

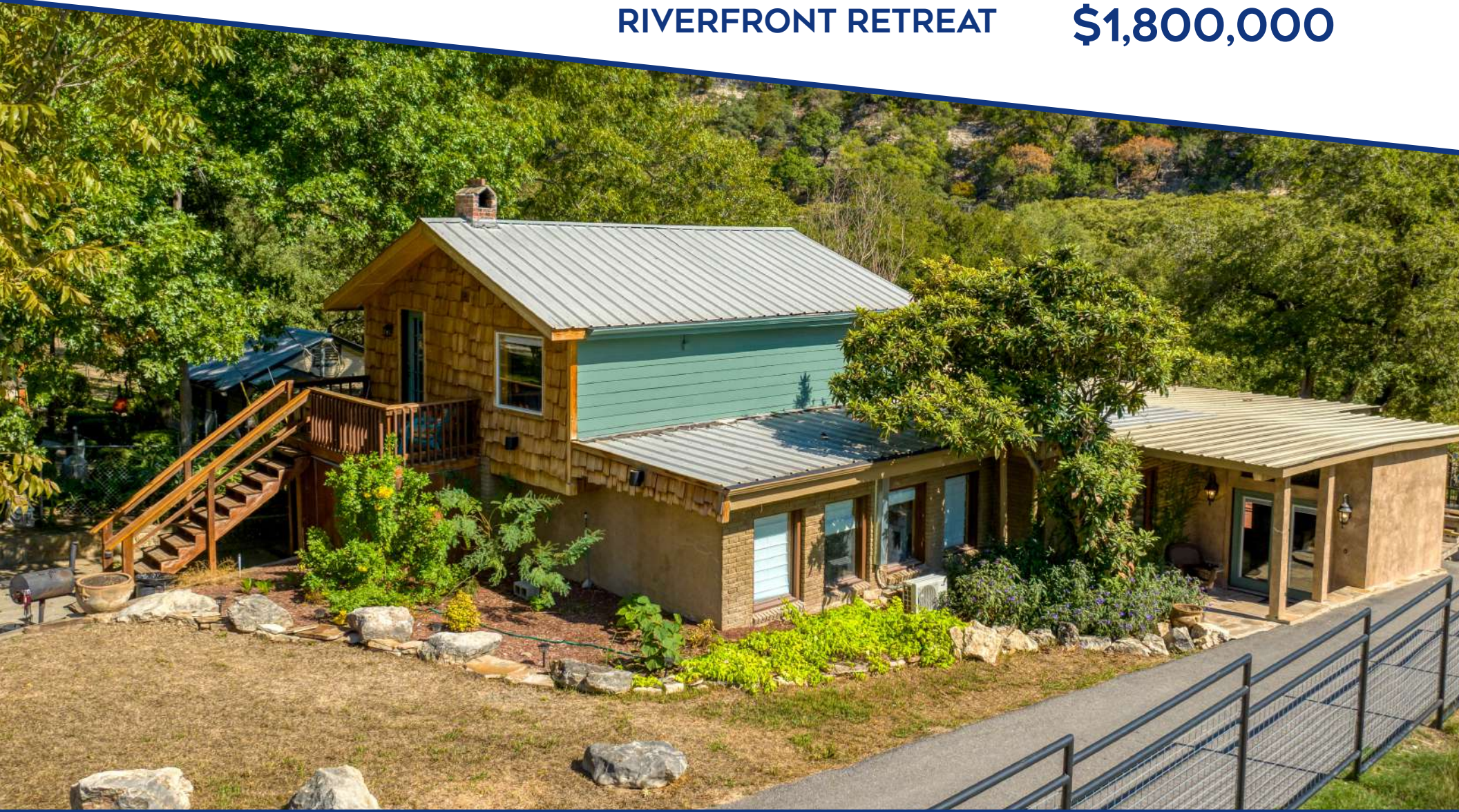
FOR SALE

± .78 ACRES
GUADALUPE
RIVERFRONT RETREAT

8570 RIVER ROAD

NEW BRAUNFELS, TX 78132

\$1,800,000



FOR MORE
INFORMATION
PLEASE CONTACT

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**COLDWELL BANKER
COMMERCIAL**

