

SAHOTA HEIGHTS

EXCLUSIVE MARKETING PACKAGE

NEW BRAUNFELS, TEXAS

4.182 ACRES | C-1A



LAND CONSULTANTS, LTD.



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TABLE OF CONTENTS

PROPERTY OVERVIEW

01

Sahota Heights Site Plan	1
Offering Overview	2
Property Details	3

EXECUTIVE SUMMARY

02

Project Highlights	4
Location & Regional Map	5
Regional Commuter Map	6
Vicinity Aerial Photo	7

AREA/ MARKET OVERVIEW

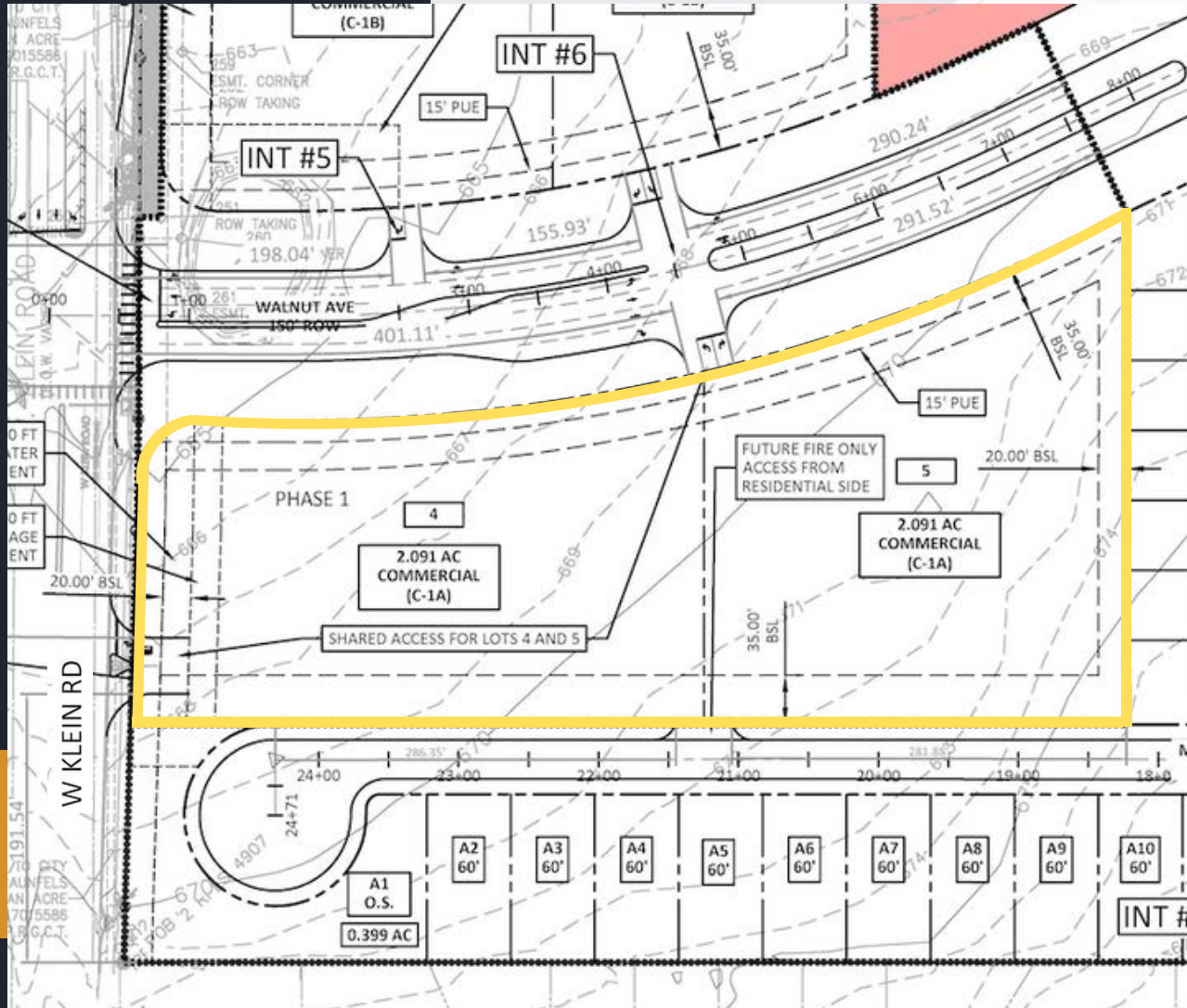
03

New Braunfels Statistics	8
New Braunfels Demographics	9-10
Major Retail Services	11
Major Local Employers	12
Major Medical Centers	13
Medical Center Map	14
Contact Information	15
Brokerage Services Information	16
TREC Consumer Protection Notice	17



PROPERTY OVERVIEW

SAHOTA HEIGHTS SITE PLAN



OFFERING OVERVIEW



PROPERTY DETAILS



Asking Price:
\$2,732,520

Seller will consider
dividing lots.

