

SAHOTA HEIGHTS

EXCLUSIVE MARKETING PACKAGE

NEW BRAUNFELS, TEXAS

4.182 ACRES | C-1A



LAND CONSULTANTS, LTD.



CALL FOR PRICING

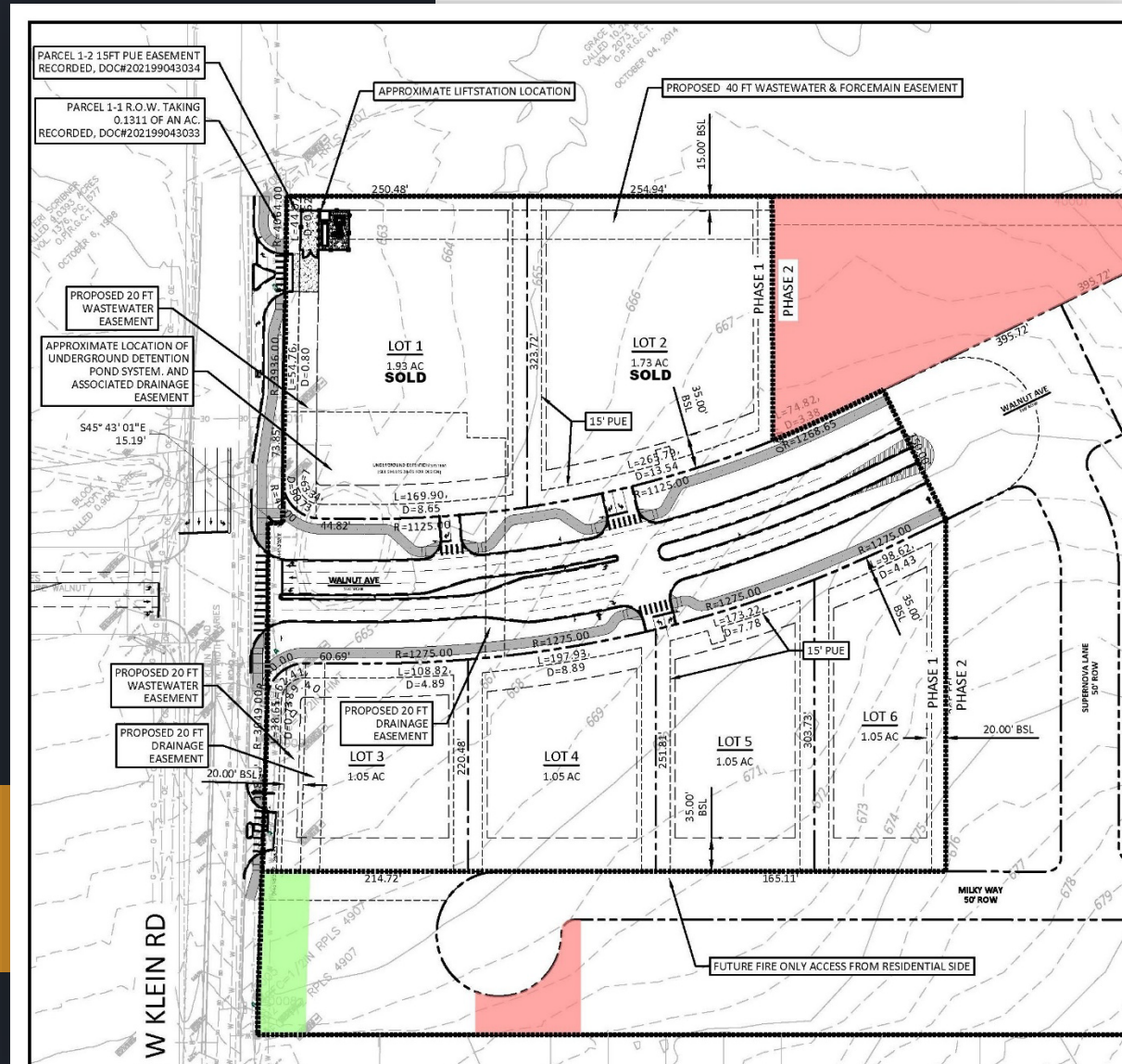
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Lots 3-4-5 & 6
Available

Approx. 1+/- acres
each

Developer will
deliver Walnut
Avenue extension
into the site and all
utilities to each pad.

