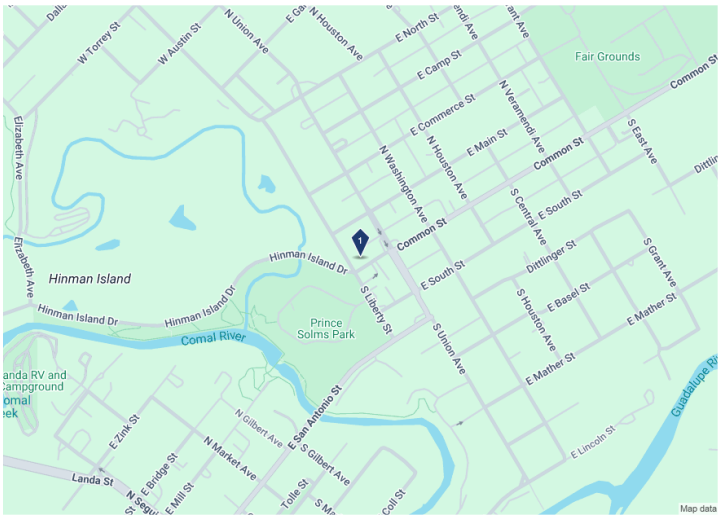
112 N Liberty Ave (Part of a 2-Property Sale)

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

★★★☆☆ Retail





Sale Summary

Sold	10/20/2023	Land Area	0.34 AC/14,810 SF
Sale Price	$391,532 ($231.95/SF)	Sale Comp Status	Research Complete
GLA (% Leased)	1,688 SF (100%)	Sale Comp ID	6565832
Price Status	Allocated	Parcel Numbers	05-0000-0324-00
Built	1924		

Contacts

Type	Name	Location	Phone
Recorded Buyer	Walker Childrens Trusts	-	(512) 573-7120
True Buyer	Elizabeth D Walker	Austin, TX 78731	(512) 573-7120
Contacts	Elizabeth Walker (512) 573-7120		
Buyer Broker	DEN Property Group	Austin, TX 78701	(512) 222-3364
Contacts	Susan Laitala (512) 663-4980		
Recorded Seller	Ronald Smithers	New Braunfels, TX 78130	(830) 609-6012
True Seller	Ronald Smithers	New Braunfels, TX 78130	(830) 609-6012
Contacts	Ronald Smithers (830) 609-6012		
Listing Broker	JB Goodwin Commercial	Austin, TX 78759	(512) 502-7804
Contacts	Andrea Curry (512) 547-0823		
Listing Broker	JB Goodwin Realtors	San Antonio, TX 78258	(210) 581-9050
Contacts	Brian Curtis (210) 708-7832, Cody Cravens (830) 643-4811		

Transaction Details

Sale Date	10/20/2023	Sale Type	Owner User
Sale Price	$391,532 ($231.95/SF)	Time On Market	7 Months 23 Days
Land Price	$1,151,565/AC ($26.44/SF)	Hold Period	20+ Years
Parcel Number	05-0000-0324-00		

Transaction Notes

A private individual sold the 6,194 acre property for an undisclosed price. The retail property was built in 1913 and sits on .45 acres of land. The buyer intends on moving or demolishing the property and utilizing the land. The information in the comparable has been verified by sources deemed reliable.

Assessment At Sale

Assessed Year	Total Assessed	Improved Assessed	Land Assessed	% Improved	Tax Amount
2023	$0	$0	$0	-	$8,470.33

Sale History

Sale Date	Price	Sale Type	Buyer	Seller
10/20/2023	$1,950,000 ($247.40/SF)	2 Property Portfolio	Elizabeth D Walker	Ronald Smithers

Property Details

Tenancy	Single	Building FAR	0.11
Parking Spaces	2.96/1,000 SF; 5 Surface Spaces		
Frontage	105' on North Liberty Avenue, 100' on Liberty Ave		

Amenities

- Air Conditioning

2026 CoStar Group - Licensed to SVN | Traditions - 1312347

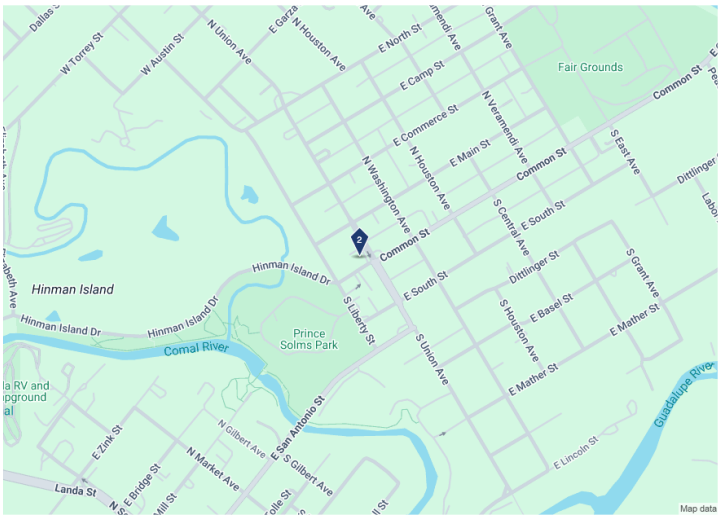
115 N Union Ave (Part of a 2-Property Sale)

