



# 1450 FM 1101 NEW BRAUNFELS, TX 78130

**FOR SALE**



- Introducing a prime development opportunity located at 1450 FM 1101 in the sought-after New Braunfels area.
- This versatile property offers an ideal canvas for a prospective BFR / Multifamily investor, boasting a strategic location and promising potential for development.
- The site has an approved Type 2 Special Use Permit tied to the attached site plan. With its convenient access and proximity to key amenities, this property presents an attractive proposition for investors seeking to capitalize on the upward trajectory of the New Braunfels real estate market.
- List Price: \$7,800,000



# PROPERTY SUMMARY



## LOCATION DESCRIPTION

Immerse yourself in the vibrant community surrounding the property in the heart of New Braunfels, TX. Embrace the rich heritage and endless recreational opportunities that embody this thriving locale. Discover nearby landmarks such as the historic Gruene Hall, Schlitterbahn Waterpark, and the pristine Comal River, offering an abundance of leisure options for residents and visitors alike. Enjoy easy access to the charm and excitement that define New Braunfels, creating an attractive draw for potential residents and investors alike.

The immediate surrounding area is densely populated with retail, entertainment, special events venues, professional offices, hotel, educational facility, and multi-family. Freiheit Village is located on Creekside Crossing and FM 1101, and less than 1/4 of a mile from Resolute Baptist Hospital, Target, H-E-B Plus, Dick's Sporting Goods, P.F. Chang's, Longhorn Steakhouse, and the rest of the New Braunfels Town Center at Creekside development.



## OFFERING SUMMARY

Sale Price:	\$7,800,000
Lot Size:	51.4 Acres

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# REGIONAL MAP



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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



