MLS#: **557387 (Closed)** List Price: **$349,000**
Selling Office Name: **(223) Non Member Office**
Selling Agent Name: **NON-MEMBER AGENT TEAM**

Co-Selling Office Name:
Sold Comments:

816 W County Line New Braunfels, TX 78130
Close Price $329,000 **Closing Date: 01/15/2025**
Ctrct Dt: **01/10/2025** Financing: **Cash**
Seller Concessions: 0



Commercial-Improved

List Price:	**$349,000**	First Right Refusal Option:	**N/A**
Orig Price:	**$349,000**		
Price/SQFT:	**$177.65**	Subdivision:	
County:	**Comal**	School District:	
Type:	**Office Building**		
#Stories:	**One**	Waterfront:	**No**
#Buildings:		Apx Acreage:	**0.400**
Zoned:	**Yes**	Lot Dimensions:	
Zoning Type:		Year Built:	**1940**
Apx SqFt:	**1,852**	Year Built Src:	**Appraisal District**
Source SqFt:	**Appraisal District**	In City Limits:	**Yes**

Construction Status: **Complete Construction**

Legal Description: **D M, Block 1, Lot 2**
Property ID: **80255** Geo ID: Lot/Block:
Road Frontage: Apx Office SqFt: Apx Retail SqFt: Apx Whse SqFt:
Avg Ann Gross Inc: Avg Ann Grs Exp: Lease Basis: Net Pass Thru:
Bldg Center Name: Lease Type: Pass Thru Basis:
Lease Rate: ETJ: **No**
Access: FEMA Flood Plain: **No**
Front Faces: Current Gross:
Sprinkler System:

Owner(s) Legal Name: **Helmly Rentals, LLC**
Concession: **If Yes, the Seller may consider a Buyer concession if it is included in an offer.**
Concession In Price:
Earnest Money: Also For Rent: Additional MLS#: Currently Leased:
Documents on File:
Financing Avail: **Utilities**
Possession: **Closing, Funding** Sale Type: **Resale**
Prospects Exempt: **No** Short Sale:
Agent Disclosure:
Community Web:
Exemptions:
Listing Type: **Exclusive Right to Lease**
Multiple PID #'s:
Sale Type: **Resale** Tax Annl Amt:
Taxed by Mult Counties: Estimated Tax: Tax Rate: **1.73** Tax Year: **2023**

Parking: **1-5 Spaces, Attached Garage, Side Entry Garage**
Constr Materials: **Brick Veneer, Siding-Vertical, Siding-Vinyl, Wood**
Foundation: **Pillar/Post/Pier, Slab** Roof:
Heat: **1 Unit, Electric** Flooring: **Ceramic Tile, Unfinished, Wood**
A/C: **1 Unit, Electric** Rail Service: **No**
Water/Sewer: **City Water, Public Sewer** Attic: **Access Only**
Amenities: **None**
Disability Feat: **Ramped Entrance, Wheelchair Ramps**
Other Utilities: **City Electric, City Garbage**
Water Features/View: **None**
Topo/Land Desc: **.25-.5 Acres, Mature Trees**
Sale Includes:
Lease Includes: **Building(s), Land**
Access/Road Surface: **Asphalt, City Street, Public Maintained Road, Sidewalks**

Lockbox Type:
Lockbox Loc:

Public Remarks:
Commercially zoned C-1 property located on W. County Line Road in New Braunfels. This property has previously been used as a Retail/Sales office for a Mattress and Bed retailer. It has also been used as the office for a Roofing Company. This location is convenient to Walnut Ave, FM 725 and IH 35. It is conveniently located to several NBISD schools as well as several subdivisions. This would be a great site for electrical, plumbing, HVAC or other companies servicing the residential or commercial industry. Our site offers parking spaces at the front of the office. The total space is noted as 1,852 sqft and does not include all of the enclosed space.
Agent Only Remarks:
Please call Agent or Showing Time for Instructions.

Directions:
Head east on I-35 N, Take exit 187 toward Farm to Market Rd 725/Seguin Ave/Lake McQueeney, Merge onto I 35 N Frontage Rd, Turn right onto S Seguin Ave, Turn right onto W County Line Rd, Destination will be on the right.
Showing Instructions:

Appointment Only, Showing Service, Showing Service App

Showing Phone: Show Phone 2:

DOM: **113** CDOM: **280** IDX: **Yes**
List Date: **09/19/2024** Expire Date:

Internet: **Yes** Disp Addr: **Yes** Allow AVM: **Yes** Allow Cmts: **Yes**
Off Market Date: **01/10/2025** Pending Date: **01/10/2025**
Option End Date: **01/11/2025** Tentative Close Dt: **01/17/2025**

Listing Office: **(1184) Keller Williams Heritage**
Office Phone: **210-493-3030**

List Agent: **Mark Hampton**
Agent Email: **Mark@MarkHamptonHomes.com**
Contact #: **(210) 823-8611**





Prepared By: Travis Taylor

Date Printed: 06/04/2026

Information Deemed Reliable But Not Guaranteed

MLS#: **537596 (Closed)** List Price: **$239,500**
Selling Office Name: **(223) Non Member Office**
Selling Agent Name: **NON-MEMBER AGENT**

Co-Selling Office Name:
Sold Comments: **The concession was a 1 year home warranty.**

241 W Merriweather Street New Braunfels, TX 78130
Close Price $220,000 **Closing Date: 10/11/2024**
Ctrct Dt: **10/03/2024** Financing: **Conventional**
Seller Concessions: 575.00



Commercial-Improved

List Price: **$239,500**
Orig Price: **$319,000**
Price/SQFT: **$214.01**
County: **Comal**
Type: **Office Building, Other-See Remarks**
#Stories: **One**
#Buildings:
Zoned: **Yes**
Zoning Type: **C-3**
Apx SqFt: **1,028**
Source SqFt: **Appraisal District**
Construction Status: **Complete Construction**

First Right Refusal Option: **N/A**
Subdivision: **Highway Add**
School District: **New Braunfels ISD**
Waterfront: **No**
Apx Acreage: **0.207**
Lot Dimensions: **60X150**
Year Built: **1930**
Year Built Src: **Appraisal District**
In City Limits: **Yes**

Legal Description: **HIGHWAY ADDITION, NEW CITY BLOCK 1072, LOT 6**
Property ID: **794** Geo ID: **10000071700** Lot/Block: **6/1072**
Road Frontage: Apx Office SqFt: Apx Retail SqFt: Apx Whse SqFt:
Avg Ann Gross Inc: Avg Ann Grs Exp: Lease Basis: Net Pass Thru:
Bldg Center Name: Lease Type: Pass Thru Basis:
Lease Rate: ETJ: **No**
Access: FEMA Flood Plain: **No**
Front Faces: **North-West** Current Gross:
Sprinkler System:

Owner(s) Legal Name: **Ramos Manuel J Jr**
Concession: **If Yes, the Seller may consider a Buyer concession if it is included in an offer.**
Concession In Price:
Earnest Money: Also For Rent: **Yes** Additional MLS#: Currently Leased: **Yes**
Documents on File: **Lead Based Paint Addendum, Seller's Disclosure**
Financing Avail: **None**
Possession: **Closing, Funding** Sale Type: **Resale**
Prospects Exempt: **No** Short Sale:
Agent Disclosure:
Community Web:
Exemptions:
Listing Type: **Exclusive Right to Sell**
Multiple PID #'s:
Sale Type: **Resale** Tax Annl Amt: **$3,298**
Taxed by Mult Counties: Estimated Tax: Tax Rate: **1.73** Tax Year: **2023**

Parking: **1-5 Spaces**
Constr Materials: **Wood**
Foundation: **Pillar/Post/Pier** Roof: **Metal**
Heat: **1 Unit, Central, Electric** Flooring: **Hardwood, No Carpet, Wood**
A/C: **1 Unit, Central, Electric, Window/Wall Unit(s)** Rail Service: **No**
Water/Sewer: **City Water, Public Sewer** Attic: **Access Only**
Amenities: **None**
Disability Feat: **Level Drive, Level Lot, No Carpet**
Other Utilities: **City Electric, City Garbage**
Water Features/View: **None**
Topo/Land Desc: **0-.25 Acres, Level, Mature Trees**
Sale Includes:
Lease Includes: **None**
Access/Road Surface: **City Street, Interstate Hwy-1 mi or Less, Paved, Street Lights**

Lockbox Type: **None**
Lockbox Loc: **None**

Public Remarks:
SUPERB OPPORTUNITY CLOSE TO DOWNTOWN NEW BRAUNFELS AND A FEW BLOCKS OFF OF IH35! THIS 1930, 3 BEDROOM, 1 BATH HOUSE IS ZONED C-3 AND ALLOWS FOR AN ABUNDANCE OF OPPORTUNITIES! ORIGINAL HARDWOOD FLOORS, A METAL ROOF, A COVERED FRONT PORCH AND A DECK ARE SOME OF THE OTHER QUALITIES THIS PROPERTY PROVIDES IN ADDITION TO THE EXCELLENT LOCATION! DON'T LET THIS ONE PASS YOU BY, IT COULD BE THE INVESTMENT YOU'VE BEEN WAITING FOR!
Agent Only Remarks:
Tenant Occupied. Showing only after an accepted offer. Please verify zoning use with the city. Buyer's agent to verify if the C-3 zone use is suitable for their clients. Buyer's agent to verify measurements.

