



617 GRUENE ROAD NEW BRAUNFELS, TX 78130

FOR SALE



Prime 1 acre corner lot located at Gruene Road and Commons Street. This parcel would be perfect for many uses, especially a full service restaurant, retail or office project.

This corner captures the main traffic flowing into Gruene Historic District, a heavy tourist attraction.

Sale price: \$20/SF

Zoned C-1A

Property is level and not in a flood plain.



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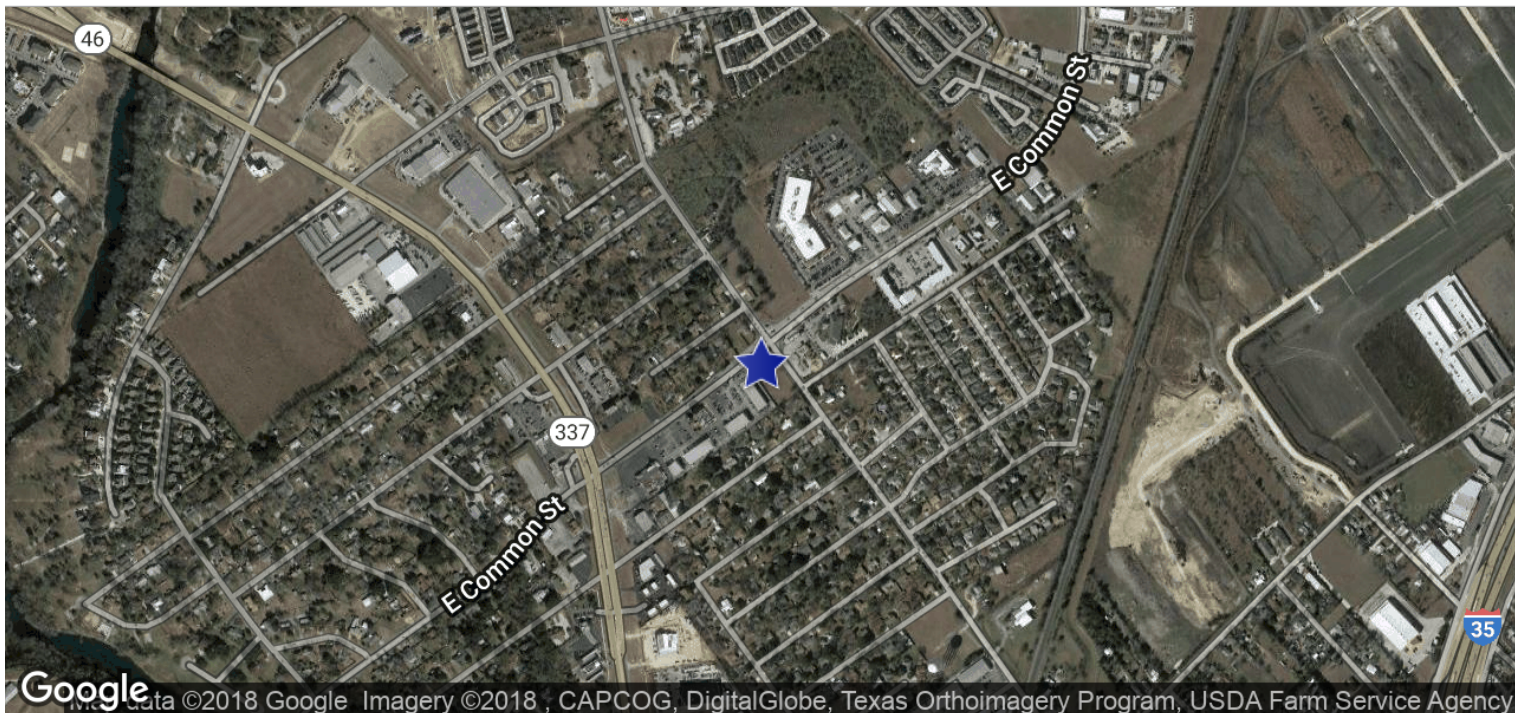
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Legacy Commercial Real Estate

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



LOCATION MAPS



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.