TERMS

Purchase & Sale Agreement	Seller to provide Buyer with Purchase and Sale Agreement ("PSA") upon Buyer Selection
Deposits	Initial deposit of 5% upon opening of escrow. Upon approval of Due Diligence, the Deposit shall be increased to ten percent (10%) of the Purchase Price and become nonrefundable upon waiver of due diligence.

CLOSING

Due Diligence	The Due Diligence Period will be forty-five (45) days and will commence upon Buyer acceptance and delivery of due diligence materials
Title & Escrow	Title and Escrow company to be Corridor Title.
Close of Escrow	Escrow shall close within thirty (30) days following completion and waiver of Due Diligence. The site will be delivered as is.

EXECUTIVE SUMMARY

PROJECT HIGHLIGHTS

- 2.6 Miles from I-35
- Direct access to I-35 via Walnut Ave.
- 4.182 Acres of C-1A Commercial
- City of New Braunfels Development code Section 3.4-12



UTILITIES

Electric: Guadalupe Valley Electric Cooperative
Gas: Center Point Energy
Water: Green Valley Special Utility District
Wastewater: Guadalupe-Blanco River Authority



DESIGN GUIDELINES

C-1A NB



ZONING

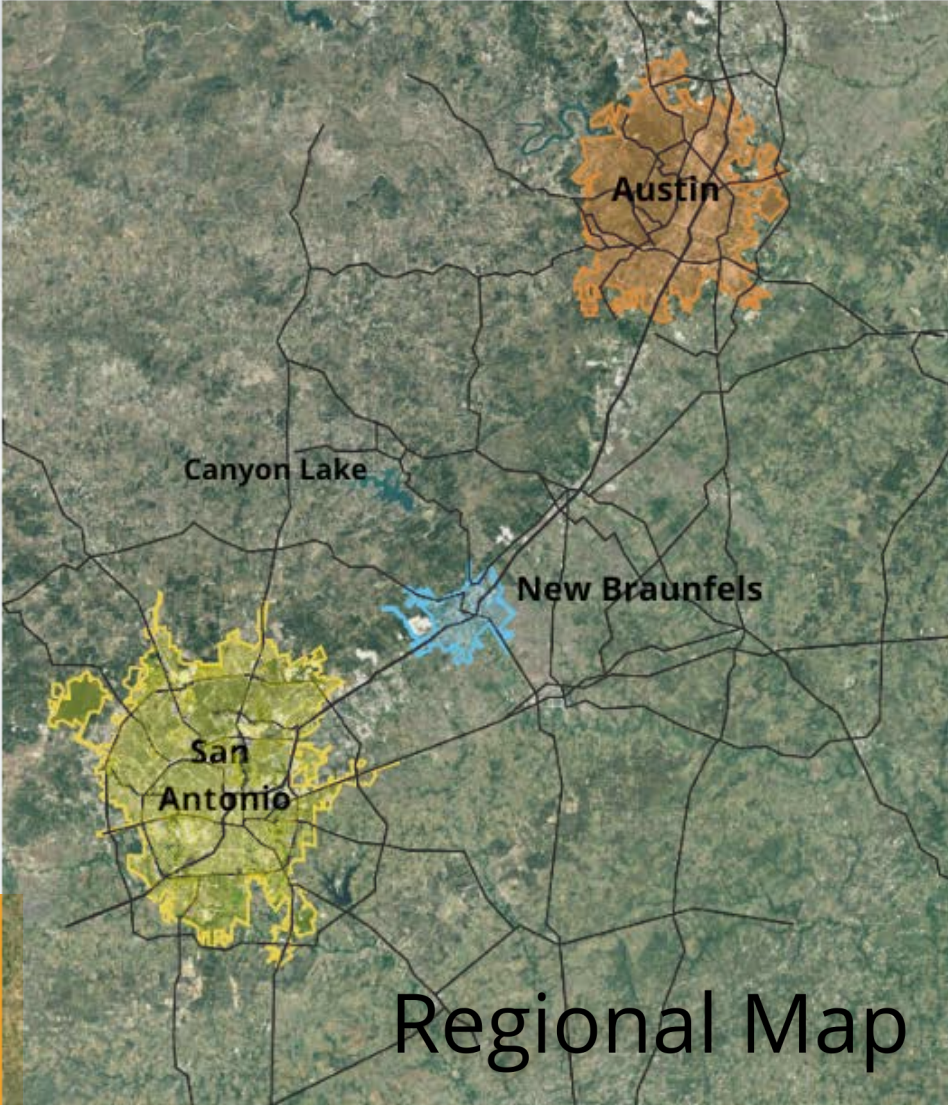
C-1A Comm.

