

FOR SALE | THE LODGE @ S. NEW BRAUNFELS



1426 S NEW BRAUNFELS SAN ANTONIO, TX 78222

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# • HOWDY YALL!





# SAN ANTONIO, TX

## AREA OVERVIEW

San Antonio, TX is a city with a population of over 1.5 million people, making it the second-largest in Texas and the seventh-largest in the United States. The city is located in south-central Texas and is known for its rich cultural heritage, vibrant arts, and cultural scene, warm climate, abundant natural beauty, and affordable cost of living.

San Antonio's diverse economy is supported by industries such as healthcare, bioscience, aerospace, and cybersecurity. The city is also home to major military installations, including Joint Base San Antonio, which is the largest single employer in the city. The city's strong tourism industry is another major contributor to its economy, with popular attractions such as the Alamo, River Walk, and Six Flags Fiesta Texas drawing millions of visitors each year.

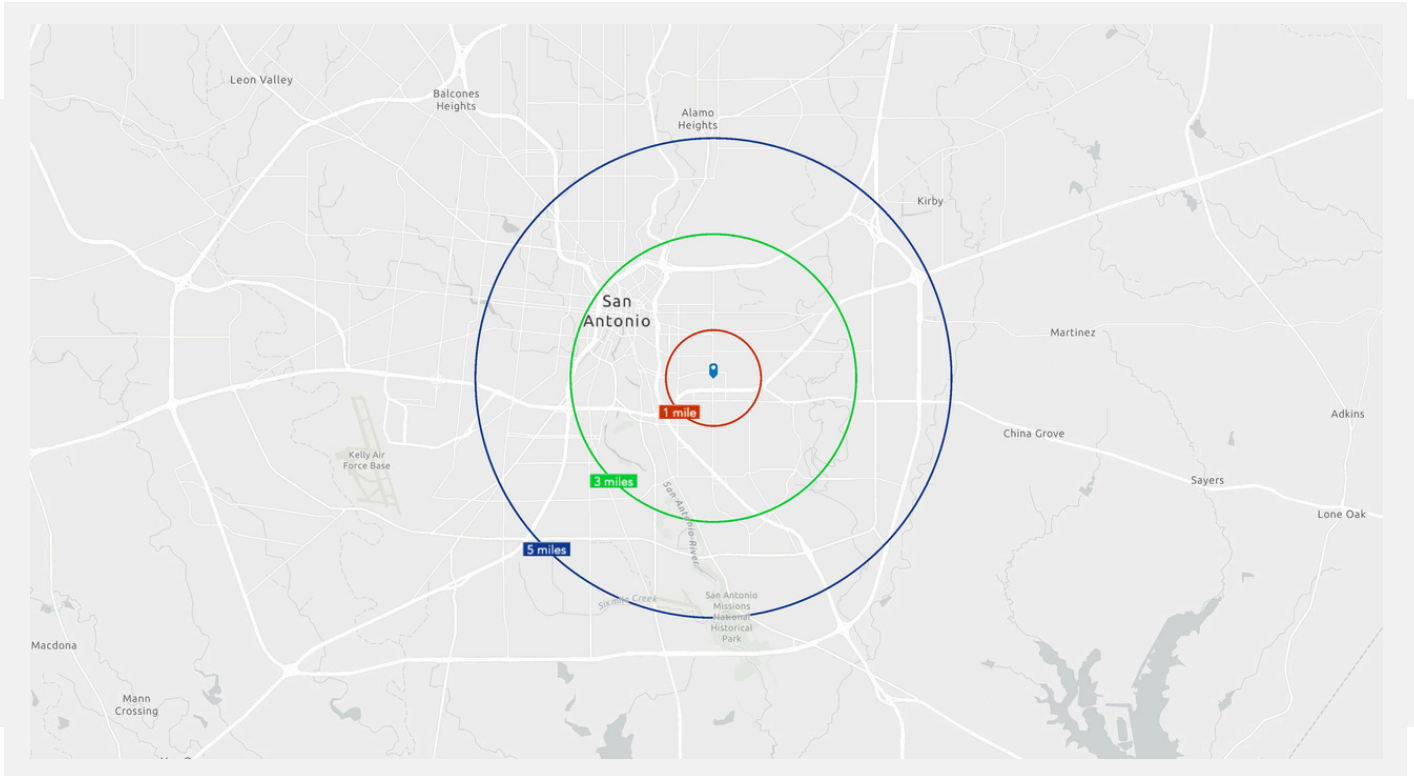
Over the last decade, San Antonio has experienced a population growth of 16.6%, attracting major companies such as USAA, Valero Energy Corporation, H-E-B, and Toyota to relocate to the area.

The city has invested in its infrastructure, including expanding its public transportation system, technology, and innovation hubs, and promoting small business growth through programs like the San Antonio Economic Development Foundation.

