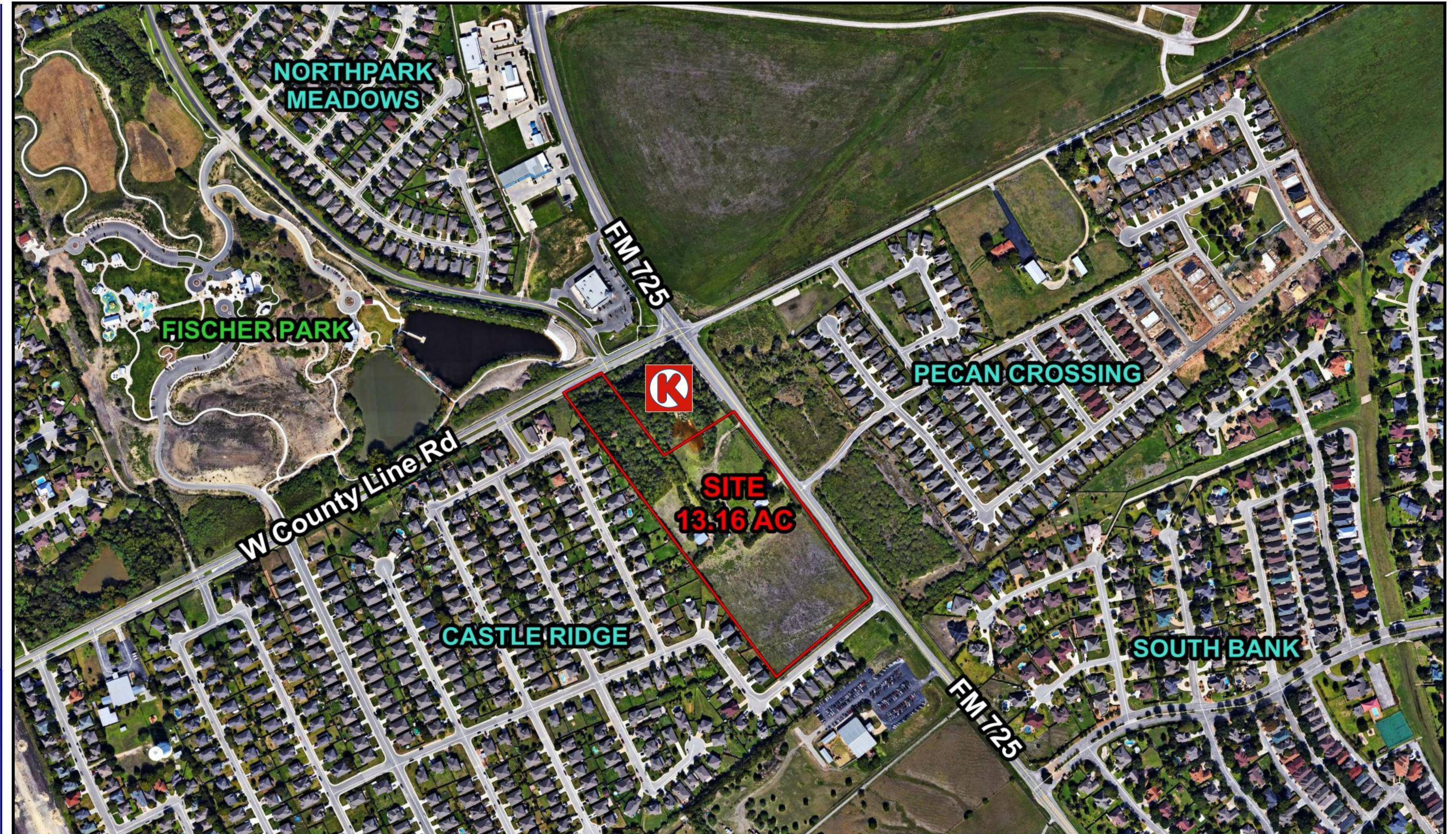# FM 725 & County Line Rd

FIRST AMERICAN
COMMERCIAL PROPERTY GROUP

13.16 Acres

FM 725 &
County Line Rd

New Braunfels, TX

Guadalupe County

FIRST AMERICAN COMMERCIAL PROPERTY GROUP

18618 Tuscany Stone, Suite 210
San Antonio, TX 78258

210.496.7775

www.dirtdealers.com

NORTHPARK MEADOWS

FM 725

FISCHER PARK

PECAN CROSSING

W County Line Rd

SITE 13.16 AC

CASTLE RIDGE

FM 725

