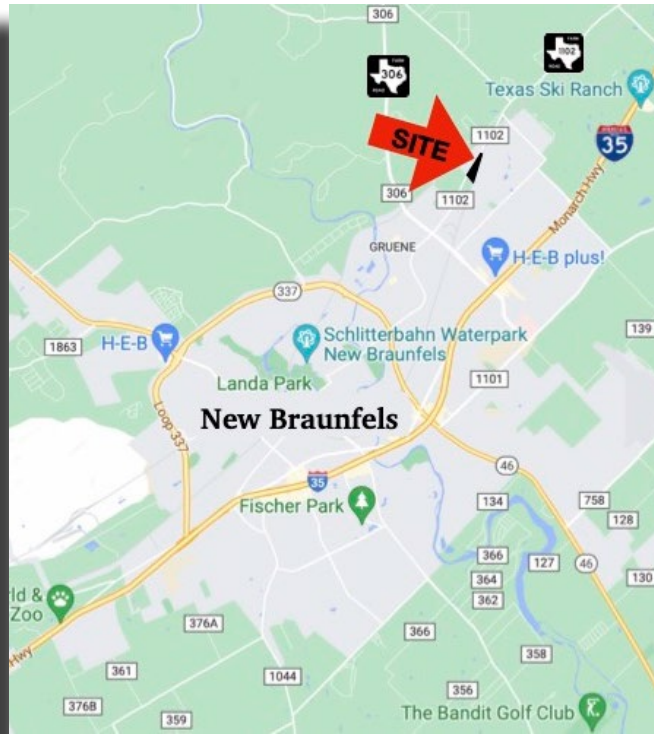
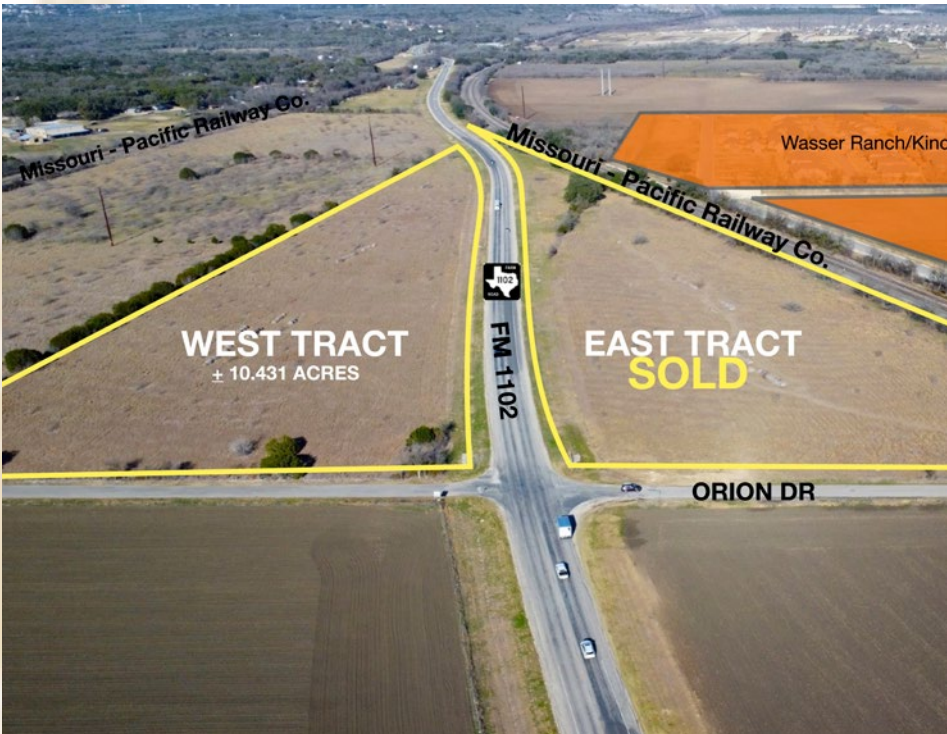


FOR SALE: 10 ACRE COMMERCIAL CORNER

FM 1102 at Orion Dive, New Braunfels, Texas 78132



LOCATION Northeast and Northwest corners of FM 1102 and Orion Drive

JURISDICTION City of New Braunfels

FRONTAGE/ ACCESS West Tract
±1,631 feet of frontage on FM 1102
±499 feet of frontage on Orion Dr.