Directions:
From the intersection of Business 35 and S. Castell, turn Southeast onto S. Castell, then turn right onto W. Merriweather. The property will be on the left side.
Showing Instructions:

Showing Service, Other-See Remarks

Showing Phone: **210-222-2227** Show Phone 2: **210-834-3263**

DOM: **185** CDOM: **185** IDX: **Yes** Internet: **Yes** Disp Addr: **Yes** Allow AVM: **No** Allow Cmts: **No**
List Date: **03/19/2024** Expire Date: Off Market Date: **10/03/2024** Pending Date: **10/03/2024**
Option End Date: **09/27/2024** Tentative Close Dt: **10/10/2024**

Currently Lsd: **Yes** Lse Expire Date: **07/31/2025**

Listing Office: **(45) Property Professionals, Inc** List Agent: **Roy Guzman**
Office Phone: **(830) 625-8065** Agent Email: **roy@propertynb.com**
Contact #: **(210) 834-3263**



Prepared By: Travis Taylor Date Printed: 06/04/2026

Information Deemed Reliable But Not Guaranteed

MLS#: **527275 (Closed)** List Price: **$339,000**
Selling Office Name: **(1570) RE/MAX GO - NB**
Selling Agent Name: **Frank Bisono**

Co-Selling Office Name:
Sold Comments:

142 S Live Oak Avenue New Braunfels, TX 78130
Close Price $339,000 **Closing Date: 01/25/2024**
Ctrct Dt: Financing:
Seller Concessions: 0



Commercial-Improved

List Price: **$339,000**
Orig Price: **$349,000**
Price/SQFT: **$375.00**
County: **Comal**
Type: **Medical/Dental, Office Building, Retail/Shop**
#Stories: **One**
#Buildings:
Zoned: **Yes**
Zoning Type:
Apx SqFt: **904**
Source SqFt: **Appraisal District**
Construction Status: **Complete Construction**

First Right Refusal Option: **YES**
Subdivision: **Highland Park**
School District: **New Braunfels ISD**
Waterfront: **No**
Apx Acreage: **0.186**
Lot Dimensions:
Year Built: **1982**
Year Built Src: **Appraisal District**
In City Limits: **Yes**

Legal Description: **HIGHLAND PARK, BLOCK 14, LOT 7 S 92**
Property ID: **31093** Geo ID: **220250018600**
Road Frontage: Apx Office SqFt: Apx Retail SqFt: Lot/Block: **7/14**
Avg Ann Gross Inc: Avg Ann Grs Exp: Lease Basis: Apx Whse SqFt:
Bldg Center Name: Lease Type: Net Pass Thru:
Lease Rate: Pass Thru Basis:
Access: FEMA Flood Plain: **No** ETJ: **No**
Front Faces: Current Gross:
Sprinkler System:

Owner(s) Legal Name: **Taylor Grace Homes**
Concession: **If Yes, the Seller may consider a Buyer concession if it is included in an offer.**
Concession In Price:
Earnest Money: Also For Rent: Additional MLS#: Currently Leased:
Documents on File: **Seller's Disclosure**
Financing Avail: **None**
Possession: **Closing, Funding** Sale Type: **Resale**
Prospects Exempt: **Yes** Short Sale:
Agent Disclosure:
Community Web:
Exemptions:
Listing Type: **Exclusive Right to Sell**
Multiple PID #'s:
Sale Type: **Resale** Tax Annl Amt: **$2,896**
Taxed by Mult Counties: Estimated Tax: Tax Rate: **1.89** Tax Year: **2023**

Parking: **1-5 Spaces, None-Carport, None-Garage**
Constr Materials: **Siding-Vinyl**
Foundation: **Pillar/Post/Pier** Roof: **Shingle-Composition**
Heat: **1 Unit, Central** Flooring: **Tile, Vinyl**
A/C: **1 Unit, Central** Rail Service: **Unknown**
Water/Sewer: **City Water** Attic: **Pull Down Stairs**
Amenities: **None**
Disability Feat: **None**
Other Utilities: **City Electric, Electricity Available, Electricity on Property**
Water Features/View: **None**
Topo/Land Desc: **0-.25 Acres**
Sale Includes:
Lease Includes: **None**
Access/Road Surface: **City Street**

Lockbox Type: **Combo**
Lockbox Loc: **Door-Front**

Public Remarks:
LOCATION LOCATION LOCATION!! This recently renovated home offers modern comfort and style. The interior features new flooring and fresh paint, creating a clean and inviting atmosphere. A new AC system ensures year-round comfort, and the newly remodeled bathroom adds a touch of luxury. The kitchen boasts new appliances, making cooking a delight. Step outside onto the brand-new deck, perfect for outdoor relaxation and entertainment. The large lot allows plenty of space for get togethers or business mixers. Located just minutes from downtown New Braunfels, you'll have easy access to shopping, dining, and entertainment. This home is a true gem, combining updated features with a great location. BONUS IS THAT THIS HOME IS ZONED C-3. Call for more info if interested in the perks of the zoning!! Call TODAY for your exclusive showing. $5000 towards closing cost with full price offer or higher. Property eligible for a $5000 grant through our preferred lender.
Agent Only Remarks:
This property is also listed as a residential listing 525261. Please verify schools and room sizes. Send all offers to Mercy@househuntersnb.com and cc RealEstateWithJaqui@gmail.com Happy Showing!

Directions:

From I35, Exit 185, turn onto IH35 BL N, continue onto Spur St, then right onto S Live Oak Ave, property will be on the right.
Showing Instructions:
Call First-Go, Showing Service, Showing Service App