LOCATION

Sahota Heights is located within the city of New Braunfels, Texas at the intersection of Walnut Ave and Klein Rd. It is just 2.6 miles to I-35 with direct access via Walnut Rd.

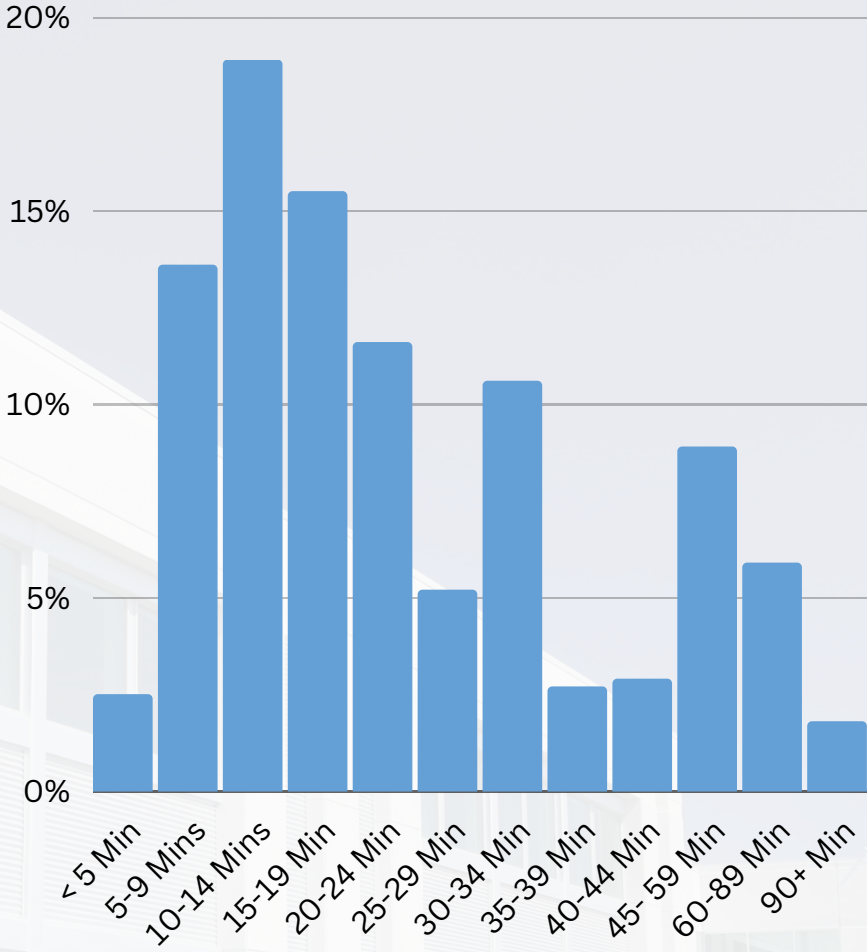
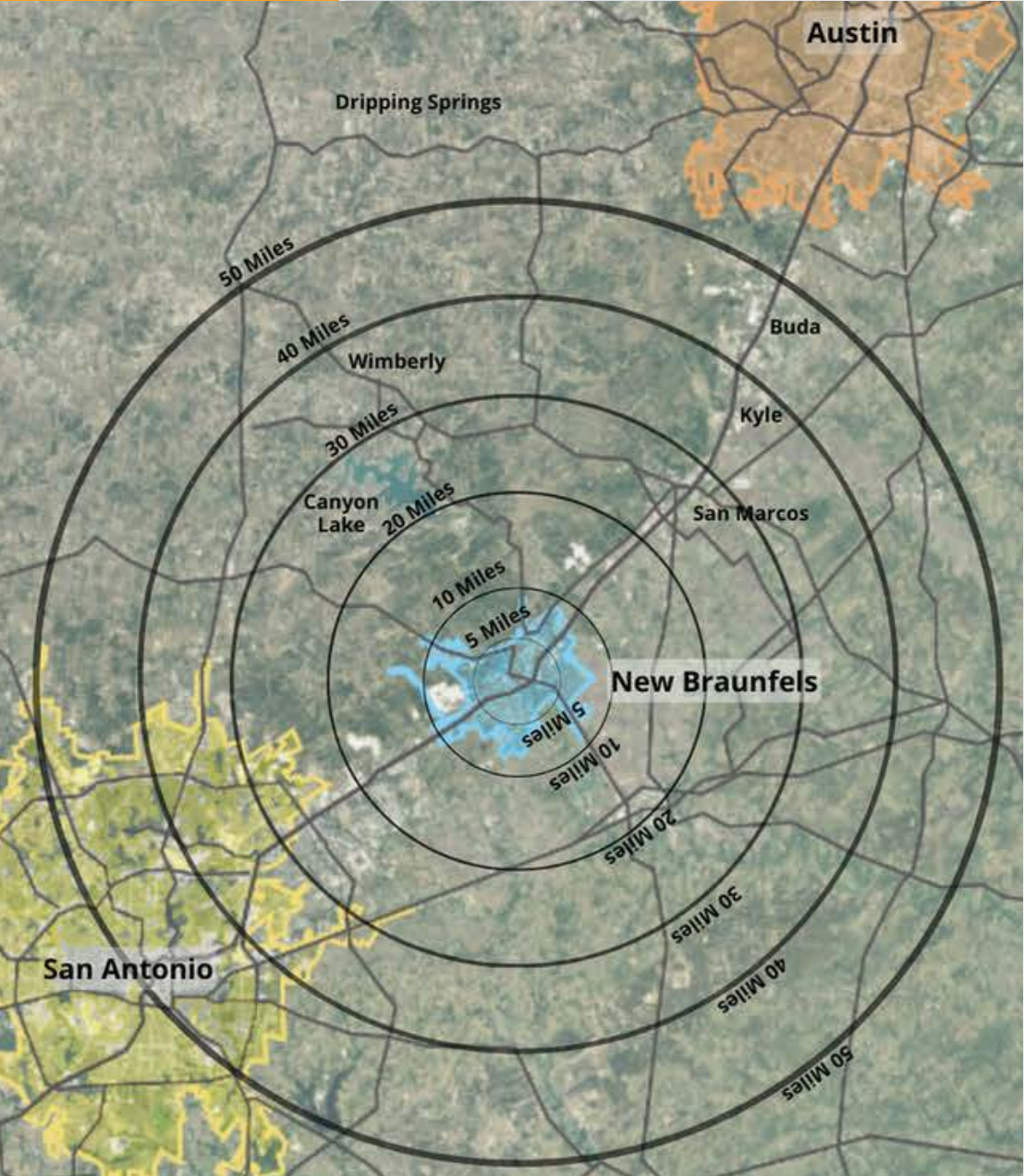
The site is centrally located 30 miles north of San Antonio and 45 miles south of Austin, along the I-35 Corridor which is the state's busiest inter-metro Interstate in Texas with traffic counts exceeding 100,000 vehicles per day¹.