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

★★☆☆☆

Retail





Sale Summary

Sold	10/20/2023	Land Area	0.45 AC/19,602 SF
Sale Price	$1,558,468 ($251.61/SF)	Sale Comp Status	Research Complete
GLA	6,194 SF	Sale Comp ID	6565832
Price Status	Allocated	Parcel Numbers	05-0000-0325-00
Built	1913		

Contacts

Type	Name	Location	Phone
Recorded Buyer	Walker Childrens Trusts	-	(512) 573-7120
True Buyer	Elizabeth D Walker	Austin, TX 78731	(512) 573-7120
Contacts	Elizabeth Walker (512) 573-7120		
Buyer Broker	DEN Property Group	Austin, TX 78701	(512) 222-3364
Contacts	Susan Laitala (512) 663-4980		
Recorded Seller	Ronald Smithers	New Braunfels, TX 78130	(830) 609-6012
True Seller	Ronald Smithers	New Braunfels, TX 78130	(830) 609-6012
Contacts	Ronald Smithers (830) 609-6012		
Listing Broker	JB Goodwin Commercial	Austin, TX 78759	(512) 502-7804
Contacts	Andrea Curry (512) 547-0823		
Listing Broker	JB Goodwin Realtors	San Antonio, TX 78258	(210) 581-9050
Contacts	Brian Curtis (210) 708-7832, Cody Cravens (830) 643-4811		

Transaction Details

Sale Date	10/20/2023	Sale Type	Owner User
Sale Price	$1,558,468 ($251.61/SF)	Time On Market	7 Months 23 Days
Land Price	$3,463,262/AC ($79.51/SF)	Hold Period	20+ Years
Parcel Number	05-0000-0325-00		

Transaction Notes

A private individual sold the 6,194 acre property for an undisclosed price. The retail property was built in 1913 and sits on .45 acres of land. The buyer intends on moving or demolishing the property and utilizing the land. The information in the comparable has been verified by sources deemed reliable.

Assessment At Sale

Assessed Year	Total Assessed	Improved Assessed	Land Assessed	% Improved	Tax Amount
2023	$0	$0	$0	-	$13,259.97

Sale History

Sale Date	Price	Sale Type	Buyer	Seller
10/20/2023	$1,950,000 ($247.40/SF)	2 Property Portfolio	Elizabeth D Walker	Ronald Smithers

Tenants at Sale

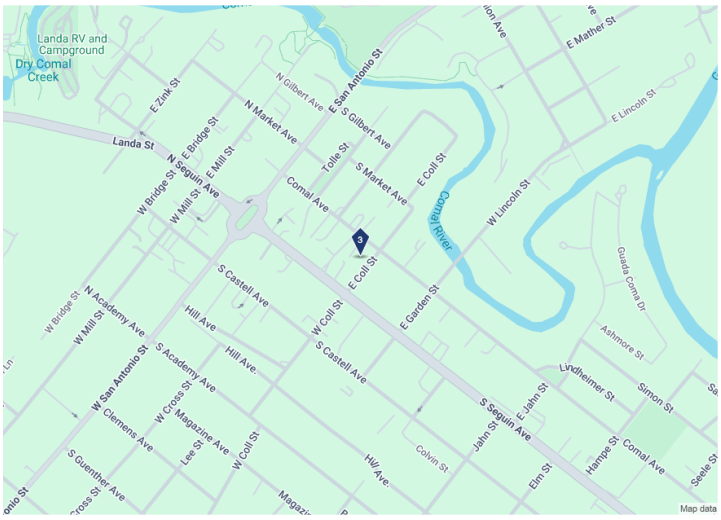
Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Happy Days Day Care Center	Unk	-	15	-	-

Showing 1 of 1 Tenants

Property Details

Tenancy	Single	Building FAR	0.32
Number of Tenants	1		
Parking Spaces	2.42/1,000 SF; 15 Surface Spaces		
Frontage	130' on Union Ave, 129' on North Union Avenue		





Sale Summary

Sold	2/19/2026	Built	1907
Sale Price	$497,500 ($368.79/SF)	Land Area	0.21 AC/9,148 SF
GLA	1,349 SF	Sale Comp Status	Public Record
Price Status	Confirmed	Sale Comp ID	7532982

Contacts

Type	Name	Location	Phone
Listing Broker	KW Commercial - Heritage	New Braunfels, TX 78130	(830) 624-2400
Contacts	Mark Hampton (210) 823-8611		

Transaction Details

Sale Date	2/19/2026	Time On Market	2 Months 22 Days
Sale Price	$497,500 ($368.79/SF)	Hold Period	20+ Years
Land Price	$2,369,048/AC ($54.39/SF)	Zoning	C-2
Sale Type	Investment		
Parcel Number	01-0000-0095-00		

Assessment At Sale

Assessed Year	Total Assessed	Improved Assessed	Land Assessed	% Improved	Tax Amount
2026	$0	$0	$0	-	$3,282.48

Sale History

Sale Date	Price	Sale Type	Buyer	Seller
2/19/2026	$497,500 ($368.79/SF)	Investment	-	-

Property Details

Building FAR	0.15