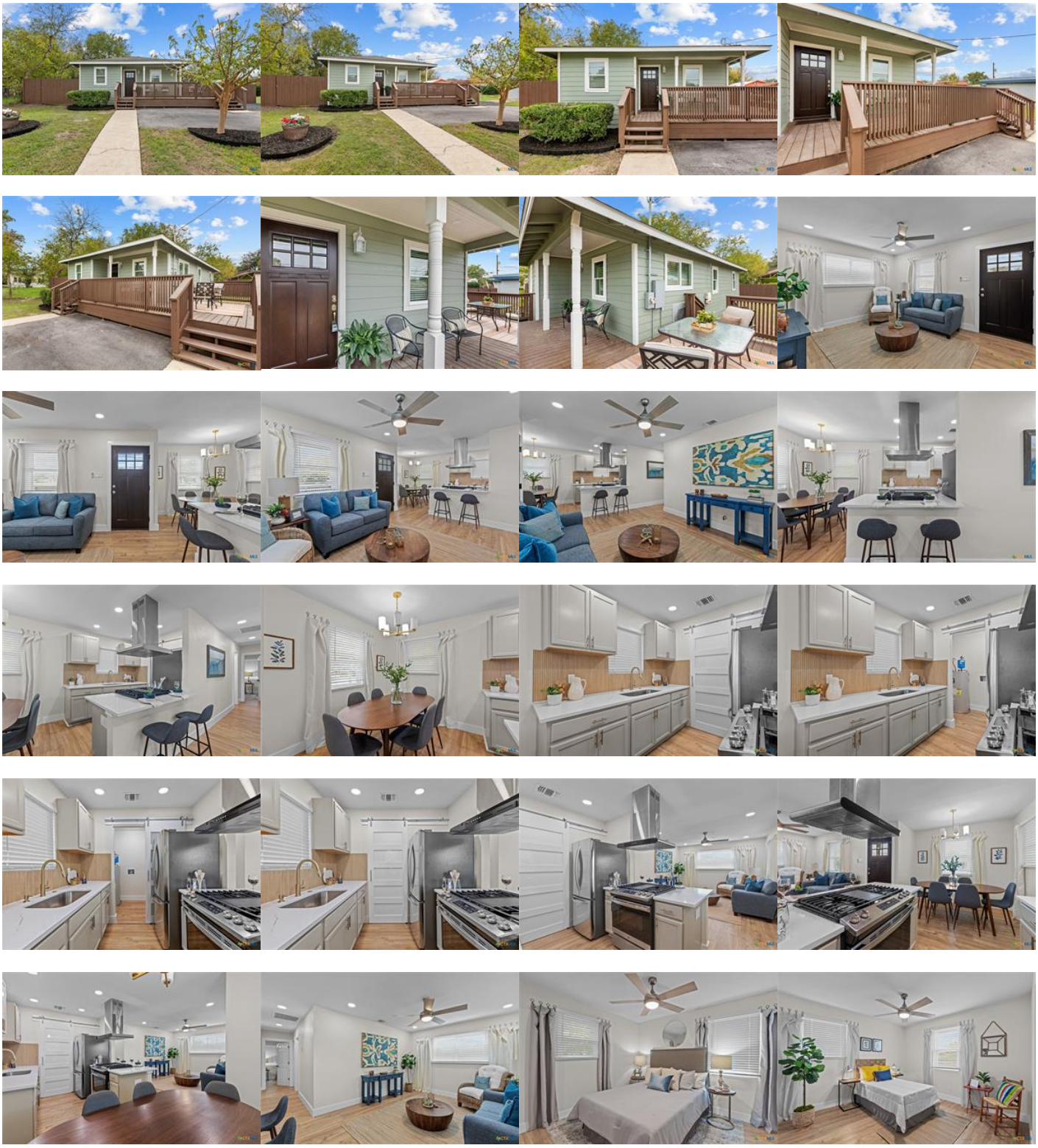
Showing Phone: **210-222-2227** Show Phone 2:

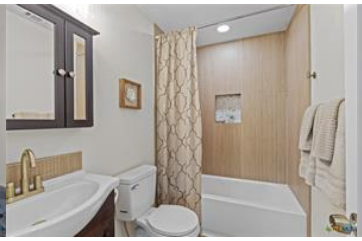
DOM: **65** CDOM: **65** IDX: **Yes**
List Date: **11/21/2023** Expire Date:

Internet: **Yes** Disp Addr: **Yes** Allow AVM: **No** Allow Cmts: **No**
Off Market Date: **01/26/2024** Pending Date:
Option End Date: **01/25/2024** Tentative Close Dt: **01/31/2024**

Listing Office: **(2124) House Hunters NB**
Office Phone: **(830) 312-8090**

List Agent: **Mercy Boatright-Wood**
Agent Email: **mercy@househuntersnb.com**
Contact #: **(830) 312-9289**








Prepared By: Travis Taylor

Date Printed: 06/04/2026

Information Deemed Reliable But Not Guaranteed

MLS#: **526687 (Closed)** List Price: **$425,000**
Selling Office Name: **(2187) eXp Realty LLC**
Selling Agent Name: **Linda Panozzo**

Co-Selling Office Name:
Sold Comments:

822 S Castell Avenue New Braunfels, TX 78130
Close Price $425,000 **Closing Date: 05/31/2024**
Ctrct Dt: **03/20/2024** Financing: **Other**
Seller Concessions: 0



Commercial-Improved

List Price: **$425,000**
Orig Price: **$425,000**
Price/SQFT: **$372.81**
County: **Comal**
Type: **Medical/Dental, Office Building, Retail/Shop**
#Stories: **One**
#Buildings: **1**
Zoned: **Yes**
Zoning Type: **M-1**
Apx SqFt: **1,140**
Source SqFt: **Appraisal District**
Construction Status: **Complete Construction**

First Right Refusal Option: **N/A**
Subdivision:
School District: **New Braunfels ISD**
Waterfront: **No**
Apx Acreage: **0.352**
Lot Dimensions:
Year Built: **1928**
Year Built Src: **Appraisal District**
In City Limits: **Yes**

Legal Description: **NEW CITY BLOCK 1030, ACRES .352**
Property ID: **348** Geo ID: **10000034500** Lot/Block: **B/1030**
Road Frontage: Apx Office SqFt: Apx Retail SqFt: Apx Whse SqFt:
Avg Ann Gross Inc: Avg Ann Grs Exp: Lease Basis: Net Pass Thru:
Bldg Center Name: Lease Type: Pass Thru Basis:
Lease Rate: ETJ: **No**
Access: FEMA Flood Plain: **No**
Front Faces: Current Gross:
Sprinkler System:

Owner(s) Legal Name: **Light Invisble LLC**
Concession: **If Yes, the Seller may consider a Buyer concession if it is included in an offer.**
Concession In Price:
Earnest Money: Also For Rent: **No** Additional MLS#: Currently Leased: **No**
Documents on File: **Seller's Disclosure, Survey**
Financing Avail: **None**
Possession: **Funding** Sale Type: **Resale**
Prospects Exempt: **No** Short Sale:
Agent Disclosure: **None**
Community Web:
Exemptions:
Listing Type: **Exclusive Right to Sell**
Multiple PID #'s:
Sale Type: **Resale** Tax Annl Amt: **$7,584**
Taxed by Mult Counties: **No** Estimated Tax: Tax Rate: **1.89** Tax Year: **2023**

Parking: **6-10 Spaces**
Constr Materials: **Wood**
Foundation: **Pillar/Post/Pier** Roof: **Shingle-Composition**
Heat: **None** Flooring: **Wood**
A/C: **None** Rail Service: **No**
Water/Sewer: **City on Property, City Water, Public Sewer** Attic: **Access Only**
Amenities: **None**
Disability Feat: **None**
Other Utilities: **City Electric, City Garbage, Electricity on Property, High Speed Internet , Natural Gas Available**
Water Features/View: **None**
Topo/Land Desc: **.25-.5 Acres**
Sale Includes:
Lease Includes: **None**
Access/Road Surface: **Asphalt, Paved, Public Maintained Road**

Lockbox Type: **Combo**
Lockbox Loc: **Door-Back**

Public Remarks:
Discover the perfect location for your new business in the heart of New Braunfels, Texas. Situated within the up and coming Castell Avenue Corridor Redesign Project, this craftsman style commercial property offers a unique opportunity to invest in the areas thriving business community on Castell Avenue. With convenient access to IH-35 and downtown New Braunfels, you'll be right where you need to be to take advantage of the growing local market. This charming property with 1 bathroom boasts 4 separate spacious rooms that could be used as offices, conference rooms, or lobby areas. The M-1 zoning allows for various commercial purposes, including medical, dental, retail, office, and professional businesses, though the building will need to be brought up to commercial code. Additionally, the property can be used as residential. The sizable 15,333.12 square foot lot offers ample room for dedicated parking spaces. Furthermore, the adjacent lot is also available for purchase through a separate brokerage, offering the potential for an even larger parking area or room for additional improvements. Don't miss out on this rare opportunity to own a piece of New Braunfels history in the form of a craftsman commercial building. With endless possibilities for customization and growth, this property is the ideal investment for entrepreneurs and professionals alike. Act now and take advantage of this remarkable property before it's gone. Schedule a private showing today and envision your thriving business in this prime location.

Agent Only Remarks:
Co-Listing Agent is Chyrel Madden at 830-708-5560 and chyrel@newbraunfelshomes.com. Lot is zoned commercial M-1. Verify with City of New Braunfels what M-1 zoning can be used for prior to making an offer. The building will need to be brought up to commercial code. Property is vacant, call showing service and then go show. Co-Listing Agent is Chyrel Madden at 830-708-5560 and chyrel@newbraunfelshomes.com.