# POTENTIAL SITE PLAN

**DEVELOPMENT STANDARDS (R-3L)**

- THIS SPECIAL USE PERMIT WILL COMPLY WITH ALL OF THE CURRENT DEVELOPMENT STANDARDS, SUPPLEMENTAL STANDARDS, RESIDENTIAL BUFFER REQUIREMENTS, AND PARKING LOT BUFFER AND SHADE REQUIREMENTS UNDER THE CURRENT R-3L ZONING DISTRICT WITHIN THE AREA SHOWN THE STANDARDS LISTED UNDER 2.1-2.12 ARE DIRECTLY FROM THE R-3L ZONING ORDINANCE.
- ALLOW MULTI-FAMILY (APARTMENTS/CONDOMINIUMS/LODGING/COMPLEX) RESIDENTIAL UNITS TO BE CONSTRUCTED, BUT ON A SINGLE LOT.
- BUILDING HEIGHT = 35 FT OR 50 FT WITH PITCHED ROOF.
- FRONT AND REAR BUILDING SETBACK = 25 FT.
- SIDE BUILDING SETBACK = 20 FT TO RESIDENTIAL, 15 FT TO STREET, AND 25 FT WHEN ON A CORNER.
- SIDE TO SIDE DISTANCE BETWEEN BUILDINGS = 10 FT.
- FRONT TO FRONT DISTANCE BETWEEN BUILDINGS = 45 FT.
- FRONT TO REAR DISTANCE BETWEEN BUILDINGS = 20 FT.
- REAR TO REAR DISTANCE BETWEEN BUILDINGS = 20 FT.
- RESIDENTIAL SETBACK = 20 FT PLUS 1 FT PER BUILDING HEIGHT OVER 20 FT.
- LOT WIDTH = 60 FT TYP. AND 70 FT CORNER LOTS.
- DENSITY = 12 UNITS PER ACRE.
- PARKING = 1.5 SPACES FOR ONE BEDROOM APARTMENT, 2 SPACES FOR TWO BEDROOM APARTMENT AND 1.5 SPACES FOR EACH ADDITIONAL BEDROOM.
- CONNECT DUNBAR DR (OR ROW) AND WAPACHE DR (OR ROW).
- EMERGENCY ACCESS GATE SHALL BE SOLID (AS TO NOT BE SEEN THROUGH).
- "NO PARKING" SIGNS ARE TO BE INSTALLED IN CURB-TO-CURB.
- CONSTRUCTION WILL FOLLOW NEW BRAUNFELS CITY CODE SEC. 14-7.
- PHASE 1 BUILDING TYPES ARE PODS WITH 2-4 UNITS. THE LAYOUT OF THE UNITS IS PROVIDED ON SHEET 2 OF 2. THE CONFIGURATION WITHIN THE POD MAY ROTATE WITHIN THE POD.
- PHASE 2 BUILDING TYPES IS A GARDEN STYLE MULTI-FAMILY BUILDING. THE LAYOUT OF THE UNITS ARE PROVIDED ON SHEET 2 OF 2.
- FENCE LOCATION: SHOWS IS APPROXIMATE WITH THIS SITE PLAN AND MAY BE SUBJECT TO RELOCATION. FENCE WILL BE ON OR WITHIN THE PROPERTY LINE AND WILL NOT BLOCK ROADWAYS OR UTILITY EASEMENTS.
- ALL PARKING SPACES WILL BE A MINIMUM OF 9' WIDE AND 18' DEEP.
- ALL INTERNAL DRIVES ON PHASE 1 WILL BE A MINIMUM OF 20' ALLOWABLE TO ACT AS A FIRE LANE.
- ALL INTERNAL DRIVES ON PHASE 2 WILL BE A MINIMUM OF 20' ALLOWABLE TO ACT AS A FIRE LANE.
- ALL INTERNAL DRIVEWAYS (PARKING, DRIVES, AND PUBLIC STREETS) CONSTRUCTED WILL BE OF ASPHALT/PAVED OR CONCRETE PAVEMENT DESIGNED IN ACCORDANCE WITH THE CITY OF NEW BRAUNFELS DESIGN REQUIREMENTS, AND DESIGNED BY A GEOTECHNICAL ENGINEER.
- IF DIMENSIONS ARE PROVIDED, THESE ARE INTENDED TO BE TYPICAL TO OTHER SIMILAR LOCATIONS SHOWN ON THE SITE PLAN. ALL FINAL COMMERCIAL AND RESIDENTIAL BUILDING PERMITS WILL COMPLY WITH THE CITY OF NEW BRAUNFELS STANDARDS, ORDINANCES AND DESIGN GUIDELINES. DIMENSIONS NOT SHOWN ON THIS SITE PLAN, DOES NOT IMPLY A VARIANCE OR WAIVER FROM THE CITY'S STANDARDS AND CODES.
- AMENITIES PROPOSED IN THE AMENITY AREAS IN BOTH PHASES WILL INCLUDE A NEIGHBORHOOD CLUBHOUSE AND OFFICE AT A MINIMUM.
- DUMPSTER LOCATIONS WILL BE PROVIDED AND WILL BE LOCATED IN LOCATIONS COORDINATED AND APPROVED BY CITY OF NEW BRAUNFELS SOLID WASTE DEPT.
- THE CURRENT PARKING SUMMARY ACCOUNTS FOR OPEN PARKING AND GARAGES. COVERED PARKING MAY BE ADDED IN AREAS CURRENTLY SHOWN AS OPEN.
- ALL DETACHED BUILDINGS FOR BOTH PHASES WILL MEET BUILDING SEPARATION IN ACCORDANCE WITH THE CURRENT ADOPTED VERSION OF THE INTERNATIONAL FIRE CODE.
- THE PHASES NUMBERING AS SHOWN DOES NOT REPRESENT THE ORDER IN WHICH PHASES MAY BE DEVELOPED AND PLATTED. PHASES MAY BE PLATTED AND DEVELOPED OUT OF NUMBERING SEQUENCE.
- NON-VEHICULAR ACCESS (PEDESTRIAN, BICYCLE, ETC.) SHALL BE ALLOWED AND INSTALLED AT THE EMERGENCY ACCESS GATE LOCATIONS BETWEEN PHASE 1 AND PHASE 2.

**DEVELOPMENT OF THIS SITE IS TO BE IN COMPLIANCE WITH THE ATTACHED SITE PLAN AND DEVELOPMENT STANDARDS. ANY SIGNIFICANT ALTERATIONS TO THE SUBMITTED SITE PLAN AND DEVELOPMENT STANDARDS WILL REQUIRE AN AMENDMENT TO THE SUP WITH A RECOMMENDATION FROM THE PLANNING COMMISSION AND APPROVAL BY THE CITY COUNCIL.**

**PARKING SUMMARY**

STANDARD	UNIT 1		UNIT 2	
	STANDARD	NET	STANDARD	NET
GARAGE	146	0	0	0
TOTAL	408	0	0	0

**DENSITY SUMMARY**

PHASE	DWELLING UNITS	ACREAGE	UNITS/ACRE
PHASE 1	247	22.23	11
PHASE 2	350	29.17	12
TOTAL	597	51.28	

**PROVIDENT REALTY ADVISORS**  
PARC HAUS FM 1101

**ZONING SUP TYPE II SITE PLAN**

SHEET 1 OF 2

NO. DATE ISSUES AND REVISIONS

**INK CIVIL**  
2021 W SH46, S'E 105  
NEW BRAUNFELS, TX 78132  
Ph: 830-358-7127 ink-civil.com  
TBPE FIRN F-13351

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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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