SOUTH BANK

Craig Scott
210-496-7775
cscott@dirtdealers.com

Mario Bustamante
210-496-7775
mbustamante@dirtdealers.com

FIRST AMERICAN
COMMERCIAL PROPERTY GROUP

FM 725 & County Line Rd

Property Highlights
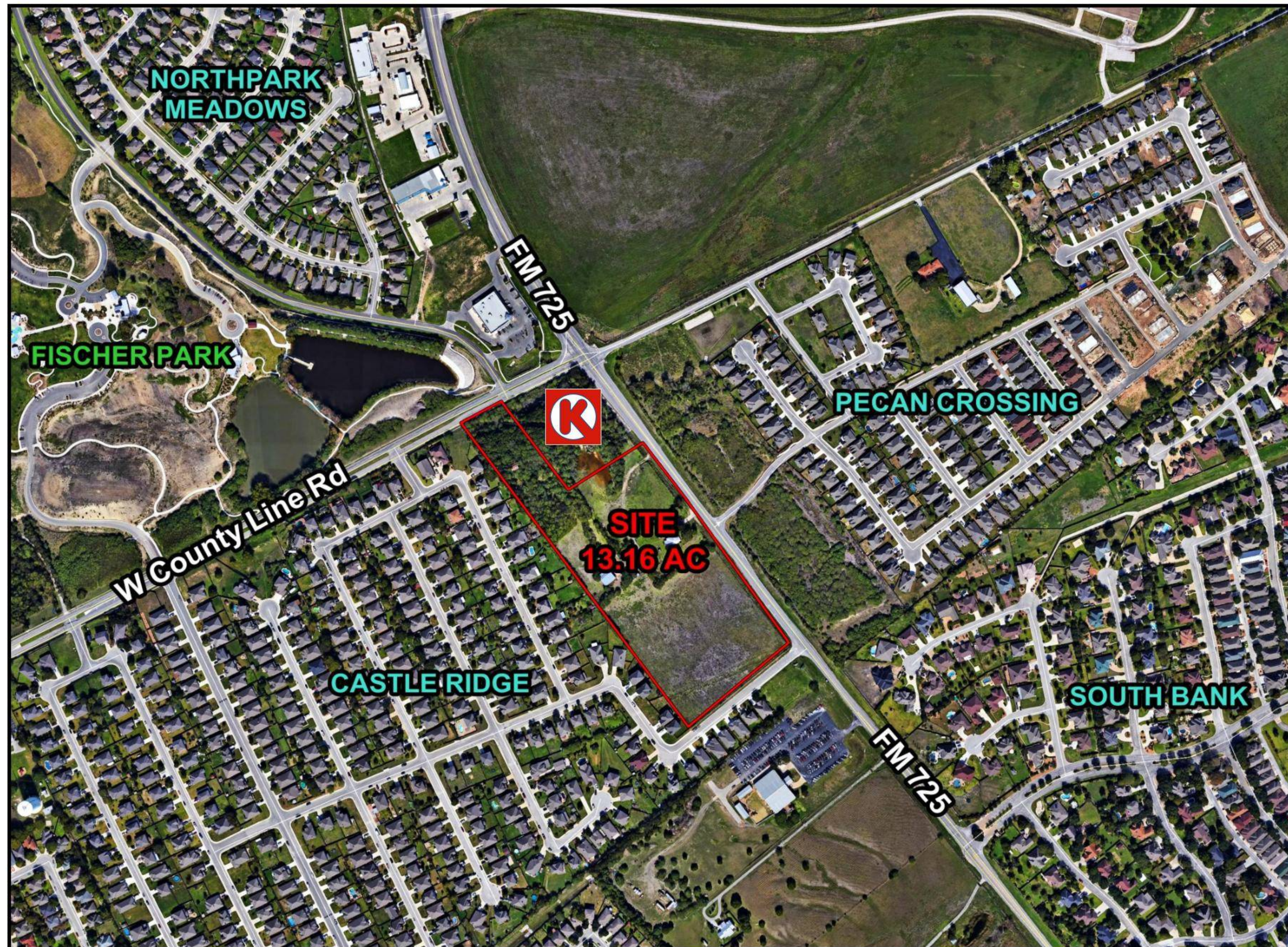
Location: The property is located on the SE corner of FM 725 & County Line Rd in New Braunfels, TX just one mile from I-35. The property wraps around a future Circle K convenience store.