Directions:
Heading north on IH-35, turn left on Seguin Ave, turn left on W Nachodoches, turn right on S. Castell Ave. Craftsman house to the right on the hill.
Showing Instructions:
Call First-Go, Showing Service

Showing Phone: **210-222-2227** Show Phone 2:

DOM:	**126**	CDOM: **126**	IDX: **Yes**	Internet: **Yes**	Disp Addr: **Yes**	Allow AVM: **Yes**	Allow Cmts: **No**
List Date:	**11/15/2023**	Expire Date:		Off Market Date:	**03/20/2024**	Pending Date:	**03/20/2024**
				Option End Date:		Tentative Close Dt:	**05/15/2024**

Currently Lsd: **No**

Listing Office:	**(1570) RE/MAX GO - NB**	List Agent:	**Mark Wolfington**
Office Phone:	**(830) 299-4524**	Agent Email:	**markwolfington@remax.net**
		Contact #:	**(512) 917-0137**





Prepared By: Travis Taylor

Date Printed: 06/04/2026

Information Deemed Reliable But Not Guaranteed

MLS#: **524654 (Closed)** List Price: **$280,000**
Selling Office Name: **(3058) Black Label Real Estate Adviso**
Selling Agent Name: **Angie Gonzalez**

Co-Selling Office Name:
Sold Comments:

2055 Spur Street New Braunfels, TX 78130
Close Price $365,000 **Closing Date: 11/09/2023**
Ctrct Dt: **10/31/2023** Financing: **Cash**
Seller Concessions: 0



Commercial-Improved

List Price: **$280,000**
Orig Price: **$280,000**
Price/SQFT: **$362.10**
County: **Comal**
Type: **Office Building, Other-See Remarks**
#Stories: **One**
#Buildings: **4**
Zoned: **Yes**
Zoning Type: **C3**
Apx SqFt: **1,008**
Source SqFt: **Appraisal District**
Construction Status: **Complete Construction**

First Right Refusal Option: **N/A**
Subdivision: **Welsch Add**
School District: **New Braunfels ISD**
Waterfront: **No**
Apx Acreage: **0.221**
Lot Dimensions:
Year Built: **1950**
Year Built Src: **Appraisal District**
In City Limits: **Yes**

Legal Description: **WELSCH ADDITION, LOT 3**
Property ID: **68590** Geo ID: **560270000300** Lot/Block: **3**
Road Frontage: **Spur St.** Apx Office SqFt: Apx Retail SqFt: Apx Whse SqFt:
Avg Ann Gross Inc: Avg Ann Grs Exp: Lease Basis: Net Pass Thru:
Bldg Center Name: Lease Type: Pass Thru Basis:
Lease Rate: ETJ: **Yes**
Access: **None** FEMA Flood Plain: **No**
Front Faces: Current Gross:
Sprinkler System: **No**

Owner(s) Legal Name: **Daniel E & Candice D Ornes**
Concession: **If Yes, the Seller may consider a Buyer concession if it is included in an offer.**
Concession In Price:
Earnest Money: Also For Rent: Additional MLS#: Currently Leased: **No**
Documents on File: **Survey**
Financing Avail: **Other-See Remarks**
Possession: **Closing, Funding** Sale Type: **Resale**
Prospects Exempt: **No** Short Sale:
Agent Disclosure: **None**
Community Web:
Exemptions:
Listing Type: **Exclusive Right to Sell**
Multiple PID #'s:
Sale Type: **Resale** Tax Annl Amt: **$5,397**
Taxed by Mult Counties: Estimated Tax: Tax Rate: **1.89** Tax Year: **2023**

Parking: **1 Car Carport, 1 Car Garage, 1-5 Spaces, Detached Carport, Detached Garage**
Constr Materials: **Wood Shingle, Other-See Remarks**
Foundation: **Pillar/Post/Pier, Slab** Roof: **Metal**
Heat: **Space Heaters, Other-See Remarks** Flooring: **Carpet, Linoleum, Other-See Remarks**
A/C: **3+ Units, Window/Wall Unit(s), Other-See Remarks** Rail Service: **No**
Water/Sewer: **City Water** Attic: **Other-See Remarks**
Amenities: **None, Other-See Remarks**
Disability Feat: **None**
Other Utilities: **City Electric, City Garbage, Electricity Available, Electricity on Property, Natural Gas Available , Natural Gas on Property, Other-See Remarks**
Water Features/View: **None**
Topo/Land Desc: **0-.25 Acres**
Sale Includes:
Lease Includes: **None, Other-See Remarks**
Access/Road Surface: **City Street, Other-See Remarks**

Lockbox Type: **Supra**
Lockbox Loc: **Door-Front**

Public Remarks:
Great opportunity to own your piece of New Braunfels! Zoned C3, Commercial, but can be used Residential too! Standing seam metal roof. Covered back patio, detached garage and large carport! Detached STUDIO and detached storage shed. Chain link fenced back yard with mature trees and crepe myrtles. Easy access to I-35 and convenient to HEB, shopping, restaurants and downtown New Braunfels! Close to Mikel Park with walking track, skate park and playground! 4 Window units to keep you cool. Commercial C3 status is in place, but the City of New Braunfels will require a few updates to allow it to be used fully commercial. Updated windows, gutters, washing machine connection on back porch.
Agent Only Remarks:
Zoned C3, Commercial. City of New Braunfels will require some updates for this property to be used fully as commercial. Room sizes are estimates. Buyer and buyers agent to verify room sizes and schools. Endless possibilities with this little property! Small studio at the back of the property, a storage room, plus a one car garage and carport. Call me with any questions! Amy

Knight Black @ 512-633-1909. No Stove, but there is a gas connection. The shelf in the front bedroom does not convey. Wood between two bedrooms can be removed, if preferred.

Directions:
I-35, exit 185 FM 1044. West on Spur St. The property is on the Right.
Showing Instructions:
Appointment Only, Showing Service, Showing Service App

Showing Phone: **210-222-2227** Show Phone 2: **210-222-2227**

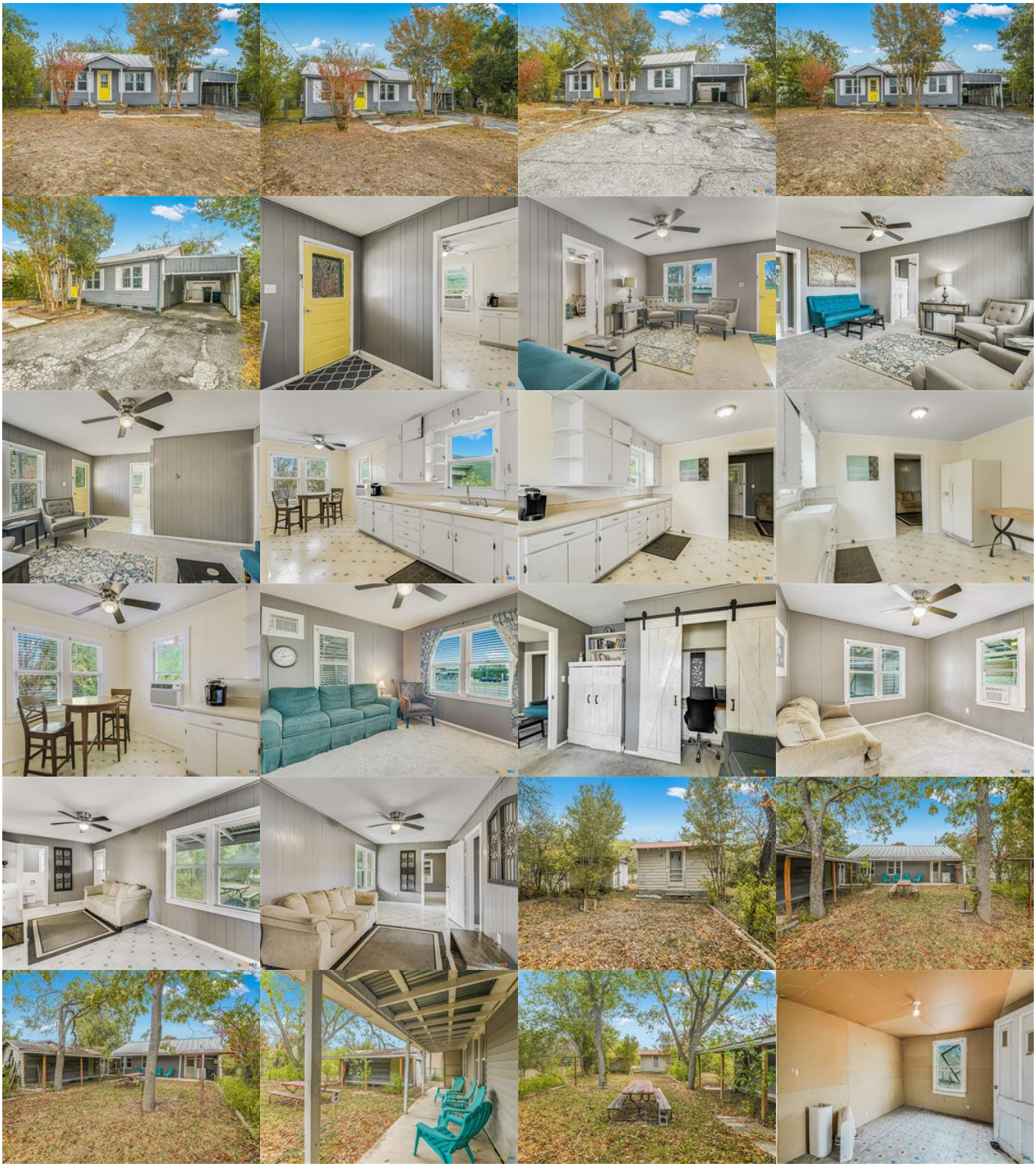
DOM: **5** CDOM: **5** IDX: **Yes**
List Date: **10/26/2023** Expire Date:

