

FOR SALE | COMMERCIAL LAND

1235 N LOOP 337

1235 N LOOP 337, NEW BRAUNFELS, TX 78130



FORUM
CRE



PROPERTY SPECIFICATIONS

Total Lot Size: 6.13 Acres

Frontage Lot: 1.8 Acres

Non Frontage Lot: 4.33 Acres

Traffic Count: 18,843 VPD

Zoning: C-1

PROPERTY OVERVIEW

Great opportunity to purchase two commercial lots totaling 6.13 acres in New Braunfels, Texas with frontage to Texas Loop 33.

LOCATION OVERVIEW

Located in New Braunfels, Texas with frontage to Loop 337, River Terrace and Hanz Dr. with 260 feet frontage to Loop 337 and just 2 miles from Interstate 35.

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,806	11,746	20,600
Total Population	4,222	29,857	55,267
Average HH Income	\$69,097	\$67,165	\$69,201

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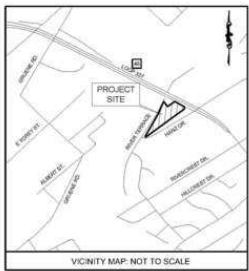
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- LEGEND**
- 1/2" IRON ROD WITH CAP
 - 3/4" IRON ROD WITH CAP
 - 1" IRON ROD WITH CAP
 - 1 1/2" IRON ROD WITH CAP
 - 2" IRON ROD WITH CAP
 - 3" IRON ROD WITH CAP
 - 4" IRON ROD WITH CAP
 - 5" IRON ROD WITH CAP
 - 6" IRON ROD WITH CAP
 - 8" IRON ROD WITH CAP
 - 10" IRON ROD WITH CAP
 - 12" IRON ROD WITH CAP
 - 14" IRON ROD WITH CAP
 - 16" IRON ROD WITH CAP
 - 18" IRON ROD WITH CAP
 - 20" IRON ROD WITH CAP
 - 24" IRON ROD WITH CAP
 - 30" IRON ROD WITH CAP
 - 36" IRON ROD WITH CAP
 - 42" IRON ROD WITH CAP
 - 48" IRON ROD WITH CAP
 - 54" IRON ROD WITH CAP
 - 60" IRON ROD WITH CAP
 - 72" IRON ROD WITH CAP
 - 84" IRON ROD WITH CAP
 - 96" IRON ROD WITH CAP
 - 108" IRON ROD WITH CAP
 - 120" IRON ROD WITH CAP
 - 144" IRON ROD WITH CAP
 - 168" IRON ROD WITH CAP
 - 192" IRON ROD WITH CAP
 - 216" IRON ROD WITH CAP
 - 240" IRON ROD WITH CAP