ALAMO CITY

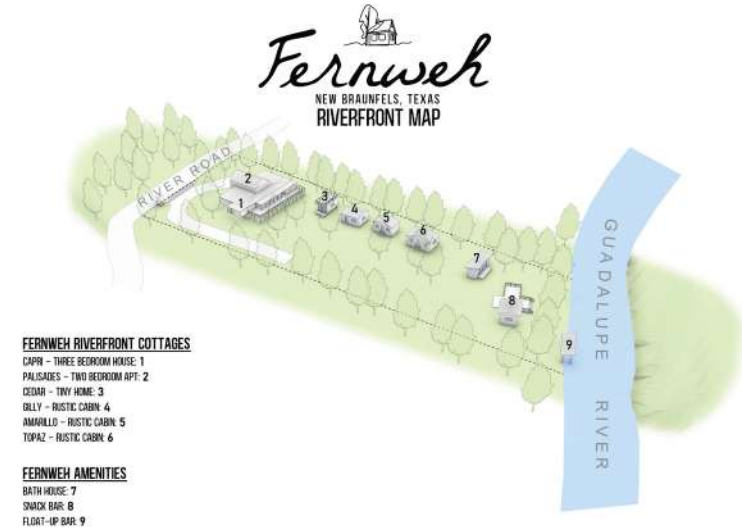
CBCALAMO.COM

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SALE

8570 RIVER ROAD

NEW BRAUNFELS, TX 78132



Sale Price:	\$1,800,000
Lot Size:	± .78 Acres
County:	Comal
Zoning:	None OCL
Use:	Boutique Hospitality

GUADALUPE RIVERFRONT RETREAT

Set along scenic River Road in New Braunfels, **8570 River Road** presents a rare riverfront hospitality investment opportunity on approximately **0.78 acres** along one of the area's **most iconic recreation corridors**. Designed as a multi-use destination, the property combines lodging, entertainment, outdoor gathering spaces, and strong income-producing potential in a highly sought-after Guadalupe River setting. Valuable infrastructure improvements include a reliable well supported by certified reports and a brand-new, **permitted** septic system installed in 2023.

The property features 6 furnished accommodations: the spacious 3 bedroom main residence known as Capri, a private 2 bedroom apartment above the main home, a studio-style cargo home, and three updated cabins with a shared restroom facility. The property offers flexibility for short-term rentals, group retreats, events, or multi-generational use. The approximately **3,438 SF** main home features a game room, expansive open living areas, and a private three-tier deck with a recessed eight-seat hot tub. Additional guest accommodations create multiple rental opportunities throughout the property.

A major highlight is the property's **bar and grill**, featuring the **only float-up bar on the Guadalupe River**. This unique draw for river traffic, guests, and visitors enhances the property's appeal as both a lodging destination and an entertainment venue. Furnished accommodations, riverfront exposure, guest amenities, and food and beverage potential create **multiple revenue streams and long-term upside for an owner-operator or investor**.

ANTHONY MOORE, TACS

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SALE

CAPRI – MAIN 3 BEDROOM HOUSE

8570 RIVER ROAD, NEW BRAUNFELS, TX 78132



Capri is the main house at 8570 River Road. The home was originally built in 1938. It was updated and renovated to add a 3rd bedroom and a 3rd bathroom in 2023. A private 3-tier deck provides expansive outdoor living and includes a recessed 8-seat hot tub (newly installed with new pump and controls in 2023).

- 3 bedrooms, 2 with king beds and 1 with full bunk beds and twin trundles
- 3 Full Bathrooms – 1 features a roman bath with rain shower, 1 showcases a modern glass enclosure step-in shower, 1 is a step-in shower with river rock accents and shares space with the laundry room
- Kitchen: electric oven, electric stove (2023), convection microwave (2024), dishwasher (2023)
- Bar dining in kitchen
- Billiards Room/Game Room
- Large open concept living and dining area
- Custom roman shades in each bedroom
- New electric water heater installed 2023
- Fully furnished and stocked with home essentials for cooking and dining
- Central A/C & heat for the main part of the house
- Mini split A/C & heat systems in the front bedroom and in the bunk room (installed 2023 & 2024)
- Ceiling fans in every room
- Hardwood and travertine floors throughout – LVT in front bedroom and bathroom
- Unique features include antique doors and local reclaimed materials

NAMING: “Capri” is derived from the Latin word “caprae” meaning “goat” which pays homage to the billy goats that can be found scaling the cliffs across the river.

