



# 340 E TORREY ST NEW BRAUNFELS, TX 78130

**FOR SALE**



- Unveiling a lucrative investment opportunity in New Braunfels, TX, this impressive property combines a sizable 16,554 SF of rental space with 90 units, offering substantial potential for an industrial or self-storage owner-operator.
- Located in close proximity to the central business district, this property presents an enticing opportunity to establish and grow a thriving business. With its M-1 zoning and strategic location, this property is primed for success and offers a solid foundation for an owner-operator to make their mark in the industry.
- Don't miss the chance to take advantage of this exceptional business and real estate opportunity. The real estate and business are both included in the list price.
- List Price: \$1,200,000



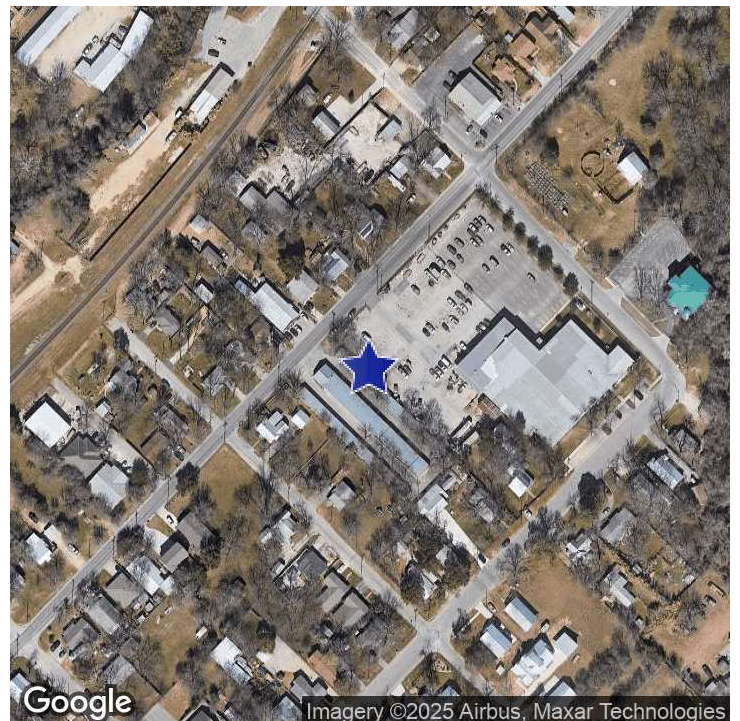


# PROPERTY SUMMARY



## LOCATION DESCRIPTION

Self-Storage Facility For Sale located at 340 E Torrey St in New Braunfels, TX. This property is located less than 1/2 mile from Christus Santa Rosa Hospital, Schlitterbahn Waterparks & Resort, Landa Park Golf Course, Downtown New Braunfels, Historic Gruene, and multiple apartment/senior living complexes. The location is able to service both personal and business storage needs. There is a small office at the front of the property, and the property is gated for security. There are approximately 90 units, with most being 15x10 or 17x10. None of the units are climate controlled, but many have electric.



## OFFERING SUMMARY

|                  |             |
|------------------|-------------|
| Sale Price:      | \$1,200,000 |
| Number of Units: | 90          |
| Lot Size:        | 0.75 Acres  |
| Building Size:   | 16,554 SF   |

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](http://www.legacycommercialre.com)