Lots 1 & 2 are Sold

OFFERING OVERVIEW



PROPERTY DETAILS

Call for Pricing

4 lots of 1.0+/- acres each
Developer will deliver Walnut Avenue extension into the site and all utilities to each pad.



TERMS

Purchase & Sale Agreement	Seller to provide Buyer with Purchase and Sale Agreement ("PSA") upon Buyer Selection
Deposits	Initial deposit of 1% upon opening of escrow. Upon approval of Due Diligence, the Deposit shall be increased to 2% of the Purchase Price and become nonrefundable upon waiver of due diligence.

CLOSING

Due Diligence	The Due Diligence Period will be sixty (60) days and will commence upon Buyer acceptance and delivery of due diligence materials
Title & Escrow	Title and Escrow company to be Corridor Title, New Braunfels, Tx
Close of Escrow	Escrow shall close within thirty (30) days following completion of Walnut Avenue.



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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 in two lots

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

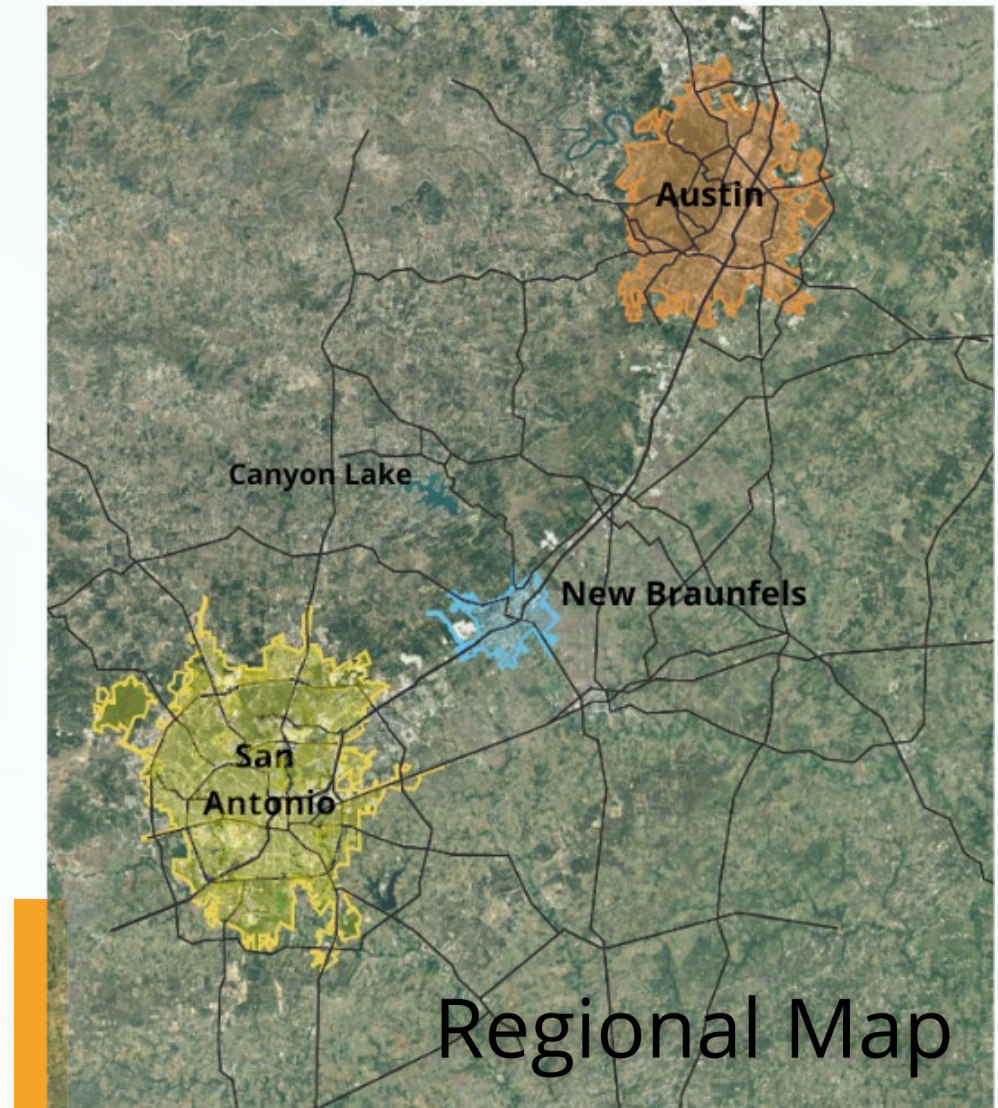
C-1A Comm.