 - 288" IRON ROD WITH CAP
 - 336" IRON ROD WITH CAP
 - 384" IRON ROD WITH CAP
 - 432" IRON ROD WITH CAP
 - 480" IRON ROD WITH CAP
 - 528" IRON ROD WITH CAP
 - 576" IRON ROD WITH CAP
 - 624" IRON ROD WITH CAP
 - 672" IRON ROD WITH CAP
 - 720" IRON ROD WITH CAP
 - 768" IRON ROD WITH CAP
 - 816" IRON ROD WITH CAP
 - 864" IRON ROD WITH CAP
 - 912" IRON ROD WITH CAP
 - 960" IRON ROD WITH CAP
 - 1008" IRON ROD WITH CAP
 - 1056" IRON ROD WITH CAP
 - 1104" IRON ROD WITH CAP
 - 1152" IRON ROD WITH CAP
 - 1200" IRON ROD WITH CAP
 - 1248" IRON ROD WITH CAP
 - 1296" IRON ROD WITH CAP
 - 1344" IRON ROD WITH CAP
 - 1392" IRON ROD WITH CAP
 - 1440" IRON ROD WITH CAP
 - 1488" IRON ROD WITH CAP
 - 1536" IRON ROD WITH CAP
 - 1584" IRON ROD WITH CAP
 - 1632" IRON ROD WITH CAP
 - 1680" IRON ROD WITH CAP
 - 1728" IRON ROD WITH CAP
 - 1776" IRON ROD WITH CAP
 - 1824" IRON ROD WITH CAP
 - 1872" IRON ROD WITH CAP
 - 1920" IRON ROD WITH CAP
 - 1968" IRON ROD WITH CAP
 - 2016" IRON ROD WITH CAP
 - 2064" IRON ROD WITH CAP
 - 2112" IRON ROD WITH CAP
 - 2160" IRON ROD WITH CAP
 - 2208" IRON ROD WITH CAP
 - 2256" IRON ROD WITH CAP
 - 2304" IRON ROD WITH CAP
 - 2352" IRON ROD WITH CAP
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 - 4176" IRON ROD WITH CAP
 - 4224" IRON ROD WITH CAP
 - 4272" IRON ROD WITH CAP
 - 4320" IRON ROD WITH CAP
 - 4368" IRON ROD WITH CAP
 - 4416" IRON ROD WITH CAP
 - 4464" IRON ROD WITH CAP
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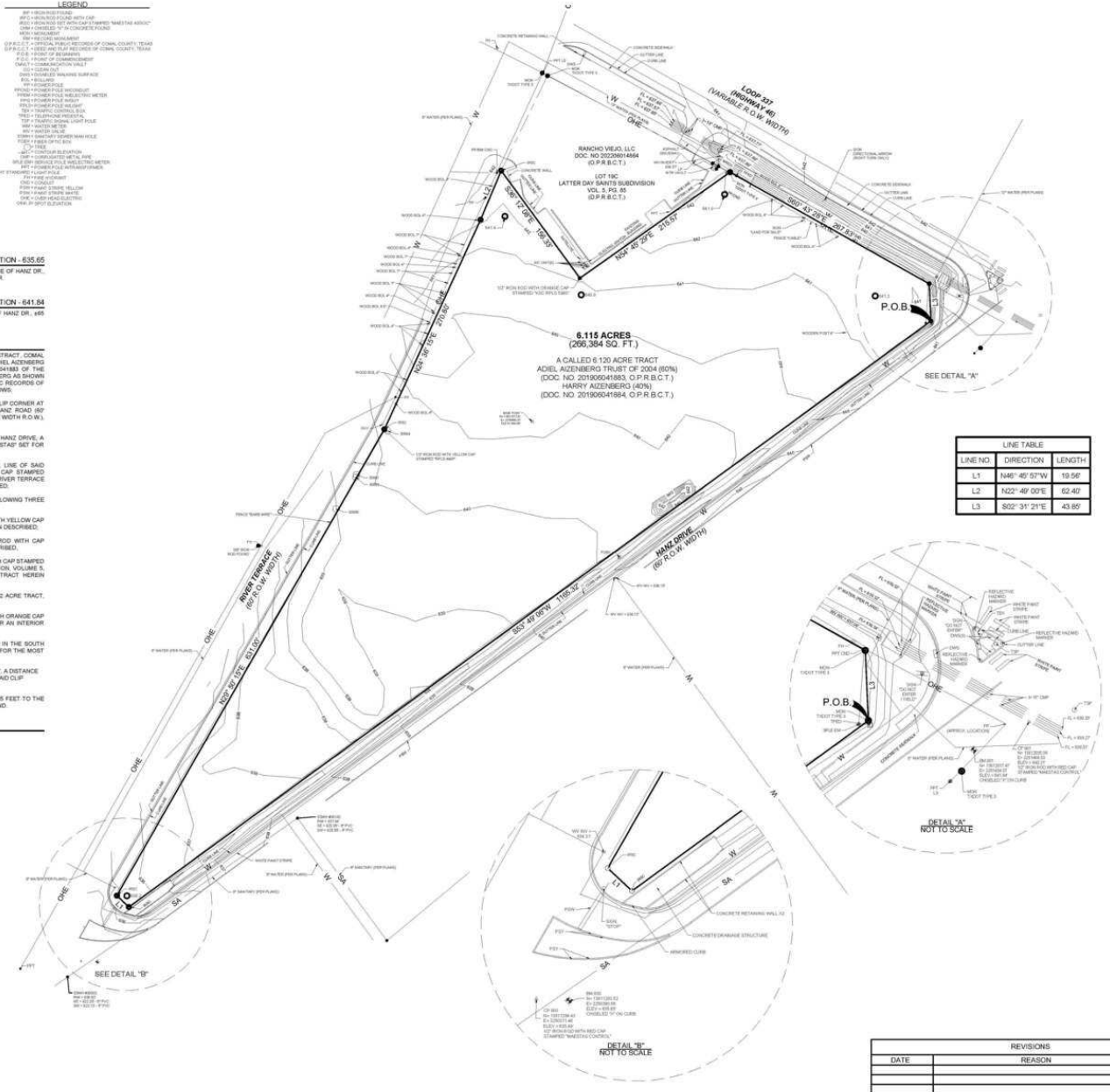
TEMPORARY BENCHMARK "B00" ELEVATION - 635.65
A BOX CUT ON A CONCRETE CURB 420 FEET SOUTH FROM THE CENTERLINE OF HAZZ DR. 435 FEET SOUTH FROM THE INTERSECTION OF RIVER TERRACE AND HAZZ DR.