This 48 mile stretch between the 11th (Austin) and 7th (San Antonio) largest cities in the country have seen massive growth and economic development in the last 10 years. According to a study by the Capital Area Metropolitan Planning Organization and the Alamo Area Metropolitan Planning Organization, by 2045 53% of the population between San Antonio and Austin is expected to live within 5 miles of I-35².



¹ Texashighwayman.com
² Communityimpact.com

REGIONAL COMMUTER MAP



PERCENT OF WORKERS

This Commute Profile provides information about how the population (ages 16+) travels to work. The data comes from the American Community Survey (ACS) from the US Census Bureau and the City Of New Braunfels official website.

VICINITY AERIAL PHOTO



AREA & MARKET OVERVIEW

NEW BRAUNFELS STATISTICS



New Braunfels, Guadalupe River, I-35

Sahota Heights is located within the City of New Braunfels and serves as the Comal County seat. With an estimated population of 96,205 New Braunfels is the 5th fastest growing city in the country.¹ The city is almost equal distances between the State's Capitol (Austin) and the 7th largest city in the U.S. (San Antonio). This 45 mile stretch between two of the largest cities in the country has seen massive growth and economic development in the last 10 years.

According to a study by the Capital Area Metropolitan Planning Organization and the Alamo Area Metropolitan Planning Organization, by 2045 53% of the population between San Antonio and Austin is expected to live within 5 miles of I-35.² Founded in 1845 by a German Prince, New Braunfels is full of heritage, culture, and charm and has no shortage of fascinating history and beautiful Texas German architecture.⁵ Communities like this are unique, and it's no wonder this town of nearly 100,000 is visited by more than three million tourists each year.⁶

The workforce within commuting distance is over 450,000. Over \$400 million of new commercial investments have been made in the last six years. The New Braunfels community boasts a diverse base of businesses including distribution, manufacturing, data centers, health-care related, and aviation industry.


Located on the Comal and Guadalupe Rivers tourism in New Braunfels boasts an economic impact of \$469 million and employs over 5,000 direct workers. Over one million visitors come to the home of the number one waterpark in the country, Schlitterbahn each year.⁷ Other water attractions include the Comal Springs, which are the largest springs in the southwestern United States and are fed by groundwater issuing from the Edwards Aquifer.⁴ The Edwards Aquifer gives rise to the Comal River, affectionately called the "Longest Shortest River in the World" by locals because its entire length runs within the city limits at just 3 miles long.