Looking ahead, San Antonio's economy is expected to continue to grow, with new developments in the works such as the \$550 million San Antonio Texas Research Park, which is set to become one of the nation's largest innovation centers. The city's commitment to innovation and entrepreneurship has attracted a growing number of startups and entrepreneurs, making San Antonio an attractive destination for investors looking for opportunities in emerging industries.

# THE AREA

In The Heart Of San Antonio's South Submarket



## Introducing 1426 S. New Braunfels: A Prime Investment Opportunity

Located in the rapidly expanding East San Antonio corridor, just minutes from Downtown, the Pearl District, and Broadway, this 6,421-square-foot freestanding commercial building offers unmatched redevelopment or investment potential. Positioned on a high-visibility stretch with a traffic count exceeding 13,400 cars per day, the property ensures exceptional exposure for future uses.

Zoned C-2, it allows for mixed-use, residential, or commercial applications, including up to four residential units. Recent updates include a new roof (2021) and a gated parking lot (2023), with eight rear spaces and two off-street front spaces. Current pro forma rents reflect an 8% cap rate with substantial upside for redevelopment into live/work lofts, ground-floor retail, or residential/commercial condos.

60%

 WALK SCORE

48%

 BIKE SCORE

44%

 TRANSIT SCORE

## 'AREA HIGHLIGHTS

- 7 MINS TO DT SA
- 18 MINS TO SAT
- 16 MINS TO PEARL DIST
- 8 MINS TO FROST BANK CENTER
- 1 MINS TO FT SAM HOUSTON
- 6 MINS TO FREEMAN COLISEUM
- 5 MINS TO I-10
- 7 MINS TO I-37



# THE PROPERTY

## THE LODGE @ S. NEW BRAUNFELS

**ADDRESS** 1426 S. NEW BRAUNFELS,  
SAN ANTONIO, TX

**OFFERED AT** \$725K

**INTERSECTION** S NEW BRAUNFELS & DENVER

**YEAR BUILT** 1960

**IMPROVEMENTS** 6,421 ± SF | 1.5 BATHROOMS

**LOT SIZE** .1687 AC (7,350 ± SF)

**DAILY TRAFFIC** 13,490 ± VEHICLES PER DAY

**ZONING** C-2

**FRONTAGE** 72 +/- FT ON S. NEW BRAUNFELS

**PARKING** 8-10 PARKING SPACES

**METERS** 1 METER (3 PHASE POWER)

**CURB CUTS** 1 CURB CUTS

**UTILITIES** CITY WATER, ELECTRIC & SEWER

### LEGAL DESCRIPTION:

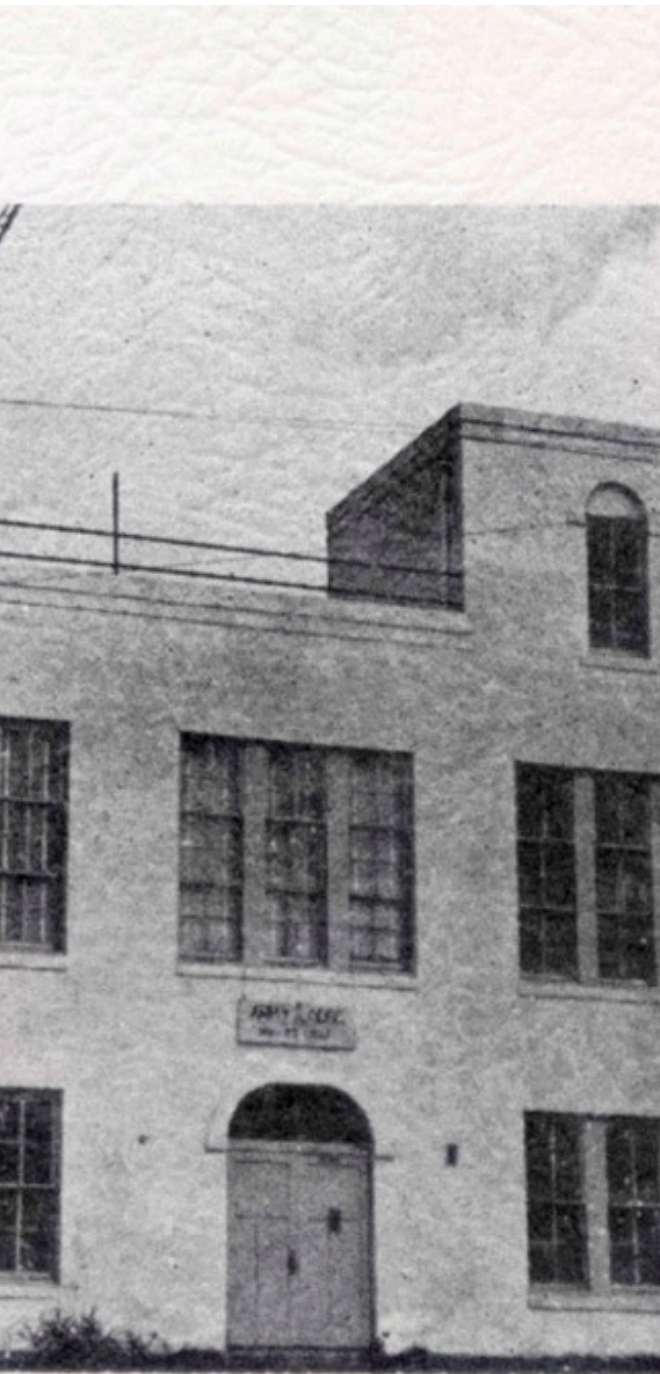
1426 S. NEW BRAUNFELS AVE.

