



dhrealty partners inc

COMMERCIAL PROPERTIES

Brokerage • Management • Investments • Accounting



Gilles Ghez  
210.872.4382  
gghez@dhrp.us

# ± 0.87 AC PAD SITE ON IH-35

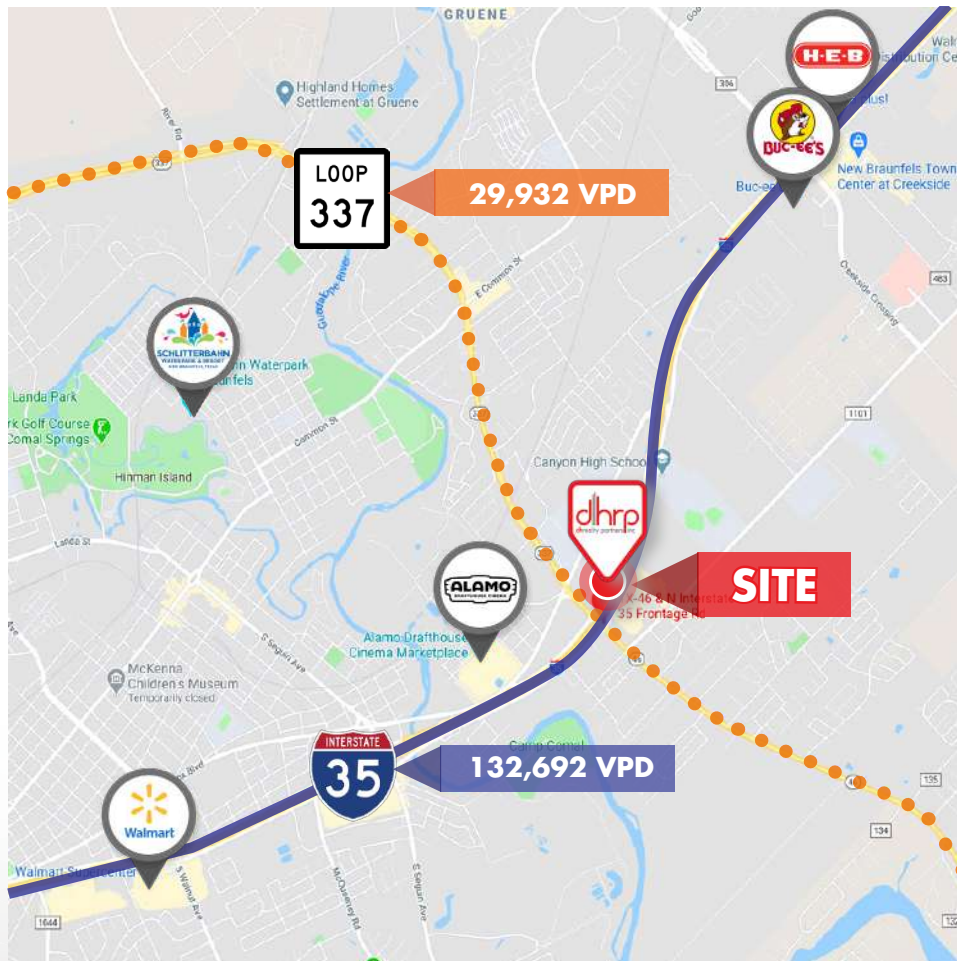
IH-35 & US HWY 46 | New Braunfels, TX 78130



# FOR SALE



**±0.87 AC PAD SITE NEXT TO IH-35**  
 IH-35 & US HWY 46 | New Braunfels, TX 78130



**LOCATION**

Pad site is located next to IH-35, close to the intersection of IH-35 and Loop 337. The property is conveniently situated in a retail corridor along with prominent retailers such as: Alamo Draught House, Buc-ee's, H-E-B and Walmart Supercenter.

**DESCRIPTION**

Commercial land parcel adjacent to Fairfield Inn, available for sale.

