

OFFERING MEMORANDUM

12821 River Road

New Braunfels, Texas 78132

partners





PRIMARY CONTACT



Aaron Gill

SENIOR ASSOCIATE

512 660 5682

aaron.gill@partnersrealestate.com

AUSTIN

+1 512 580 6025

901 South MoPac Expressway
Building 1, Suite 550
Austin, TX 78746

HOUSTON - HQ

+ 713 629 0500

1360 Post Oak Blvd, Suite 1900
Houston, TX 77056

SAN ANTONIO

+1 210 446 3655

112 E. Pecan, Suite 1515
San Antonio, TX 78205

DALLAS - FT WORTH

+1 214 550 2990

1717 McKinney Ave, Suite 1480
Dallas, TX 75202

ATLANTA

+1 404 595 0500

999 Peachtree Rd, Suite 850
Atlanta, GA 30309



VIDEO TOUR
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PROPERTY HIGHLIGHTS

PRIME RIVERSIDE LOCATION

Situated on over an acre along the scenic River Road in New Braunfels, The Tipis on the Guadalupe is a prime investment opportunity. This unique property features 8 cozy Tipi cabins, a charming treetop bungalow, two well-appointed private bathhouses, an onsite office, and direct Guadalupe river access, creating a serene and inviting atmosphere for guests seeking relaxation and a connection with nature.

CHARMING AND PROFITABLE ACCOMMODATIONS

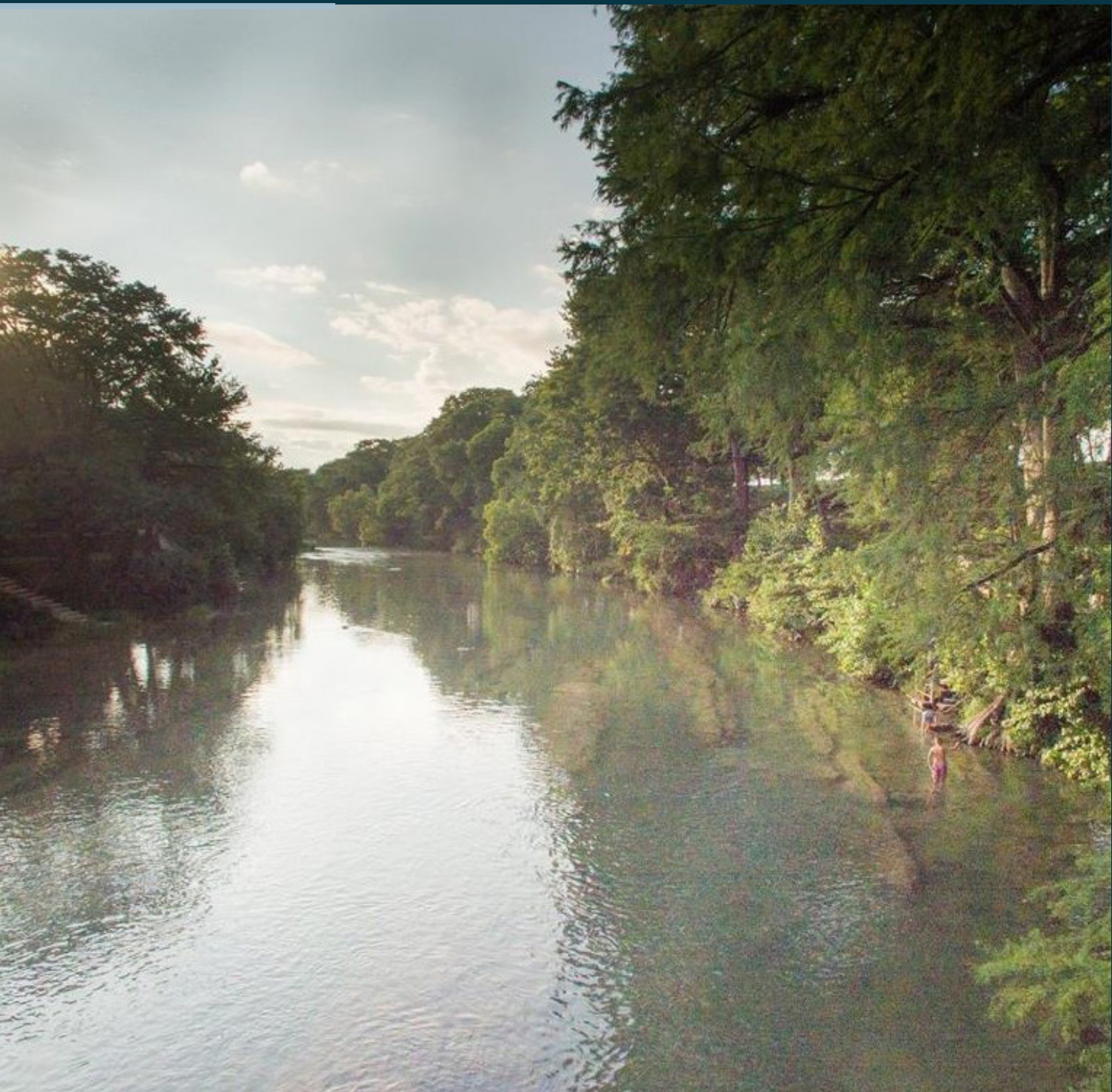
The property includes an efficiency-style cabin that is bathed in natural light and equipped with a functional kitchen, full bathroom, and a comfortable king-size bed. The private deck offers stunning views of the Tipi cabins

