

**FOR SALE**

**LOOP 337 AND ALTGELT LANE**

**NEW BRAUNFELS, TEXAS**

**COMAL COUNTY**

**13.156 ACRES**

**PROPERTY DISCLAIMER**

As to the subject property, Perron & Campbell, Inc. ("Broker") makes no warranties, representations or guarantees regarding the structural integrity, soundness or suitability, for any purpose, of any improvements which may be located on the property. Furthermore, Broker makes no warranties, representations or guarantees regarding any prior uses of the property or the nature and condition of the property, including, without limitations, (1) the water, soil and geology and the existence of any environmental hazards or conditions thereon (including, but not limited to, the presence of underground storage tanks, asbestos, radon, lead paint, contaminated soil or hazardous substances), or the property's compliance with any applicable laws, rules or regulations regarding such issues; and (2) the compliance of the property or its operation (past, present or future) with any building codes, laws, ordinances or regulations of any government or other body.

Regarding the above items, any potential PURCHASER will rely solely on its own investigation of the property. Any information provided, or to be provided, with respect to the property by Broker was obtained from sources deemed reliable, but is in no way warranted or guaranteed by Broker. Broker has not made any independent investigation or verification of such information, and does not make any representations as to the accuracy or completeness of such information.

All information furnished regarding property offered is from sources deemed reliable but no warranty or representation is made to the accuracy of completeness thereof and same is submitted subject to change of price or terms, prior sales or other disposition or withdrawal without notice.

**Perron & Campbell, Inc.**

COMMERCIAL REAL ESTATE BROKERAGE

PHONE: 210-737-8100 FAX: 210-737-0082

[www.perroncampbell.com](http://www.perroncampbell.com)

## PROPERTY INFORMATION

**LOCATION:** 0 Loop 337, New Braunfels, Texas 78130

**SIZE:** 13.156 acres gross, approximately 9.5 acres useable and out of the flood plain

**FRONTAGE:** Altgelt : 834.55'  
Loop 337 R.O.W.: 1282.79'

**LEGAL DESCRIPTION:** Perron Business Park, Lot 1

**UTILITIES:**

**WATER:** Water is available in an 8" main located in the Altgelt R.O.W.

**SEWER:** Sewer is available in a 12" main located along the west property line in the railroad right of way.

**ELECTRIC:** Electric is available along Altgelt and the present conductor size is sufficient for density commercial or industrial development.

**GAS:** Gas is available in the Altgelt R.O.W.

**ZONING:** City of New Braunfels "M-1"

**2023 TAXES:** \$13,716.76

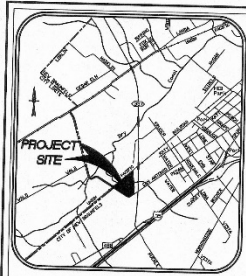
**PRICE:** \$3,200,000

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LINE BEARING	LENGTH	LINE BEARING	LENGTH
L1 N67°52'49"W	243.00'	L19 S18°09'50"E	63.61'
L2 N6°46'38"W	55.18'	L20 N49°11'50"E	179.88'
L3 N87°15'34"W	415.00'	L21 S82°42'52"E	105.64'
L4 N49°11'50"E	258.62'	L22 S72°25'58"W	161.85'
L5 N85°02'25"E	31.86'	L23 S24°09'14"W	65.65'
L6 N89°38'20"E	33.89'	L24 S63°06'02"W	49.04'
L7 N63°08'02"E	58.89'	L25 S90°30'20"W	33.47'
L8 N14°09'44"E	65.44'	L26 S80°02'25"W	28.76'
L9 N70°28'38"E	84.00'	L27 N27°35'04"E	23.64'
L10 S62°42'52"E	91.39'	L28 S87°38'40"E	72.54'
L11 N27°35'04"E	59.53'	L29 N75°49'29"W	7.07'
L12 S87°29'27"E	16.45'	L30 N70°35'10"W	53.32'
L13 S79°35'10"E	63.12'	L31 N87°29'27"W	18.64'
L14 S75°49'29"E	16.02'		
L15 S60°38'40"E	104.41'		
L16 S70°48'40"E	115.30'		
L17 S07°12'22"E	141.53'		
L18 S09°29'34"W	73.02'		

