

**± 12.5 ACRES OF PRIME COMMERCIAL
LAND IN NEW BRAUNFELS!**

1807 FM 758
NEW BRAUNFELS, TEXAS 78130

FOR SALE



BUILDING FEATURES

- ± 12.5-acre property
- C-1A zoning
- Situated less than a mile from Clear Springs Restaurant on FM 758 (the main road leading to the New Braunfels airport)
- Practical amenities in place include a water well and a lateral-field septic system. As an added bonus, this property sits right next to a new subdivision in development, promising a vibrant customer base close by.



**FOR MORE
INFORMATION
PLEASE CONTACT**

KIMBERLY BRANDSMA, ASSOCIATE BROKER
210.831.8288
kbrandsma@cbharper.com

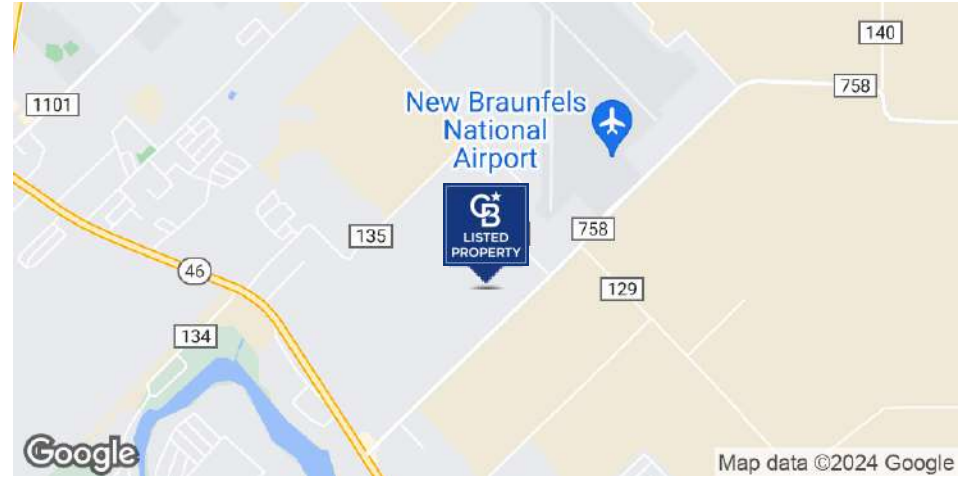


**COLDWELL BANKER
COMMERCIAL**
ALAMO CITY

SALE

1807 FM 758

1807 Fm 758 New Braunfels, TX 78130



OFFERING SUMMARY

Lot Size:	± 12.5 Acres
Building Size:	± 1,596 SQFT
Year Built:	1979
Zoning:	C-1A

DEMOGRAPHICS

	0.3 MILES	0.5 MILES	1 MILE
Total Households	91	443	3,591
Total Population	279	1,358	10,378
Average HH Income	\$122,947	\$121,978	\$110,936

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PROPERTY DESCRIPTION

Welcome to the opportunity of a lifetime! This 12.5-acre property in New Braunfels, TX, is ready for prime commercial development. Situated less than a mile from Clear Springs Restaurant on FM 758 (the main road leading to the New Braunfels airport), this location is unbeatable. With current zoning at C-1A with an Airport Overlay, your retail, strip center, office, restaurant, daycare, or education-related business pursuits (among others) can truly be realized. (Please see the full list of allowable uses under C-1A at <https://newbraunfels.gov/3444/Zoning>.)

The land is extremely level and beautiful, thanks to the majestic, mature trees scattered throughout. Currently, the owners enjoy an agricultural exemption due to hay production, which can be continued under the C-1A zoning. However, single-family residential will no longer be permitted. If you would like to utilize the property for residential purposes, C-1A allows for Assisted Living Facility/Retirement Home, Bed and Breakfast Inn, Community Home, and Hospice.

There's already a small, but charming, farmhouse, on the property that can be reimaged. It would make a perfect office building. Built in 1979, with three bedrooms and two baths, this cozy home just needs some TLC to shine. Imagine working in the enclosed porch, bathed in natural light, or taking a break from your busy activities and relaxing on either the front or back covered patios.

