

FANTASTIC DEVELOPMENT OPPORTUNITY

TEXAS HILLCOUNTRY DEVELOPMENT OPPORTUNITY

116 IH 35 S , New Braunfels, TX 78130



PROPERTY HIGHLIGHTS

- Located on IH 35 Between San Antonio & Austin
- Desirable New Braunfels Hill Country
- Excellent Development Opportunity
- Interstate 35 Highway Frontage
- +/- 1.4495 Raw Land

PROPERTY DESCRIPTION

An amazing development opportunity with Interstate 35 visibility in New Braunfels. Approximately 1.4495 acres of raw land, mostly zoned light industrial (M-1) with a small section zoned for commercial usage (C-3). Located near the intersection of Seguin Ave and Elliot Knox Blvd with frontage on E Merriweather Street and Perryman Street, both of which intersect S Castell Avenue, the property offers great access and visibility. The property is next door to a Valero gas station and is close to the New Braunfels Visitor Center. This location is +/- 2 miles from Schlitterbahn Waterpark, and +/- 1.5 miles from downtown New Braunfels.

OFFERING SUMMARY

Sale Price:	\$2,250,000
Lot Size:	1.45 Acres

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LAND FOR SALE

EXCELLENT IH-35 DEVELOPMENT OPPORTUNITY

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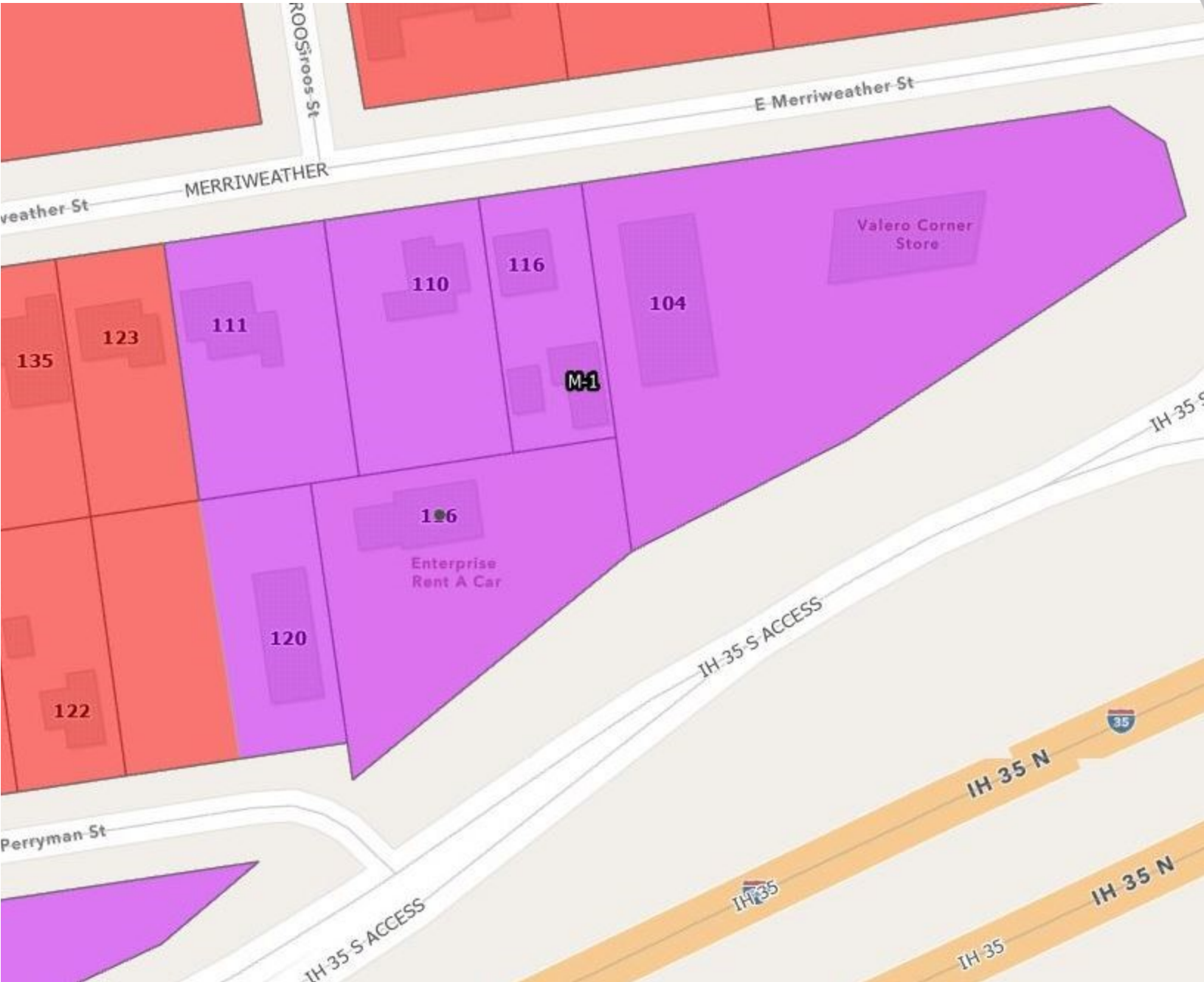
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GREAT FRONTAGE

