



401 E SAN ANTONIO ST NEW BRAUNFELS, TX 78130

FOR SALE



- Rare Comal River fronting property For Sale in downtown New Braunfels, TX. The ADM Mill properties are located at 401 E San Antonio St.
- The property is comprised of 3 lots totaling 9.76 Acres, and the properties boast over 400' of Comal River frontage directly across from the main public entrance.
- This is a unique opportunity for re-development in the downtown area, which is already home to many restaurants, bars, antique stores, modern retail, coffee shops, professional offices, and historic buildings.
- Contact Broker for Pricing.



PROPERTY SUMMARY



LOCATION DESCRIPTION

Unique Opportunity to Purchase an Iconic property near Downtown New Braunfels, Texas. The ADM Mill properties total 9.76 acres located at 401 E San Antonio St. This property boasts over 400' of frontage along the Comal River, and is within walking distance to all of Downtown New Braunfels, Schlitterbahn Waterparks, New Braunfels Convention Center, and multiple river outfitters.

The Comal River is the shortest river in Texas, making properties with river frontage a limited commodity.



OFFERING SUMMARY

Sale Price: Contact Broker for Pricing
Lot Size: 9.76 Acres

DEMOGRAPHICS	0.5 MILES	1 MILE	1.5 MILES
Total Households	745	3,481	7,813
Total Population	1,437	6,908	17,012
Average HH Income	\$72,601	\$73,649	\$70,842

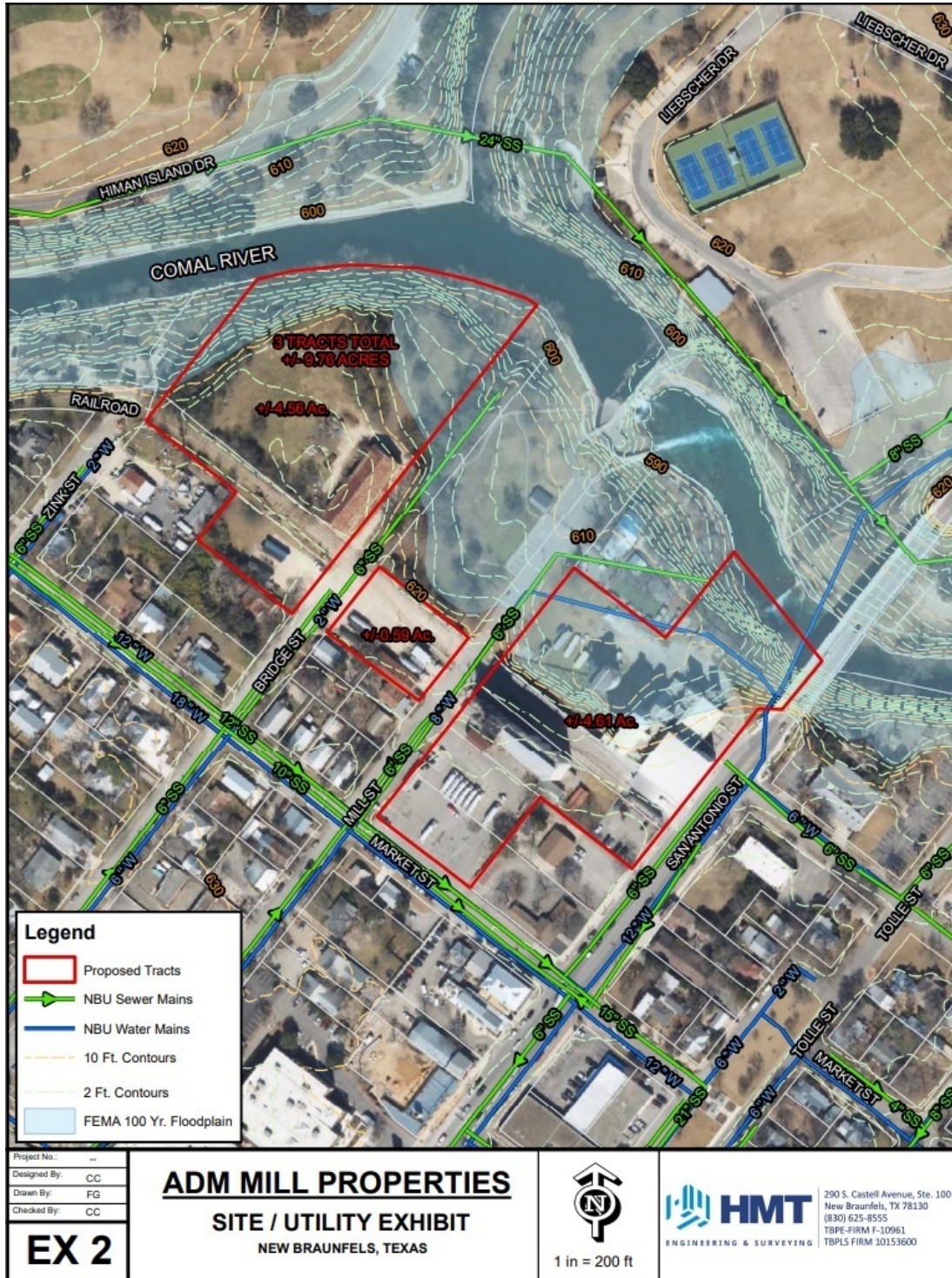
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ADDITIONAL PHOTOS



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LEGACY COMMERCIAL REAL ESTATE

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

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CORY ELROD

Principal

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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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