Internet: **Yes** Disp Addr: **Yes** Allow AVM: **No** Allow Cmts: **No**
Off Market Date: **10/31/2023** Pending Date: **10/31/2023**
Option End Date: Tentative Close Dt: **11/09/2023**

Currently Lsd: **No**

Listing Office: **(1748) Kuper Sotheby's Intl RTY - Loo**
Office Phone: **(210) 490-1200**

List Agent: **Amy Knight Black**
Agent Email: **amy.black@kupersir.com**
Contact #: **(512) 633-1909**





Prepared By: Travis Taylor

Date Printed: 06/04/2026

Information Deemed Reliable But Not Guaranteed

MLS#: **518083 (Closed)** List Price: **$675,000**
Selling Office Name: **(118) D Lee Edwards Realty, Inc**
Selling Agent Name: **D. Lee Edwards**
Co-Selling Agent: **David Ozuna**
Co-Selling Office Name: **(118) D Lee Edwards Realty, Inc**
Sold Comments:

674 Comal Avenue New Braunfels, TX 78130
Close Price $623,000 **Closing Date: 11/22/2023**
Ctrct Dt: **09/19/2023** Financing: **Conventional**
Seller Concessions: 0



Commercial-Improved

List Price: **$675,000**
Orig Price: **$675,000**
Price/SQFT: **$415.06**
County: **Comal**
Type: **Other-See Remarks**
#Stories: **One**
#Buildings: **2**
Zoned: **Yes**
Zoning Type: **C2**
Apx SqFt: **1,501**
Source SqFt: **Appraisal District**
First Right Refusal Option: **N/A**
Subdivision:
School District: **New Braunfels ISD**
Waterfront: **No**
Apx Acreage: **0.631**
Lot Dimensions:
Year Built: **1912**
Year Built Src: **Appraisal District**
In City Limits: **Yes**
Construction Status: **Complete Construction**

Legal Description: **CITY BLOCK 1035, LOT N 93 OF 291 & S 3 OF E 151 OF 291 & S 48 OF, ACRES .631**
Property ID: **405** Geo ID: **10000039800** Lot/Block: **291/1035**
Road Frontage: Apx Office SqFt: Apx Retail SqFt: Apx Whse SqFt:
Avg Ann Gross Inc: Avg Ann Grs Exp: Lease Basis: Net Pass Thru:
Bldg Center Name: Lease Type: Pass Thru Basis:
Lease Rate: ETJ: **No**
Access: FEMA Flood Plain: **Yes**
Front Faces: Current Gross:
Sprinkler System:

Owner(s) Legal Name: **William Roden**
Concession: **If Yes, the Seller may consider a Buyer concession if it is included in an offer.**
Concession In Price:
Earnest Money: Also For Rent: Additional MLS#: Currently Leased:
Documents on File: **Seller's Disclosure**
Financing Avail: **None**
Possession: **Closing, Funding** Sale Type: **Resale**
Prospects Exempt: **No** Short Sale:
Agent Disclosure:
Community Web:
Exemptions:
Listing Type: **Exclusive Right to Sell**
Multiple PID #'s:
Sale Type: **Resale** Tax Annl Amt: **$7,175**
Taxed by Mult Counties: Estimated Tax: Tax Rate: **1.89** Tax Year: **2023**

Parking: **1-5 Spaces**
Constr Materials: **Wood**
Foundation: **Pillar/Post/Pier** Roof: **Metal**
Heat: **Central, Electric** Flooring: **Wood**
A/C: **1 Unit, Central, Electric, Window/Wall Unit(s)** Rail Service: **No**
Water/Sewer: **City Water, Public Sewer** Attic: **Other-See Remarks**
Amenities: **Fenced Storage/Yard, Outside Storage**
Disability Feat: **None**
Other Utilities: **City Electric, City Garbage, Natural Gas Available**
Water Features/View: **None**
Topo/Land Desc: **.5-1 Acres, Level, Mature Trees**
Sale Includes:
Lease Includes: **None**
Access/Road Surface: **City Street**

Lockbox Type: **Combo**
Lockbox Loc:

Public Remarks:
Classically charming early 20th Century style commercial building sits on a 0.631 +/- acre level fenced lot with circular drive way and storage building with plenty of clearing for any outdoor event or future parking lot development. The rustic interior brings out the welcoming environment with hard wood flooring, window frame molding, front waiting area, kitchen, and 4 private rooms, making it ideal for an office setup or retail storefront. Currently occupied as a residential home, this place also features a laundry room and bathroom. Downtown New Braunfels is conveniently close to this property.
Agent Only Remarks:
Occupant requires a 24 hour notice for each showings. Home's current usage is residential but zoned commercial and would need to be brought up to code if commercial use is intended.

Directions:
From Downtown New Braunfels Main Plaza get onto S Seguin Ave. Turn left onto E Jahn St and then turn right onto Comal Ave. Destination will be on the right.
Showing Instructions:

24 Hour Notice, Showing Service App

Showing Phone: Show Phone 2:

DOM: **29** CDOM: **29** IDX: **Yes**
List Date: **08/21/2023** Expire Date:

Internet: **Yes** Disp Addr: **Yes** Allow AVM: **No** Allow Cmts: **No**
Off Market Date: **09/19/2023** Pending Date: **09/19/2023**
Option End Date: Tentative Close Dt: **11/20/2023**

Listing Office: **(118) D Lee Edwards Realty, Inc**
Office Phone: **(830) 620-7653**

Co-List Office: **(118) D Lee Edwards Realty, Inc**
Co-List Ofc Ph: **(830) 620-7653**

List Agent: **D. Lee Edwards**
Agent Email: **leeedwards1109@msn.com**
Contact #: **(830) 708-2319**
Co-List Agt: **David Ozuna**
Co-Email: **davidozunacre@gmail.com**
Co-Contact: **(830) 556-0575**
















Prepared By: Travis Taylor

Date Printed: 06/04/2026

Information Deemed Reliable But Not Guaranteed

MLS#: **516741 (Closed)** List Price: **$583,000**
Selling Office Name: **(2187) eXp Realty LLC**
Selling Agent Name: **Amy Allen**

Co-Selling Office Name:
Sold Comments:

307 W Bridge Street New Braunfels, TX 78130
Close Price $575,000 **Closing Date: 10/11/2023**
Ctrct Dt: **09/03/2023** Financing: **Conventional**
Seller Concessions: 10,000



Commercial-Improved

List Price:	**$583,000**	First Right Refusal Option:	**N/A**
Orig Price:	**$583,000**		
Price/SQFT:	**$434.29**	Subdivision:	
County:	**Comal**	School District:	**New Braunfels ISD**
Type:	**Retail/Shop, Other-See Remarks**		
#Stories:	**One**	Waterfront:	**No**
#Buildings:	**1**	Apx Acreage:	**0.207**
Zoned:	**Yes**	Lot Dimensions:	
Zoning Type:	**C2**	Year Built:	**1923**
Apx SqFt:	**1,324**	Year Built Src:	**Appraisal District**
Source SqFt:	**Appraisal District**	In City Limits:	**Yes**

Construction Status: **Complete Construction**

Legal Description: **CITY BLOCK 2010, LOT N 95 LT 105**

Property ID:	**927**	Geo ID:	**20000010600**	Lot/Block:	**105/2010**
Road Frontage:		Apx Office SqFt:		Apx Retail SqFt:		Apx Whse SqFt:	
Avg Ann Gross Inc:		Avg Ann Grs Exp:		Lease Basis:		Net Pass Thru:	
Bldg Center Name:				Lease Type:		Pass Thru Basis:	
				Lease Rate:		ETJ:	**No**
Access:				FEMA Flood Plain:	**No**		
Front Faces:				Current Gross:			
Sprinkler System:							

