



**\*PRICE REDUCTION\***  
**1145 S STATE HWY 46**  
**NEW BRAUNFELS, TX 78130**

**FOR SALE**



- For Sale 15.089 Acres of Prime Multi-Family land in New Braunfels, TX at 1145 S State Hwy 46.
- The property is located in Comal ISD, and is within 3 miles of HEB Plus, Target Supercenter, Canyon High School and a multitude of retail, professional, restaurant, and entertainment establishments.
- There is approximately 765' of frontage along State Hwy 46, which is a main connector of Interstates 35 & 10. The site is zoned R-3H, which is designated as Multi-Family High Density by the City of New Braunfels Municipal Code.
- Utilities are available at or near site (Buyer will confirm with licensed engineer).
- List Price: \$6,900,000 (Owner has reduced price to reflect the most recent estimated Development Impact Fees)



# PROPERTY SUMMARY



## LOCATION DESCRIPTION

For Sale 15.089 Acres of Prime Multi-Family Land located at 1145 S State Hwy 46 in New Braunfels, TX. The property is located in Guadalupe County and is part of Comal ISD. Located less than 1.5 miles from Interstate 35. The property is also conveniently located less than 3 miles from New Braunfels Town Center at Creekside, Target, Resolute Health Hospital, HEB Plus, Buc-ee's Travel Center and various retailers, restaurants, and medical/professional services.

Property is zoned R-3H, which is designated by the City of New Braunfels Municipal Code as Multi-Family High Density.



## OFFERING SUMMARY

Sale Price: \$6,900,000  
Lot Size: 15.089 Acres

## DEMOGRAPHICS

|                   | 1 MILE   | 2 MILES  | 3 MILES  |
|-------------------|----------|----------|----------|
| Total Households  | 1,433    | 5,555    | 11,845   |
| Total Population  | 4,591    | 15,646   | 30,281   |
| Average HH Income | \$86,290 | \$74,221 | \$75,168 |

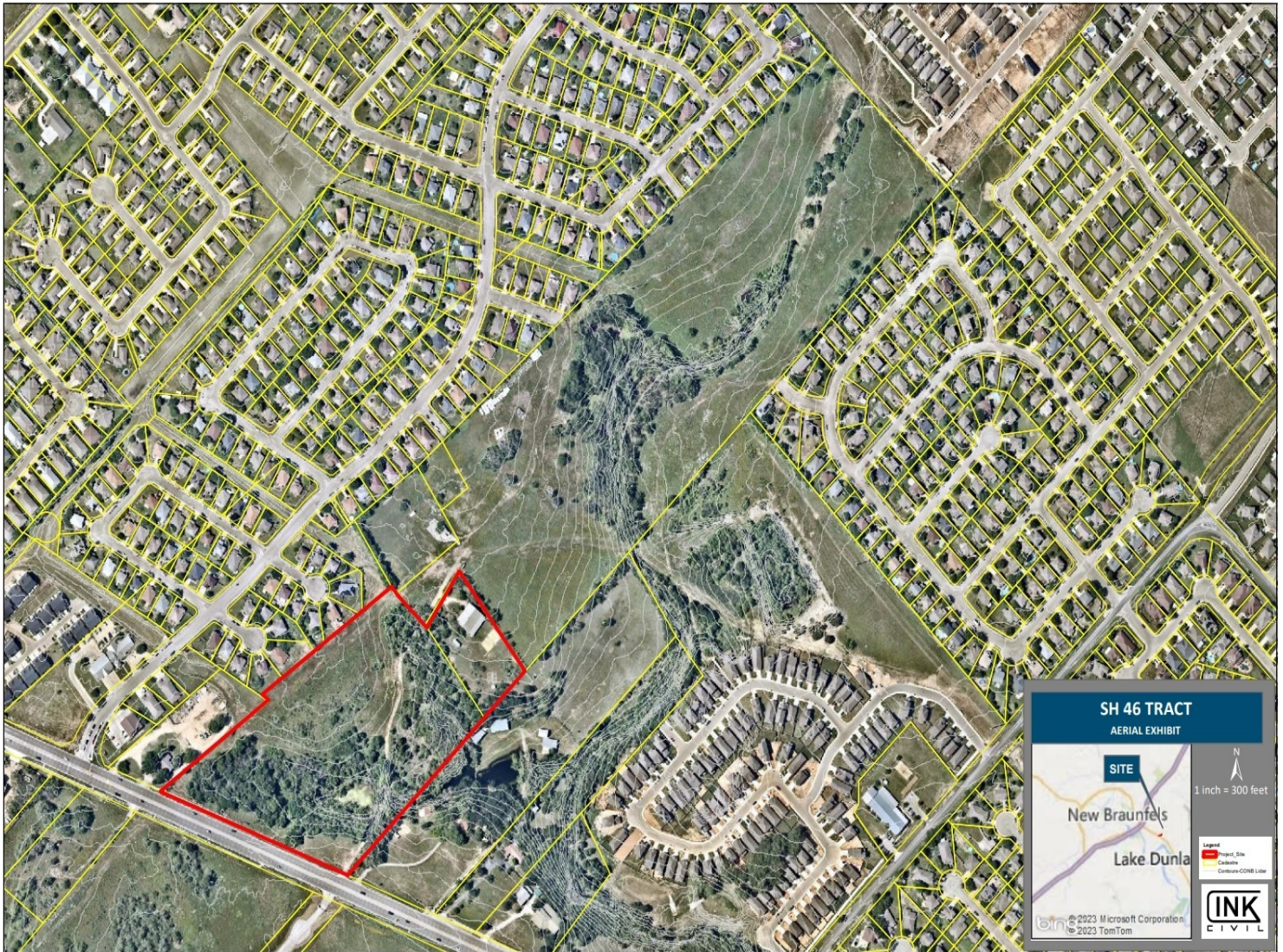
The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty, or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any presentation of size, quality, or quantity of any of the physical characteristics of the property should be verified by you or your advisors. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial, and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

