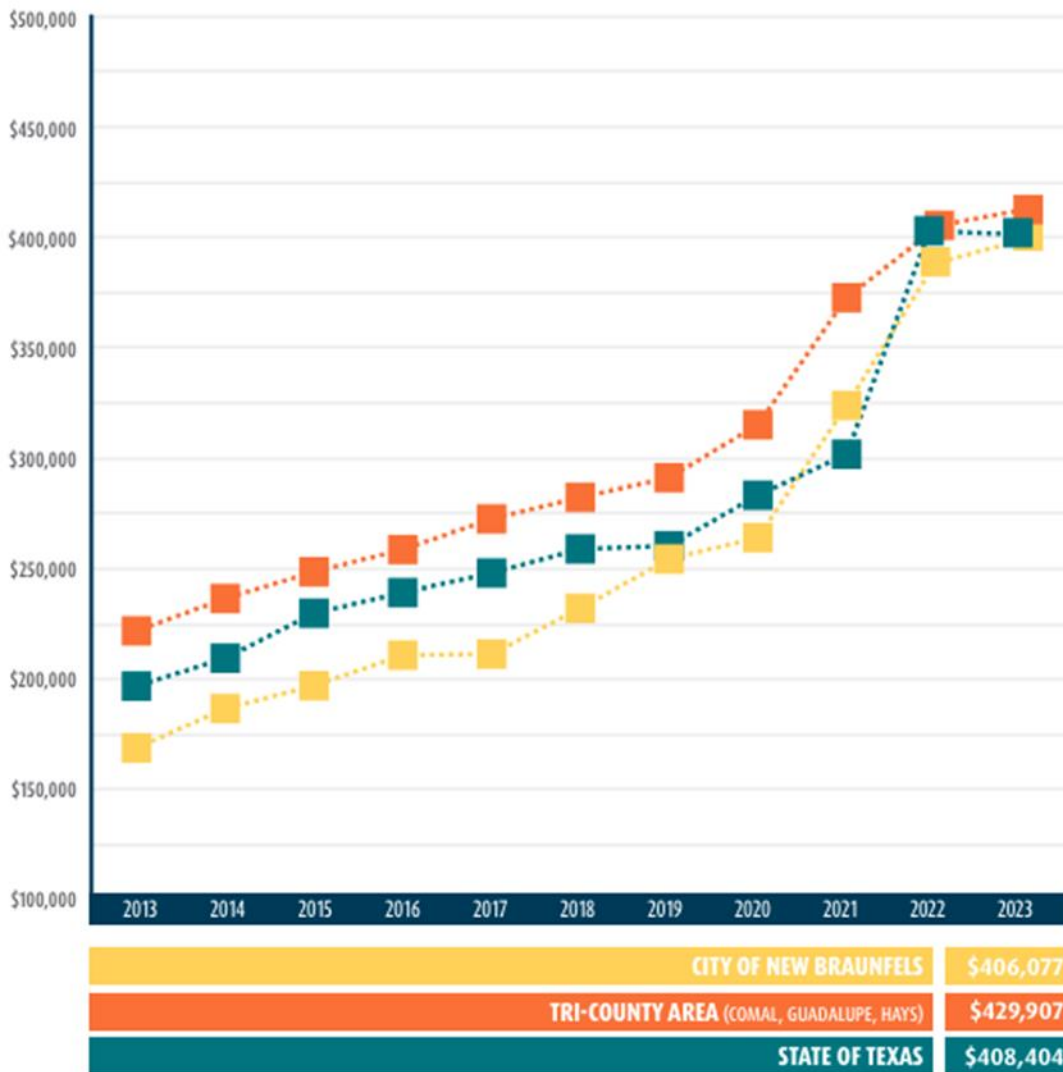


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# REAL ESTATE

## AVERAGE HOME VALUATIONS



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



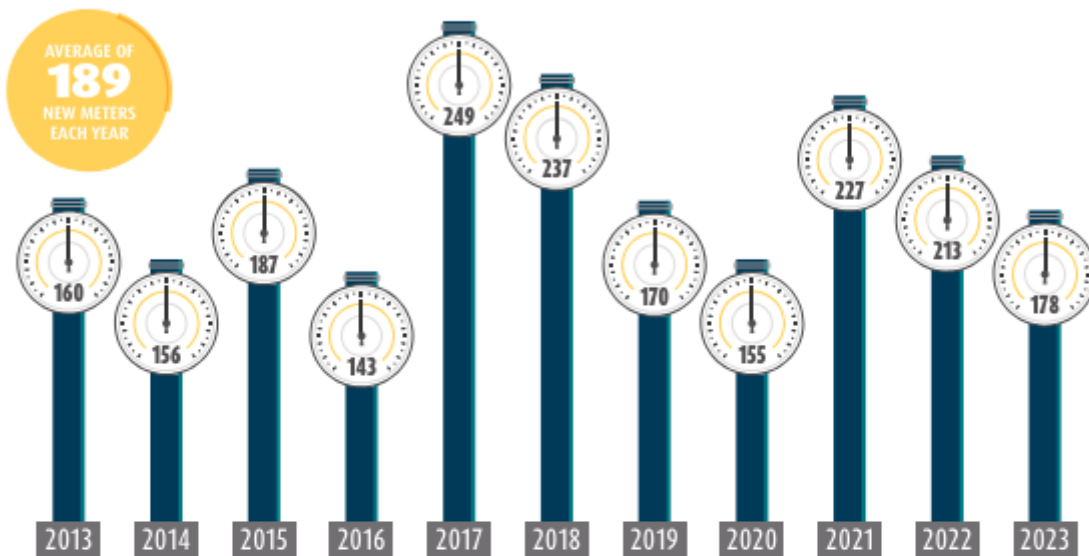


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## NEW BUSINESS METERS

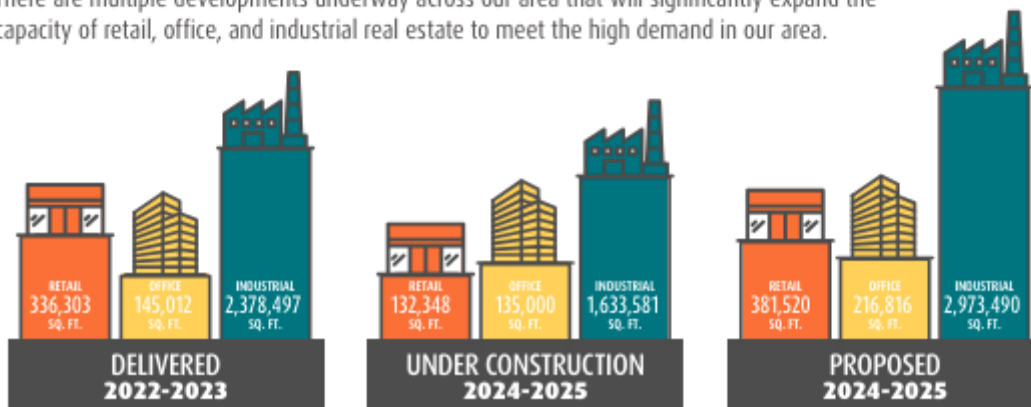
New Braunfels meters are measured by the city-owned utility for electricity, water, and wastewater. In 2023, NBU registered 178 new business meters, gaining 2,075 since 2013.



Source: New Braunfels Utilities (October 2022-September 2023)

## 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



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# INFRASTRUCTURE PROJECTS

The City of New Braunfels, TXDOT, Comal County, and other public and private entities are currently working on various road, service, public facility, and development-related infrastructure projects to meet the needs of our growing community. Below are some of the latest projects that are currently under construction or in the planning phases to be delivered in the coming years.



### ROADS

- 1 KLEIN ROAD
- 2 FM725
- 3 SH46 WEST
- 4 COMMON STREET
- 5 BARBAROSSA/SAUR
- 6 CONRADS/KOHLENBERG
- 7 SOUTH KOWALD LANE
- 8 SOLMS ROAD
- 9 CITYWIDE STREET & INTERSECTION IMPROVEMENTS

### SERVICES & PUBLIC FACILITIES

- 10 WATER TREATMENT PLANT
- 11 FIRE STATION 7
- 12 NBPD HEADQUARTERS
- 13 COUNTY JAIL
- 14 ZIPP FAMILY SPORTS PARK PHASE 1
- 15 WESTSIDE LIBRARY BRANCH
- 16 SOUTHEAST LIBRARY BRANCH
- 17 MISSION HILL PARK
- 18 ALLIGATOR CREEK TRAIL