Owner(s) Legal Name: **Carr 2 Casa, LLC**
Concession: **If Yes, the Seller may consider a Buyer concession if it is included in an offer.**
Concession In Price:

Earnest Money:	Also For Rent:	Additional MLS#:	Currently Leased:

Documents on File: **Aerial Photos, Deed Restrictions, Floor Plans, Survey**
Financing Avail: **Insurance, Taxes, Utilities**
Possession: **Closing, Funding** Sale Type: **Resale**
Prospects Exempt: **No** Short Sale:
Agent Disclosure: **Familial**
Community Web:
Exemptions:
Listing Type: **Exclusive Right to Sell**
Multiple PID #'s:

Sale Type:	**Resale**		Tax Annl Amt:	**$6,162**	
Taxed by Mult Counties:		Estimated Tax:	Tax Rate:	**1.89**	Tax Year: **2023**

Parking: **1-5 Spaces**
Constr Materials: **Wood**

Foundation:	**Pillar/Post/Pier**	Roof:	**Metal**
Heat:	**1 Unit, Central, Natural Gas**	Flooring:	**Hardwood, Tile**
A/C:	**1 Unit, Central, Electric**	Rail Service:	**No**
Water/Sewer:	**City Water, Public Sewer**	Attic:	**Access Only**

Amenities: **None**
Disability Feat: **Ramped Entrance**
Other Utilities: **City Garbage, High Speed Internet , Natural Gas on Property**
Water Features/View: **None**
Topo/Land Desc: **0-.25 Acres, Other-See Remarks**
Sale Includes: **Building(s)**
Lease Includes: **None**
Access/Road Surface: **City Street, Street Lights**

Lockbox Type: **Codebox**
Lockbox Loc: **Door-Back**

Public Remarks:
Step back in time and embrace the charm of this exquisite 1920's Craftsman home, ideally situated on the train tracks in the heart of downtown New Braunfels, Tx. With 2 bedrooms and 2 full bathrooms, this meticulously maintained home seamlessly blends vintage character with modern updates. Enjoy your coffee on the wrap-around porch, where you can soak in the vibrant energy of downtown living, the perfect spot to watch the passing trains, and listen to the church bells, adding a touch of nostalgia to your daily routine. With its C2 commercial zoning designation (general business district), and exquisite location, this property presents endless residential and business flexibility. Schedule a showing today and let your imagination run wild with the endless possibilities this property has to offer.
Agent Only Remarks:
LREA Disclosure: Jami Carr of Carr 2 Casa LLC is married to Nicole Carr Listing All data is reliable but not guaranteed, please confirm!

Directions:

From IH-35 take exit 187 toward FM-725/Seguin Ave. Turn right onto S Seguin Ave 1.1m At Main Plaza take the 2nd exit (at Courthouse) onto N Seguin Ave/State Spur 453 0.1m Turn left onto W Bridge 0.2m 307 W Bridge is just over the tracks on the left

Showing Instructions:
Appointment Only, Showing Service

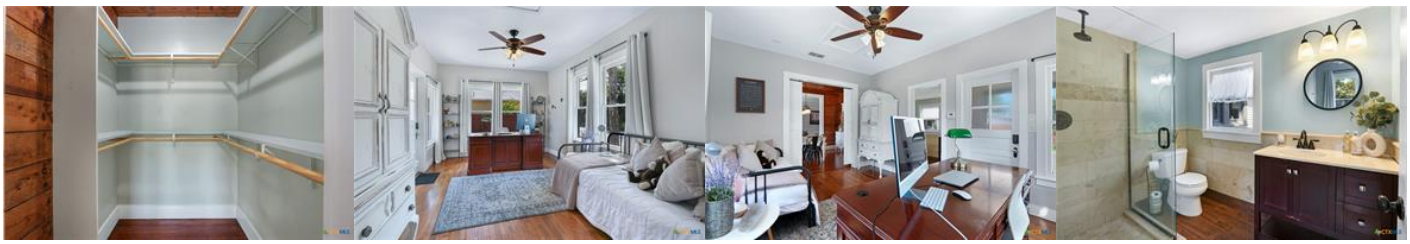
Showing Phone: **210-222-2227** Show Phone 2:

DOM:	**35**	CDOM: **35**	IDX: **Yes**	Internet: **Yes**	Disp Addr: **Yes**	Allow AVM: **Yes**	Allow Cmts: **No**
List Date:	**08/03/2023**	Expire Date:		Off Market Date: **08/24/2023**		Pending Date: **09/03/2023**	
				Option End Date: **08/28/2023**		Tentative Close Dt: **10/22/2023**	

Listing Office:	**(3318) Southern Hospitality Home Grou**	List Agent:	**Nikki Carr**
Office Phone:	**(830) 708-7136**	Agent Email:	**nikki@soho-tx.com**
		Contact #:	**(830) 708-7136**















Prepared By: Travis Taylor

Date Printed: 06/04/2026

Information Deemed Reliable But Not Guaranteed

MLS#: **491892 (Closed)** List Price: **$569,000**
Selling Office Name: **(1184) Keller Williams Heritage**
Selling Agent Name: **Marsha Kovar**

Co-Selling Office Name:
Sold Comments:

488 N Guenther Avenue New Braunfels, TX 78130
Close Price $506,075 **Closing Date: 01/18/2024**
Ctrct Dt: **01/06/2024** Financing:
Seller Concessions: 0.00



Commercial-Improved

List Price: **$569,000**
Orig Price: **$599,000**
Price/SQFT: **$361.48**
County: **Comal**
Type: **Other-See Remarks**
#Stories: **Two**
#Buildings:
Zoned: **Yes**
Zoning Type:
Apx SqFt: **1,400**
Source SqFt: **Appraiser**
Construction Status: **Complete Construction**

First Right Refusal Option: **N/A**
Subdivision:
School District: **New Braunfels ISD**
Waterfront: **Yes**
Apx Acreage: **0.840**
Lot Dimensions:
Year Built: **1928**
Year Built Src: **Appraisal District**
In City Limits: **Yes**

Legal Description: **CITY BLOCK 3022, ACRES .83**
Property ID: **1302** Geo ID: **30000026300** Lot/Block: **3022**
Road Frontage: Apx Office SqFt: Apx Retail SqFt: Apx Whse SqFt:
Avg Ann Gross Inc: Avg Ann Grs Exp: Lease Basis: Net Pass Thru:
Bldg Center Name: Lease Type: Pass Thru Basis:
Lease Rate: ETJ: **No**
Access: **None** FEMA Flood Plain: **Yes**
Front Faces: Current Gross:
Sprinkler System: **No**

Owner(s) Legal Name: **Vance & Priscilla Hinton**
Concession: **If Yes, the Seller may consider a Buyer concession if it is included in an offer.**
Concession In Price:
Earnest Money: Also For Rent: Additional MLS#: Currently Leased: **No**
Documents on File: **Info On Brokerage Service, Lead Based Paint Addendum, Seller's Disclosure**
Financing Avail: **None**
Possession: **Funding** Sale Type: **Resale**
Prospects Exempt: **No** Short Sale:
Agent Disclosure:
Community Web:
Exemptions:
Listing Type: **Exclusive Right to Sell**
Multiple PID #'s:
Sale Type: **Resale** Tax Annl Amt: **$2,595**
Taxed by Mult Counties: Estimated Tax: Tax Rate: **2.03** Tax Year: **2021**

Parking: **1-5 Spaces**
Constr Materials: **Siding-Lap, Wood**
Foundation: **Pillar/Post/Pier** Roof: **Metal**
Heat: **1 Unit, Central, Electric** Flooring: **Laminate**
A/C: Rail Service: **No**
Water/Sewer: **City Water, Public Sewer** Attic: **Access Only**
Amenities: **Outside Storage**
Disability Feat: **First Floor Bath, First Floor Bedroom, First Floor Full Bath/Bed**
Other Utilities: **City Electric, City Garbage**
Water Features/View: **Creek/Stream**
Topo/Land Desc: **.5-1 Acres, Mature Trees, Sloping**
Sale Includes: **Building(s), Land**
Lease Includes: **None**
Access/Road Surface: **City Street**