- LEGEND**
- ELECTRIC
  - FURNACE
  - OFFICIAL PUBLIC RECORDS OF COMAL COUNTY
  - MAP AND PLAT RECORDS OF COMAL COUNTY
  - ROAD
  - HIGHWAY
  - OVERHEAD COUPLERS
  - UNDERGROUND COUPLERS
  - UNDERGROUND FURNACE OFFICES
  - UNDERGROUND
  - STREET SEPARATION
  - 30' BUILDING SETBACK
  - FLOODPLAIN

OWNER/DEVELOPER:  
WINN-DIAM 35 PROPERTIES, LTD.  
BY: LEO PERRON  
3707 N. ST. MARY'S STREET  
SAN ANTONIO, TEXAS 78212  
PHONE: (210) 737-8100  
FAX: (210) 737-0082

**SURVEY NOTES**

- PROPERTY BOUNDARIES WITH YELLOW CAP STAMPED "PAPE-DAWSON" SET AT CORNERS UNLESS OTHERWISE NOTED.
- COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAD 83), FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED BY THE SOUTH CENTRAL ZONE.
- DIMENSIONS SHOWN ARE SURFACE.
- BOUNDARIES ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAD 83), FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED BY THE SOUTH CENTRAL ZONE.

**SCHOOL DISTRICT**

THE PROPERTY IS LOCATED IN THE COMAL INDEPENDENT SCHOOL DISTRICT.

**UTILITY PROVIDERS**

**WATER SERVICE PROVIDER:**  
NEW BRANIFFLES UTILITIES  
P.O. BOX 31028  
NEW BRANIFFLES, TX 78131  
(800) 638-8400

**ELECTRIC SERVICE PROVIDER:**  
NEW BRANIFFLES UTILITIES  
P.O. BOX 31028  
NEW BRANIFFLES, TX 78131  
(800) 638-8400

**GAS SERVICE PROVIDER:**  
CENTURION ENERGY  
300 E. CAPITAL  
NEW BRANIFFLES, TX 78130  
(800) 423-7142

**KNOWN BY ALL MEN BY THESE PRESENTS:**

I, THE UNDERSIGNED, WINN HANCOCK A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE UNDER MY SUPERVISION AND IN COMPLIANCE WITH CITY AND STATE SURVEY REGULATIONS AND LAWS AND MADE ON THE GROUND AND THAT THE CORNER SITES OF SAID TRACT ARE PLACED UNDER MY SUPERVISION.

PAPE DAWSON ENGINEERS, INC.  
2000 HWY LOOP 410  
SAN ANTONIO, TX 78213  
BY: LEO PERRON (REGISTERED)  
TEXAS REGISTRATION NO. 4462

STATE OF TEXAS  
COUNTY OF COMAL

I, (WE), THE UNDERSIGNED OWNER(S) OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE PERRON BUSINESS PARK, DO HEREBY SUBMIT THIS PROPERTY AND HERETO TO THE USE OF THE PUBLIC AS ALL STREETS, ALLEYS, PARKS, DRIVING, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSES AND CONSIDERATION THEREON EXPRESSED.

