

LAND FOR SALE & LEASE

# 1239 BARBAROSA ROAD NEW BRAUNFELS

1239 BARBAROSA ROAD, NEW BRAUNFELS, TX 78130



FOR SALE

**KW COMMERCIAL | HERITAGE**

1717 N Loop 1604 E  
San Antonio, Texas 78232



Each Office Independently Owned and Operated

*PRESENTED BY:*

**TODD HESS**

O: (210) 493-3030  
C: (830) 660-0999  
todd-hess@att.net

**Judy Schlichting**

(830) 624-2400  
judyschlichtin@kw.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

# EXECUTIVE SUMMARY

1239 BARBAROSA ROAD



## OFFERING SUMMARY

**PRICE:** \$1,674,990

**LOT SIZE:** 8.54 Acres

**ZONING:** R2 AH

## PROPERTY OVERVIEW

Approximately 8.545 acres of land for development zoned M2 AH, to be purchased with land next door at 1255 Saur, making 15.338 +/- acres. Some of the possibilities for this zoning are adult home, day care, plant nursery, tiny home village, multi family, condominium. See the full list in documents. In close proximity to major New Braunfels employment centers, entertainment options and schools. With the immediate area experiencing significant residential growth, the property is ideal for additional commercial development. New Braunfels is the second fastest growing city in the US with a population under 100,000. Lennar Homes is building Grace Meadows almost next door, a 319 lot subdivision at Barbarosa and Alves Lane. Other proposed housing on Barbarosa are Villa's at Creekside Townhomes, 198 units, and Bainbridge at Creekside which is 291 units.



**KW COMMERCIAL | HERITAGE**  
1717 N Loop 1604 E  
San Antonio, Texas 78232



Each Office Independently Owned and Operated

**TODD HESS**  
O: (210) 493-3030  
C: (830) 660-0999  
todd-hess@att.net

**Judy Schlichting**  
(830) 624-2400  
judyschlichtin@kw.com

# LOCATION & HIGHLIGHTS

1239 BARBAROSA ROAD



## LOCATION INFORMATION

Building Name: 1239 Barbarosa Road New Braunfels,  
Street Address: 1239 Barbarosa Road  
City, State, Zip: New Braunfels, TX 78130  
County: Comal

## LOCATION OVERVIEW

Subdivision Timmerman



## PROPERTY HIGHLIGHTS

- Multifamily or Single Family

**KW COMMERCIAL | HERITAGE**  
1717 N Loop 1604 E  
San Antonio, Texas 78232



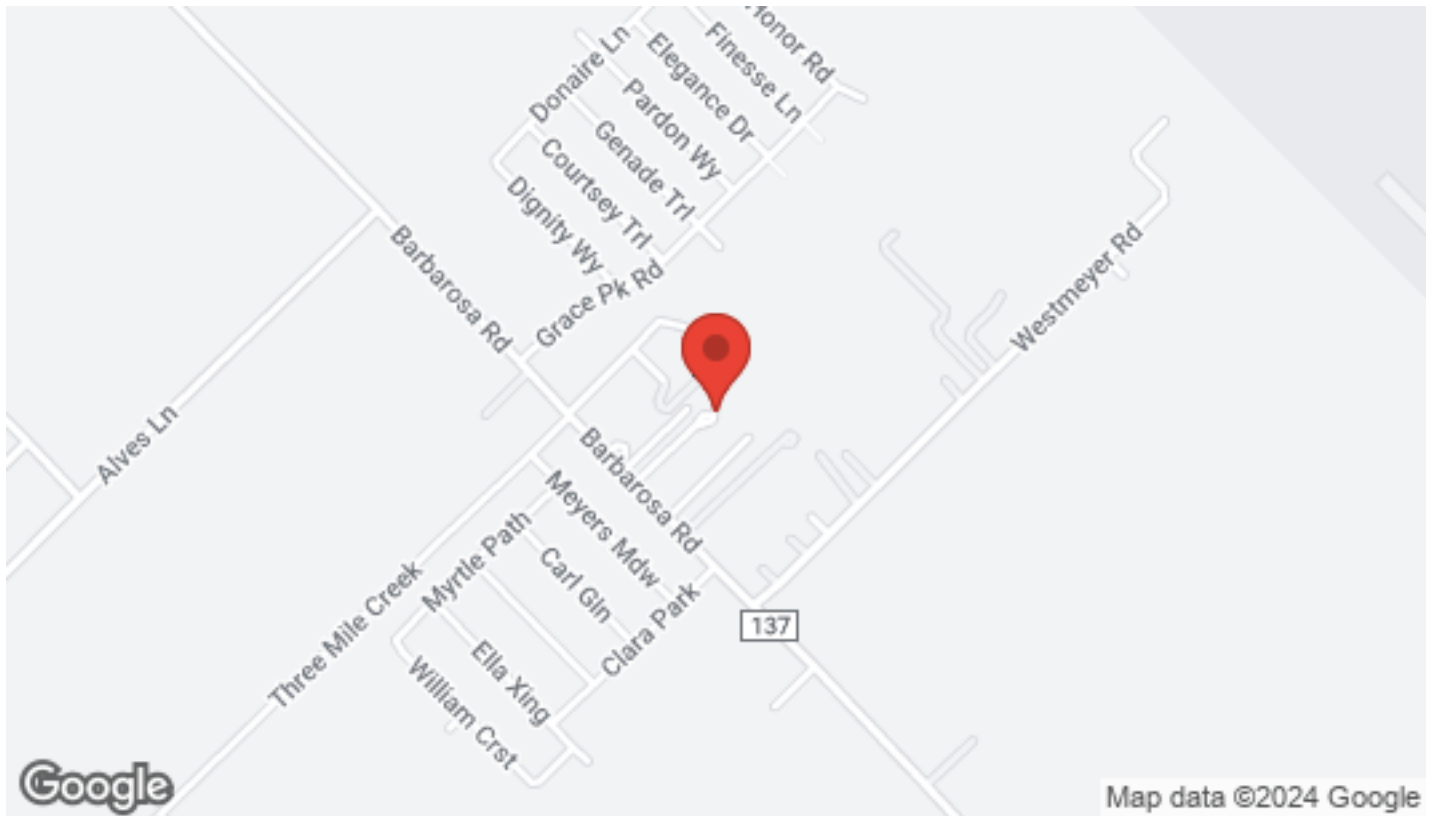
Each Office Independently Owned and Operated