**LAND SIZE**

±0.87 AC (37,888.488 SF)

**ZONING**

C-LB, Commercial / Restaurant, City of New Braunfels

**HIGHLIGHTS**

- Prime location, with easy access to IH-35
- Shared access to IH-35 & Business 35
- Community detention complete
- Close proximity to the New Braunfels Regional Airport
- Outstanding visibility
- Excellent traffic counts
- All utilities available

**INVESTMENT PRICE**

**\$15.00 / SF (\$568,458.00)**

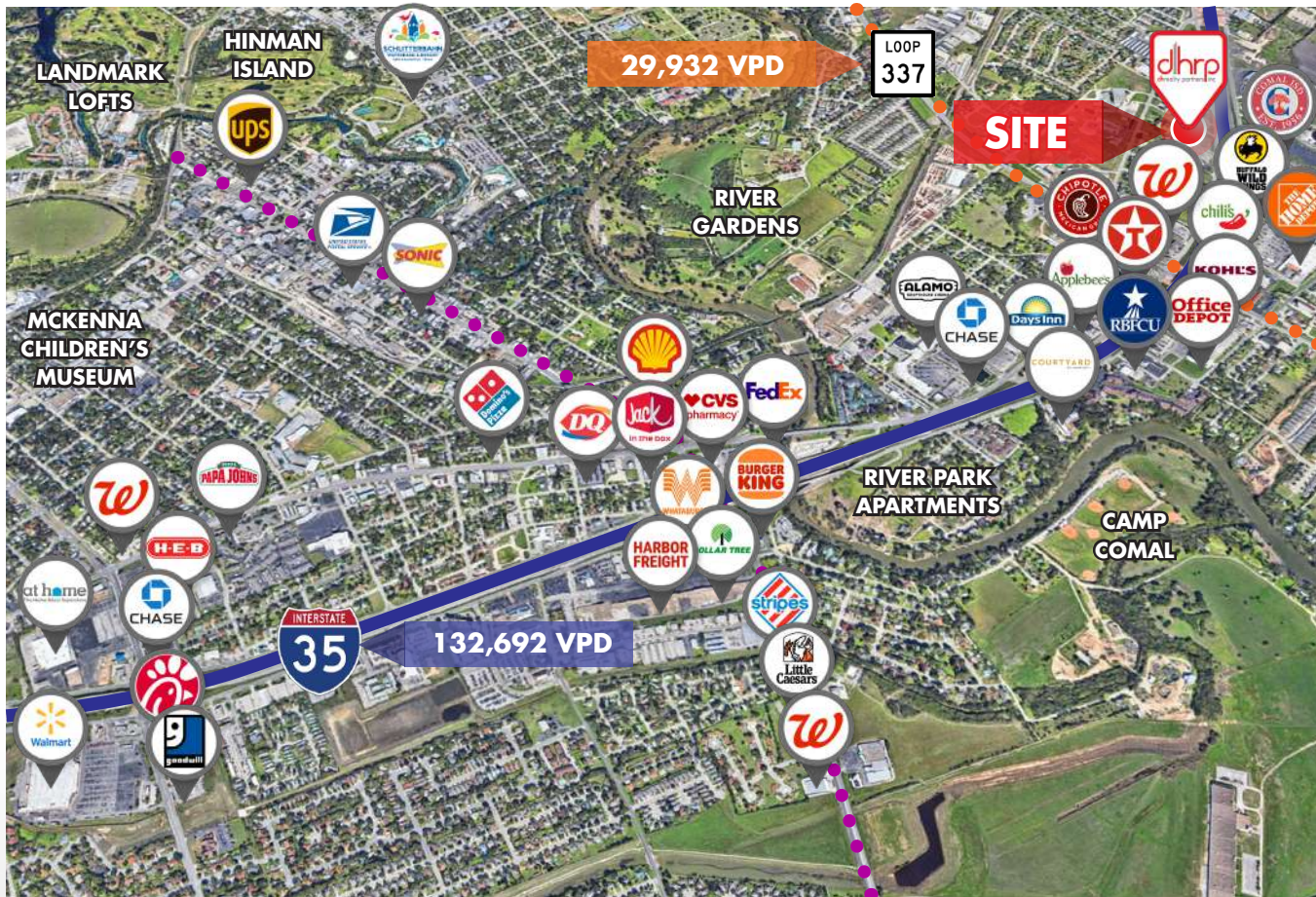
The information herein was obtained from sources deemed reliable; however, DH Realty Partners, Inc. makes no guarantees, warranties, or representations as to the completeness of accuracy thereof. The presentation of this property is submitted subject to errors, omissions, changes of price, prior to sale or lease, or withdrawal without notice. All Floor plans, property lines, areas, and dimensions are approximate and for illustration purposes only. DHRP | DH Realty Partners, Inc. ©2024. A Texas Corporation.