LEGACY COMMERCIAL REAL ESTATE

www.legacycommercialre.com  
2021 W State Hwy 46, Suite 101, New Braunfels, TX 78132 | 830.625.6400



# AERIAL EXHIBIT



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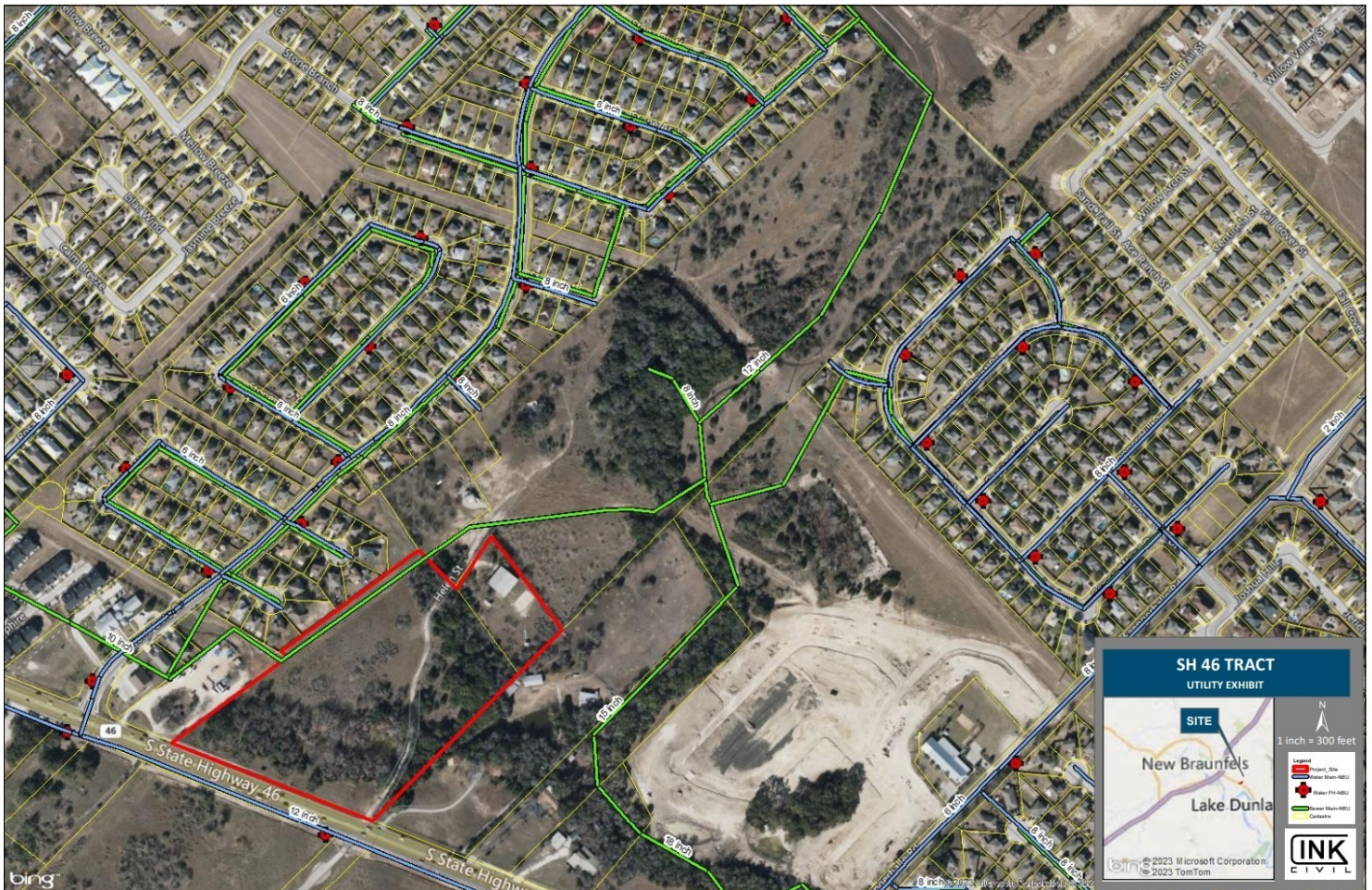
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# UTILITY EXHIBIT