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RETAIL MAP



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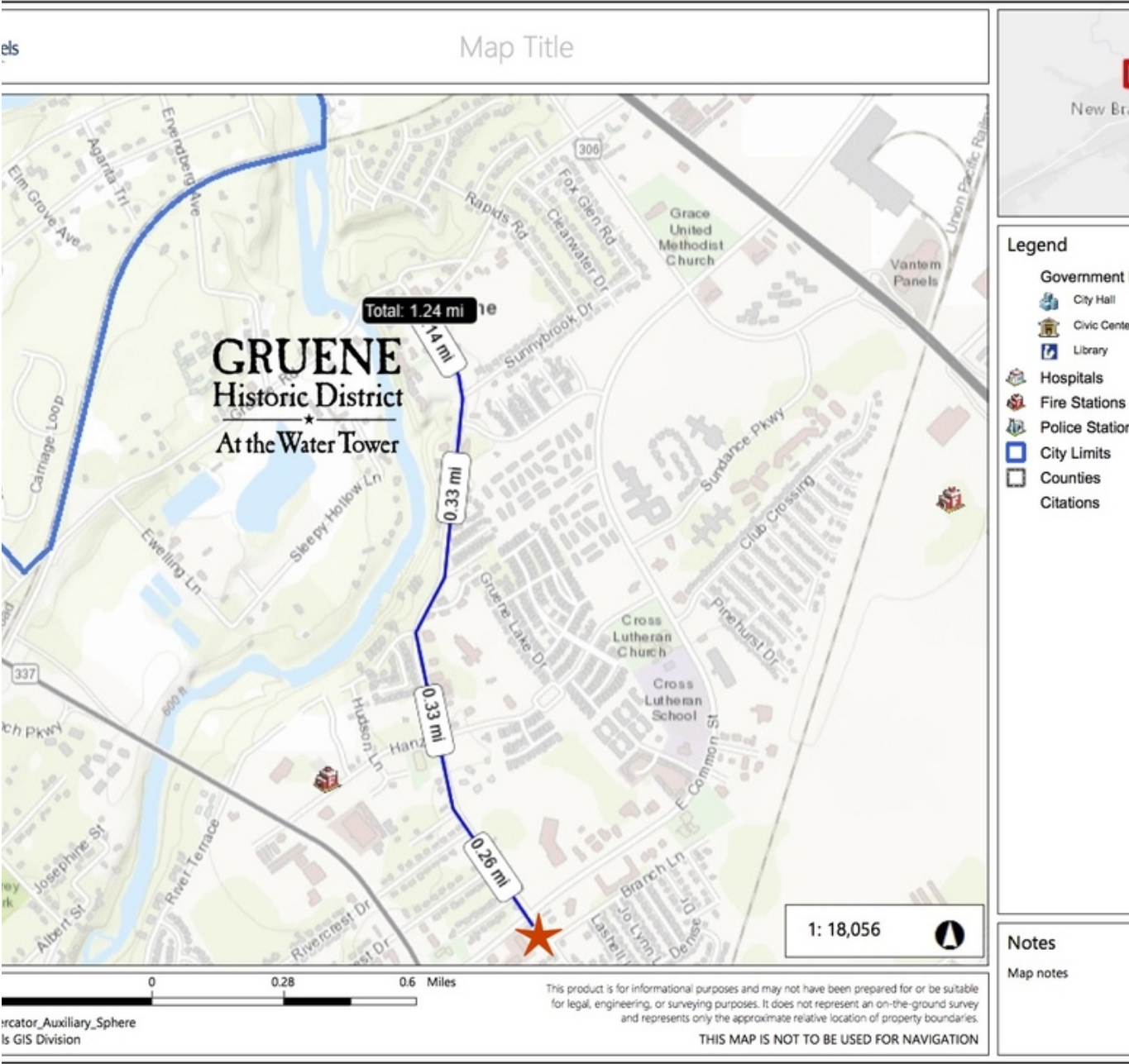
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DISTANCE TO GRUENE