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.

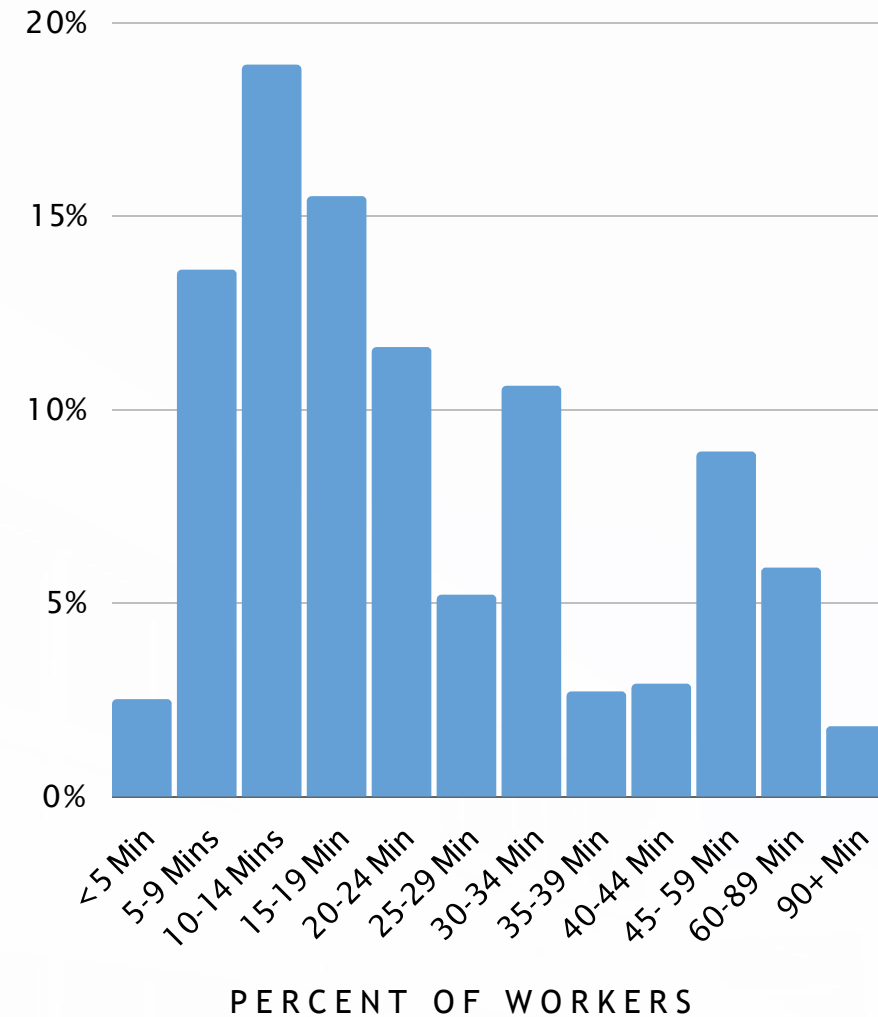
This 48 mile stretch between the 11th (Austin) and 7th (San Antonio) largest cities in the country have seen massive growth and economic development in the last 10 years. According to a study by the Capital Area Metropolitan Planning Organization and the Alamo Area Metropolitan Planning Organization,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



¹Texashighwayman.com

² Communityimpact.com

REGIONAL COMMUTER MAP



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



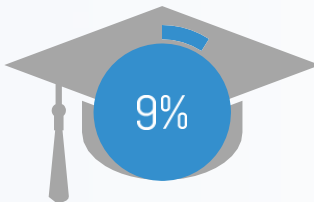
36,991

Households

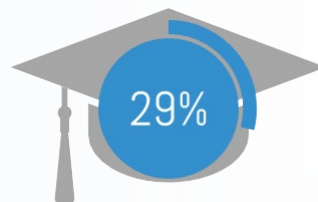
\$67,131

Median Disposable Income

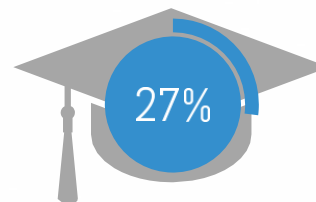
EDUCATION:



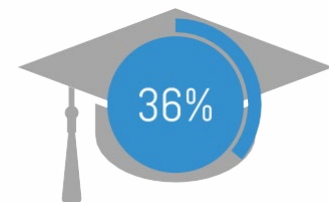
No High
School
Diploma



High
School
Graduate



Some
College



Bachelor's/
Grad/
Prof Degree

INCOME



\$81,483

Median Household
Income



\$183,530

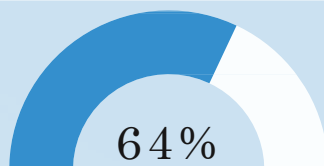
Median Net Worth



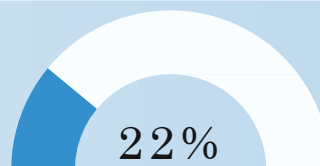
\$39,898

Per Capita Income

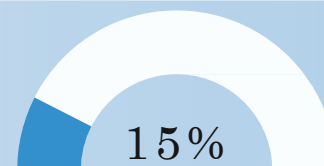
EMPLOYMENT



WHITE COLLAR

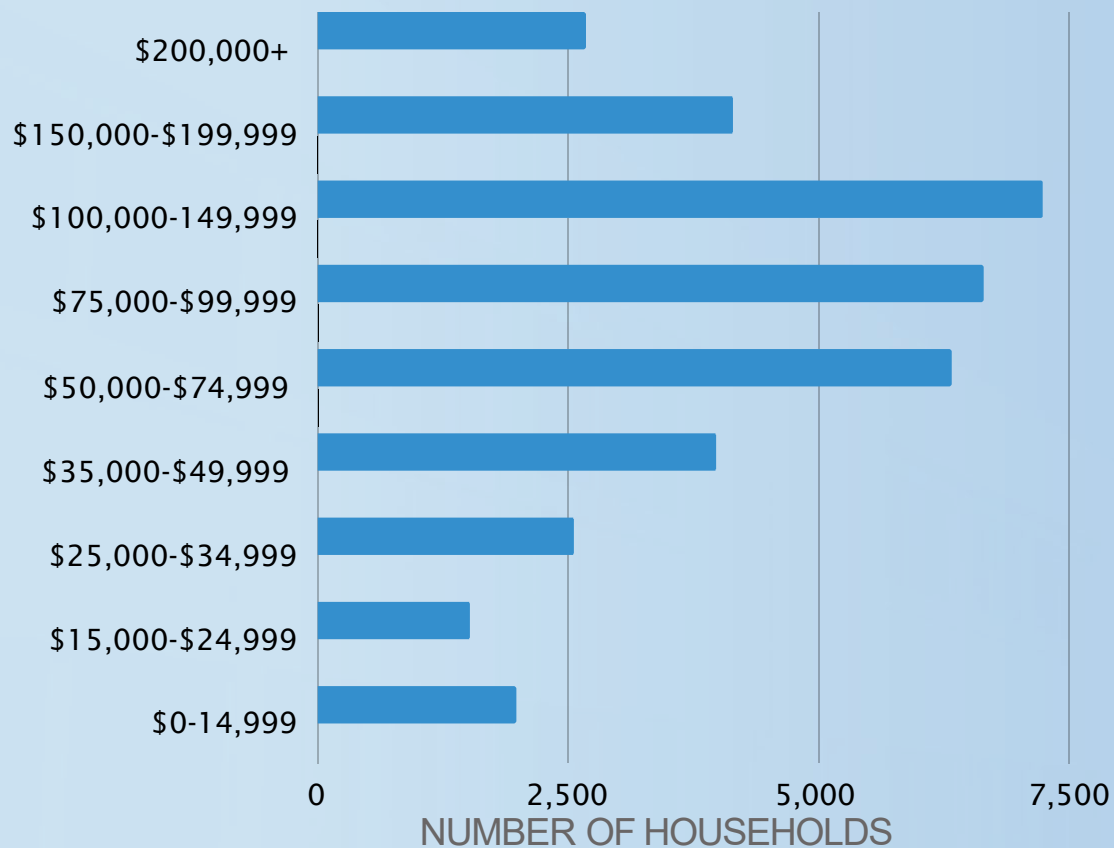


BLUE COLLAR



SERVICES

HOUSEHOLD INCOME



MAJOR RETAIL SERVICES



MAJOR LOCAL EMPLOYERS

1000+ EMPLOYEES:

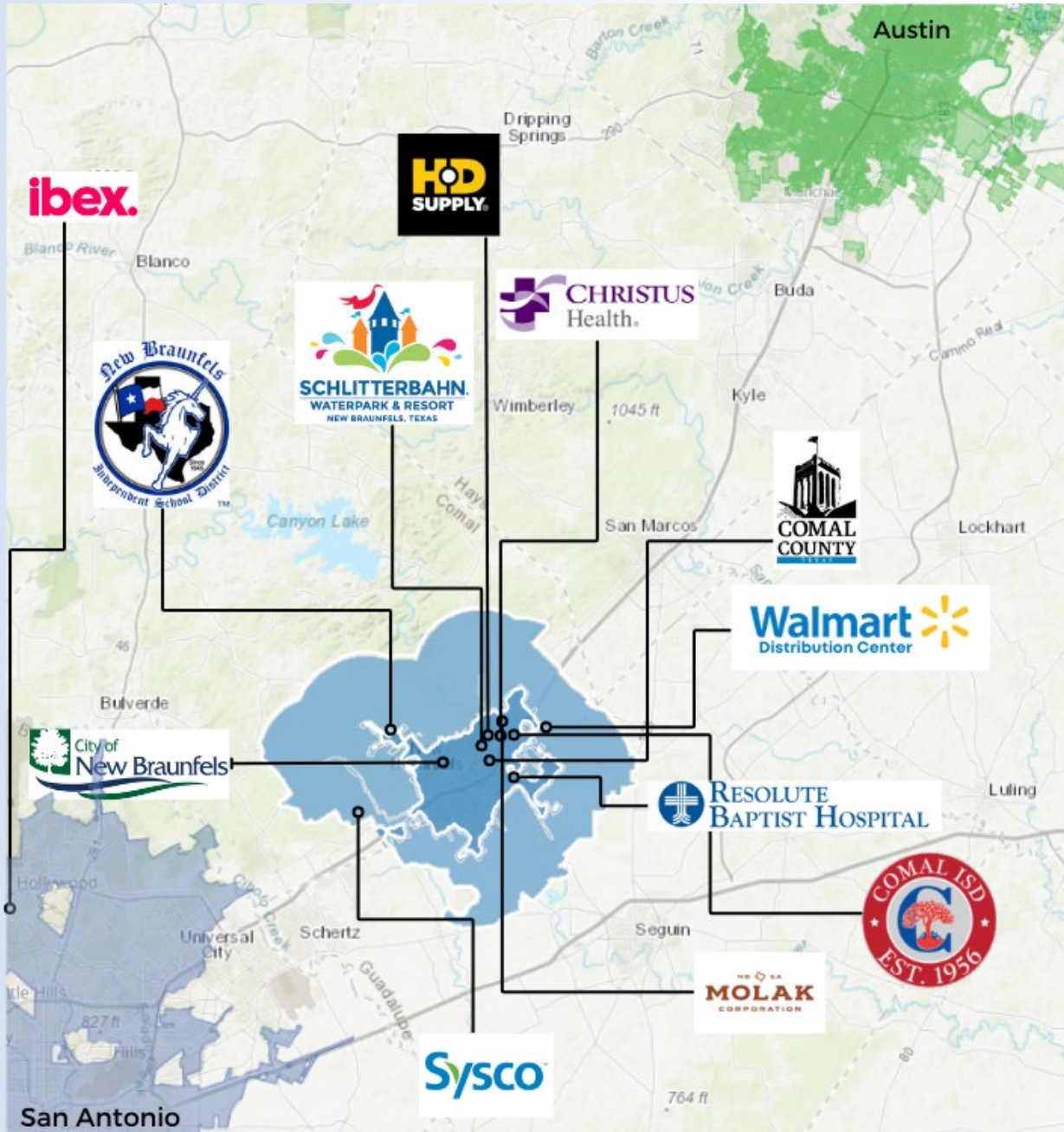
Comal ISD, New Braunfels ISD, Schlitterbahn, Walmart Distribution Center

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).