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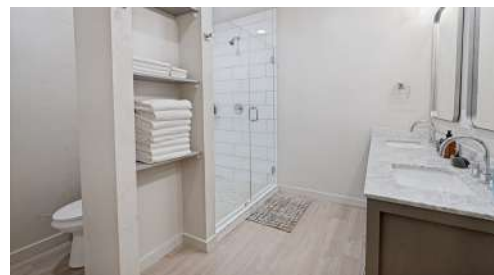


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SALE

CAPRI - MAIN LARGE HOUSE

8570 RIVER ROAD, NEW BRAUNFELS, TX 78132



CAPRI

Fernweh
NEW BRAUNFELS, TEXAS



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SALE

PALISADE - 2 BEDROOM APARTMENT ABOVE MAIN HOUSE

8570 RIVER ROAD, NEW BRAUNFELS, TX 78132



Palisade is a private second-story apartment located above the main house, accessible via private exterior staircase. Completely remodeled in 2023, with the addition of a well appointed kitchenette and living area.

- 2 Bedrooms, each with a queen bed
- 1 Full Bathroom featuring a step-in shower
- Common lounge and dining area for four
- Efficient kitchenette featuring a 2-burner induction cooktop, mid-size fridge/freezer, microwave, toaster oven, and Keurig coffee maker
- Fully furnished and stocked with home essentials for cooking and dining
- Central A/C & heat
- Ceiling fans in each bedroom
- Small deck with bistro dining set

NAMING: "Palisade" is defined as 'a line of high steep cliffs, typically bordering a river or ocean.' Palisade, the apartment, faces the southeast ridge of the Guadalupe River.



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SALE

CEDAR - LUXURY CABIN

8570 RIVER ROAD, NEW BRAUNFELS, TX 78132



Fernweh
NEW BRAUNFELS, TEXAS

CEDAR

Cedar is a studio-style cargo home, built in 2023, with a private roof top deck, accessed via an exterior spiral staircase. The home can sleep up to 2 people.

- Full size bed with memory foam mattress
- Compact private bathroom with walk-in glass shower
- Kitchenette featuring a 2-burner induction cooktop, Keurig coffee maker, and mini-fridge
- Fully furnished and stocked with home essentials for cooking and dining
- Mini-split A/C & heat
- Rooftop deck with Adirondack chairs and table



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SALE

POSH PRIMITIVE CABINS

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Three posh primitive cabins are located down the hill: Gilly, Amarillo, and Topaz. The cabins were updated in 2023, including relocation out of the 100 year flood plain and raised above the 500 year flood plain.

- Each cabin sleeps up to 4 and features:
- 2 queen size beds and linens
- Brio water dispenser (hot and cold water)
- Kureig coffee maker
- Mini-fridge
- Microwave
- Bath towels, beach towels, and shower shoes
- Outdoor charcoal grill & BBQ tools
- Picnic table
- Outdoor stackable camp chairs
- Window-unit A/C (installed 2022-2024)
- Heat is provided by portable electric heaters
- Exterior stairs

Gilly features a separate living area with small couch and smart TV. Topaz features 2 high-top tables and 4 bar stools. The cabins are each "color coded" by their names: Gilly is green, Amarillo is yellow, and Topaz is blue. The cabin interior and exterior paint, as well as linens and accessories each match the cabin color.



The cabins share a communal restroom and showers with a dedicated hot water heater. The addition of exhaust fans, lighting for each room, vented doors with electronic locks, and screening of the openings at the top of the structure provide a better than average communal experience. Fresh white paint and teak accessories as well as a new sink and mirror additions were completed in 2023. The plumbing was replaced in 2024.