Comal County Zoning Map



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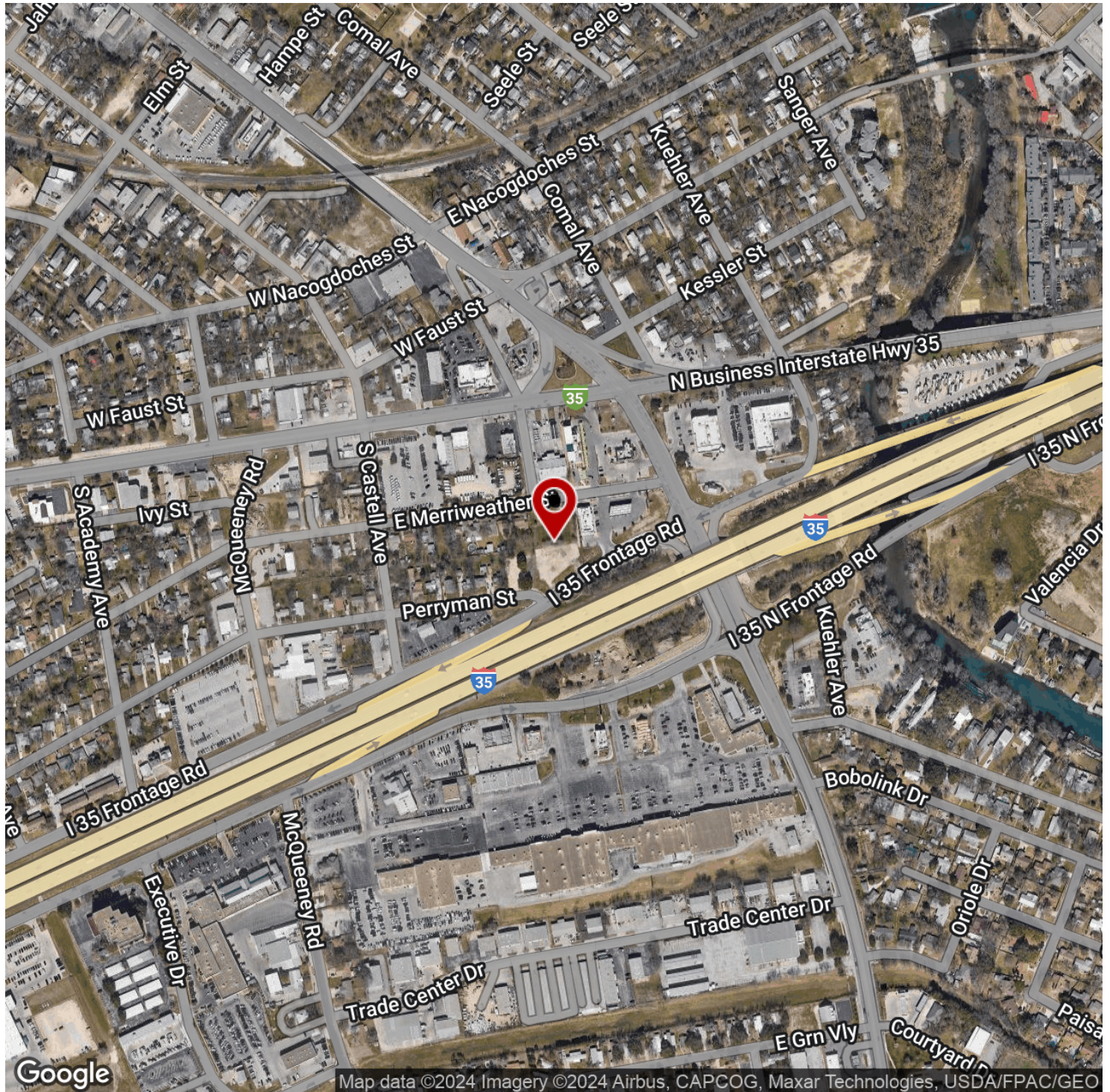
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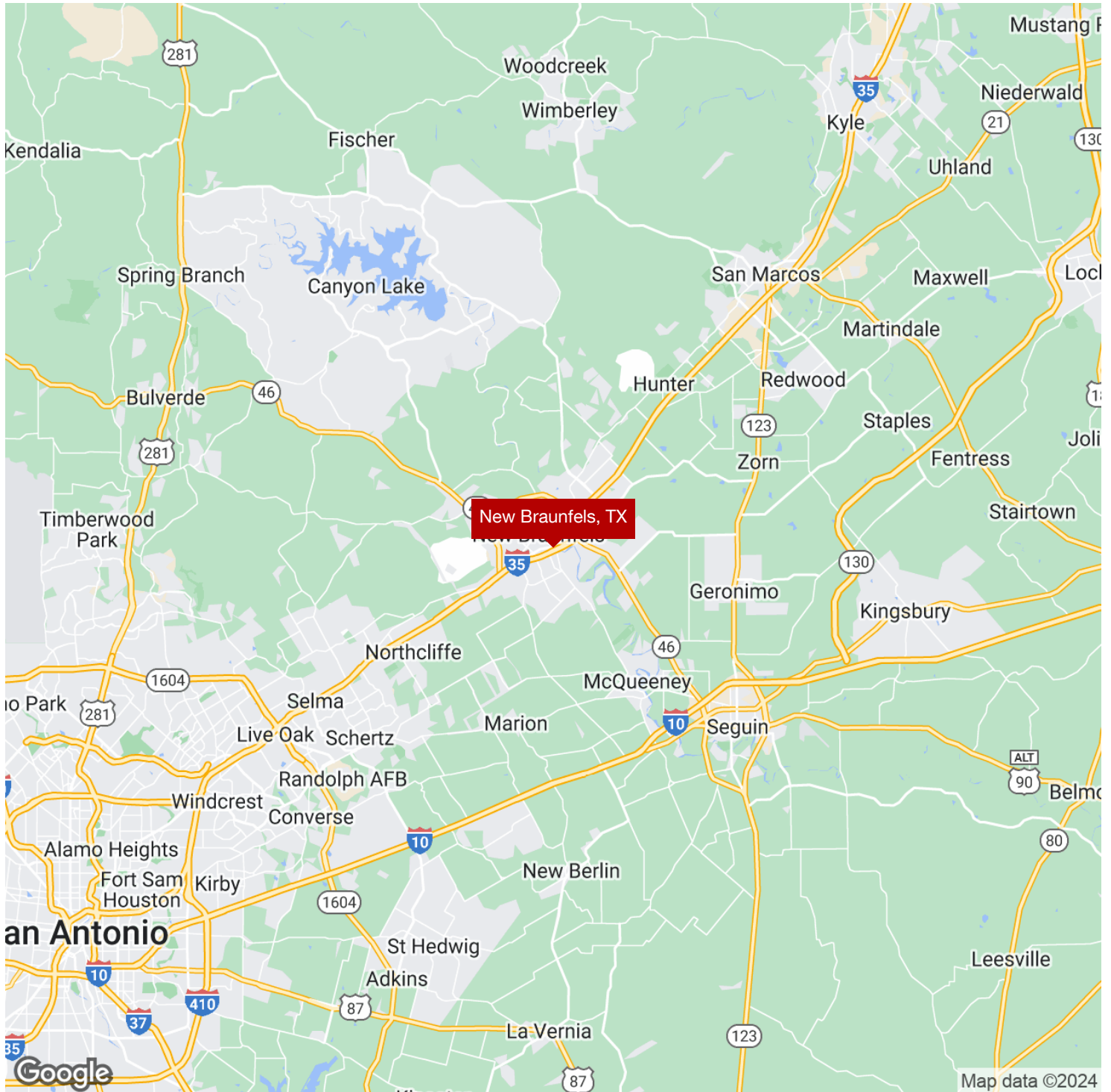
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Tom Verducci, a veteran in the Texas commercial real estate industry, has been a trusted advisor for over 19 years. Tom has earned numerous awards and recognitions for his exceptional performance and superior customer service in the commercial real estate world.