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New Braunfels Economic Development Council (NBEDC) is a non-profit umbrella organization that serves as the public/private partnership involving the City of New Braunfels via the Type 4B Board (NBIDC), Greater New Braunfels Economic Development Foundation (GNBEDF), Comal County, New Braunfels Utilities (NBU), and The Greater New Braunfels Chamber of Commerce (GNBCC). Our role is to provide a confidential, single point of contact, and offer corporate support for businesses looking to create new jobs in the area; either by relocating new business or helping existing ones expand. Visit NewBraunfelsEDC.com to learn more about the services and incentives we offer.

OUR SERVICES

- Regional demographic and socioeconomic data
- Site selection information through our GIS-driven New Braunfels Prospector program
- Introductions/testimonials with industry professionals
- Coordination of labor market analysis
- Arrangement of community briefings and custom tours of New Braunfels
- Introduction to community partners
- Preparation of a customized package of Local/State incentives
- Assistance with specialized market research needs
- Follow-through with the development process
- Permit expediting through city departments

NBEDC PARTNERS

MICHAEL MEEK
Chamber President

STUART HANSMANN
NBEDC Board President

MARY JANE NALLEY
GNBEDF Chair

RUSTY BROCKMAN
Vice President of Economic Development

VICTOR GARZA
City Economic Development Manager

HOLLY COVINGTON
Marketing and Research Director

New Braunfels, Texas 2017 DEMOGRAPHIC PROFILE



Opportunities don't just grow here.

Communities like New Braunfels are unique. Refined by old-world German and Hispanic heritage and complemented by an affordable and unmatched quality of life, it's no wonder we now rank as the second fastest-growing community in the United States. New Braunfels also boasts exceptional transportation networks, multiple universities within a 30-minute drive, and a pro-business leadership, tax and regulatory environment. New companies such as CBE, NEXUS, Tenet Healthcare and

CGT have already realized the advantages of a growing, well-trained, 500,000-person-strong workforce. These recent expansions and relocations have further strengthened our industry bases in manufacturing, healthcare, logistics and distribution, and aviation businesses. Plus, with over 300 days of sunshine a year and 550+ acres of outdoor water recreation, including Schlitterbahn (America's #1 waterpark), New Braunfels is the premier destination for work – and play – year round.

Making Room for Future Generations

New Braunfels and Comal County have two school districts: New Braunfels ISD (NBISD), New Braunfels ISD is primarily within the city limits while Comal ISD spans 599 square miles of Central Texas and includes parts of five Central Texas counties: Comal, Bexar, Hays, Kendall, and Guadalupe. Employing more than 930 workers, NBISD encompasses 13 campuses. CISD is one of Texas' fastest-growing districts, with 28 schools, and gains 800 new students a year. Both school districts are Academically Acceptable by TEA ratings.

Higher Education has also grown in New Braunfels. In 2012, Howard Payne University announced plans to build a university campus in the planned Veranda development, and are currently offering MBA classes to the community. In 2016, Wayland Baptist University placed their entire nursing school in New Braunfels. By working closely with Alamo Colleges/CTTC, Howard Payne University, Texas Lutheran University, and Wayland Baptist University, they aim to provide current and future diverse curriculum to meet the needs of our community.