SAN ANTONIO, TX 78210:

NCB 1620 BLK 21 LOT N 49 FT OF 27 THRU 32

### RECENT UPDATES

- NEW TPO ROOF - 2021
- NEW FENCING & GATE 2023
- EXTERIOR RECENTLY PAINTED



ARMY LODGE NO. 95 I. O. O. F.



# THE OPPORTUNITY

HISTORIC CHARM, UNLIMITED POTENTIAL.

## Introducing 1426 S. New Braunfels: A Prime Investment Opportunity

Located in the rapidly growing East San Antonio corridor, just minutes from Downtown San Antonio, the Pearl District, and Broadway, 1426 S. New Braunfels offers an exceptional opportunity for redevelopment or immediate investment. This 6,421-square-foot freestanding commercial property, zoned C-2, provides the flexibility for a variety of uses, including commercial ventures, mixed-use developments, or up to four residential units. The building features two off-street parking spaces in the front and a gated rear lot that accommodates 8–10 vehicles. The top floor has been partially converted into a residential loft, complete with high ceilings, a spacious living area, a full bathroom, a large closet, and washer/dryer connections. Additionally, the building already includes roof access, and there is an opportunity to install an interior spiral staircase from the second floor for direct access to a future rooftop terrace, allowing the property to fully capitalize on stunning views of Downtown San Antonio.

The ground floor is currently leased below market rate to a related party, providing immediate cash flow with room for rental increases. Industrial and flex spaces in the area lease for \$9–\$12/SF plus NNN, with pro forma calculations showing \$57,789 in annual income at \$9/SF and the potential to achieve up to \$18/SF with strategic upgrades. Recent improvements, including a new TPO roof (2021) and gated fencing (2023), add to the building's functionality and appeal, making it ready for immediate use or redevelopment. The property's location in a high-traffic, high-visibility area near some of San Antonio's most iconic districts further enhances its potential, attracting businesses, tenants, and buyers alike.

Future development opportunities include transforming the property into live/work lofts, ground-floor retail with private residences above, or even a residential/commercial condo project. The existing roof access and potential to create a rooftop terrace provide additional value, aligning perfectly with the demand for flexible, modern spaces in this sought-after market. With its strategic location, historic charm, and redevelopment flexibility, 1426 S. New Braunfels stands out as a rare opportunity to secure a high-performing asset in a rapidly growing market.

## Property Highlights:

- **Flexible Zoning (C-2):** Allows for mixed-use development, up to four residential units, or continued commercial applications.
- **Rooftop Potential:** Existing roof access with the option to add an interior spiral staircase for a future rooftop terrace offering stunning Downtown San Antonio views.
- **Recent Upgrades:** New TPO roof (2021) and gated fencing (2023).
- **Prime Location:** Minutes from Downtown San Antonio, the Pearl District, and Broadway, with excellent visibility and high traffic.
- **Immediate Cash Flow & Upside:** Ground floor leased below market rate with significant potential for increased rental income or redevelopment.