NEW BRAUNFELS DEMOGRAPHICS

KEY FACTS:

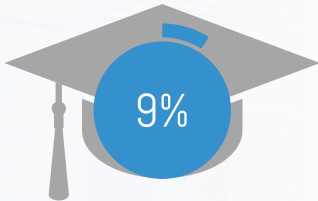
98,081
Population

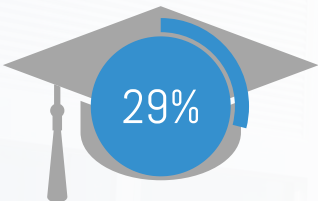
37
Median Age

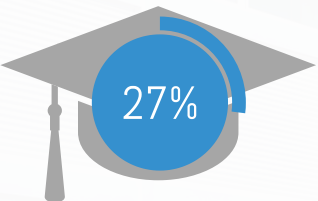

36,991
Households

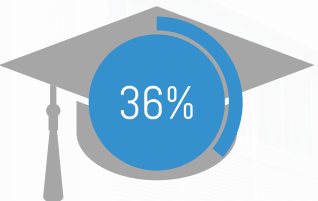
\$67,131
Median Disposable Income

EDUCATION:


9%
No High School Diploma


29%
High School Graduate


27%
Some College


36%
Bachelor's/
Grad/
Prof Degree

INCOME



\$81,483

Median Household
Income



\$183,530

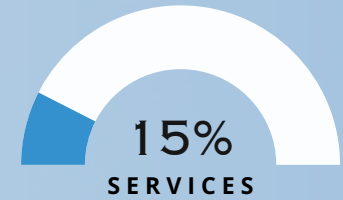
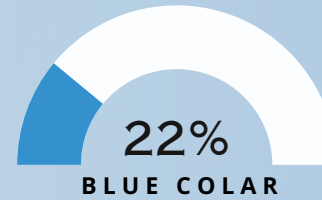
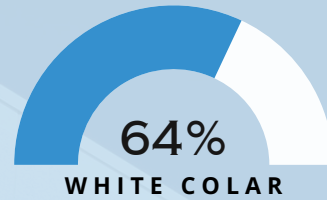
Median Net Worth