Frontage: Approximately 925 ft along FM 725 and approx. 200 ft along County Line Rd.

Zoning: R-1, C-1 & APD (Agricultural/Pre-development District). The City of New Braunfels Future Land Use Plan designates the entire property as "General Commercial." Please refer to the attached exhibits.

Utilities: New Braunfels Utilities

Prospective buyer should use a professional to closely examine the availability and capacity of the utilities to the property to determine if they are suitable for the buyer's intended use .

Size: 13.155 acres

Comments: Surrounded by many new housing developments, the subject property is in the fastest growing housing area in New Braunfels and is situated across from the $9 million Fischer Park.

Price: $5.24 PSF (May be subdivided)

Craig Scott
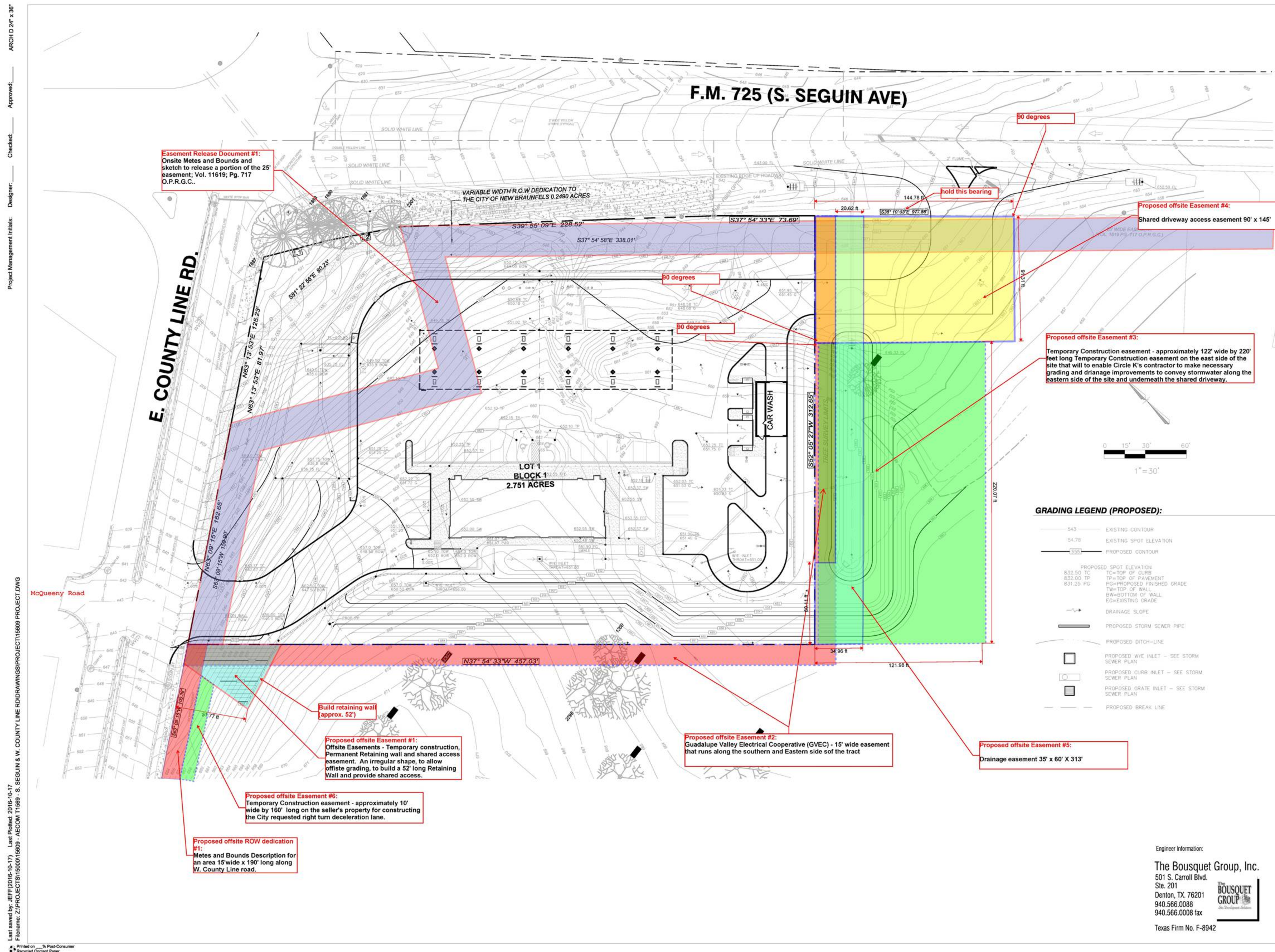210-496-7775
cscott@dirtdealers.com

