



# 830, 832, & 870 GRUENE RD NEW BRAUNFELS, TX 78130

**FOR SALE**



- Discover a prime investment opportunity at 830, 832, & 870 Gruene Rd, New Braunfels, TX, 78130.
- This versatile property is zoned C-1A & R-3, offering a range of potential uses for commercial and residential development.
- Its sought-after location in the New Braunfels area provides a strategic advantage for investors seeking to capitalize on the growing demand for land and residential development in this area.
- With zoning that accommodates a variety of possibilities, this property presents an exceptional opportunity for forward-thinking investors looking to make a strategic move in the market.





# PROPERTY SUMMARY



## LOCATION DESCRIPTION

The Garrison in Gruene is located at the corner of Gruene Road and Hanz Drive in New Braunfels, Texas. The property is a combined 6.9 +/- acres zoned as C-1A Commercial and R-3 with SUP - Multi-Family with SUP for Office and Event Center and Two-Family District

The city of New Braunfels is located on IH 35, the Central Texas Corridor that extends from north of Dallas/Fort Worth to the Rio Grande Valley. This Central Texas growth corridor, with its moderate climate and varied topography, attracted many new residents since the 1980s. Resulting land development has transformed much raw acreage into new working, shopping and living space. New Braunfels has two rivers winding through the city, the Comal and the Guadalupe, both of which provide a recreational draw for the city. There are thirteen parks within the city limits encompassing over 300 acres, and Schlitterbahn, the largest water park in the state, comprises an additional 65 acres of land within the city.

## OFFERING SUMMARY

Sale Price:	\$6,900,000
Total Lots Size:	6.9 Acres

## LOCATION PROXIMITY

- 1.0 Mile from Gruene Historic District
- 0.7 Miles from Guadalupe River
- 2.2 Miles from Comal River
- 2.2 Miles from Schlitterbahn
- 2.6 Miles from Downtown New Braunfels

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.

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# LOTS DESCRIPTION

## 830 GRUENE RD

- Zoned R-3 with SUP - Multi-Family Zoning with SUP for Office and Event Center
- 3.5950 Acres
- Includes the bulk of the structures and property amenities such as the Silo Swim up Bar, The Faust House, and the historic Farmhouse

## 832 GRUENE RD

- Zoned R-2 with SUP - Multi-Family Zoning with SUP for Office and Event Center
- 1.2710 Acres
- The Event Center is on this lot which offers full commercial kitchen, indoor & outdoor stages, indoor bar, outdoor swing bar, and can accommodate 250+ guests

## 870 GRUENE RD

- Zoned C-1A Commercial Zoning
- 2.0500 UNDEVELOPED Acres
- This lot is located at the intersection of Gruene Rd and Hanz Dr.
- Undeveloped corner lot offers potential growth to already existing amenities, or future commercial development



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# AERIALS



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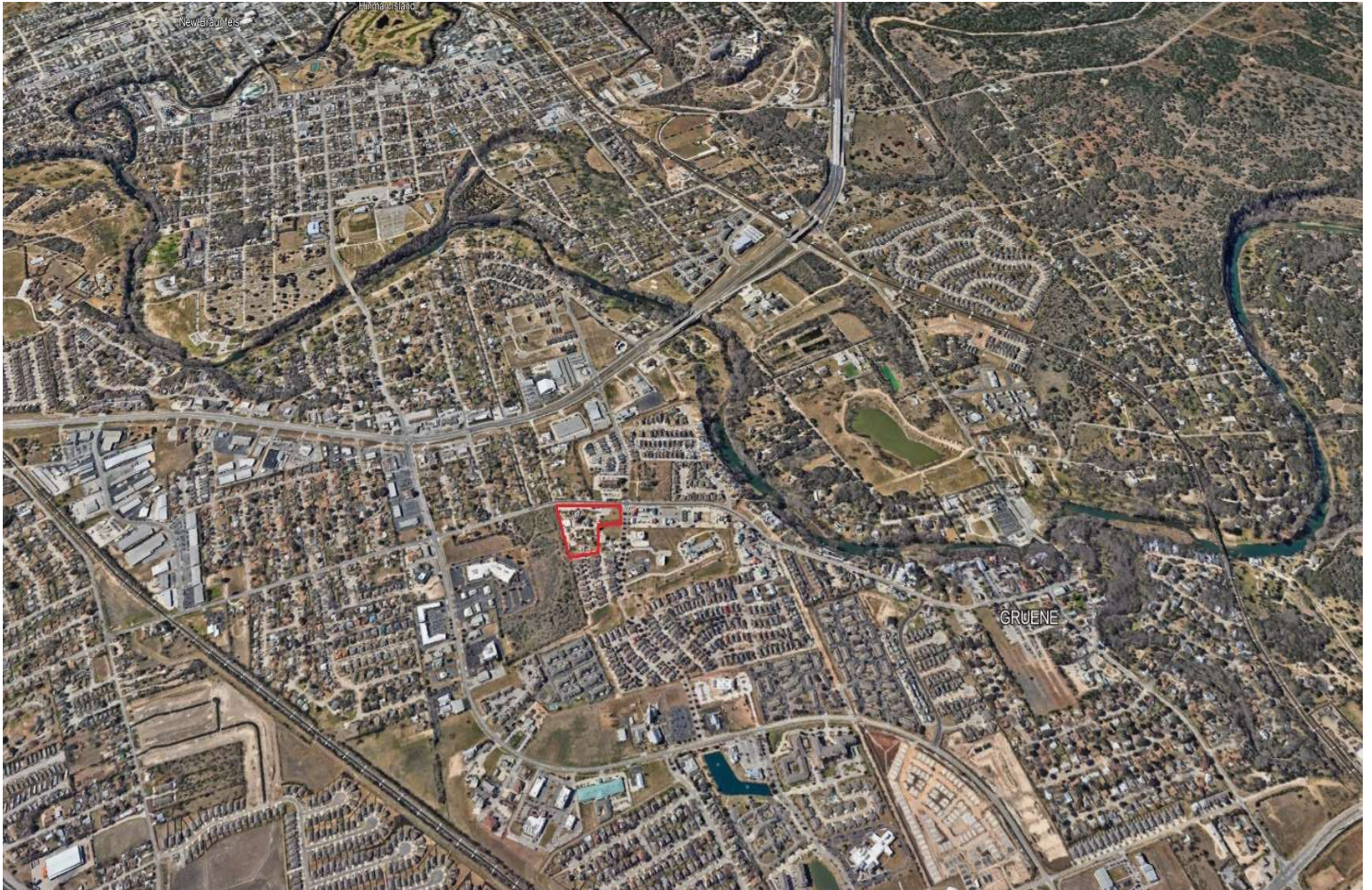
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# REGIONAL AERIAL