VIDEO <https://youtu.be/UaLB1EVyLdA>

TRAFFIC COUNT 8,369 on FM 1102, just north of FM306. (TXDOT 2021)

SIZE Approximately 10.431 Acres (West Tract)

UTILITIES NBU Water and Wastewater are located on the east side of Mopac Railroad. Electricity: NBU

PRICE East Tract: SOLD
West Tract: \$2,200,000.00 (\$4.91 psf)

ZONING APD (agricultural/pre-development district)

COMMENTS This tract is located in the booming north side of New Braunfels and just minutes from downtown Gruene. Property is located in the Edwards Aquifer Recharge Zone. Great commercial corner with frontage on FM 1102. New Braunfels's Future Land Use Map (FLUM) indicates Industrial use for this property.

FLOOD HAZARD No portion of the Property lies within the 100-year floodplain

McALLISTER & ASSOCIATES

REAL ESTATE SERVICES

201 Barton Springs Road Austin, Texas 78704
(512)472-2100 FAX: (512)472-2905

CONTACT Spence Collins

Office: (512) 472-2100

Spence@matexas.com

This property is presented subject to prior sale, change in price, or removal from the market without notice. All information shown in this brochure, while based upon information supplied by the owner and from other sources deemed to be reliable is not in any way warranted by McAllister & Associates or the owner of the property. Interested persons are encouraged to retain legal and technical consultants to advise them of any and all aspects of this property. This report is for your use as long as you have need of it, but at all times remains the property of McAllister & Associates. Under no circumstances is any of this report to be reproduced, copied or in any way duplicated without the express written consent of McAllister & Associates.

LINE	BEARING	DISTANCE
L1	S 45°08'52" E (S 44°01' E)	61.82'
L2	S 27°10'07" W (S 27°49'55" W)	160.48' (160.42')
L3	S 31°34'30" W (S 32°14'18" W)	215.71' (215.63')
L4	S 32°34'19" W (S 33°18'59" W)	227.20' (227.34')
L5	S 30°29'22" W (S 31°03'59" W)	200.29' (200.79')
L6	S 56°16'22" E	120.27'
L7	S 56°17'27" E	120.14'

NOTE:
THIS PROPERTY IS NOT SUBJECT TO AN ELECTRIC EASEMENTS
RECORDED IN VOLUME 51, PAGE 463, VOLUME 51, PAGE 464, AND
VOLUME 51, PAGE 467, DEED RECORDS, COMAL COUNTY, TEXAS.

NOTE:
THIS PROPERTY IS NOT SUBJECT TO A TELEPHONE
EASEMENT RECORDED IN VOLUME 152, PAGE 148,
DEED RECORDS, COMAL COUNTY, TEXAS.

NOTE:
THIS PROPERTY IS SUBJECT TO TELECOMMUNICATION EASEMENTS
RECORDED IN DOC. NOS. 201506025310 AND 201506029399,
OFFICIAL PUBLIC RECORDS, COMAL COUNTY, TEXAS.

NOTE:
Bearings shown hereon are based on actual
GPS Observations, Texas State Plane
Coordinates, South Central Zone, Grid.

NOTE:
NO RESTRICTIVE COVENANTS
OF RECORD WERE FOUND.