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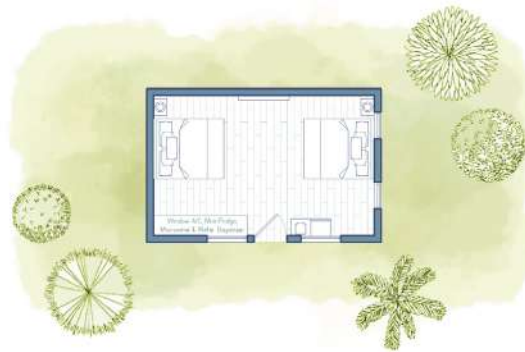
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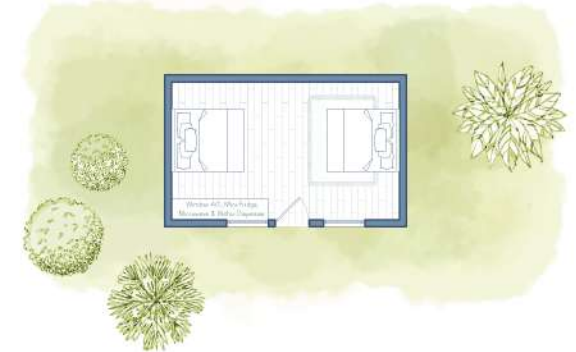
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GILLY CABIN



TOPAZ CABIN



AMARILLO CABIN



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SALE

BAR & GRILL

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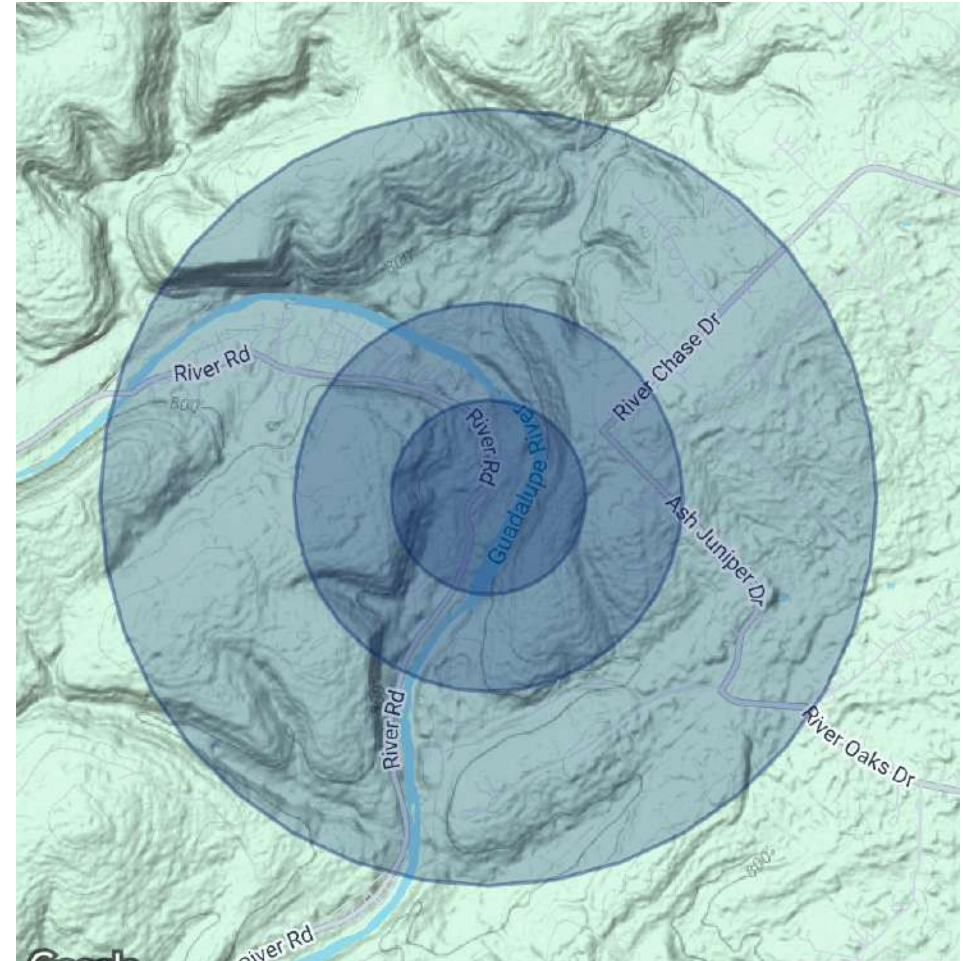
DEMOGRAPHICS

