



LOOP
337

Guadalupe River

TRISUN
WORKS ACQUISITION GROUP

RIO TERA

The Villas at
SUNDANCE
APARTMENT HOMES

±4.216 Acres

EMBREY
Collection at Gruene
252 Unit BTR

Historic
Gruene

306
TEXAS

PNC BANK

NEW BRAUNFELS REGIONAL
REHABILITATION HOSPITAL

MNO PARTNERS
Gateway to Gruene
227 Unit BTR

GRUENE
Hall

LAKEVIEW
VILLAS

FOR SALE
± 4.21 ACRES
NEW BRAUNFELS

306
TEXAS

E. Common St.

2045 Sundance Parkway, New Braunfels, TX 78130



The Offering

Koontz Corporation, is pleased to present the opportunity for the purchase or build-to-suit of +/- 4.216 acres of land located in New Braunfels, just east of Historic Gruene. New Braunfels is the second-fastest growing community in the United States. It boasts exceptional transportation networks, multiple universities within a 30-minute drive, and a pro-business leadership, tax and regulatory environment. With over 550+ acres of outdoor water recreation, New Braunfels is an exceptional work-and-play destination year-round.

Investment Highlights



IDEAL DEVELOPMENT SITE WITH TREMENDOUS OPTIONALITY



With an almost perfectly square 4.216 acres, the Property is ideally sized and efficient to accommodate a variety of future development opportunities.

CONVENIENTLY LOCATED



Situated on the corner of Sundance Pkwy and Old Farm to Market Rd 306. Minutes from IH-35, Downtown New Braunfels, Town Center at Creekside and renowned Gruene Historic District.

STRATEGICALLY POSITIONED



Located in a master planned deed-restricted business park. The Property is surrounded by professional, medical, and retail locations. Tenants enjoy the amenities of walking paths & lake views.

SHOVEL READY - PLATTED SITE



Zoned M-1 AH - allows for a variety of professional/medical office, retail, and industrial uses.

Property does not require on-site detention; there is a drainage channel adjacent to the Northern boundary

Water meter has been set and paid for; this should ensure beneficial grandfathering of the site

±4.216 Acres

Sundance Parkway

Site Size ±4.216 Acres

Floodplain Not located in the 100 or 500 year flood plain

Schools New Braunfels Independent School District
Canyon High School
Church Hill Middle School
Goodwin Frazier Elementary School

Zoning M-1 AH

West Facing Aerial



Sundance Parkway

Old FM 306

E. Common St.

E. Common St.



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The information contained herein has been given to us by the owner of the property or other sources we deem reliable, we have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease. © Koontz Realty Services.



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.



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.

Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials	Date
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