## ±0.87 AC PAD SITE NEXT TO IH-35

IH-35 & US HWY 46 | New Braunfels, TX 78130

### AERIAL MAP



### POINTS OF INTEREST

- Alamo Drafthouse
- Applebee's
- Buc-ee's
- Buffalo Wild Wings
- Chase Bank
- Chilli's
- Comal Independent School District
- CVS Pharmacy
- FedEx
- H-E-B
- Kohl's
- McKenna Children's Museum
- New Braunfels Reginal Airport
- Office Depot
- RBCFU
- Schlitterbahn
- The Home Depot
- Walgreen's Pharmacy
- Walmart Supercenter
- Whataburger

The information herein was obtained from sources deemed reliable; however, DH Realty Partners, Inc. makes no guarantees, warranties, or representations as to the completeness of accuracy thereof. The presentation of this property is submitted subject to errors, omissions, changes of price, prior to sale or lease, or withdrawal without notice. All Floor plans, property lines, areas, and dimensions are approximate and for illustration purposes only. DHRP | DH Realty Partners, Inc. ©2024. A Texas Corporation.

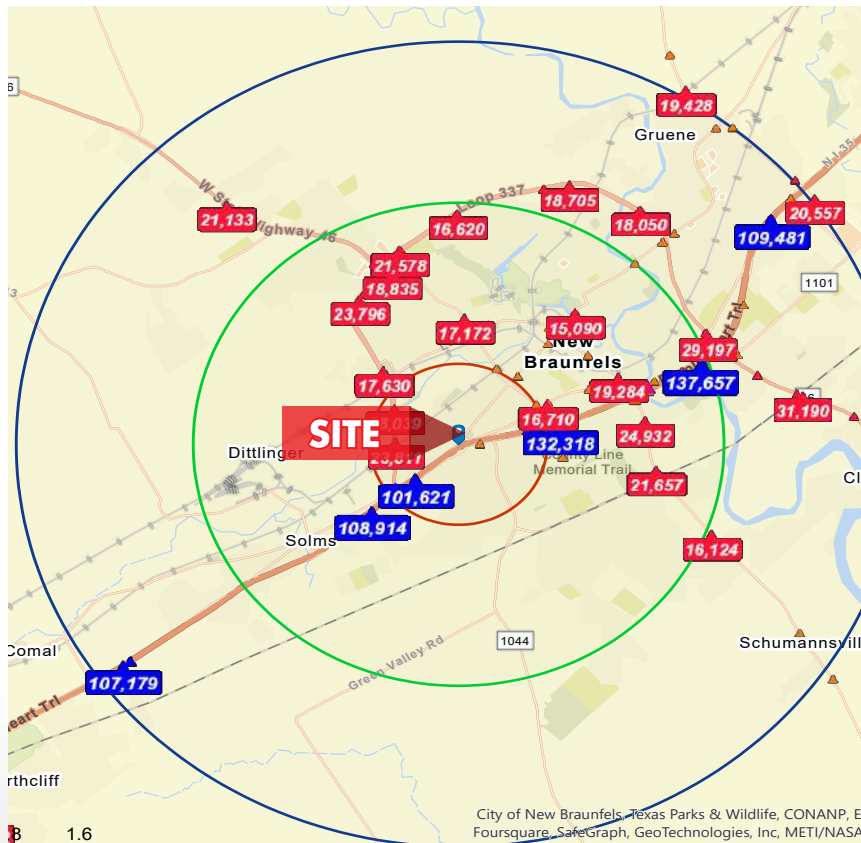


## ±0.87 AC PAD SITE NEXT TO IH-35

IH-35 & US HWY 46 | New Braunfels, TX 78130

### LOCATION INFORMATION

#### TRAFFIC COUNTS



#### DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	6,860	67,724	109,402
Median Age	37.6	37.1	33.6
Avg Household Size	2.5	2.6	2.6
Median Household Income	\$79,130	\$86,586	\$88,930

Source: ESRI, 2023



The information herein was obtained from sources deemed reliable; however, DH Realty Partners, Inc. makes no guarantees, warranties, or representations as to the completeness of accuracy thereof. The presentation of this property is submitted subject to errors, omissions, changes of price, prior to sale or lease, or withdrawal without notice. All Floor plans, property lines, areas, and dimensions are approximate and for illustration purposes only. DHRP | DH Realty Partners, Inc. ©2024. A Texas Corporation.

### **HAZARDOUS MATERIAL DISCLOSURE**

Every purchaser, seller, landlord and/or tenant of any interest in real property ("Property") is notified that prior or current uses of the Property or adjacent properties may have resulted in hazardous or undesirable materials being located on the Property. These materials may not be visible or easily detected. Current or future laws may require removal or clean-up of areas containing these materials. In order to determine if hazardous or undesirable materials are present on the Property, expert inspections are necessary and removal or clean-up of these materials will require the services of experts. Real Estate Agents are not qualified experts.