	SEPTEMBER 2017 ENROLLMENT	STUDENT / TEACHER RATIO	MAY 2017 GRADUATES	ATTENDANCE RATE (TX Avg 95.5%)
New Braunfels ISD	8,583	1/16.7	1,000	96%
Comal ISD	23,000	1/16.7	1,475	95.9%

PRIVATE, PAROCHIAL AND SPECIAL SCHOOLS IN NEW BRAUNFELS

Calvary Baptist Academy
Cross Lutheran School
New Braunfels Christian Academy
St. John Paul II Catholic High School
Sts. Peter & Paul Catholic School

NEARBY COLLEGES/UNIVERSITIES

Howard Payne University
Texas Lutheran University in Seguin, 13 miles east
Texas State University in San Marcos, 16 miles north
Wayland Baptist University

COLLEGES AND UNIVERSITIES IN SAN ANTONIO*

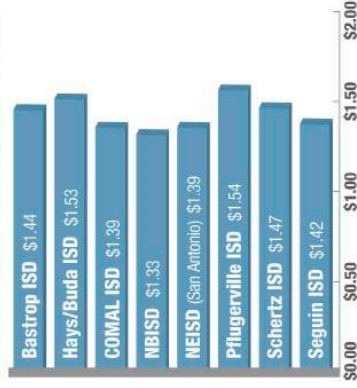
(36 Miles south of New Braunfels)
Our Lady of the Lake University
San Antonio College
St. Mary's University
The University of Texas at San Antonio
Trinity University
University of the Incarnate Word

*This list does not include all campuses in the San Antonio area.

CENTRAL TEXAS TECHNOLOGY CENTER (CTTC)

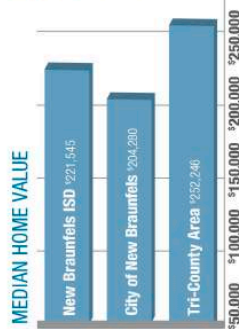
Located in New Braunfels, The Central Texas Technology Center (CTTC) provides higher education opportunities and serves as a regional workforce development campus for New Braunfels, Seguin and the surrounding areas. The Center offers a wide range of academic, technical, and continuing education programs, and includes associate degrees from The Alamo Colleges. Students can complete licensing and certification requirements in many trade programs through specialized curriculum. Funded originally by a 2002 EDA grant and local development boards, the CTTC recently acquired a new \$1.25 million EDA grant in 2014. The approved money was used to fund a 30,000 sq. ft. expansion of the CTTC, doubling its current footprint to add capacity for additional students and opened for classes in September 2016.

PROPERTY TAX COMPARISON PER \$100 VALUATION



Affordable Cost of Living, Unique Quality of Life

An affordable cost of living is enhanced by low city, county and school district taxes to create a composite cost of living score 15% below the national average. Average home prices are 30% lower than the national average. New Braunfels is considered a great place to live, work and play.



UTILITIES

ELECTRICITY	
Supplier:	Multiple ERCOT Sources
Distributor:	NBU
Avg. Monthly Bill:	NBU
Residential:	\$102.13/1,300 kWh
Commercial:	\$27.50/6,494 gallons
Commercial:	\$71.75/28,725 gallons

NATURAL GAS

Supplier:	Enterprise Products
Distributor:	Partners
CenterPoint Energy	
Avg. Monthly Bill:	
Residential:	\$33.24
Commercial:	contracts available

Source: Council Appraisal District, Four Rivers Association of Realtors

PER CAPITA AND HOUSEHOLD INCOME

	NEW BRAUNFELS 2016	COMAL CO. 2016	HAYS CO. 2016	GUADALUPE CO. 2016	NB % CHANGE FROM 2000
Median Household Income	\$61,618	\$60,666	\$69,435	\$64,599	+54%
Per Capita Income	\$27,501	\$33,872	\$28,386	\$28,310	+48%
Total Households	23,328	45,338	64,324	49,930	+71%
Median Family Income	\$70,627	\$81,450	\$77,069	\$74,149	+51%
% Below Poverty Level	9.5%	9.2%	16.2%	10.5%	-14%