LEO PERRON  
3707 N. ST. MARY'S STREET, SUITE 201  
SAN ANTONIO, TEXAS 78212

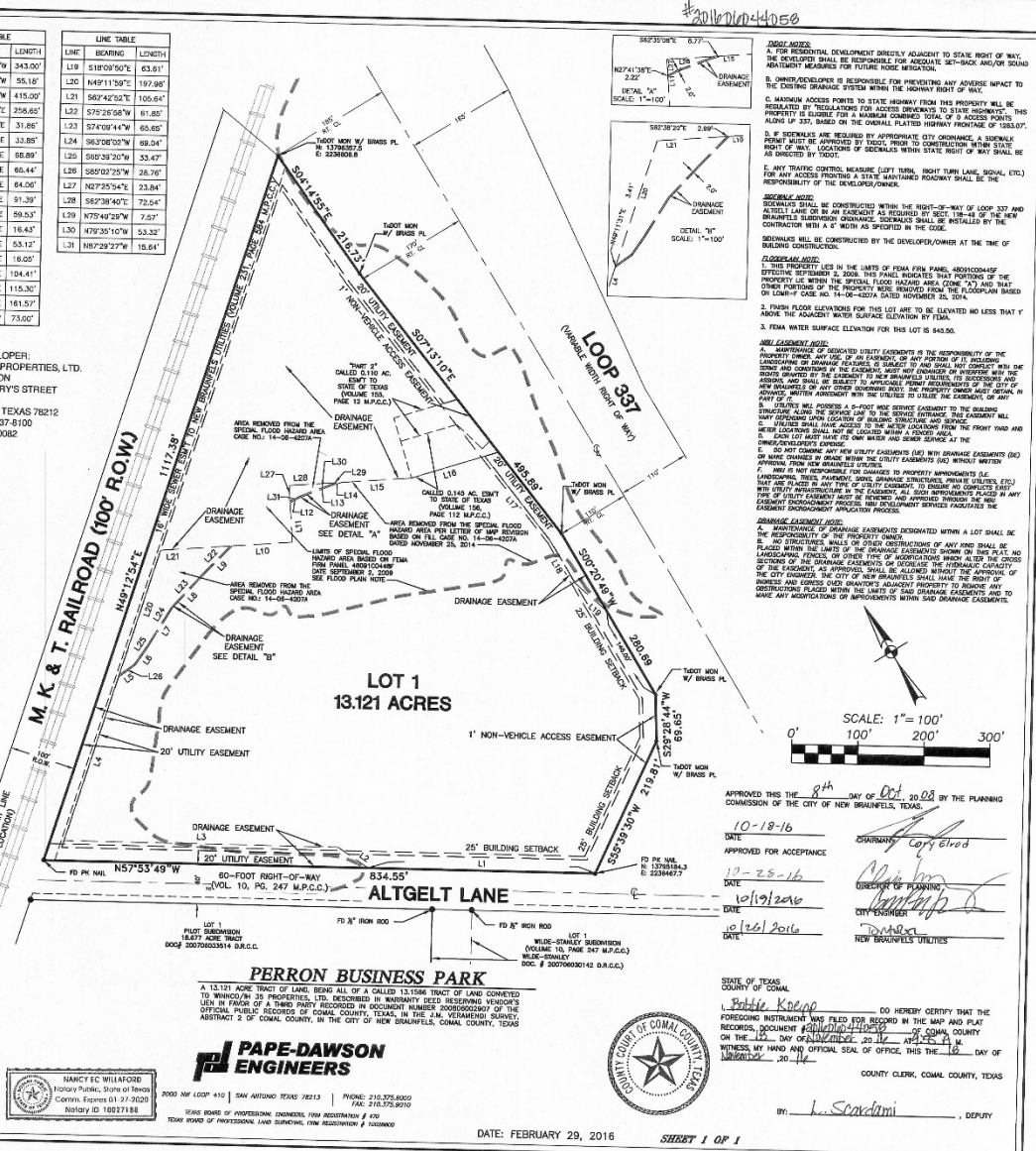
DATE: 10-13-16

OWNER

STATE OF TEXAS  
COUNTY OF COMAL

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 13th day of October 2016, BY: LEO PERRON.

\_\_\_\_\_  
Dorothy E. Williams, Notary Public  
MY COMMISSION EXPIRES 27 Feb. 2020