Throughout his career, Tom has demonstrated an unwavering commitment to his clients' interests, whether they are selling or purchasing commercial properties. His profound understanding of market dynamics, coupled with his strategic negotiation skills, has enabled him to successfully close numerous deals, maximizing returns for his clients.

Tom's reputation for integrity, professionalism, and dedication has made him a sought after commercial real estate agent in Texas. His extensive network and knowledge of commercial real estate trends have consistently provided his clients with valuable insights, helping them make informed investment decisions. Tom's deep understanding of the local market, combined with his exposure to national commercial real estate trends, allows him to provide a unique perspective on investment opportunities.

Tom Verducci is a reliable partner who goes above and beyond to ensure his clients' investment goals are met. His track record speaks volumes about his capabilities and commitment to client satisfaction. Tom is a dynamic and resourceful professional, dedicated to providing top-tier service to his clients.

PRESENT & PAST PROFESSIONAL DESIGNATIONS

Certified International Property Specialist (CIPS)
Member At Large NAR Commercial Committee
Texas Realtor Leadership Program (TRLP)
KW CRE Commercial Leadership Council
Chairman TR Commercial Committee
Seller Representative Specialist (SRS)
Commitment To Excellence (C2EX)
Bold Graduate Program
Realtor of the Year
NAR E-PRO

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Information About Brokerage Services

Texas law requires all real estate licensees 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.

South Coastal Realty LLC - KW Commercial

Licensed Broker /Broker Firm Name or
Primary Assumed Business Name

Craig A Owen

Designated Broker of Firm

Anna L. Garcia

Licensed Supervisor of Sales Agent/
Associate

Tom Verducci

Sales Agent/Associate's Name

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Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0 Date