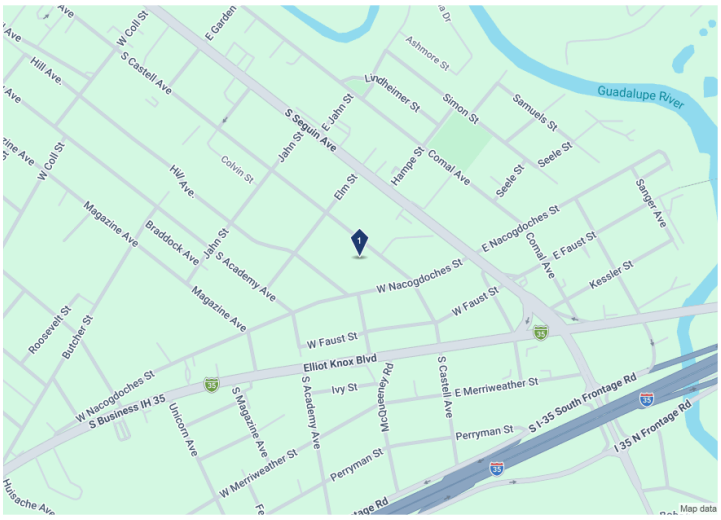
822 S Castell Ave

New Braunfels, TX 78130 (Comal County) - Comal County Submarket

★★☆☆☆ Office





Sale Summary

Sold	5/31/2024	Built	1928
Sale Price	$425,000 ($372.81/SF)	Land Area	0.34 AC/14,671 SF
RBA	1,140 SF	Sale Comp Status	Research Complete
Price Status	Confirmed	Sale Comp ID	6743417

Contacts

Type	Name	Location	Phone
True Buyer	Linda Panozzo	New Braunfels, TX 78130	-
Contacts	Linda Panozzo (210) 264-4513		
True Seller	Richard Beach Family	New Braunfels, TX 78132	(210) 844-6309
Contacts	Richard Beach (210) 844-6309		
Listing Broker	RE/MAX GO	New Braunfels, TX 78130	(830) 299-4524
Contacts	Mark Wolfington (512) 917-0137		

Transaction Details

Sale Date	5/31/2024	Time On Market	6 Months 1 Day
Sale Price	$425,000 ($372.81/SF)	Hold Period	81 Months
Land Price	$1,261,876/AC ($28.97/SF)	Zoning	M-1 and residential use
Sale Type	Owner User		
Parcel Number	01-0000-0345-00		

Assessment At Sale

Assessed Year	Total Assessed	Improved Assessed	Land Assessed	% Improved	Tax Amount
2024	$0	$0	$0	-	$5,519.09

Sale History

Sale Date	Price	Sale Type	Buyer	Seller
12/8/2025	Not Disclosed	Individual Property	Clubhouse On Castell Inc	Panozzo Darrell

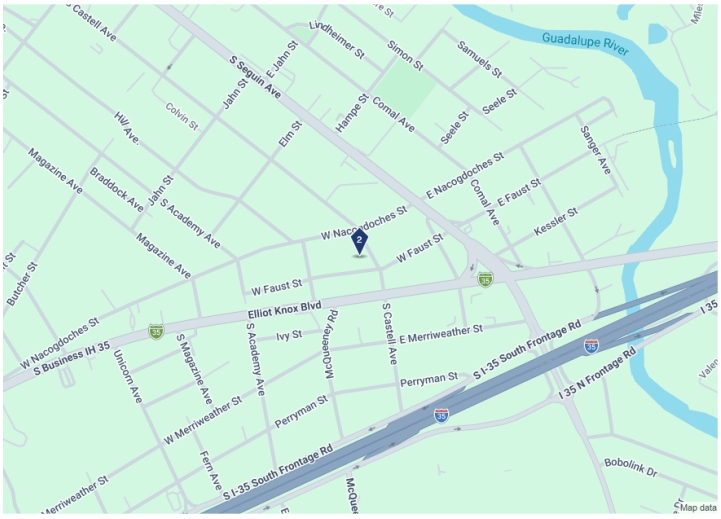
Sale History (Continued)

Sale Date	Price	Sale Type	Buyer	Seller
5/31/2024	$425,000 ($372.81/SF)	Owner User	Linda Panozzo	Richard Beach Family
8/1/2017	Not Disclosed	Investment	-	-

Property Details

Location	Suburban	Elevators	None
Tenancy	Single	Building Class	C
Owner Occupied	Yes	Construction	Wood Frame
Stories	1	Building FAR	0.08
Typical Floor	1,140 SF		
Parking Spaces	7.02/1,000 SF; 8 Surface Spaces		