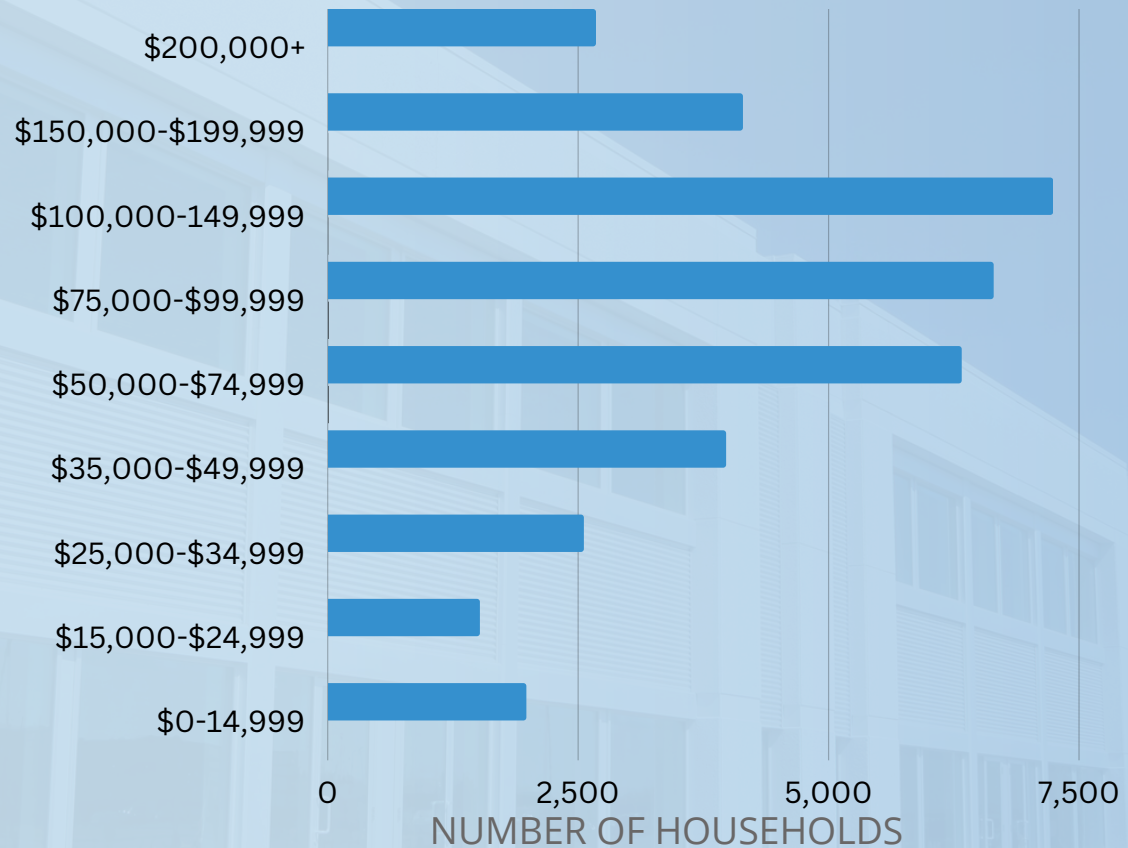
\$39,898

Per Capita Income

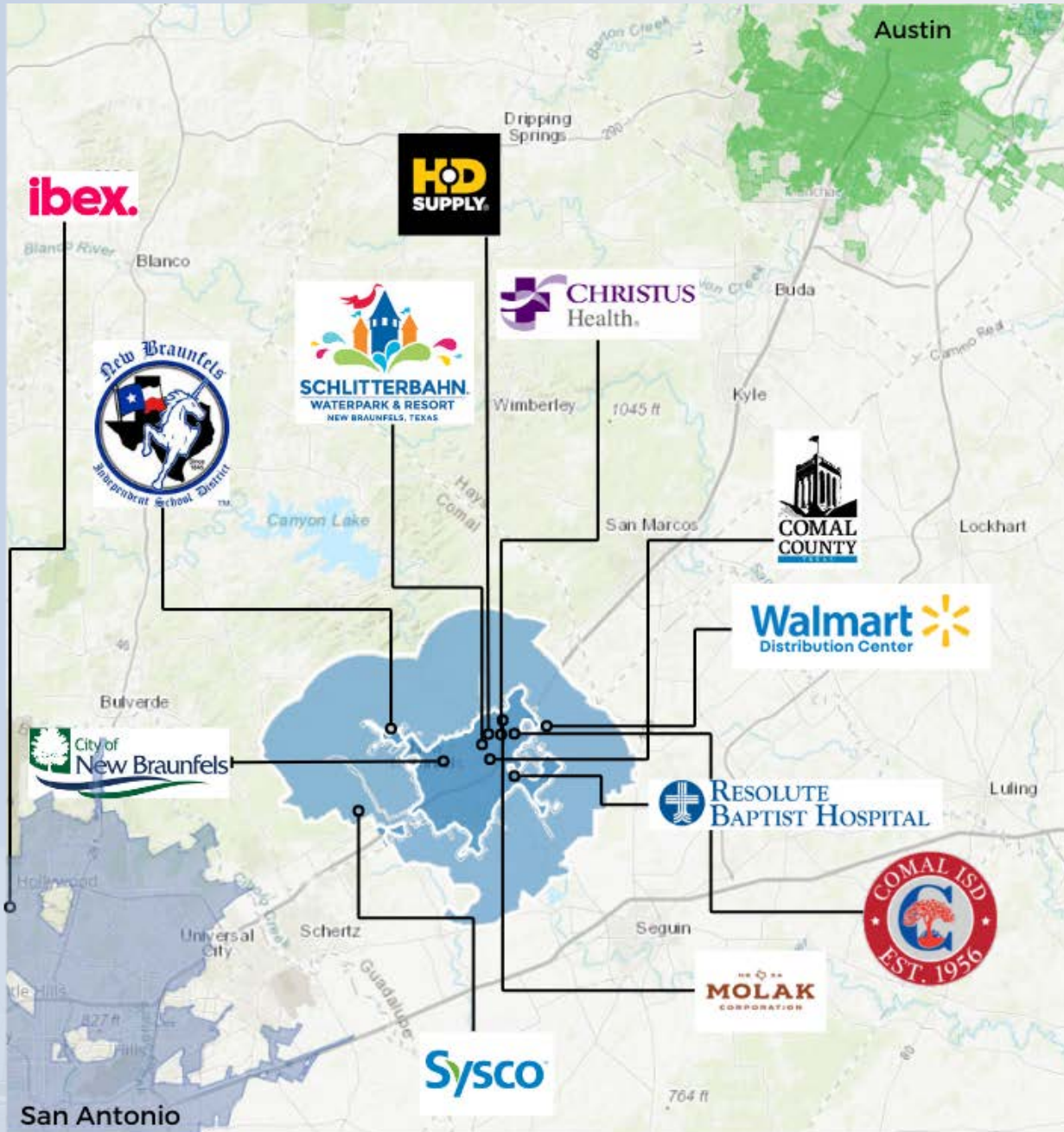
EMPLOYMENT



HOUSEHOLD INCOME



MAJOR LOCAL EMPLOYERS



1000+ EMPLOYEES:

Comal ISD, New Braunfels ISD, Schlitterbahn, Walmart Distribution Center

500-999 EMPLOYEES:

CHRISTUS Santa Rosa, City of New Braunfels, Comal County, Hunter Industries (Road Construction/Pavement), Ltd., Patrick S. Molak Corp (Gruene Hall, Gristmill River Restaurant) Rush Enterprises, Inc.(Commercial Vehicle Industry/Trucking), Sysco (Wholesale Food Supply)

250 - 499 EMPLOYEES:

HD Supply, IBEX Global, New Braunfels Utilities, Resolute Baptist Hospital, TaskUs

CHRISTUS SANTA ROSA

Founded in 1869, Christus Santa Rosa Hospital – New Braunfels (CSRH-NB) provides 115 beds, employs 124 physicians covering 48 specialty areas of medicine. In March of 2023 the Physicians Surgical Center earned national recognition for Safety in Surgery¹ becoming the first hospital in the region to achieve the Go Clear Award for eliminating hazardous smoke produced by lasers and energy-generating devices during all surgeries. CSRH-NB also offers a 24/7 Emergency Department, award winning Intensive Care Unit², Sleep Center, state-of-the-art Cardiology Lab, Digestive Disease Center, Imaging & Radiology Department, and Orthopedic and Rehabilitation services. CSRH-NB additionally provides a wide range of medical services for women from adolescents to seniors, including the Birthing Center which was recently presented with the IBCLC Care Award for offering comprehensive care through maternity classes, dedicated nurses, and 24-hour access to surgical and Level II Neonatal Intensive Care Unit (NICU).



MAJOR MEDICAL CENTERS

RESOLUTE HEALTH FAMILY URGENT CARE

Resolute Health New Braunfels Family Urgent Care is an urgent care center located at 160 Creekside Way, in the New Braunfels Town Center at Creekside. Doctors and nurses at the Resolute Health Family Urgent Care handle all minor emergencies from evaluation of broken bones and stitches, to the flu.