**TODD HESS**  
O: (210) 493-3030  
C: (830) 660-0999  
todd-hess@att.net

**Judy Schlichting**  
(830) 624-2400  
judyschlichtin@kw.com

# LOCATION MAPS

1239 BARBAROSA ROAD



**KW COMMERCIAL | HERITAGE**

1717 N Loop 1604 E  
San Antonio, Texas 78232



Each Office Independently Owned and Operated

**TODD HESS**

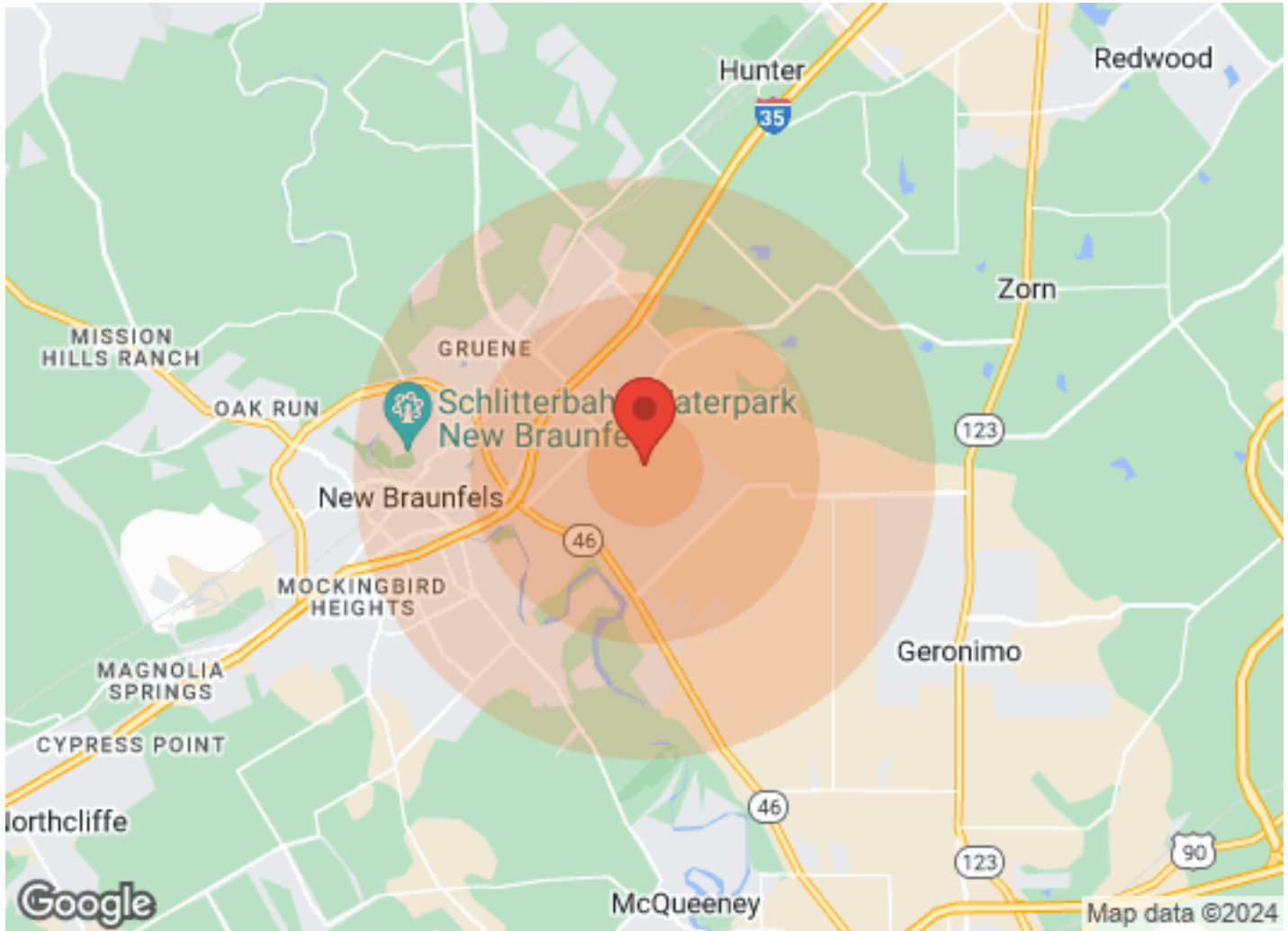
O: (210) 493-3030  
C: (830) 660-0999  
todd-hess@att.net