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# EXISTING STRUCTURES



Faust House, Office, & Dining Room



The Ranch House



The Farmhouse



Texas House

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# TAVERN IN THE GRUENE



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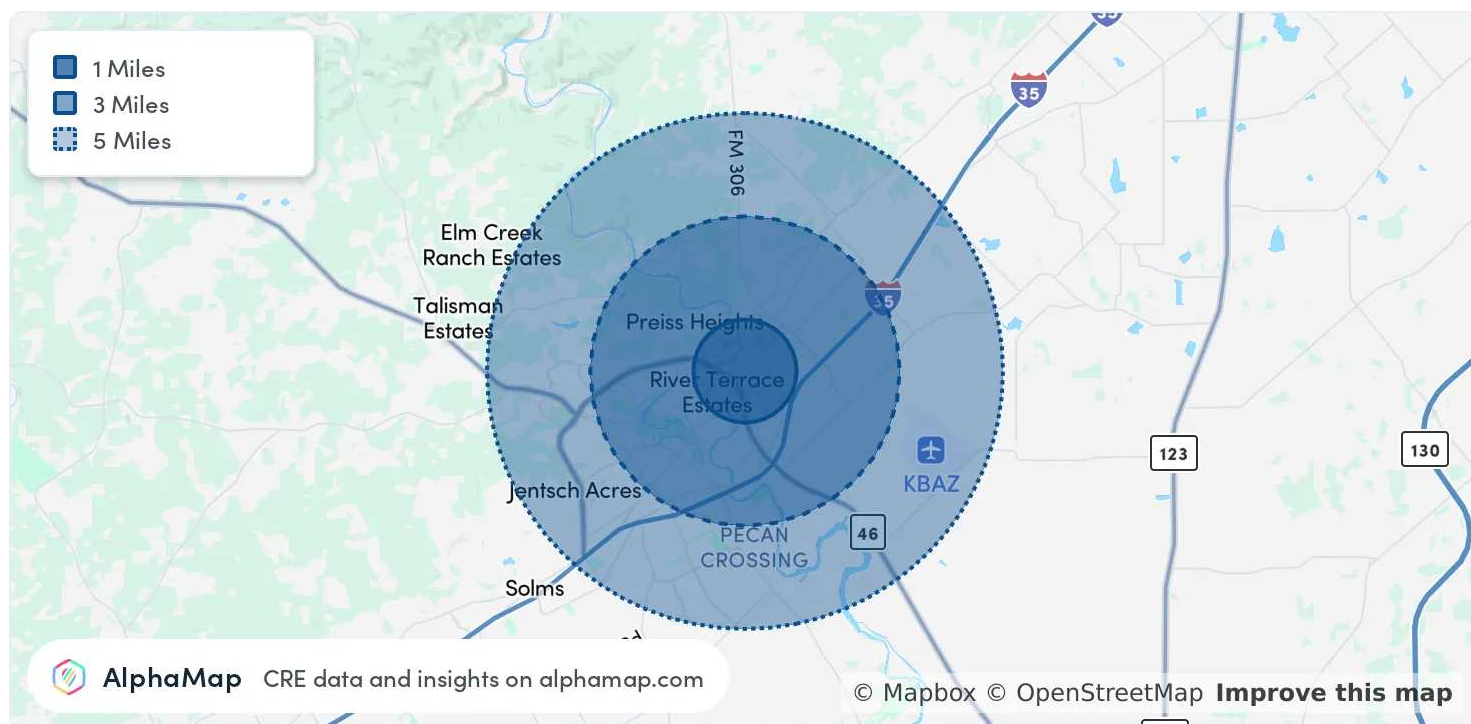
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# AREA ANALYTICS



## POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	8,933	47,441	99,745
Average Age	43	41	40
Average Age (Male)	41	39	39
Average Age (Female)	45	42	41

## HOUSEHOLD & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	4,073	19,404	38,638
Persons per HH	2.2	2.4	2.6
Average HH Income	\$97,097	\$106,155	\$112,800
Average House Value	\$453,162	\$410,288	\$406,871
Per Capita Income	\$44,135	\$44,231	\$43,384

Map and demographics data derived from AlphaMap

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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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**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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# Information About Brokerage Services

*Texas law requires all real estate licensees 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>Legacy Commercial Real Estate</b>	<b>593525</b>		<b>(830)625-6400</b>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>Mike Ybarra</b>	<b>376986</b>	<b>mike@legacycommercialre.com</b>	<b>(830)625-6400</b>
Designated Broker of Firm	License No.	Email	Phone
<b>Cory Elrod</b>	<b>565826</b>	<b>cory@legacycommercialre.com</b>	<b>(830)625-6400</b>
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](http://www.trec.texas.gov)

IABS 1-0 Date