Mario Bustamante
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Potential Site Layout

FIRST AMERICAN COMMERCIAL PROPERTY GROUP

NEW BRAUNFELS TRACT

UP ENGINEERING
1270 N LOOP 1604 E, SUITE 1310
SAN ANTONIO, TX 78232   TEL. 210-774-5504
WWW.UPENGINEERING.COM   TEXAS REG. NO. F-17992

Shared Access Easement Exhibit

Zoning Exhibit - New Braunfels, TX

FIRST AMERICAN
COMMERCIAL PROPERTY GROUP

City of New Braunfels Planning Department

May 4, 2017

Areas

Override 1

☐ City Limits (Outline)

☐ County Boundaries (Outline)

1:4,514

0   0.035   0.07   0.14 mi

0   0.0425 0.085   0.17 km
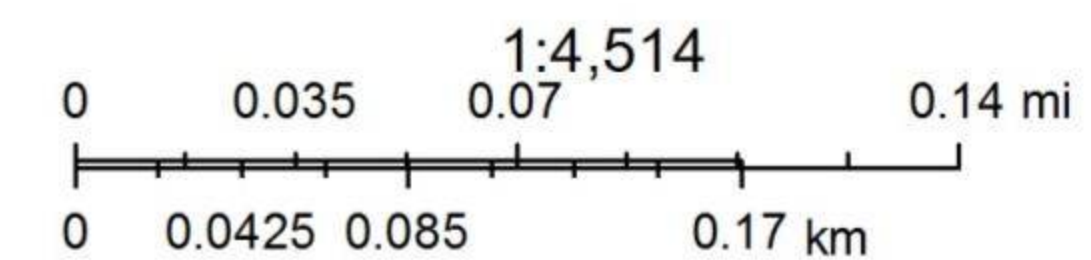
Sources: Esri, HERE, DeLorme, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community

GIS User
City of New Braunfels, Texas Parks & Wildlife, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA |

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.

First American Commercial Property Group	562388	cscott@dirtdealers.com	(210) 496-7775
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Craig Benton Scott	501123	cscott@dirtdealers.com	(210) 496-7775
Designated Broker of Firm	License No.	Email	Phone
Craig Benton Scott	501123	cscott@dirtdealers.com	(210) 496-7775
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
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