TEMPORARY BENCHMARK "B01" ELEVATION - 641.54
A BOX CUT ON A CONCRETE CURB 235 FEET SOUTH FROM THE CENTERLINE OF HAZZ DR. 189 FEET SOUTH FROM THE INTERSECTION OF RIVER TERRACE AND HAZZ DR.

LEGAL DESCRIPTION
A 6.115 ACRE TRACT SITUATED IN THE ALANSON P. FUSJURY SURVEY 155 ABSTRACT, COMAL COUNTY, TEXAS. BEING THE SAME CALLED 6.12 ACRE TRACT, CONVEYED TO ADRIEL AZENBERG TRUST OF 2004 AS SHOWN ON DEED RECORDED IN DOCUMENT NO. 20190641883 OF THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS, AND TO HARRY AZENBERG AS SHOWN ON DEED RECORDED IN DOCUMENT NO. 20190641884 OF THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A TYPED MONUMENT FOUND MARKING THE SOUTH END OF A CLIP CORNER AT THE INTERSECTION OF THE NORTHWEST RIGHT-OF-WAY (R.O.W.) LINE OF HAZZ ROAD 80' WIDE WITH R.O.W. IN THE SOUTH R.O.W. LINE OF LOOP 337 HIGHWAY 40 (VARIABLE WITH R.O.W.) AND FOR THE EAST CORNER OF THE TRACT HEREIN DESCRIBED.
THENCE SOUTH 63°49'00" WEST, WITH THE NORTHWEST R.O.W. LINE OF SAID HAZZ DRIVE, A DISTANCE OF 119.32 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "M45TAP" SET FOR THE SOUTH CORNER OF THE TRACT HEREIN DESCRIBED.
THENCE NORTH 46°45'30" WEST, CONTINUING WITH THE NORTHWEST R.O.W. LINE OF SAID HAZZ DRIVE, A DISTANCE OF 18.94 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "M45TAP" SET AT THE INTERSECTION WITH THE SOUTHWEST R.O.W. LINE OF RIVER TERRACE 80' WIDE WITH R.O.W. AND FOR THE WEST CORNER OF THE TRACT HEREIN DESCRIBED.
THENCE WITH THE SOUTHWEST R.O.W. LINE OF SAID RIVER TERRACE THE FOLLOWING THREE (3) COURSES AND DISTANCES:
NORTH 29°00'45" EAST, A DISTANCE OF 61.06 FEET TO A 1/2" IRON ROD WITH YELLOW CAP STAMPED "R15LS 689P" FOUND; FOR AN INTERIOR CORNER OF THE TRACT HEREIN DESCRIBED.
NORTH 24°38'15" EAST, A DISTANCE OF 202.81 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "M45TAP" SET FOR AN ANGLE CORNER OF THE TRACT HEREIN DESCRIBED.
NORTH 22°48'00" EAST, A DISTANCE OF 82.40 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "M45TAP" SET AT THE WEST CORNER OF LOT 19C, LATTER SAINTS SUBDIVISION, VOLUME 5, PAGE 86, O.P.R.B.C.T., AND FOR THE WESTERLY CORNER OF THE TRACT HEREIN DESCRIBED.
THENCE WITH THE COMMON BOUNDARY LINE OF SAID LOT 19C AND SAID 6.12 ACRE TRACT, THE FOLLOWING TWO (2) COURSES AND DISTANCES:
SOUTH 01°02'00" EAST, A DISTANCE OF 154.33 FEET TO A 1/2" IRON ROD WITH ORANGE CAP STAMPED "R30C 519P" AT THE SOUTH CORNER OF SAID LOT 19C AND FOR AN INTERIOR CORNER OF THE TRACT HEREIN DESCRIBED.
NORTH 54°48'30" EAST, A DISTANCE OF 115.07 FEET TO A TYPED MONUMENT FOUND IN THE SOUTH R.O.W. LINE OF SAID LOOP 337, AT THE EAST CORNER OF SAID LOT 19C, AND FOR THE MOST NORTHERLY CORNER OF THE TRACT HEREIN DESCRIBED.
THENCE SOUTH 60°47'30" EAST, WITH THE SOUTH R.O.W. LINE OF SAID LOOP 337, A DISTANCE OF 267.81 FEET TO A TYPED MONUMENT FOUND MARKING THE NORTH END OF SAID CLIP CORNER, AND FOR AN EXTERIOR CORNER OF THE TRACT HEREIN DESCRIBED.
THENCE SOUTH 62°31'21" EAST, WITH SAID CLIP CORNER, A DISTANCE OF 43.85 FEET TO THE POINT OF BEGINNING, CONTAINING 6.115 ACRES OR 266,384 SQUARE FEET OF LAND.