2021 W State Hwy 46, Suite 101, New Braunfels, TX 78132 | 830.625.6400





# ADDITIONAL PHOTOS



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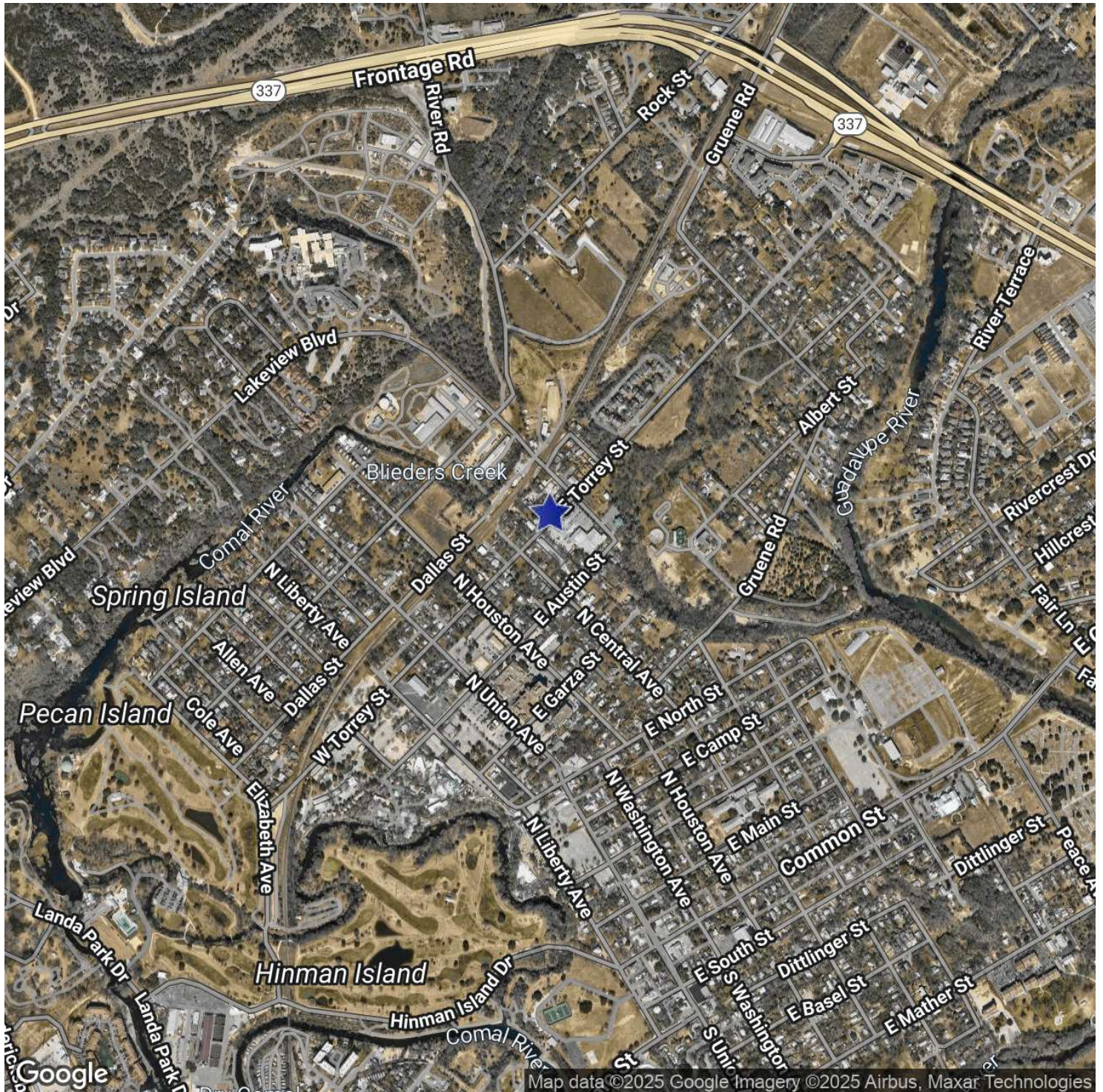
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# LOCATION MAP



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## WILL HENRY

Associate

will@legacycommercialre.com

Direct: 830.625.6400 | Cell: 830.708.9054

TX #668108

## PROFESSIONAL BACKGROUND

Will Henry was born and raised in New Braunfels and graduated from Texas State in San Marcos with a Bachelor of Science in Applied Sociology. While at Texas State, Will completed an internship with Legacy Commercial Real Estate where he discovered his strong interest in commercial real estate.

Will's knowledge and love for the City of New Braunfels was learned at a very early age from his grandfather and father, whom of which are the founders, owners, and operators of the nation's #1 waterpark, Schlitterbahn. Behind the scenes, Will gained a deep understanding in the operation of a family-owned business and its impact on the city. He observed this once small hill-country river town develop into a mega tourist destination city as it is today.

With his unique upbringing and strong interest in the commercial real estate industry, he hopes to shape and contribute to the future growth of New Braunfels and surrounding areas.

## EDUCATION

Texas State University Bachelor of Science - Applied Sociology (2015)

## MEMBERSHIPS

- New Braunfels Jaycees (2018-2025)
- Leadership New Braunfels Graduate (2019)
- Member of the New Braunfels Chamber & Transportation Committee
- Member of The Rotary Club of New Braunfels (2024-present)
- Paul Harris Fellow Rotarian
- Rotarian of the Year (2024-2025)
- Vice President of Kyndwood MUD Board

### Legacy Commercial Real Estate

2021 W State Hwy 46, Suite 101  
New Braunfels, TX 78132  
830.625.6400



## 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<br>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/<br>Associate                      | License No.   | Email                              | Phone                |
| <b>Will Henry</b>   | <b>668108</b> | <b>will@legacycommercialre.com</b> | <b>(830)625-6400</b> |
| 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