CITY OF NEW BRAUNFELS
10.459 ACRES
DOC. NO. 200806035538

SITE

CITY OF NEW BRAUNFELS
24.90 ACRES
DOC. NO. 200806035539

SUBJECT TRACT
454,375 SQ. FT.
10.431 ACRES
(VACANT)

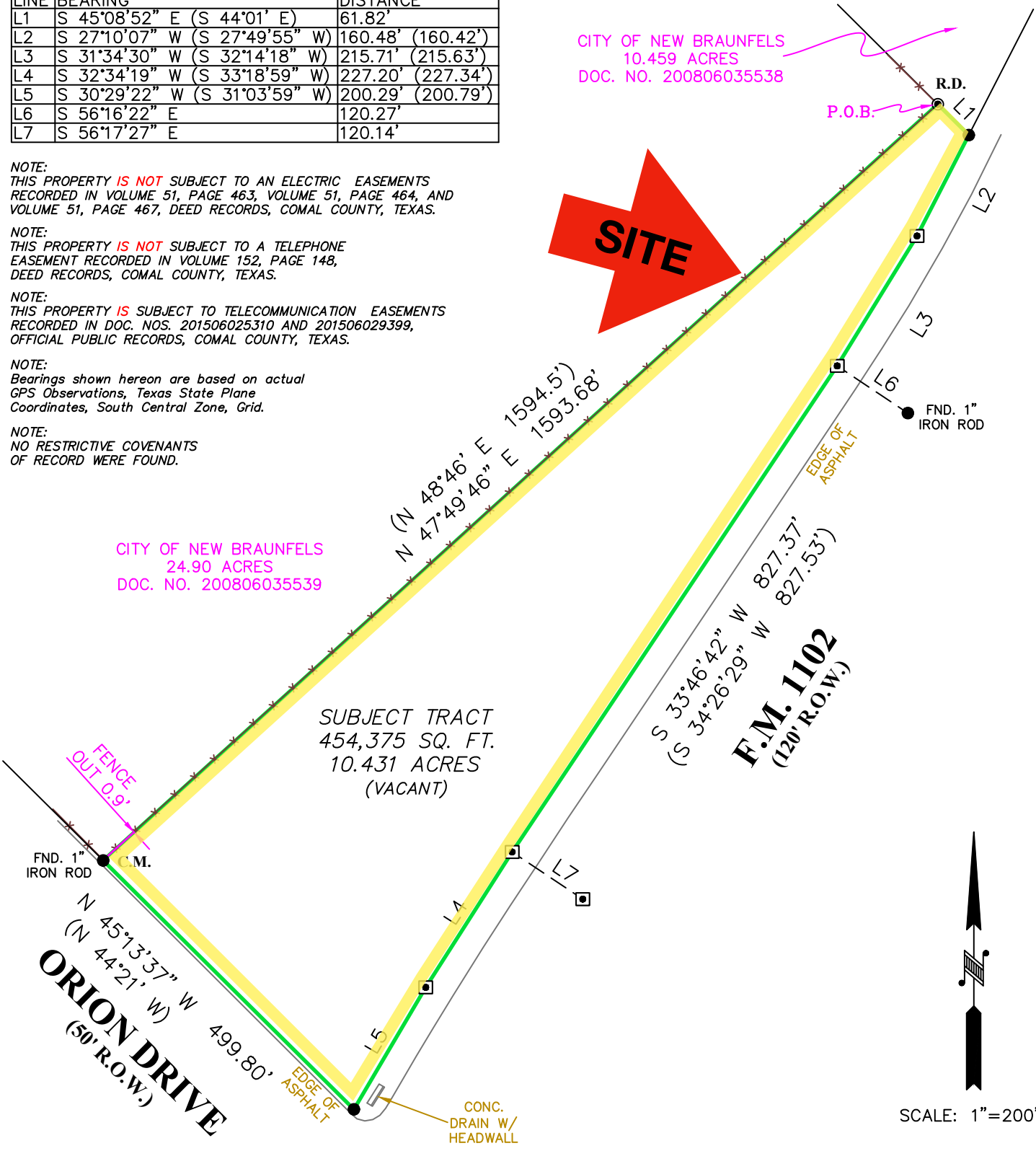
(N 48°46' E 1594.5')
(N 47°49'46" E 1593.68')
(S 33°46'42" W 827.37')
(S 34°26'29" W 827.53')
F.M. 1102
(120' R.O.W.)