If you are a seller or landlord, it is your responsibility to ensure that the transaction documents include disclosures and/or disclaimers that are appropriate for the transaction and the Property.

If you are a purchaser or tenant, it is your responsibility to ensure that the transaction documents include provisions to permit consultation with attorneys, environmental consultants and others to make prudent investigations, and further that such inspections are conducted.

### **ADA DISCLOSURE**

In order to ensure that all business establishments are accessible to persons with a variety of disabilities, the Americans with Disabilities Act was enacted under federal law and there are also state and local laws that may require alterations to a Property in order to allow access. Texas has enacted the Architectural Barriers Removal Act to also accommodate persons with disabilities. Real Estate Agents are not qualified to advise you if the Property complies with these laws or what changes may be necessary. You should consult with attorneys, engineers and other experts to determine if the Property is in compliance with these laws.

### **FLOOD PLAIN INFORMATION DISCLOSURE**

It is the sole responsibility of every purchaser, seller, landlord and/or tenant of any interest in Property to independently review the appropriate flood plain designation maps proposed and adopted by federal, state, and local resources including, but not limited to, the Federal Emergency Management Association ("FEMA") and the San Antonio River Authority ("SARA"), in order to determine the potential flood risk of their Property. Real Estate Agents are not qualified to assess and cannot warrant, guarantee, or make any representations about the flood risk of a particular piece of Property. All decisions made or actions taken or not taken by a purchaser, seller, landlord and/or tenant with respect to the flood risk of a particular piece of Property shall be the sole responsibility of such party.

The information herein was obtained from sources deemed reliable; however, DH Realty Partners, Inc. makes no guarantees, warranties, or representations as to the completeness of accuracy thereof. The presentation of this property is submitted subject to errors, omissions, changes of price, prior to sale or lease, or withdrawal without notice. All Floor plans, property lines, areas, and dimensions are approximate and for illustration purposes only. DHRP | DH Realty Partners, Inc. ©2024. A Texas Corporation.