**Judy Schlichting**

(830) 624-2400  
judyschlichtin@kw.com

# DEMOGRAPHICS

1239 BARBAROSA ROAD



|                   | 1 Mile | 3 Miles | 5 Miles |                     | 1 Mile | 3 Miles  | 5 Miles  |
|-------------------|--------|---------|---------|---------------------|--------|----------|----------|
| <b>Population</b> |        |         |         | <b>Income</b>       |        |          |          |
| Male              | N/A    | 6,840   | 25,873  | Median              | N/A    | \$55,488 | \$56,856 |
| Female            | N/A    | 7,269   | 27,624  | < \$15,000          | N/A    | 436      | 1,752    |
| Total Population  | N/A    | 14,109  | 53,497  | \$15,000-\$24,999   | N/A    | 586      | 1,899    |
|                   |        |         |         | \$25,000-\$34,999   | N/A    | 643      | 2,393    |
| <b>Age</b>        |        |         |         | \$35,000-\$49,999   | N/A    | 722      | 2,671    |
| Ages 0-14         | N/A    | 3,242   | 11,199  | \$50,000-\$74,999   | N/A    | 954      | 3,887    |
| Ages 15-24        | N/A    | 2,045   | 7,505   | \$75,000-\$99,999   | N/A    | 1,144    | 3,302    |
| Ages 25-54        | N/A    | 5,067   | 19,826  | \$100,000-\$149,999 | N/A    | 404      | 2,893    |
| Ages 55-64        | N/A    | 1,464   | 5,993   | \$150,000-\$199,999 | N/A    | 53       | 533      |
| Ages 65+          | N/A    | 2,291   | 8,974   | > \$200,000         | N/A    | 52       | 559      |
|                   |        |         |         | <b>Housing</b>      |        |          |          |
| <b>Race</b>       |        |         |         | Total Units         | N/A    | 5,429    | 22,611   |
| White             | N/A    | 12,403  | 47,820  | Occupied            | N/A    | 5,052    | 20,198   |
| Black             | N/A    | 179     | 591     | Owner Occupied      | N/A    | 3,106    | 13,252   |
| Am In/AK Nat      | N/A    | 29      | 81      | Renter Occupied     | N/A    | 1,946    | 6,946    |
| Hawaiian          | N/A    | N/A     | 4       | Vacant              | N/A    | 377      | 2,413    |
| Hispanic          | N/A    | 5,678   | 18,319  |                     |        |          |          |
| Multi-Racial      | N/A    | 2,878   | 9,614   |                     |        |          |          |

## KW COMMERCIAL | HERITAGE

1717 N Loop 1604 E  
San Antonio, Texas 78232



Each Office Independently Owned and Operated

## TODD HESS

O: (210) 493-3030  
C: (830) 660-0999  
todd-hess@att.net

## Judy Schlichting

(830) 624-2400  
judyschlichtin@kw.com