Lockbox Type: **Supra**
Lockbox Loc: **Water Pipe**

Public Remarks:
Rare Gem: .84 Acres downtown NB zoned M-1 on the Dry Comal Creek! A downtown property that feels like you are in your own private oasis. You are limited only by your imagination and the M-1 zoning regulations. Property is located on the new "cut through" from downtown to Town Creek. Just to the right of the bridge your business will be seen from everyone coming and going! And as Town Creek keeps growing the more eyes will be on your business. Picture string lights draped from the mature pecan trees with picnic tables and firepits underneath. Serve coffee or cocktails to customers on the 450 sqft deck overlooking the expansive yard. Add seating by the spring fed creek. Customers from downtown neighborhoods and Town Creek are just a short walk away! M-1 zoning does allow Short Term Rental, buyer would need to obtain a SUP from the city. Properties like this don't come up often, don't let this one pass you by!
Agent Only Remarks:
Property is zoned M-1 See attached Doc for possible uses. Buyer to verify square footage, usage and schools. Property is vacant and has no current lease. Sellers Disclosure and Lead Based Paint uploaded in documents. Buyer to obtain new survey. Parking lot belongs to the Smokehouse plant. Lower property in Flood way, upper in flood plain. See flood map uploaded in docs. Email offers to callpatriciafirst@gmail.com and send a text to 830-620-8611 to let me know an offer has been received

Directions:
North on Walnut, right on Mill, left on Guenther, house is on the right before the bridge
Showing Instructions:
Showing Service App

Showing Phone: Show Phone 2:

DOM: **412** CDOM: **412** IDX: **Yes**
List Date: **11/20/2022** Expire Date:

Internet: **Yes** Disp Addr: **Yes** Allow AVM: **Yes** Allow Cmts: **No**
Off Market Date: **01/06/2024** Pending Date: **01/06/2024**
Option End Date: Tentative Close Dt: **01/17/2024**

Currently Lsd: **No**

Listing Office: **(1826) Vista Realty**
Office Phone: **(830) 643-0111**

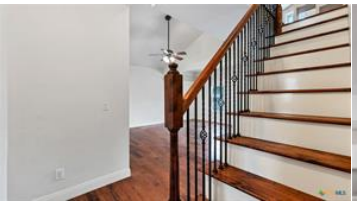
List Agent: **Patricia Morris**
Agent Email: **callpatriciafirst@gmail.com**
Contact #: **(830) 620-8611**

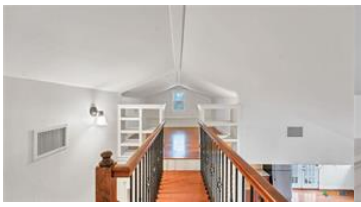











Prepared By: Travis Taylor

Date Printed: 06/04/2026

Information Deemed Reliable But Not Guaranteed

MLS#: **485356 (Closed)** List Price: **$579,000**
Selling Office Name: **(223) Non Member Office**
Selling Agent Name: **NON-MEMBER AGENT**

Co-Selling Office Name:
Sold Comments:

1045 S Castell Avenue New Braunfels, TX 78130
Close Price $530,000 **Closing Date: 10/05/2023**
Ctrct Dt: Financing: **Cash**
Seller Concessions: o



Commercial-Improved

List Price:	**$579,000**	First Right Refusal Option:	**N/A**
Orig Price:	**$579,000**		
Price/SQFT:	**$460.07**	Subdivision:	
County:	**Comal**	School District:	**New Braunfels ISD**
Type:	**Acreage, Other-See Remarks**		
#Stories:	**One**	Waterfront:	**No**
#Buildings:	**2**	Apx Acreage:	**0.462**
Zoned:	**Yes**	Lot Dimensions:	
Zoning Type:	**C3**	Year Built:	**1950**
Apx SqFt:	**1,152**	Year Built Src:	**Appraisal District**
Source SqFt:	**Appraisal District**	In City Limits:	**Yes**

Construction Status: **Complete Construction**

Legal Description: **Please note: Per Comal County CAD Legal is now: Highway Addition, New City Block 1062, Lot 10 and Lot 9.**

Property ID:	**738**	Geo ID:	**10000067000**	Lot/Block:	**10 & 9/1062**
Road Frontage:	**Yes**	Apx Office SqFt:		Apx Retail SqFt:		Apx Whse SqFt:	
Avg Ann Gross Inc:		Avg Ann Grs Exp:		Lease Basis:		Net Pass Thru:	
Bldg Center Name:				Lease Type:		Pass Thru Basis:	
				Lease Rate:	**$1,300**	ETJ:	**No**
Access:				FEMA Flood Plain:	**Unknown**		
Front Faces:				Current Gross:			
Sprinkler System:	**No**						

Owner(s) Legal Name: **Barbara J. Bohmann**
Concession: **If Yes, the Seller may consider a Buyer concession if it is included in an offer.**
Concession In Price:
Earnest Money: Also For Rent: **Yes** Additional MLS#: Currently Leased: **Yes**
Documents on File: **Seller's Disclosure**
Financing Avail: **Other-See Remarks**
Possession: **Closing, Funding, Tenants Rights, Other-See Remarks** Sale Type: **Resale**
Prospects Exempt: **No** Short Sale:
Agent Disclosure: **None**
Community Web:
Exemptions: **None**
Listing Type: **Exclusive Right to Sell**
Multiple PID #'s: **737**
Sale Type: **Resale** Tax Annl Amt:
Taxed by Mult Counties: **No** Estimated Tax: Tax Rate: **2.03** Tax Year: **2021**

Parking: **6-10 Spaces**
Constr Materials: **Wood, Other-See Remarks**
Foundation: **Pillar/Post/Pier** Roof: **Shingle-Composition, Other-See Remarks**
Heat: **Window/Wall Unit(s), Other-See Remarks** Flooring: **Vinyl, Other-See Remarks**
A/C: **Window/Wall Unit(s), Other-See Remarks** Rail Service: **Unknown**
Water/Sewer: **City Water, Separate Water Meters** Attic: **Other-See Remarks**
Amenities: **None**
Disability Feat: **Other-See Remarks**
Other Utilities: **City Electric, City Garbage, Gas Installed**
Water Features/View: **None**
Topo/Land Desc: **.25-.5 Acres, Corner Lot, Level, Mature Trees, Other-See Remarks**
Sale Includes: **Building(s), Land**
Lease Includes: **Other-See Remarks**
Access/Road Surface: **City Street, Interstate Hwy-1 mi or Less, Paved, Street Lights, Other-See Remarks**

Lockbox Type: **None**
Lockbox Loc: **Call Listing Agent**

Public Remarks:
The property is located at the corners of South Business IH 35, South Castell Avenue and West Faust Street in New Braunfels. S Business IH 35 is also known as SOUTH ELLIOT KNOX BLVD. Please note when using cell phone mapping may say the address is 180 S Elliot Knox Blvd. Property is on the west side of IH 35 and west side of Guadalupe River. There are 3 physical addresses for this property, 180 S Business 35, 1045 and 1055 Castell Ave. New Braunfels. The owner is selling two legal lots and there are two buildings and a storage shed on the property. Buildings will need work and repair depending on desired use.
Agent Only Remarks:
The property is located at the corners of South Business IH 35, South Castell Avenue and West Faust Street in New Braunfels. S Business IH 35 is also known as SOUTH ELLIOT KNOX BLVD. Please note when using cell phone mapping may say the address is 180 S Elliot Knox Blvd. Property is on the west side of IH 35 and west side of Guadalupe River.