# AERIAL VIEW



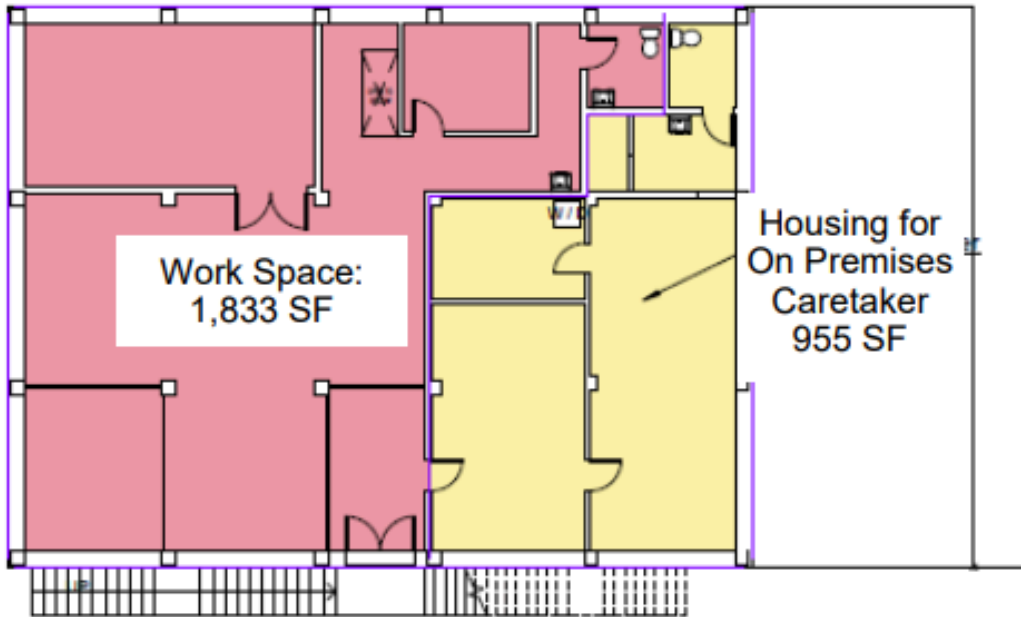




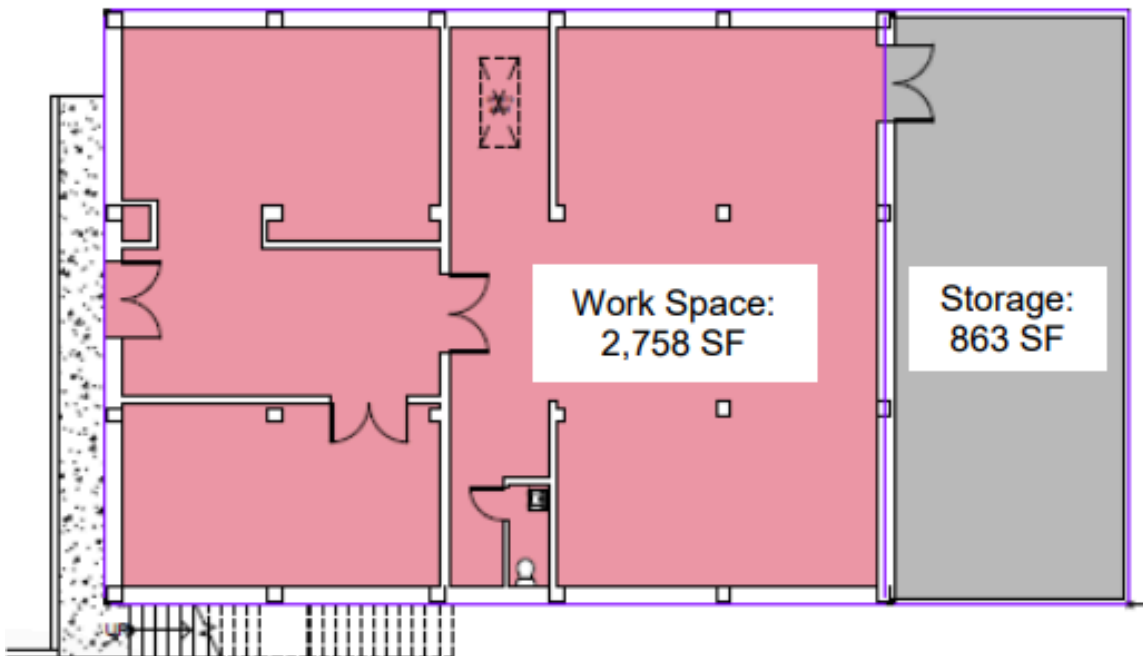


# FLOOR PLAN

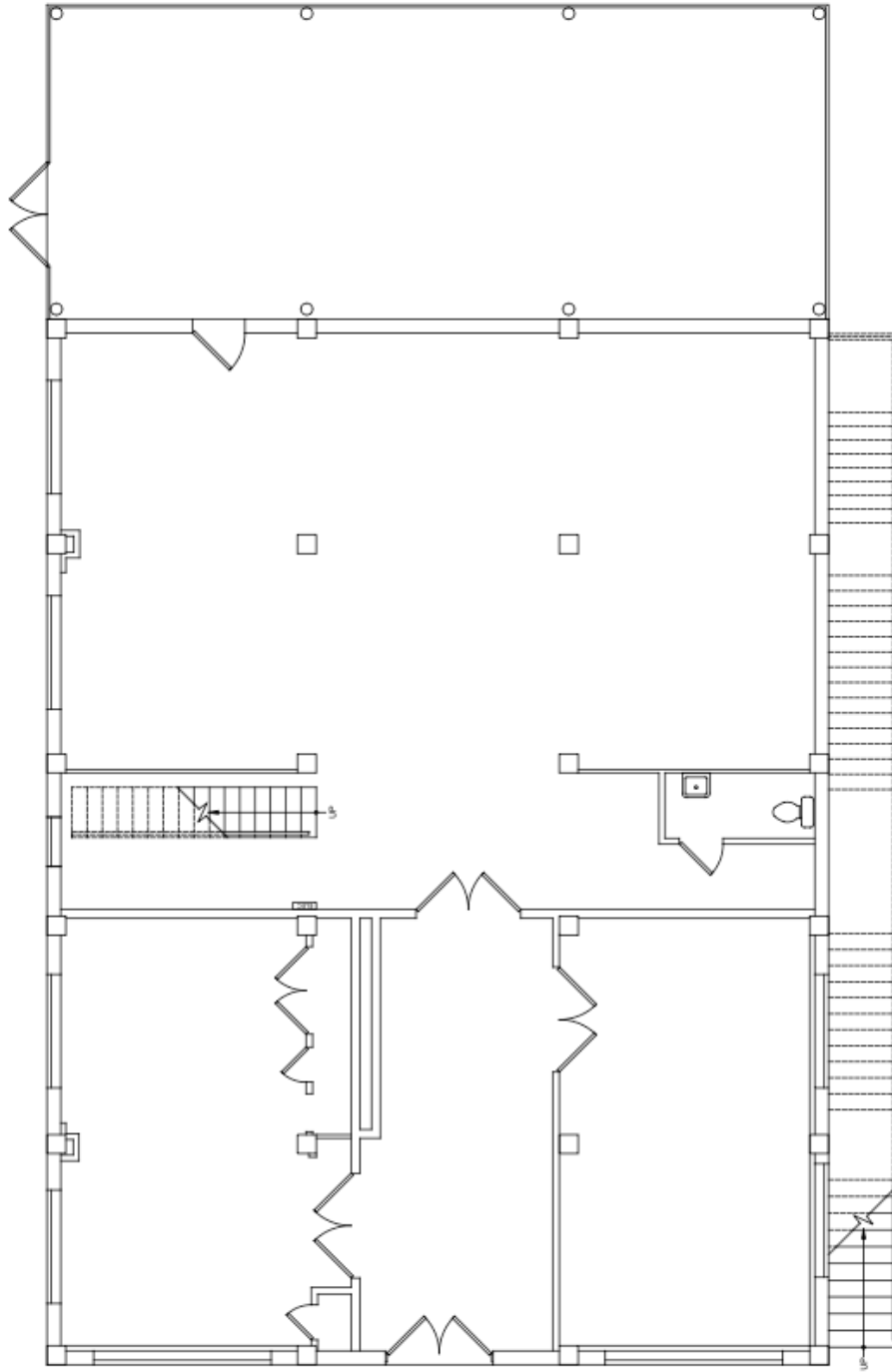
## 2nd Floor - 2,788 SF



## 1st Floor - 3,621 SF

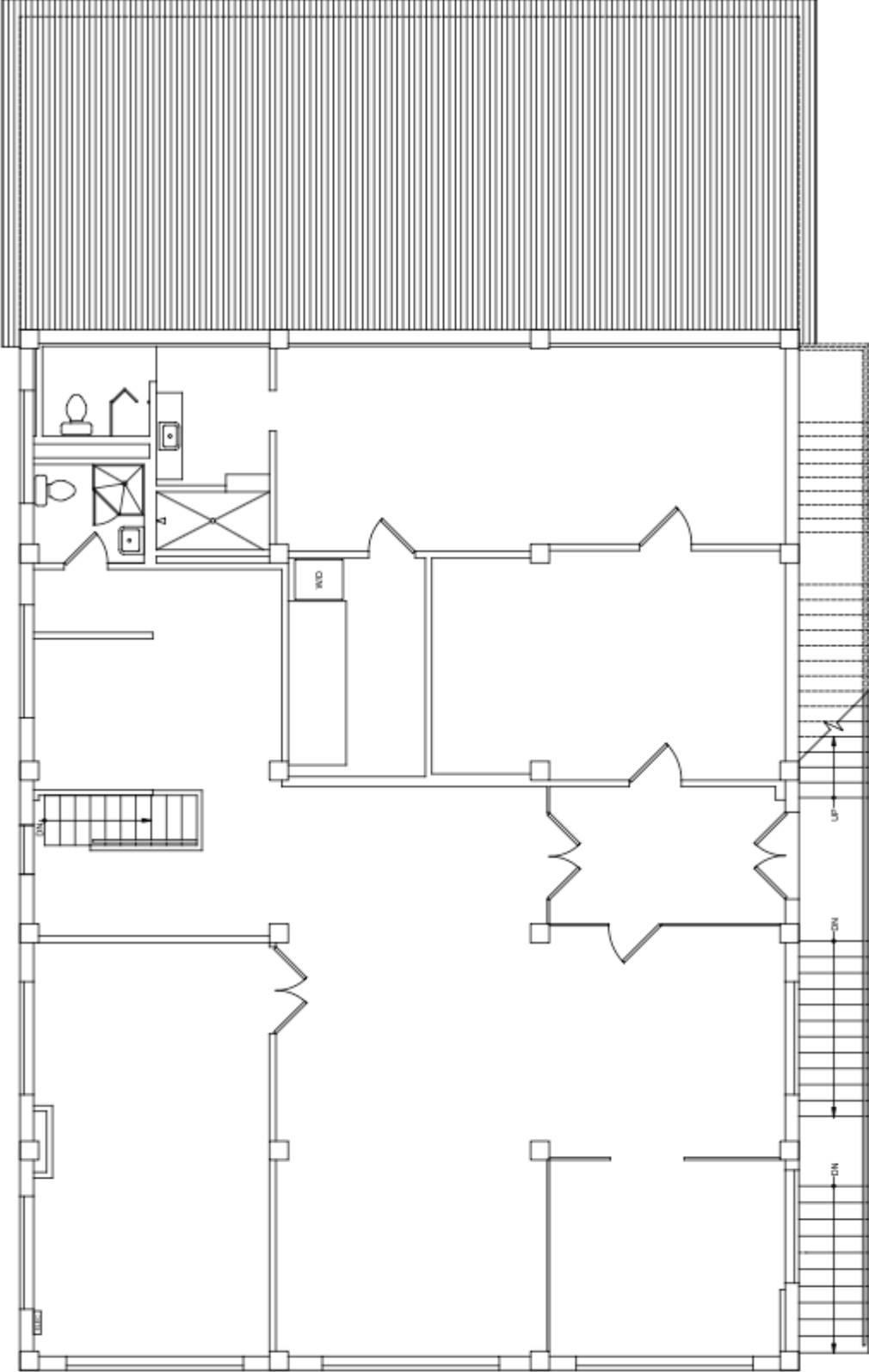


# FIRST FLOOR - AS BUILT

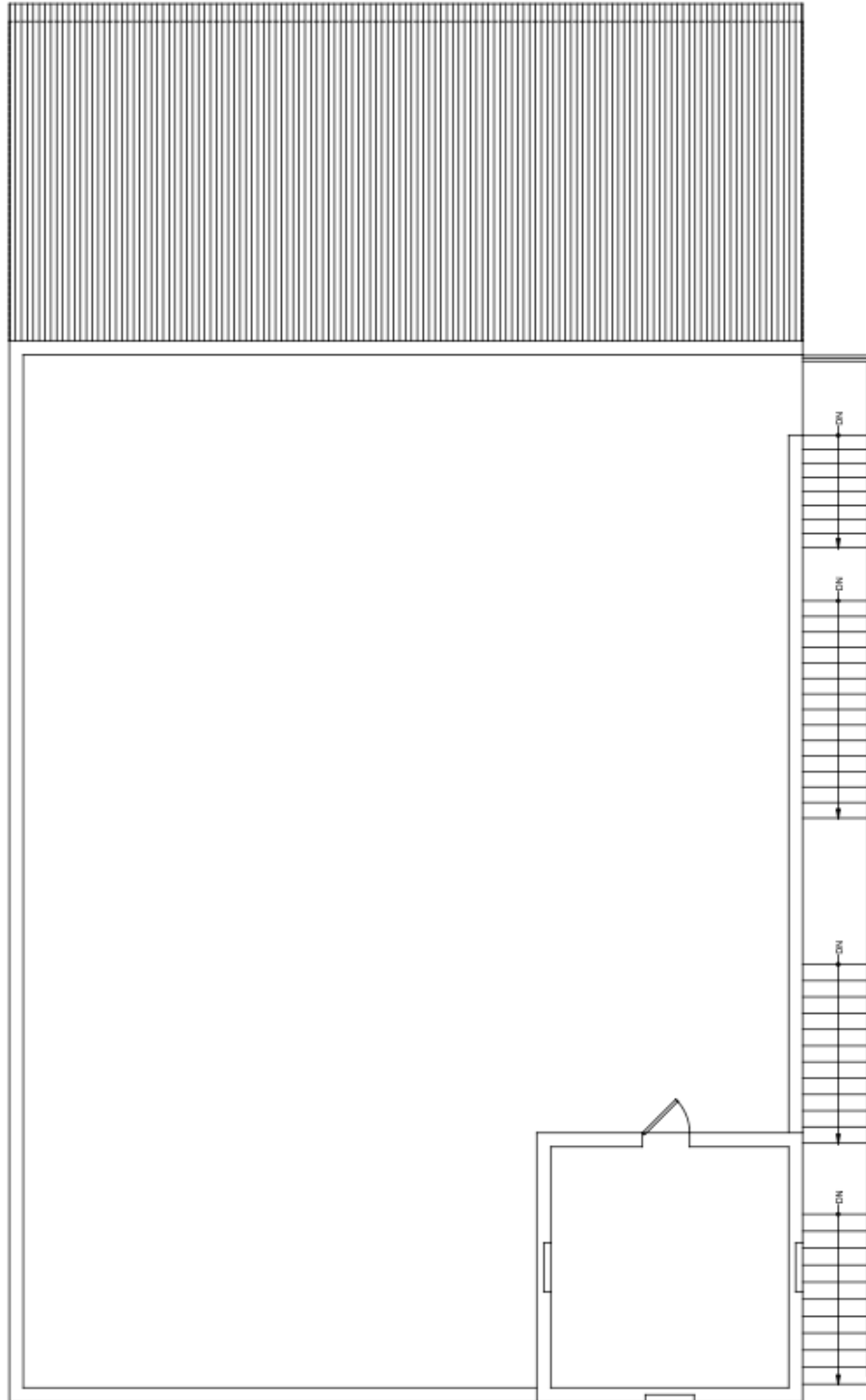