FENCE
OUT 0.9'
FND. 1" IRON ROD
C.M.
N 45°13'37" W 499.80'
(N 44°21' W)
ORION DRIVE
(50' R.O.W.)

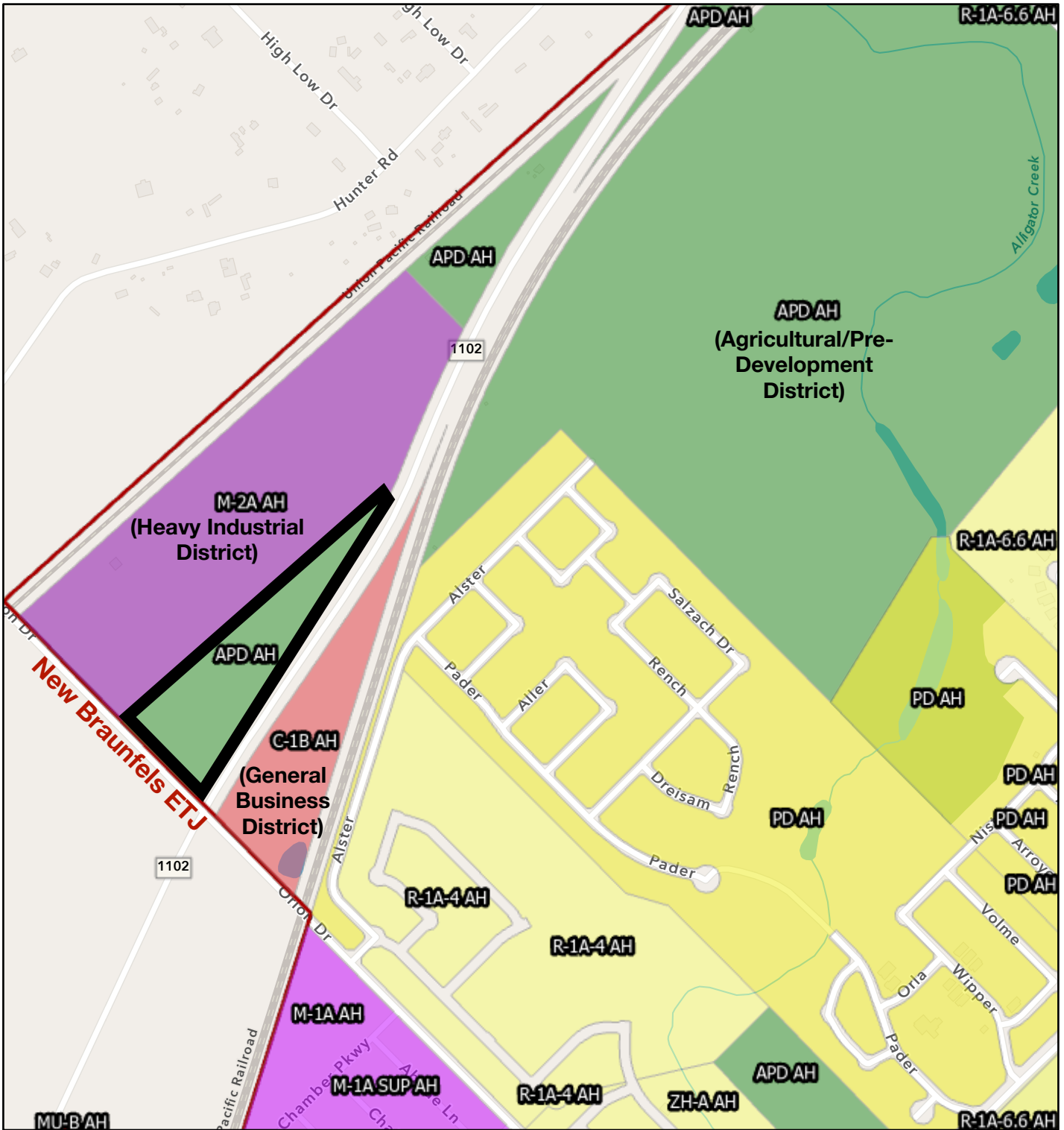
CONC.
DRAIN W/
HEADWALL

SCALE: 1"=200'