and surrounding nature, enhancing its appeal as a romantic retreat for couples or a tranquil getaway for individuals. This charm translates into a high potential for rental income.

EXCELLENT LOCATION AND AMENITIES

Located on the bustling River Road, this property offers convenient access to nearby attractions, grocery stores, gas stations, and popular restaurants. The Tipis on the Guadalupe also features on-site amenities such as hammocks, games, BBQ grills, picnic spaces, a shuttle stop, and a scenic Path of Positivity leading to the riverfront. Its proximity to Canyon Lake Marina, New Braunfels, and Gruene makes it an attractive destination for tourists and an excellent investment opportunity.

PROPERTY OVERVIEW



\$1,764,000

PRICING

**8 TIPIS, 1 CABIN & 1 TINY HOME
2 BATH HOUSES
ONSITE OFFICE & LAUNDRY FACILITY
STRUCTURES**

1.247 AC

LOT SIZE

5,640

SQUARE FEET

50 GUESTS

TOTAL OCCUPANCY

2014

YEAR BUILT

WATER VIEWS, WATER ACCESS

WATER FEATURES

5.50

PARKING RATIO

COMAL

COUNTY



PROPERTY SITE
SCAN OR CLICK

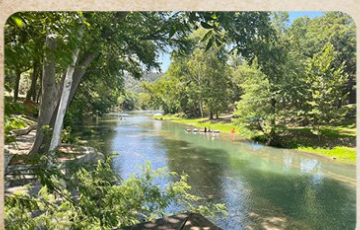
PROPERTY PHOTOS



PROPERTY PHOTOS



PROPERTY OVERVIEW



- TIPI
- PICNIC TABLE
- FIRE PIT
- BBQ GRILL
- PINGPONG TABLE



VIDEO TOUR
SCAN OR CLICK

LOCATION OVERVIEW



POPULATION

2023 Population

2028 Population Projection

	1 MILE	5 MILES	10 MILES
2023 Population	319	11,153	112,493
2028 Population Projection	363	12,732	130,338



HOUSEHOLDS

2023 Households

Annual Growth 2010-2023

	1 MILE	5 MILES	10 MILES
2023 Households	139	4,499	44,209
Annual Growth 2010-2023	1.2%	2.0%	5.7%



HOUSEHOLD INCOME

Avg Household Income

	1 MILE	5 MILES	10 MILES
Avg Household Income	\$132,614	\$141,506	\$110,724



DAYTIME EMPLOYMENT

Employees

Businesses

	1 MILE	5 MILES	10 MILES
Employees	81	2,602	40,225
Businesses	8	449	5,045

DAYLIGHT DEN



1 BEDROOM
1 BATHROOM
CABIN

0.114 AC
LOT SIZE

280
SQUARE FEET

2 GUESTS
TOTAL OCCUPANCY

WATERFRONT
WATER FEATURES

2
PARKING SPACES

COMAL
COUNTY



PROPERTY SITE
SCAN OR CLICK





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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.

11-2-2015



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.

PCR Brokerage Austin, LLC dba Partners	9003950	licensing@partnersrealestate.com	713-629-0500
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Jon Silberman	389162	jon.silberman@partnersrealestate.com	713-629-0500
Designated Broker of Firm	License No.	Email	Phone
Jon Silberman	389162	jon.silberman@partnersrealestate.com	713-629-0500
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Aaron Gill	566773	aaron.gill@partnersrealestate.com	(512) 580-6025
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