Source: Census.gov, 2012-2016 ACS

MEDIAN HOME PRICE: \$235,000



Source: November 2017, Four Rivers Association Realty

HOUSING

# Renter-occupied units	8,192
Median cost (dollars)	\$1,036
Source: Census 2012-2016 ACS	

MEDIAN COST & MORTGAGE RATES

# Housing units with a mortgage	15,136
Median cost (dollars)	\$1,402
Source: Census 2012-2016 ACS	

PROPERTY TAX RATES

Ad Valorem Taxes by Taxing Authority	
Rate per \$100 Valuation on 100% of Current Market Value	
City of New Braunfels	\$0.48822
Comal County	\$0.357921
Comal ISD	\$1.39
New Braunfels ISD	\$1.33
State of Texas	\$0.00
Total tax rate if in CISD	\$2.24
Total tax rate if in NBISD	\$2.16
Sales tax: (6.25% state, 1.5% city, .5% county)	8.25%
NO PERSONAL OR CORPORATE INCOME TAX IN TEXAS	

Centered between Austin and San Antonio

Each year, more than three million visitors come to New Braunfels to explore the shopping and recreational activities steeped in German and Hispanic culture and heritage. The city's strategic location has created opportunities for growth in the global market and an ability to satisfy the needs of the international shopper.

Located almost equal distance between the Alamo (San Antonio) and the State Capitol (Austin), New Braunfels has easy access to major highways with IH-35 (a major NAFTA artery) running through the city's center, and IH-10 only 10 minutes east. New Braunfels' strategic location is 15 minutes from a new Caterpillar manufacturing plant, 45 minutes from a Toyota manufacturing plant and only a three-hour drive to trade gateways into Mexico, Central and South America. Additionally, New Braunfels is close to nearby air, rail and bus services.

HIGHWAYS SERVING AREA

Located on Interstate 35 (north-south system) and nine miles from Interstate 10 (east-west system)—connected by State Highway 46, Loop 337 circles the city, connecting IH-35 north and south. A proposed SH-130 connector is being assessed by local officials to accommodate future traffic congestion from San Antonio to Austin.

BUS Greyhound/Trailways — seven northbound and six southbound daily

MOTOR FREIGHT CARRIERS Central, Consolidated and Roadway Express serve the city. Southeastern has a local terminal. FedEx has a large terminal servicing the New Braunfels and Comal County area.

RAILROADS Union Pacific — 36 daily freight trains (18 northbound and 18 southbound) with a local switch

AIR SERVICE Non-commercial jet service is available at New Braunfels Regional Airport. Commercial service is available at San Antonio International Airport, only a 25-minute drive, served by most major carriers (11). Austin-Bergstrom International Airport is 45 minutes north and is served by 16 major carriers.

NEW BRAUNFELS REGIONAL AIRPORT

The extension of FM 306 near a new retail development, Town Center at Creekside, has paved the way for easier access to the New Braunfels Regional Airport (BAZ). The Airport Master Plan gives a targeted direction to increase airport traffic and business development. Complete with \$25 million in improvements in hangars, runways, drainage, signage, an Air Traffic Control Tower and a 5,000 sq. ft. terminal building, the New Braunfels Regional Airport continues to provide a safe and efficient portal with upscale, quality service.

Runway 17/35 is 5,364 x 100 ft. Weight Limitations - Single wheel: 35,000 lbs
Runway 13/21 is 6,250 x 100 ft. Weight Limitations - Single wheel: 60,000 lbs

TRAFFIC COUNTS

Traffic Intersection	# of Cars
IH-35N	127,768
IH-35 & Hwy 46	147,506
Hwy 46E & FM 1101	39,079
Hwy 46W & Loop 337	30,748
IH-35S & Walnut	146,652
Hwy 46W & FM 2722	18,903
Hwy 46E & FM 758	28,701