# SECOND FLOOR - AS BUILT

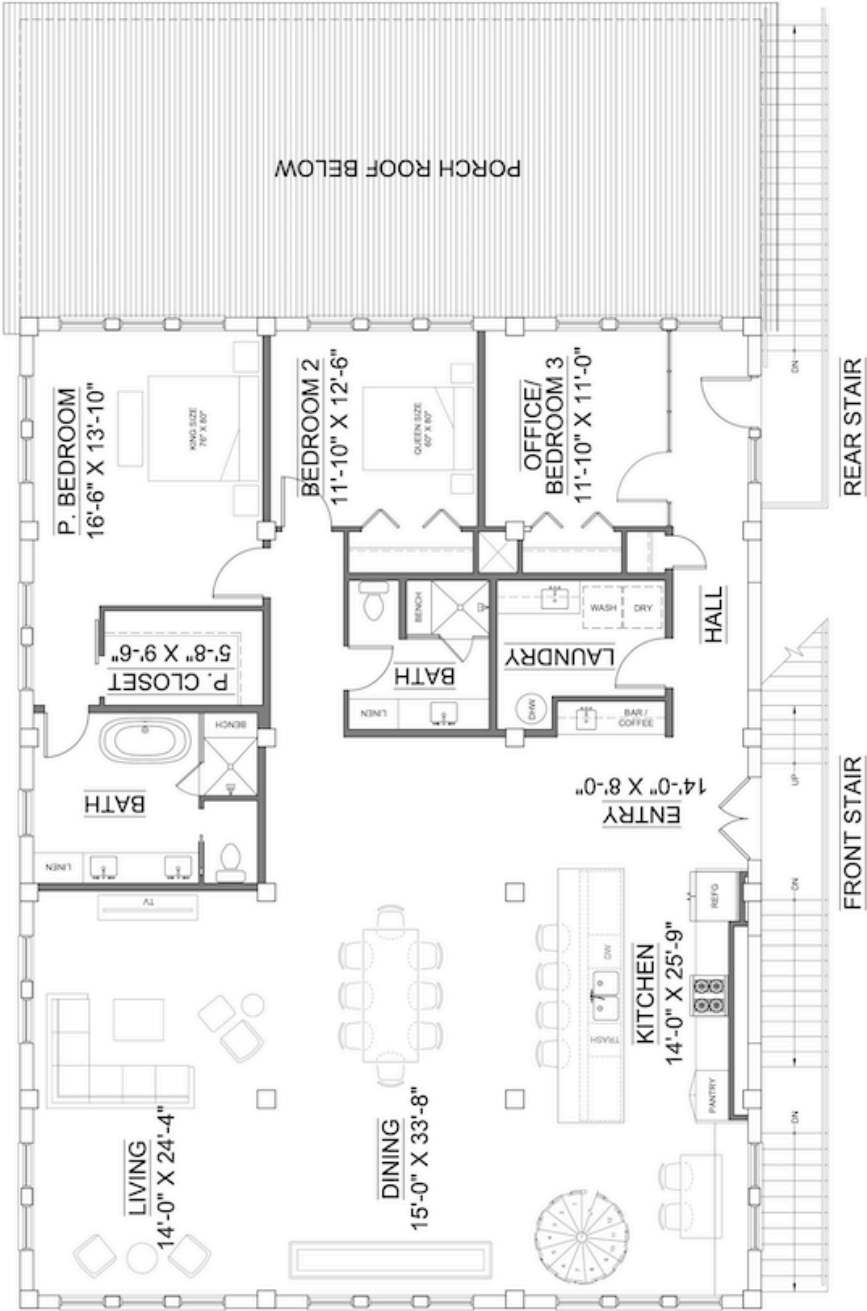


# ROOFTOP TERRACE - AS BUILT





# SECOND FLOOR - CONCEPTUAL



S. NEW BRAUNFELS AVE.

# ZONING VERIFICATION



CITY OF SAN ANTONIO  
**DEVELOPMENT SERVICES DEPARTMENT**  
P.O. BOX 839966 | SAN ANTONIO TEXAS 78283-3966



July 27, 2021

**SUBJECT: ZV-2021-13300340;** Lot North 49 feet of 27 through 32, Block 21, NCB 1620; 1426 South New Braunfels Avenue, San Antonio, Texas 78210

To Whom It May Concern:

As of the date of this letter, the above-referenced property is zoned **"C-2 MLOD-3 MLR-2 AHOD" Commercial Martindale Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District**. The property was a part of the original 36 square miles of the City of San Antonio and zoned "G" Local Retail District. The property zoned "G" Local Retail District was rezoned by Ordinance 79329, dated December 16, 1993 to "B-2" Business District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 03, 2001, the property zoned "B-2" Business District converted to the current "C-2" Commercial District.