**NOTES**

- A NEW PROPOSED DEVELOPMENT ADJACENT TO STATE HIGHWAY 337, THE DEVELOPER SHALL BE RESPONSIBLE FOR PROVIDING SET-BACK AND/OR ROADWAY ADJUSTMENTS FOR FUTURE ROADWAY WIDENING.
- OWNER/DEVELOPER IS RESPONSIBLE FOR PROVIDING ANY ADVERSE IMPACT TO THE EXISTING DRAINAGE SYSTEM WITHIN THE HIGHWAY RIGHT OF WAY.
- ALL ACCESS PORTALS TO STATE HIGHWAY FROM THE PROPERTY WILL BE REGULATED BY REGULATIONS FOR ACCESS ROADS TO STATE HIGHWAYS. THIS ALONG UP 333, BASED ON THE CURRENT PLATTED HIGHWAY FRONTAGE OF 100.00'.
- IF BOUNDARIES ARE REQUIRED BY APPROPRIATE CITY ORDINANCE, A SURVEILLANCE POINT MUST BE PROVIDED BY THE DEVELOPER TO CONSTRUCTION WITHIN STATE RIGHT OF WAY. LOCATIONS OF SURVEILLANCE WITHIN STATE RIGHT OF WAY SHALL BE AS INDICATED BY DETAIL.
- ANY TRAFFIC CONTROL MEASURE (LEFT TURN, RIGHT TURN LANE, SIGNAL, ETC.) FOR ANY ACCESS PROVIDED A STATE MAINTAINED ROADWAY SHALL BE THE RESPONSIBILITY OF THE DEVELOPER/OWNER.
- DRAINAGE EASEMENT:** BOUNDARIES SHALL BE CONSTRUCTED WITHIN THE RIGHT-OF-WAY OF LOOP 337 AND BOUNDARIES WITHIN DRAINAGE EASEMENTS SHALL BE INSTALLED BY THE CONTRACTOR WITH A 6" WIDTH AS SPECIFIED IN THE CODE.
- BOUNDARIES WILL BE CONSTRUCTED BY THE DEVELOPER/OWNER AT THE TIME OF BUILDING CONSTRUCTION.
- FLOODPLAIN EASEMENT:** THIS PROPERTY LIES IN THE LIMITS OF FEMA PANEL 48010C004E OFFSHORE OF SEPTEMBER 2005. THIS PANEL INDICATES THAT PORTIONS OF THE PROPERTY ARE WITHIN THE SPECIAL FLOOD HAZARD AREA AND ARE CLASSIFIED AS A VULNERABLE AREA. THE SPECIAL FLOOD HAZARD AREA AND FLOODPLAIN BASED ON LOU-FV CASE NO. 14-06-4224A DATED NOVEMBER 25, 2014.
- FINISH FLOOR ELEVATIONS FOR THIS LOT ARE TO BE ELEVATED NO LESS THAN 1' ABOVE THE ADJACENT WATER SURFACE ELEVATION BY FEMA.
- FEMA WATER SURFACE ELEVATION FOR THIS LOT IS 849.50.
- UTIL EASEMENT:**
  - ALL UTILITIES OF RECORDS UTILITY EASEMENTS TO THE RESPONSIBILITY OF THE PROPERTY OWNER. ANY USE OF AN EASEMENT OR ANY PORTION OF IT INCLUDING CONDUIT, DRAINAGE EASEMENTS, OR ANY OTHER USE OF AN EASEMENT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FOR ANY OTHER UTILITIES THAT THE PROPERTY OWNER MUST OBTAIN IN ADVANCE. WRITE AN AGREEMENT FOR THE UTILITIES TO ENTER THE EASEMENT OR ANY OTHER PORTION OF THE EASEMENT.
  - UTILITIES ARE REQUIRED TO CROSS A 5-FOOT WIDE SERVICE EASEMENT TO THE BUILDING AND SHALL BE INSTALLED WITHIN THE SERVICE EASEMENT. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FOR ANY OTHER UTILITIES THAT THE PROPERTY OWNER MUST OBTAIN IN ADVANCE. WRITE AN AGREEMENT FOR THE UTILITIES TO ENTER THE EASEMENT OR ANY OTHER PORTION OF THE EASEMENT.
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**PERRON BUSINESS PARK**

A 13.121 ACRE TRACT OF LAND, BEING ALL OF A CALLED 13.1566 TRACT OF LAND COMEY TO WINN-DIAM 35 PROPERTIES, LTD. RECORDED IN INSTRUMENT 20080502367 OF THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS, IN THE J.M. VERMILION SURVEY, ABSTRACT 2 OF COMAL COUNTY, IN THE CITY OF NEW BRANIFFLES, COMAL COUNTY, TEXAS.

**PAPE-DAWSON ENGINEERS**

2000 HWY LOOP 410 | SAN ANTONIO, TEXAS 78213 | PHONE: 210-375-8600  
FAX: 210-375-8010

LEO PERRON IS A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, REGISTRATION NO. 4462.

DATE: FEBRUARY 29, 2016      SHEET 1 OF 1

JOB NO. 7059-00



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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.

<b>Perron &amp; Campbell, Inc.</b>	<b>293434</b>	<b>n/a</b>	<b>(210) 737-8100</b>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>Nicholas Paul Campbell</b>	<b>290261</b>	<b>nick@perroncampbell.com</b>	<b>(210) 737-8100</b>
Designated Broker of Firm	License No.	Email	Phone
<b>Nicholas Paul Campbell</b>	<b>290261</b>	<b>nick@perroncampbell.com</b>	<b>(210) 737-8100</b>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<b>Luke S. Campbell</b>	<b>630386</b>	<b>luke@perroncampbell.com</b>	<b>(210) 737-8100</b>
Sales Agent/Associate's Name	License No.	Email	Phone

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

\_\_\_\_\_  
Date