There are several other structures on-site currently being dismantled. However, if you have a vision for these buildings, the sellers are open to negotiation.

Practical amenities in place include a water well and a lateral-field septic system. As an added bonus, this property sits right next to a new subdivision in development, promising a vibrant customer base close by.

Contact Kimberly Brandsma today to schedule a viewing and start building your future in New Braunfels.

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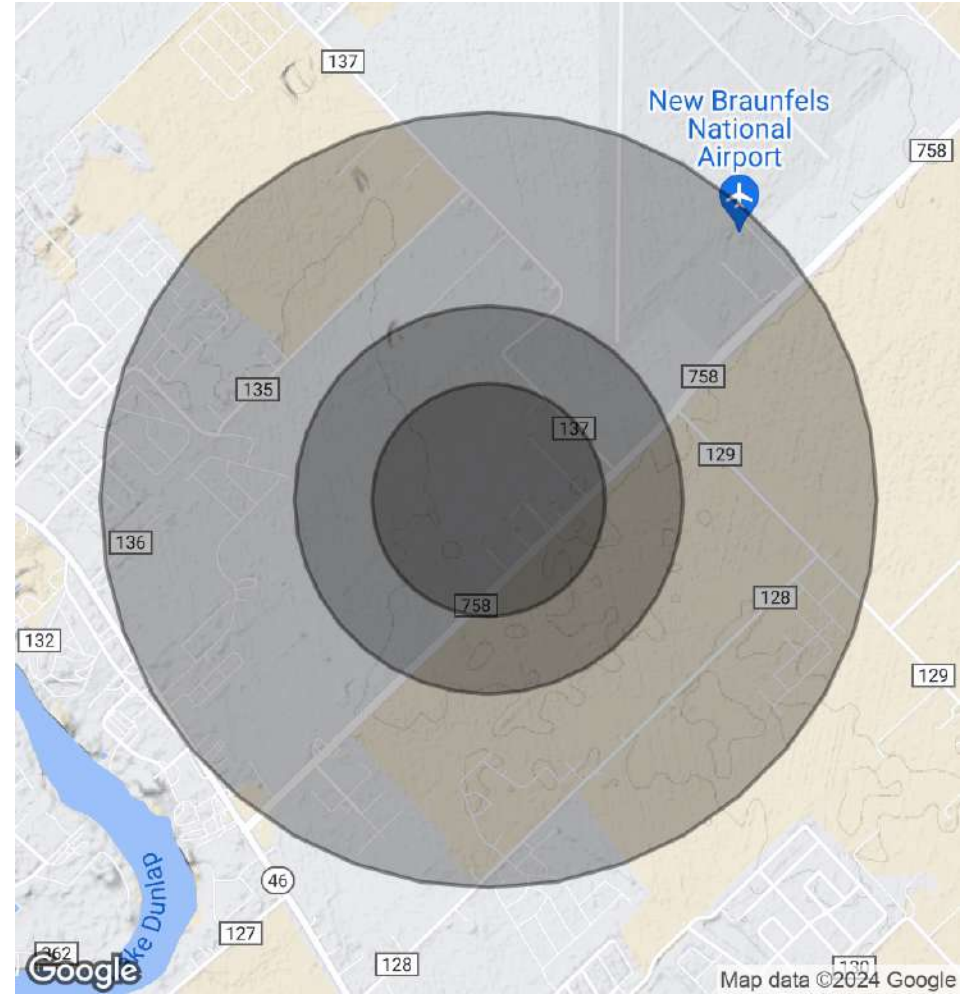
1807 FM 758

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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	279	1,358	10,378
Average Age	36	36	37
Average Age (Male)	36	35	36
Average Age (Female)	37	37	38

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	91	443	3,591
# of Persons per HH	3.1	3.1	2.9
Average HH Income	\$122,947	\$121,978	\$110,936
Average House Value	\$337,929	\$334,144	\$330,578