**Per Section 35-D101(d) of the Unified Development Code, Multi-Family Dwellings developed at thirty-three (33) units or less per acre are a permitted use for any tract or parcel zoned under the 1965 district as "B-2", prior to the adoption date of this chapter, so long as such tract is not the subject of rezoning in accordance with the provisions of this chapter and remain within the "C-2" zoning district. All yard, height and setback standards shall comply with article III Table 310-1 for the density of the apartments being developed.**

**The maximum number of parking spaces allowed for four (4) dwelling units is 8 spaces.**

**Per city records, no Nonconforming Uses have been registered or approved for the property referenced above.**

Please reference Articles III and V of San Antonio's UDC for lot dimension and building criteria, including outside storage and display standards, height limitations, buffer requirements, building setbacks, and minimum and maximum parking requirements. To ensure compliance with the current building code or with development standards and other regulations in the UDC, which may require the review of building/site plans, you may contact a Development Services Department Engineer at (210) 207-1111 to discuss or to schedule a more in-depth preliminary plan review.

For information on the enforcement of building and development code requirements including the issuance of building permits, records of zoning code violations and certificates of occupancy, please contact the Customer Services Section of our Department at (210) 207-1111. Research and verification were conducted and prepared by Joyce Palmer, Senior Planner. If we may be of further assistance, please contact Lorianne Thennes, Senior Planner for Zoning Verifications, at (210) 207-7945 or via email at [Lorianne.Thennes@sanantonio.gov](mailto:Lorianne.Thennes@sanantonio.gov). Thank you.

Cordially,

*Lorianne Thennes*  
Lorianne Thennes  
Senior Planner

*Zenon F. Solis*  
Zenon "Zeke" Solis  
Principal Planner



# PROPERTY HISTORY

**ADDRESS:** 1426 New Braunfels, San Antonio, TX  
**FROM:** Rebecca Wallisch

**Listed:** No

## Building/Property Timeline

DATE	EVENT	SOURCE
1912	Lot is vacant	1912 Sanborn Fire Insurance Map
1916	Methodist Episcopal Church South purchases Lots 27-34 of New City Block 1620 in the Denver Heights Addition. The Denver Heights Methodist Church is later established on the lot.	Bexar County Deeds, Volume 483, page 279
1925	Denver Heights Methodist Church passes a resolution to construct an annex to their church building.	Bexar County Deeds, Volume 819, Page 460
1931	Denver Heights Methodist is operating on subject parcel.	<i>San Antonio Express</i> , May 23, 1923, p14.
1945	Denver Heights Methodist proposed construction of a new church building, however it does not appear it was ever completed.	<i>San Antonio Light</i> , November 25, 1945, p8.
1950	Denver Heights Methodist Church merged with the former Hackberry Street Church, forming the Aldersgate Methodist Church. At that time, both churches decided to relocate to a new location when the sale of their properties were finalized.	"Aldersgate Church Sets Fund Drive," <i>San Antonio Express</i> , October 08, 1950, p14.
1952	The subject building appears on the Sanborn map from 1952 as an annex to the Denver Heights Methodist Church.	Sanborn Fire Insurance Map from 1912, updated to 1952. Volume 3, page 61
1953	Aldersgate Methodist sells the subject property to the Army Lodge No. 95 IOOF. At that time, they divide the property into north and south parcels.	Bexar County Deeds, Volume 3293, Page 554.
1955-1956	Army Lodge No. 95 IOOF changes its name to Highland Park Lodge No. 95, IOOF	Bexar County Deeds, Volume 5105, Page 615
1958	The Lodge No. 95 IOOF extends their lease on the property.	Bexar County Deeds, Volume 4118, Page 188
1990	Grand Lodge Independent Order of Odd Fellows of Texas demised the Highland Park Odd Fellow Lodge No. 95	Bexar County Deeds, Volume 5471, Page 1381
1992	Grand Lodge Independent Order of Odd Fellows of Texas	Bexar County Deeds, Volume 5471,
	sells the lot to Peter W. Chappell (owner of Ballard Pipe Organs, Inc.) as is.	Page 1381
2001	John Ballard, executor of the will of Peter W. Chappell, sells the property to himself	Bexar CAD, Volume 9425, page 2221
2010	John Ballard sells to Curtis Bobson	Bexar CAD



## CONTACT INFO

**JOHNNY DEVORA, CCIM**

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