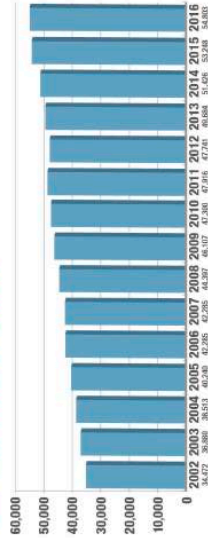
Growing Population

2016 POPULATION: CITY: 73,959 | COUNTY: 134,788

Ranked as the ninth fastest-growing county and second fastest-growing city in the nation, Comal County and New Braunfels are experiencing an unprecedented growth rate – growing at an average of 4-5% per year; a 77% increase in the last decade. The city's population surpassed 70,000 in 2015 and is projected to reach 85,000 by 2021. Founded in 1845 by German settlers, New Braunfels' population includes many German and Hispanic descendants.

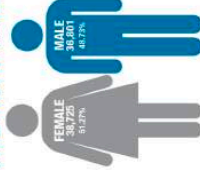
The Median age for New Braunfels is 35.4; Average Family Size is 3.35.

COMAL COUNTY HOUSING UNITS

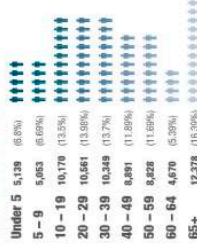


Source: Census.gov, 2012-2016 ACS

POPULATION BY GENDER



POPULATION BY AGE



POPULATION BY RACE-ETHNICITY



POPULATION BY EDUCATIONAL ATTAINMENT



Source: ACS 2017

MAJOR EMPLOYERS

Employer - Product or Service	Employees
Comal ISD School District	2,800
Schitterbahn Waterpark	1,889
Wal-Mart Distribution Center	1,269
New Braunfels ISD	1,169
Syco	808
Hunter Industries, Ltd.	730
IBEX Corporation	659
Comal County	659
City of New Braunfels	624
HD Supply Facilities Maintenance	588
GE Oil & Gas	552
Rush Enterprises, Inc.	518
Resolute Health	488
CBE	431
Christus Santa Rosa - New Braunfels	424

Source: NBEOC

Skilled, Reliable Workforce

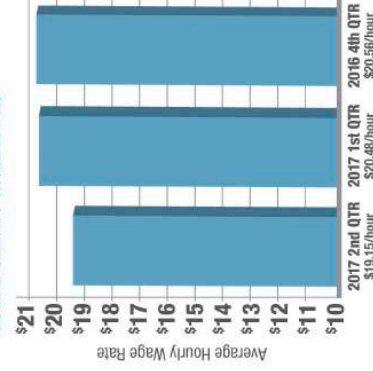
The center of a well-trained, available workforce, New Braunfels touts a strong work ethic among its population. The diverse industry sector employs workers in a variety of professions including: aerospace, automotive, construction, engineering, finance, healthcare and manufacturing. In the last 15 years, the workforce has increased 53% and new primary jobs have more than doubled since 2003, averaging 922 primary jobs per year.

AVAILABLE WORKFORCE

	Comal County	New Braunfels
CLF	64,693	36,684
Employed	62,925	35,669
Unemployed	1,768	1,015
Rate	2.7%	2.8%
Texas Unemployment Rate		3.5%

Source: TWC December 2017

COMAL COUNTY WAGE RATES



Tri-county (Comal, Guadalupe and Hays)

Average Weekly Wage is \$18.91/hr

Source: Texas LMC Tracer, 2017

COMMUTE TO WORK

Car, Truck, or Van - Drove Alone	81.5%
Car, Truck, or Van - Carpooled	10.8%
Walked	1%
Other Means	0.9%
Worked at Home	5.7%
Mean Travel Time to Work (minutes)	24.4

Source: Census.gov, 2012-2016 ACS



500,000+
WORKFORCE WITHIN A
30-MINUTE COMMUTE

Source: NBEOC



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.

Legacy Commercial Real Estate	593525	mike@legacycommercialre.com	830-625-6400
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Mike Ybarra	376986	mike@legacycommercialre.com	830-625-6400
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Cory Elrod	565826	cory@legacycommercialre.com	830-625-6400
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date