THIS SURVEY IS
ACKNOWLEDGED AND
IS ACCEPTED:



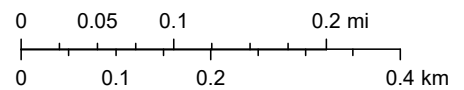
City of New Braunfels ArcGIS Web Map



4/2/2024, 12:38:52 PM

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Zoning	MU-B	ZH-A
APD	PD	Zoning Labels
C-1B	R-1A-4	ETJ
M-1A	R-1A-6.6	City Limits
M-2A		City Limits

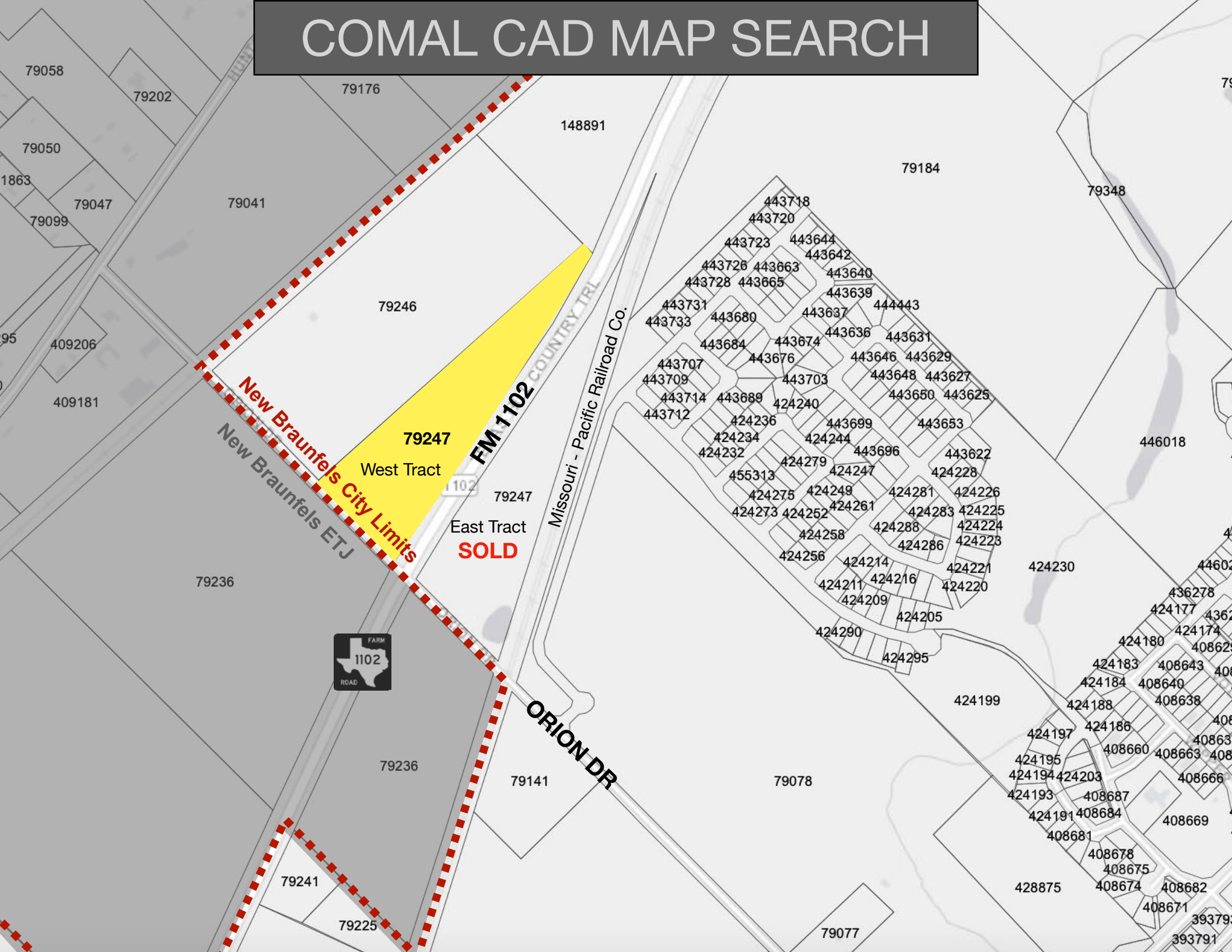