SCHEDULE "B"
NO SCHEDULE "B" ITEMS.

Plant #	Tree Description	SIZE	CANOPY
3388	ASH/JANDED	18"	20'
3389	ASH/JANDED	18"	20'
3392	ASH/JANDED	12"	20'
3394	HACKBERRY	8"	9'



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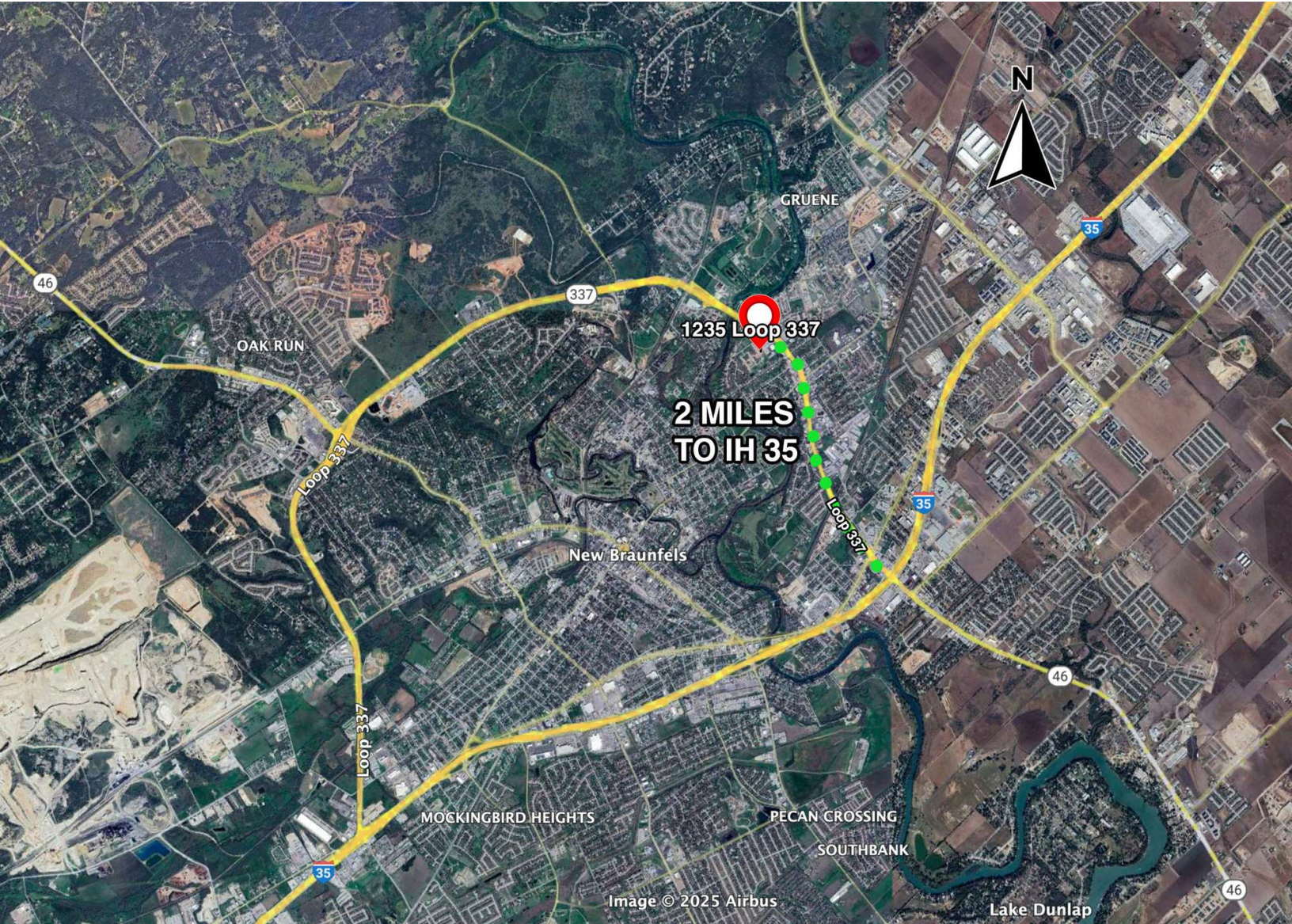
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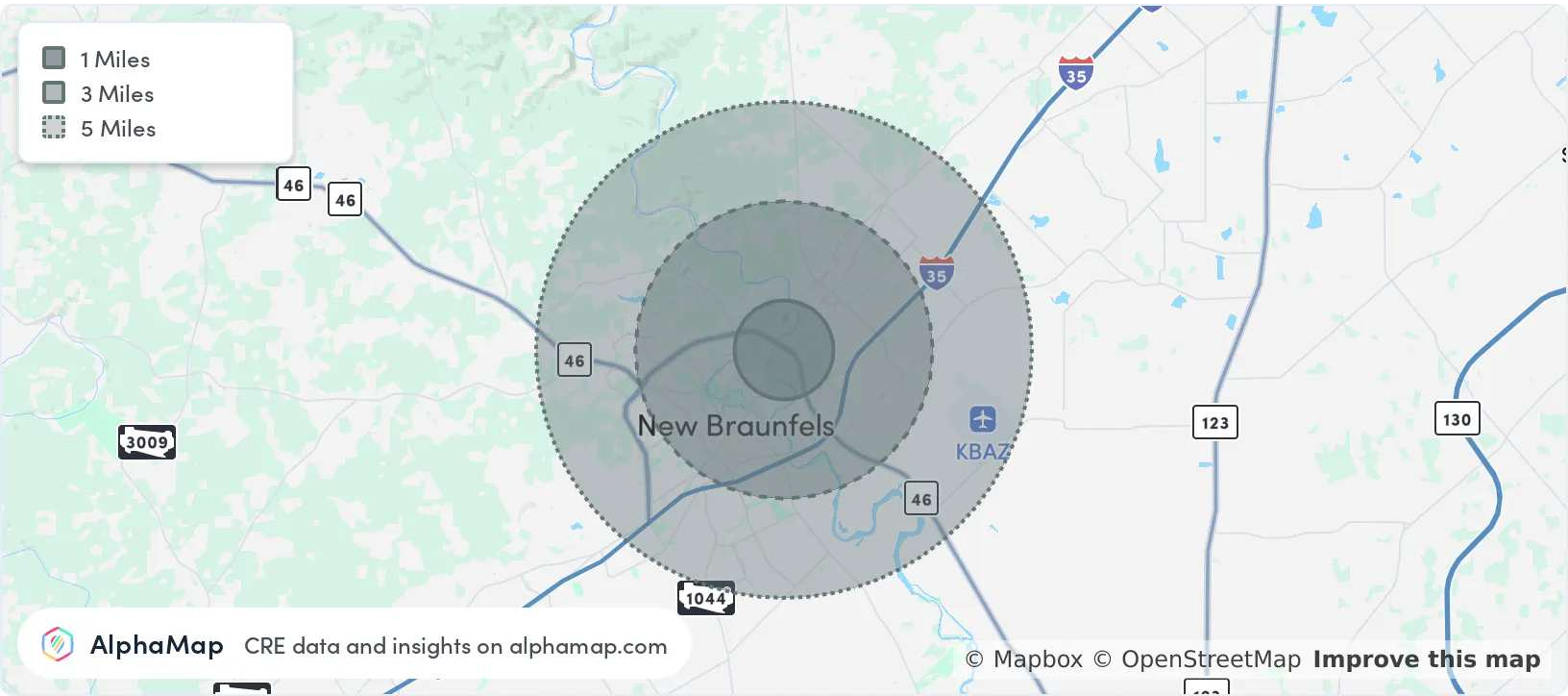
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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	6,735	50,259	104,029
Average Age	46	41	40
Average Age (Male)	44	39	39
Average Age (Female)	48	43	41

HOUSEHOLD & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	3,122	20,654	40,035
Persons per HH	2.2	2.4	2.6
Average HH Income	\$102,199	\$105,478	\$110,937
Average House Value	\$530,162	\$407,058	\$395,962
Per Capita Income	\$46,454	\$43,949	\$42,668

Map and demographics data derived from AlphaMap

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Map data ©2025 Google Imagery ©2025 Airbus, CNES / Airbus, Landsat / Copernicus, Maxar Technologies

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Information About Brokerage Services

11-2-2015

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.

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Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

TAR 2501

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Templates

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