8570 RIVER ROAD, NEW BRAUNFELS, TX 78132

POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	14	66	306
Average Age	57.6	54.1	51.1
Average Age (Male)	57.5	54.1	51.6
Average Age (Female)	59	54.7	51

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	5	25	110
# of Persons per HH	2.8	2.6	2.8
Average HH Income	\$205,527	\$176,203	\$179,871
Average House Value	\$719,009	\$627,987	\$671,206

2023 American Community Survey (ACS)



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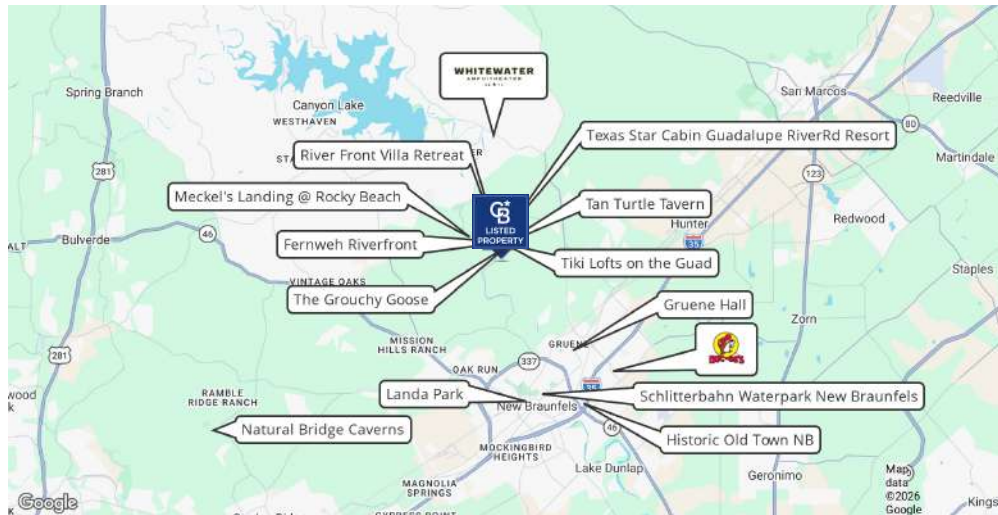
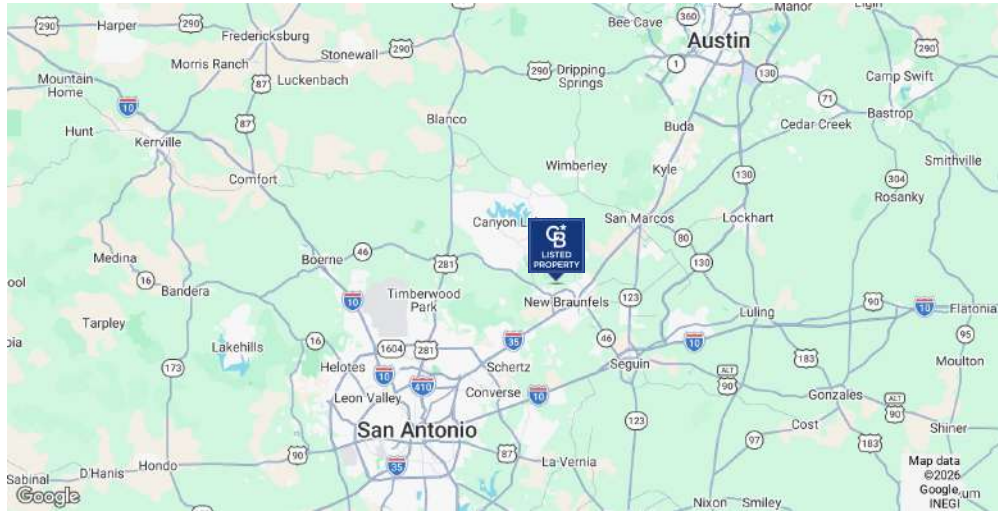
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SALE

NEARBY POINTS OF INTEREST

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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.

11-03-2025



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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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	2104837000
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
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Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
Marlee Allen	628144	marlee@cbharper.com	2104837010
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Anthony Moore	777533	amoore@cbcalamo.com	2106392200
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date