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ArcGIS Web AppBuilder

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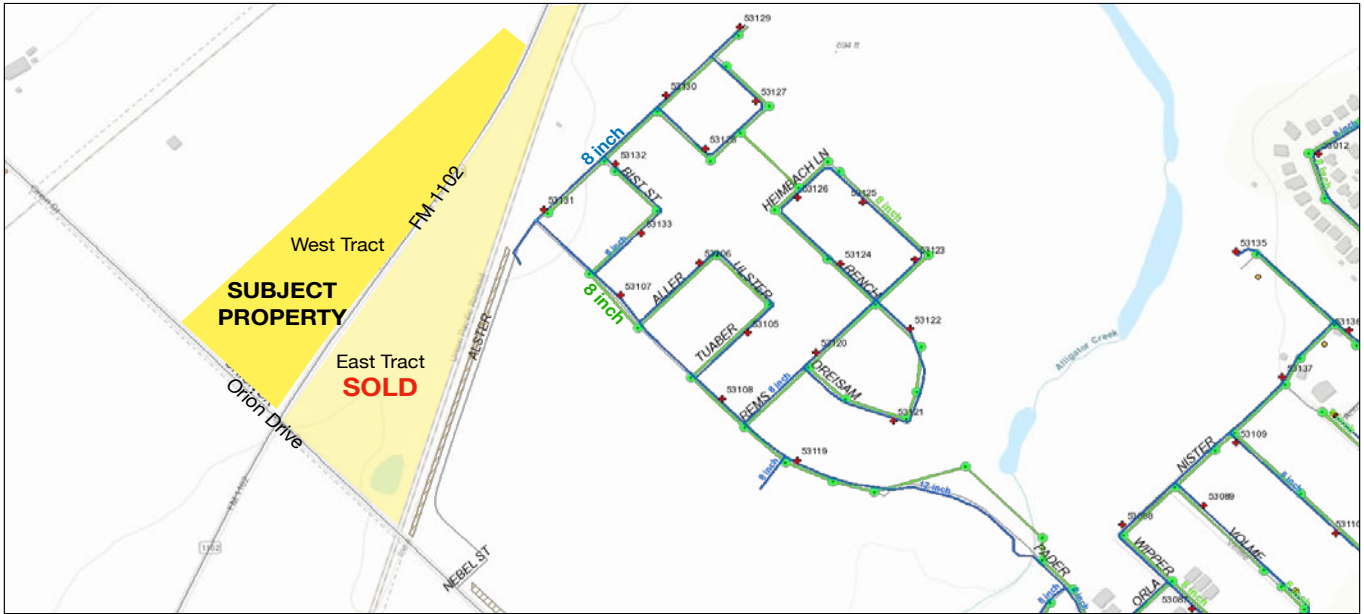
COMAL CAD MAP SEARCH



COMAL CAD MAP SEARCH

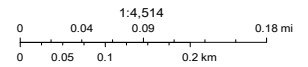
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NBU Water / Wastewater Line Locations