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**MIKE YBARRA**

Principal

mike@legacycommercialre.com

Direct: 210.601.1414

**PROFESSIONAL BACKGROUND**

Mike Ybarra is Co-Founder of Legacy Commercial Real Estate. He has over 35 years of commercial real estate experience specializing in the sales and leasing of land, retail, office, industrial, medical, and retail pad sites. Mike's tenant representation experience ranges from both Corporate 100 clients to owners and entrepreneurs throughout the United States as well as governmental entities. Not only does he have extensive knowledge of the San Antonio and New Braunfels market, but he has conducted business in most major cities in the United States.

Mike Ybarra grew up in New Braunfels and obtained a degree in Business Management from Southwest Texas State University in San Marcos, Texas in 1985.

He began his career at CB Richard Ellis (formerly CB Commercial) in San Antonio where he was Rookie of the Year in 1989 and a top five producer in 1989 and 1990.

Prior to establishing Legacy Commercial Real Estate, Mike co-founded Providence Commercial Real Estate Services in San Antonio from 1991 through 2009.

**MEMBERSHIPS**

- Member, Saints Peter and Paul Catholic Church
- Member of Sage Capital Bank Advisory Board
- Current Member of New Braunfels Economic Development Foundation
- Former Board Member of Christus Santa Rosa Health Care System
- Former Board Member YMCA of New Braunfels
- Former City Councilman District 3, New Braunfels
- Served on the Board of Directors for New Braunfels Planning & Zoning Commission (14 years); Chairman for 5 of the 14 years
- Served as Chairman of the Cadillac Invitational (the largest annual fundraiser for the National Kidney Foundation) for 5 years
- Former Board Member of the New Braunfels Chamber

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**CORY ELROD**

Principal

cory@legacycommercialre.com

Direct: **830.214.3489**

**PROFESSIONAL BACKGROUND**

Cory Elrod is a Co-Founder of Legacy Commercial Real Estate. He has over 16 years of experience in commercial real estate specializing in the sales and/or leasing of office, office medical, retail, land, industrial, and retail pad sites.

Cory has had a multifaceted career during which he has put his education to use in different sectors such as the medical field and corporate recruiting before turning his attention toward his true passion of Commercial Real Estate. Growing up in New Braunfels, he has lived, worked, and volunteered since his youth. He provides a native's perspective of the market and community along with his years of large market commercial real estate experience.

Cory specializes in giving his clients a very thorough understanding of the dynamics of the community to maximize their marketplace results.

Cory was previously with Providence Commercial Real Estate Services as well as served as President for the McKenna Healthcare Foundation at McKenna Memorial Hospital.

**MEMBERSHIPS**

- Past Chairman & Member of New Braunfels Planning & Zoning Commission
- Current Member of Wurstfest Association
- Past Member of Comal Parks Selection Committee
- Current Chairman & Member of New Braunfels Downtown Rotary Scholarship Golf Tournament
- Current Member of the New Braunfels Chamber & Transportation Committee
- Former Member of the Salvation Army Board
- Former Member of the City of New Braunfels Zoning Board of Adjustments
- Graduate, Leadership New Braunfels (New Braunfels Chamber)
- City of New Braunfels Bond Advisory Committee (Vice Chair)
- Attends Springs Community Church

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