

2 PARCELS FOR SALE

1255 SAUR LANE AND 1239 BARBAROSA ROAD

2 PROPERTIES CAN BE COMBINED FOR A TOTAL OF 15.34 ACRES



0 FOR SALE 100

KW COMMERCIAL | HERITAGE

1717 N Loop 1604 E
San Antonio, Texas 78232



Each Office Independently Owned and Operated

PRESENTED BY:

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EXECUTIVE SUMMARY

1239 BARBAROSA ROAD



OFFERING SUMMARY

PRICE FOR BOTH PROPERTIES: \$3,005,964

NUMBER OF UNITS: 2

PRICE / UNIT: SAUR LANE \$1,330,974
BARBAROSA ROAD \$1,674,990

LOT SIZE: 15.33 Acres

SAUR 1.3 AND BARBAROSA 1.6

Approximately 15.33 acres of land for development zoned M2 AH, Some of the possibilities for this zoning are adult home, day care, plant nursery, tiny home village, multi family, condominium. See the full list in documents. In close proximity to major New Braunfels employment centers, entertainment options and schools. With the immediate area experiencing significant residential growth, the property is ideal for additional commercial development. New Braunfels is the second fastest growing city in the US with a population under 100,000. Lennar Homes is building Grace Meadows almost next door, a 319 lot subdivision at Barbarosa and Alves Lane. Other proposed housing on Barbarosa are Villa's at Creekside Townhomes,



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LOCATION & HIGHLIGHTS

1239 BARBAROSA ROAD



Building Name:

1255 Saur Lane New Braunfels,
TX 78130 and 1239 BARBAROSA
ROAD, NEW BRAUNFELS, TX
78130

LOCATION OVERVIEW

Subdivision Timmerman



PROPERTY HIGHLIGHTS

- Multifamily or Single Family



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PROPERTY PHOTOS

1239 BARBAROSA ROAD



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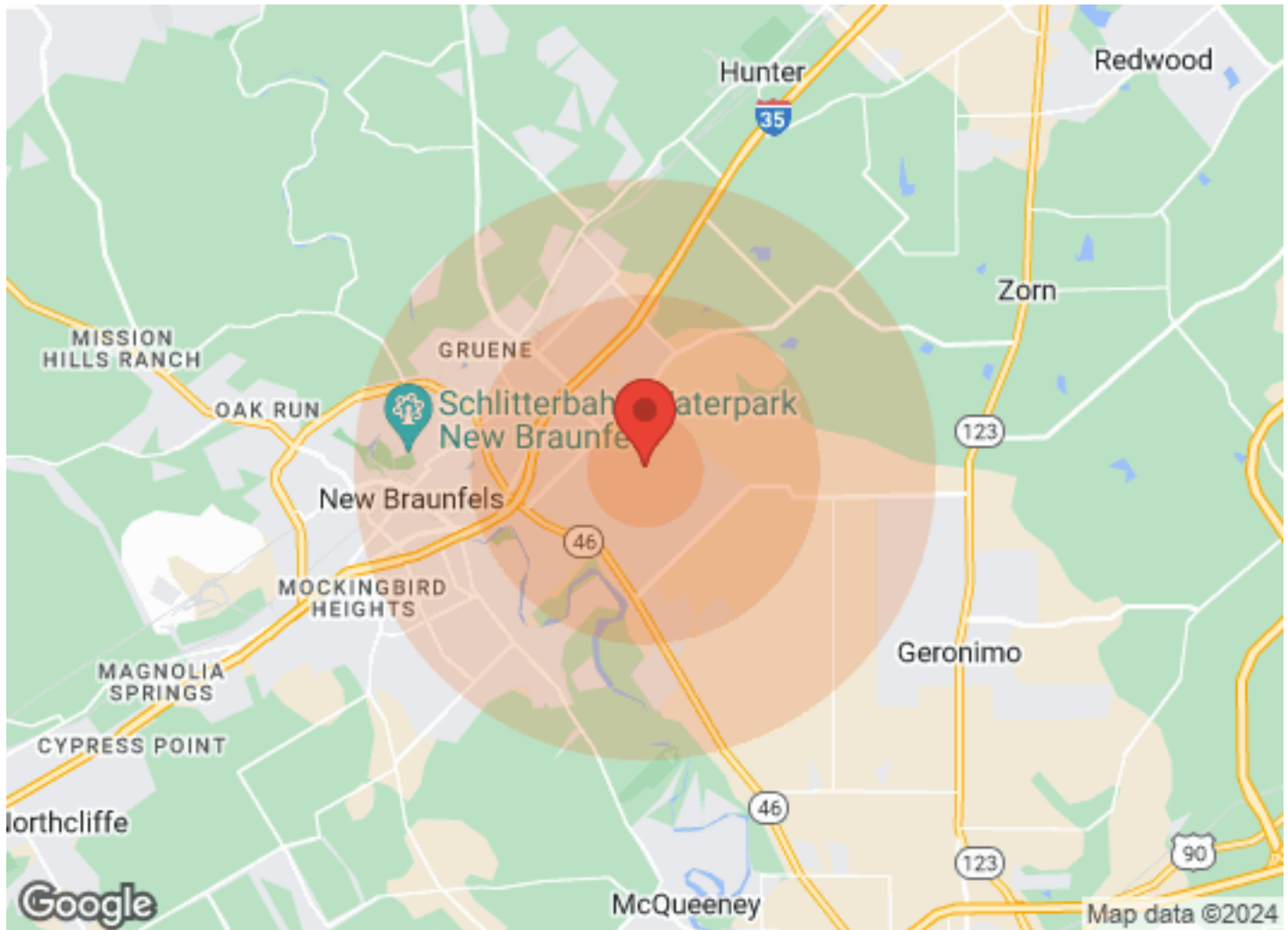
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DEMOGRAPHICS

1239 BARBAROSA ROAD



	1 Mile	3 Miles	5 Miles		1 Mile	3 Miles	5 Miles
Population				Income			
Male	N/A	6,840	25,873	Median	N/A	\$55,488	\$56,856
Female	N/A	7,269	27,624	< \$15,000	N/A	436	1,752
Total Population	N/A	14,109	53,497	\$15,000-\$24,999	N/A	586	1,899
				\$25,000-\$34,999	N/A	643	2,393
Age				\$35,000-\$49,999	N/A	722	2,671
Ages 0-14	N/A	3,242	11,199	\$50,000-\$74,999	N/A	954	3,887
Ages 15-24	N/A	2,045	7,505	\$75,000-\$99,999	N/A	1,144	3,302
Ages 25-54	N/A	5,067	19,826	\$100,000-\$149,999	N/A	404	2,893
Ages 55-64	N/A	1,464	5,993	\$150,000-\$199,999	N/A	53	533
Ages 65+	N/A	2,291	8,974	> \$200,000	N/A	52	559
				Housing			
Race				Total Units	N/A	5,429	22,611
White	N/A	12,403	47,820	Occupied	N/A	5,052	20,198
Black	N/A	179	591	Owner Occupied	N/A	3,106	13,252
Am In/AK Nat	N/A	29	81	Renter Occupied	N/A	1,946	6,946
Hawaiian	N/A	N/A	4	Vacant	N/A	377	2,413
Hispanic	N/A	5,678	18,319				
Multi-Racial	N/A	2,878	9,614				

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