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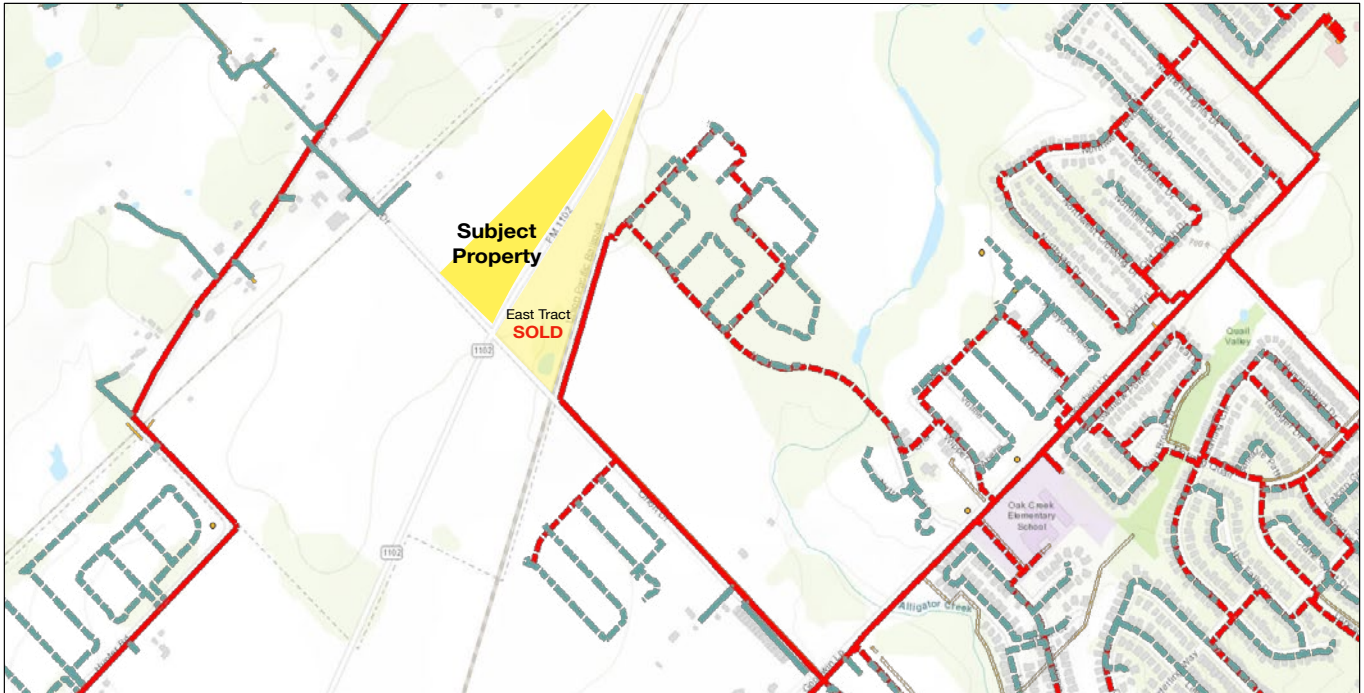
- Water Mains
- Pressure Mains
- Fire Hydrants
- Sewer Force Mains
- Sewer Mains
- wwManhole
- <all other values>
- Manhole
- Vault
- Streets
- Easement Areas
- Easement Lines
- Easement Points



City of Austin, City of New Braunfels, Comal County, Texas Parks & Wildlife, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA

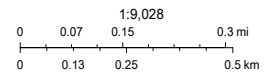
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NBU Electric Line Locations



1/27/2023, 12:16:11 PM

- Easement Areas
- Easement Lines
- Easement Points
- Primary UG Conductor - Energized Phases
- Primary OH Conductor - Energized Phases
- 1
- 2
- 3
- 1
- 2
- 3



City of Austin, City of New Braunfels, Comal County, Texas Parks & Wildlife, Esri, HERE, Garmin, INCREMENT P, Intermap, USGS, METINASA, EPA, USDA

All maps are provided for informational purposes only "as is," without any warranty or representation as to the accuracy, timeliness, currency, or completeness of these datasets. This map does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.



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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

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Designated Broker of Firm	License No.	Email	Phone
Joe Willie McAllister	336887	joewillie@matexas.com	512-472-2100
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Spencer Everett Collins	345335	spence@matexas.com	512-472-2100
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date