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.

MAJOR MEDICAL CENTERS



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MEDICAL CENTER MAP

LEGEND



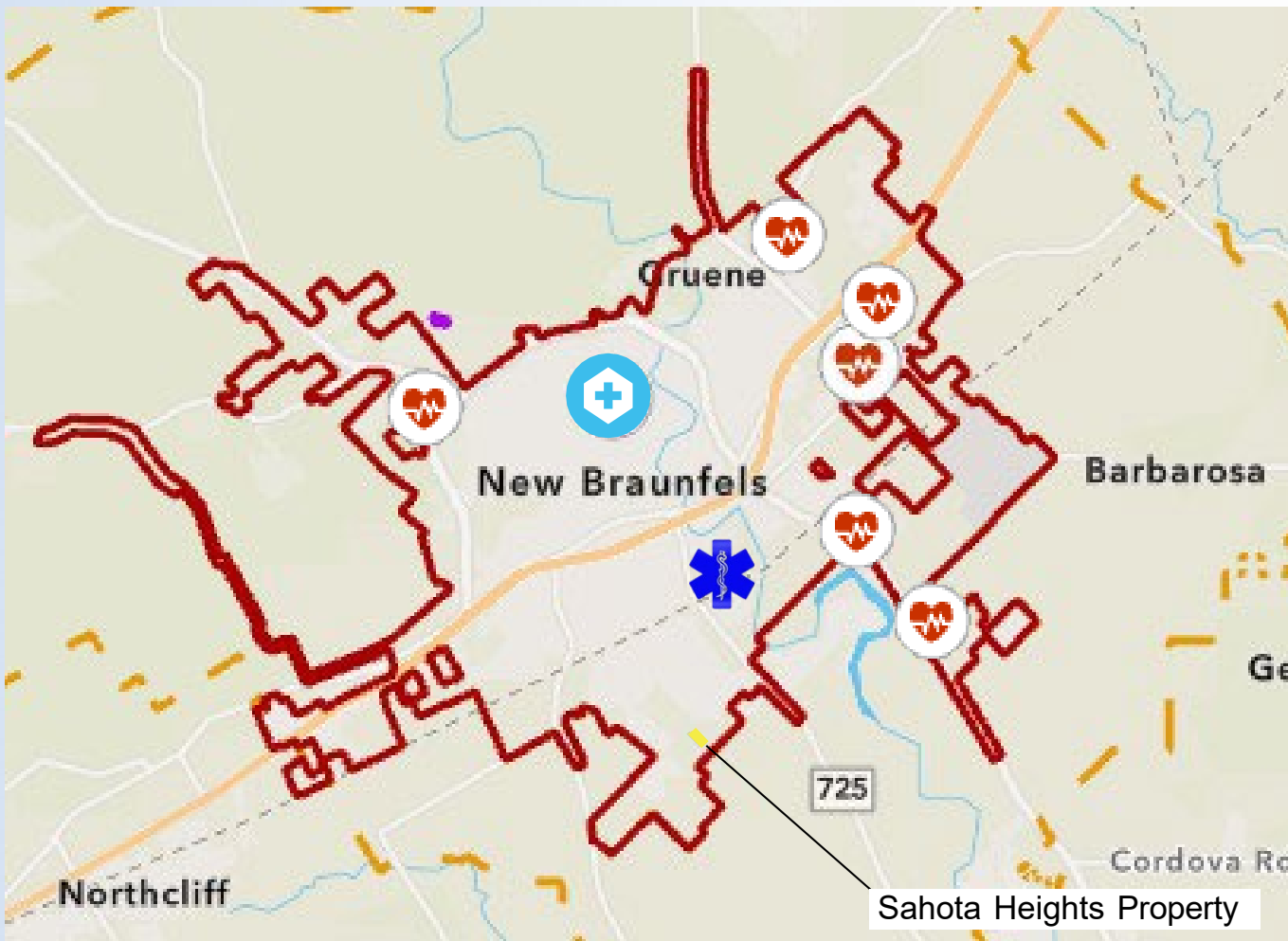
Urgent Care Facility



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.

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