Demographics data derived from AlphaMap



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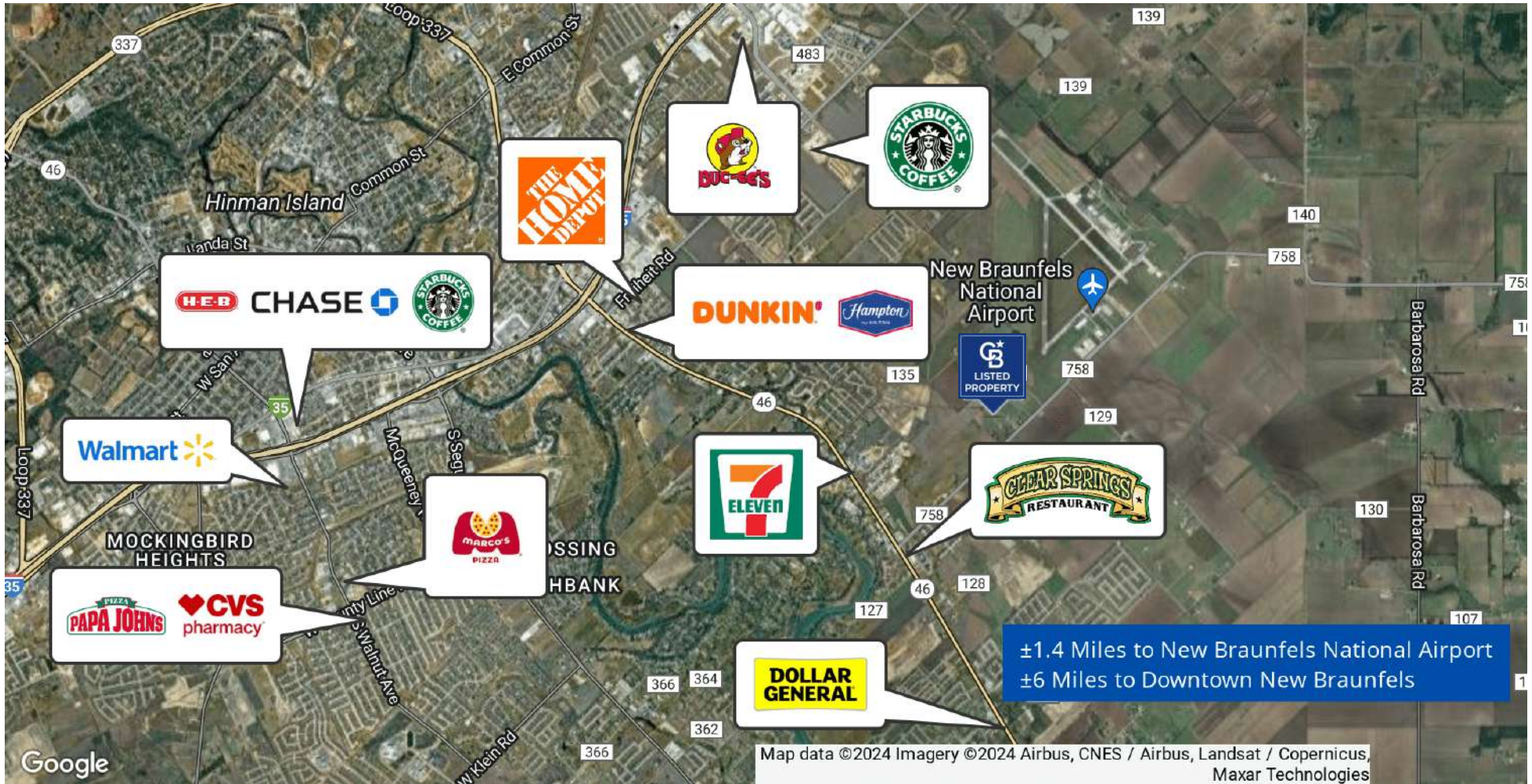


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Information About Brokerage Services

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.

Coldwell Banker Commercial Alamo City	416239	Irispoli@cbharper.com	210-483-7000
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Leesa Harper Rispoli	389556	Irispoli@cbharper.com	210-483-7002
Designated Broker of Firm	License No.	Email	Phone
Marlee Kutzer	628144	mkutzer@chharper.com	210-483-7010
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Kimberly Brandsma	658003	kbrandsma@cbharper.com	210-831-8288
Sales Agent/Associate's Name	License No.	Email	Phone

 Buyer/Tenant/Seller/Landlord Initials Date