Sale Summary

Sold	2/4/2022	Price/SF Land	$21.10
Sale Price	$340,000	Price Status	Confirmed
Land Area AC	0.37	Sale Comp Status	Public Record
Land Area SF	16,117	Sale Comp ID	5874798
Price/AC Land	$918,930		

Contacts

Type	Name	Location	Phone
Recorded Seller	Ronald A. Brietzke	-	-
Listing Broker	Century 21 River & Ridge	New Braunfels, TX 78132	(210) 355-0302
Contacts	Diana Colbath (210) 355-0302		

Transaction Details

Sale Date	2/4/2022	Time On Market	1 Month 25 Days
Sale Price	$340,000	Hold Period	107 Months
Land Price	$918,930/AC ($21.10/SF)	Zoning	C-1A
Sale Type	Investment		

Assessment At Sale

Assessed Year	Total Assessed	Improved Assessed	Land Assessed	% Improved	Tax Amount
2022	$0	$0	$0	-	-

Sale History

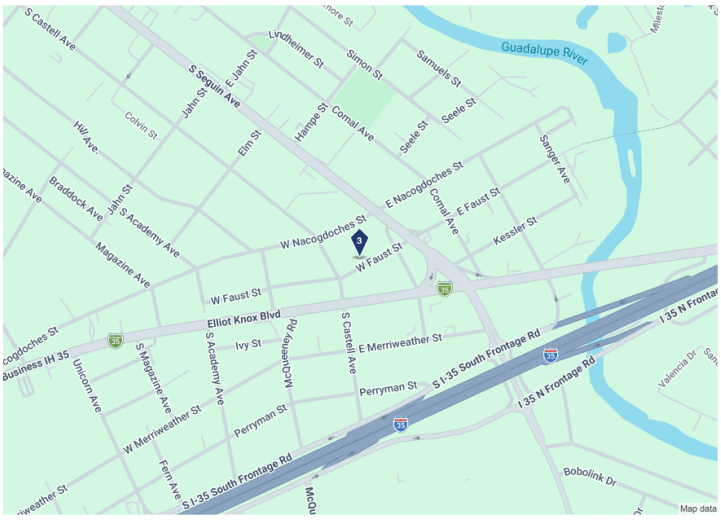
Sale Date	Price	Sale Type	Buyer	Seller
2/4/2022	$340,000 ($918,930/AC)	Investment	-	Ronald A. Brietzke
3/18/2013	$130,000 ($342,101/AC)	Individual Property*	Ronald A. Brietzke	Mandell Arlayne N & Ronald A Brietzke

*Non-arms Length Sale Comp

Property Details

Topography	Level	Number of Lots	1
On-Sites	Raw land	Zoning	C-1A
Proposed Use	Auto Repair, Bar, Medical, Office, Office Park, Restaurant, Retail		
Off-Sites	Cable, Curb/Gutter/Sidewalk, Electricity, Gas, Irrigation, Sewer, Streets, Telephone, Water		





Sale Summary

Sold	12/5/2025	Built/Renovated	1942/2024
Sale Price	$360,000 ($384.20/SF)	Land Area	0.21 AC/9,148 SF
RBA (% Leased)	937 SF (100%)	Sale Comp Status	Public Record
Price Status	Confirmed	Sale Comp ID	7430377

Contacts

Type	Name	Location	Phone
Recorded Seller	Owen Property Investments Llc	New Braunfels, TX 78130	-
True Seller	Owen Property Investments Llc	New Braunfels, TX 78130	-
Contacts	chris owen (830) 708-4308		
Listing Broker	Keller Williams - Commercial	San Antonio, TX 78232	(210) 493-3030
Contacts	Jennifer Kubenka (830) 837-8010		

Transaction Details

Sale Date	12/5/2025	Time On Market	4 Months 12 Days
Sale Price	$360,000 ($384.20/SF)	Hold Period	20+ Years
Land Price	$1,714,286/AC ($39.35/SF)	Zoning	C-3
Sale Type	Investment		
Parcel Number	01-0000-0660-00		

Assessment At Sale

Assessed Year	Total Assessed	Improved Assessed	Land Assessed	% Improved	Tax Amount
2025	$0	$0	$0	-	$4,459.05

Sale History

Sale Date	Price	Sale Type	Buyer	Seller
12/5/2025	$360,000 ($384.20/SF)	Investment	-	Owen Property Investments Llc

Property Details

Location	Suburban	Elevators	None
Tenancy	Single	Building Class	B
Stories	1	Construction	Wood Frame
Typical Floor	937 SF	Building FAR	0.10
Parking Spaces	4.27/1,000 SF; 1 Covered Space; 3 Surface Spaces		