- 19 DRY COMAL CREEK TRAIL

### MASTER-PLANNED COMMUNITIES

- 20 VERAMENDI
- 21 MAYFAIR
- 22 TOWN CREEK
- 23 RIVERMILL
- 24 CREEKSIDE

### 10 ECONOMIC BENCHMARKS

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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](http://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





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NEW BRAUNFELS CHAMBER  
ESTABLISHED 1919

390 South Seguin Avenue  
New Braunfels, Texas 78130  
866.927.0905

[info@BusinessInNewBraunfels.com](mailto:info@BusinessInNewBraunfels.com)

[NBChamber.com/Economic-Development](http://NBChamber.com/Economic-Development)

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11-2-2015



## 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.

### 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.

Keller Williams Realty - Heritage Licensed Broker /Broker Firm Name or Primary Assumed Business Name	434367 License No.	Heritage@mykwsa.com Email	210-493-3030 Phone
Lisa Munoz Designated Broker of Firm	488746 License No.	lmunoz@mykwsa.com Email	210-493-3030 Phone
Stephanie Williams Licensed Supervisor of Sales Agent/ Associate	601297 License No.	swilliams@mykwsa.com Email	210-323-3322 Phone
Mark Hampton Sales Agent	464012 648468	Mark@MarkHamptonHomes.com pmcdaniel@thesmarttteam.com	210-823-8611 210-723-9357

Buyer/Tenant/Seller/Landlord Initials \_\_\_\_\_ Date \_\_\_\_\_

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

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.

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