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MEDICAL CENTER MAP

LEGEND



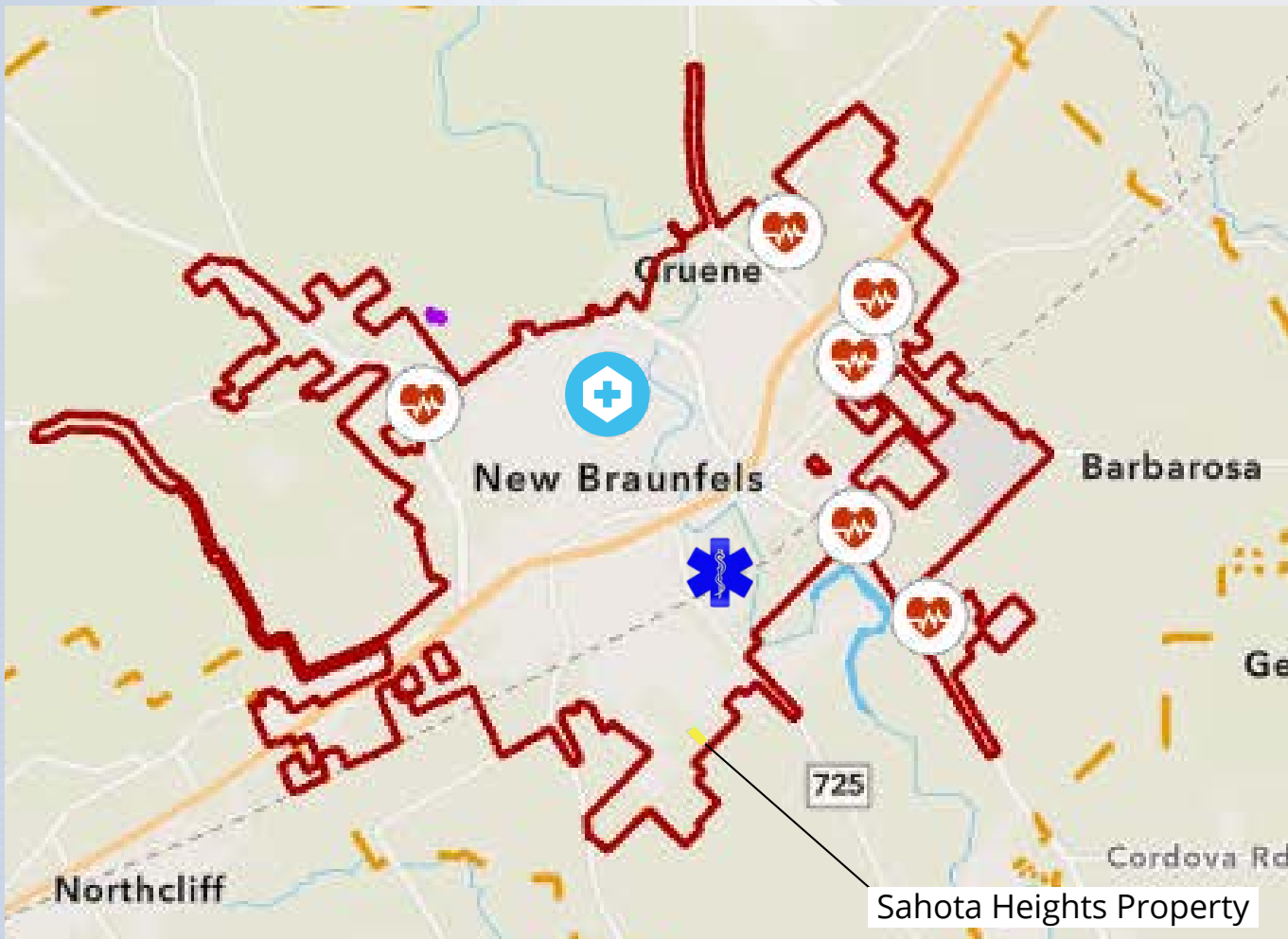
Urgent Care Facility



Christus Santa Rosa Hospital



Emergency Room



STAR LAND & REALTY Co

ABOUT.

Star Land & Realty Co. is a real estate company that concentrates on marketing, selling and locating a wide range of residential, ranch and development properties across various regions of Texas. We have the ability and resources to professionally market residential properties, potential development land as well as recreational ranches, hunting ranches, commercial land all located within the hill country and central Texas.

WHAT WE DO.

The various backgrounds and knowledge of our agents also provides us the ability to locate land and properties across several different regions of the state including South Texas, West Texas, Central Texas, Texas panhandle, and the hill country. We are confident in our skills and know that we can help achieve the goals of our clients through hard work and perseverance.

CONTACT INFORMATION

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INFORMATION ABOUT BROKERAGE 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.



11-2-2015

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.

Star Land & Realty Co.	567667	tfulfer@gmail.com	512-376-1766
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Designated Broker of Firm	License No.	Email	Phone
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Sales Agent/Associate's Name	License No.	Email	Phone
Buyer/Tenant/Seller/Landlord Initials	Date		

Regulated by the Texas Real Estate Commission
Information available at www.trec.texas.gov IABS 1-0

TREC CONSUMER PROTECTION NOTICE

THE TEXAS REAL ESTATE COMMISSION (TREC) REGULATES
REAL ESTATE BROKERS AND SALES AGENTS, REAL ESTATE INSPECTORS, EASEMENT AND RIGHT-OF-WAY AGENTS,
AND TIMESHARE INTEREST PROVIDERS

YOU CAN FIND MORE INFORMATION AND CHECK THE STATUS OF A LICENSE HOLDER AT

WWW.TREC.TEXAS.GOV

YOU CAN SEND A COMPLAINT AGAINST A LICENSE HOLDER TO TREC

A COMPLAINT FORM IS AVAILABLE ON THE TREC WEBSITE

TREC ADMINISTERS TWO RECOVERY FUNDS WHICH MAY BE USED TO SATISFY A CIVIL COURT JUDGMENT AGAINST A BROKER,
SALES AGENT, REAL ESTATE INSPECTOR, OR EASEMENT OR RIGHT-OF-WAY AGENT, IF CERTAIN REQUIREMENTS ARE MET.

REAL ESTATE INSPECTORS ARE REQUIRED TO MAINTAIN ERRORS AND OMISSIONS
INSURANCE TO COVER LOSSES ARISING FROM THE PERFORMANCE OF A REAL ESTATE INSPECTION IN A NEGLIGENT OR
INCOMPETENT MANNER.

PLEASE NOTE: INSPECTORS MAY LIMIT LIABILITY THROUGH PROVISIONS IN THE CONTRACT OR INSPECTION AGREEMENT
BETWEEN THE INSPECTOR AND THEIR CLIENTS. PLEASE BE SURE TO READ ANY CONTRACT OR AGREEMENT CAREFULLY. IF YOU DO
NOT UNDERSTAND ANY TERMS OR PROVISIONS, CONSULT AN ATTORNEY.

IF YOU HAVE QUESTIONS OR ISSUES ABOUT THE ACTIVITIES OF A LICENCE HOLDER, THE COMPLAINT PROCESS, OR THE
RECOVERY FUNDS, PLEASE VISIT THE WEBSITE OR CONTACT TREC AT



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THANK YOU