Directions:
This property is located at the corner of South Business IH 35, South Castell Avenue and West Faust Street. FYI South Busness IH 35 is also known as Knox Elliot Blvd,

Showing Instructions:
24 Hour Notice, Appointment w/Agent, Call Listing Agent, LA Must Accompany

Showing Phone: **830-431-0413** Show Phone 2:

DOM: **334** CDOM: **334** IDX: **Yes**
List Date: **09/20/2022** Expire Date:

Internet: **Yes** Disp Addr: **Yes** Allow AVM: **No** Allow Cmts: **No**
Off Market Date: **08/20/2023** Pending Date:
Option End Date: Tentative Close Dt: **10/05/2023**

Currently Lsd: **Yes**

Listing Office: **(2572) Topper Real Estate**
Office Phone: **(830) 833-5511**

List Agent: **Melodie Noah**
Agent Email: **mel@topperrealestate.net**
Contact #: **(830) 431-0413**



Prepared By: Travis Taylor

Date Printed: 06/04/2026

Information Deemed Reliable But Not Guaranteed

MLS#: **481506 (Closed)** List Price: **$395,000**
Selling Office Name: **(3465) Bloom Realty, LLC**
Selling Agent Name: **Krista Moreno**
Co-Selling Agent: **Rudy Andabaker**
Co-Selling Office Name: **(1040) Global Realty Group**
Sold Comments:

880 Landa Street New Braunfels, TX 78130
Close Price **$389,000** **Closing Date: 10/31/2022**
Ctrct Dt: **10/06/2022** Financing: **Conventional**
Seller Concessions: 0.00



Commercial-Improved

List Price: **$395,000**
Orig Price: **$395,000**
Price/SQFT: **$325.52**
County: **Comal**
Type: **Office Building**
#Stories: **One**
#Buildings: **1**
Zoned: **Yes**
Zoning Type: **C1**
Apx SqFt: **1,195**
Source SqFt: **Appraisal District**
Construction Status: **Complete Construction**

First Right Refusal Option: **N/A**
Subdivision: **Village Green 4**
School District: **New Braunfels ISD**
Waterfront: **No**
Apx Acreage: **0.430**
Lot Dimensions:
Year Built: **2000**
Year Built Src: **Appraisal District**
In City Limits: **Yes**

Legal Description: **VILLAGE GREEN 4, LOT 12**
Property ID: **67502** Geo ID: **560082001200** Lot/Block: **12**
Road Frontage: Apx Office SqFt: Apx Retail SqFt: Apx Whse SqFt:
Avg Ann Gross Inc: Avg Ann Grs Exp: Lease Basis: Net Pass Thru:
Bldg Center Name: Lease Type: Pass Thru Basis:
Lease Rate: ETJ: **No**
Access: FEMA Flood Plain: **Partial**
Front Faces: Current Gross:
Sprinkler System:

Owner(s) Legal Name: **Communities In Schools of South Central Texas**
Concession: **If Yes, the Seller may consider a Buyer concession if it is included in an offer.**
Concession In Price:
Earnest Money: Also For Rent: **No** Additional MLS#: Currently Leased:
Documents on File: **Info On Brokerage Service, Seller's Disclosure**
Financing Avail: **None**
Possession: **Closing, Funding** Sale Type: **Resale**
Prospects Exempt: **No** Short Sale:
Agent Disclosure: **None**
Community Web:
Exemptions:
Listing Type: **Exclusive Right to Sell**
Multiple PID #'s:
Sale Type: **Resale** Tax Annl Amt: **$10,106**
Taxed by Mult Counties: **No** Estimated Tax: Tax Rate: **2.03** Tax Year: **2022**

Parking: **6-10 Spaces**
Constr Materials: **4-Side Masonry, Asphalt**
Foundation: **Slab** Roof:
Heat: **1 Unit** Flooring: **Ceramic Tile**
A/C: **1 Unit** Rail Service: **No**
Water/Sewer: **City Water, Public Sewer** Attic: **None**
Amenities: **None**
Disability Feat: **36 Inch+ Wide Halls, First Floor Bath, Handicap Parking**
Other Utilities: **Available**
Water Features/View: **None**
Topo/Land Desc: **.25-.5 Acres, Level**
Sale Includes: **Building(s)**
Lease Includes: **None**
Access/Road Surface: **City Street**

Lockbox Type:
Lockbox Loc: **Door-Front**

Public Remarks:
Perfect commercial office building on a busy street not far from downtown or the loop! Formerly operated as an accounting office and non-profit office space, it has C-1 local business district zoning which includes a variety of business operations. Building has nice reception area, private offices, a full bathroom and kitchen and plenty of storage. Paved off street parking lot in front of building.
Agent Only Remarks:
Portable building on back of property will be moved by owner and does not convey. Please schedule showings through Showing Time. Documents are uploaded in MLS.

Directions:
From downtown New Braunfels, take San Antonio Street to Walnut and turn right onto Walnut. Go to Landa Street and turn left. Building is on the right.
Showing Instructions:
Appointment Only

Showing Phone: **210-222-2227** Show Phone 2:

DOM: **65** CDOM: **65** IDX: **Yes**
List Date: **08/15/2022** Expire Date:

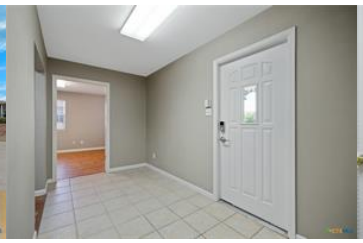
Internet: **Yes** Disp Addr: **Yes** Allow AVM: **No** Allow Cmts: **No**
Off Market Date: **09/16/2022** Pending Date: **10/06/2022**
Option End Date: **10/06/2022** Tentative Close Dt: **11/01/2022**

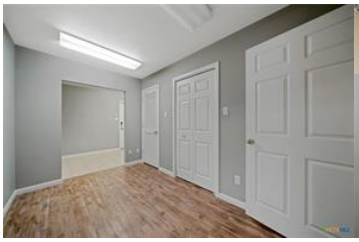
Listing Office: **(3465) Bloom Realty, LLC**
Office Phone: **(830) 305-5248**

Co-List Office: **(1040) Global Realty Group**
Co-List Ofc Ph: **(210) 566-4000**

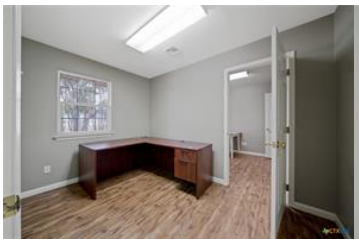
List Agent: **Krista Moreno**
Agent Email: **krista@kristamoreno.com**
Contact #: **(830) 305-5248**
Co-List Agt: **Rudy Andabaker**
Co-Email: **rudy@grgsa.com**
Co-Contact: **(210) 884-6851**

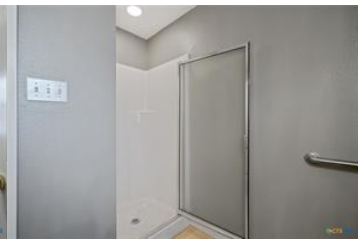
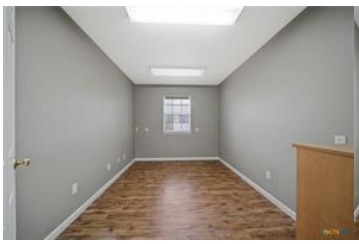

















Prepared By: Travis Taylor

Date Printed: 06/04/2026

Information Deemed Reliable But Not Guaranteed

MLS#: **477236 (Closed)** List Price: **$425,000**
Selling Office Name: **(2457) Rebate Haus**
Selling Agent Name: **Christopher Marti**

Co-Selling Office Name:
Sold Comments:

404 Landa Street New Braunfels, TX 78130
Close Price $382,500 **Closing Date: 11/10/2022**
Ctrct Dt: **09/13/2022** Financing: **Conventional**
Seller Concessions: 0



Commercial-Improved

List Price: **$425,000**
Orig Price: **$450,000**
Price/SQFT: **$282.08**
County: **Comal**
Type: **Office Building, Other-See Remarks**
#Stories: **One**
#Buildings: **1**
Zoned: **Yes**
Zoning Type: **C1**
Apx SqFt: **1,356**
Source SqFt: **Appraisal District**
Construction Status: **Complete Construction**

First Right Refusal Option: **N/A**
Subdivision: **Parkview Estates 1**
School District: **New Braunfels ISD**
Waterfront: **No**
Apx Acreage: **0.248**
Lot Dimensions:
Year Built: **1960**
Year Built Src: **Appraisal District**
In City Limits: **Yes**

Legal Description: **PARKVIEW ESTATES 1, BLOCK 1, LOT 13**
Property ID: **44180** Geo ID: **420370001300** Lot/Block: **13/1**
Road Frontage: Apx Office SqFt: Apx Retail SqFt: Apx Whse SqFt:
Avg Ann Gross Inc: Avg Ann Grs Exp: Lease Basis: Net Pass Thru:
Bldg Center Name: Lease Type: Pass Thru Basis:
Lease Rate: ETJ: **No**

Access: **None** FEMA Flood Plain: **Yes**
Front Faces: Current Gross:
Sprinkler System:

Owner(s) Legal Name: **Robert Hermes**
Concession: **If Yes, the Seller may consider a Buyer concession if it is included in an offer.**
Concession In Price:
Earnest Money: Also For Rent: Additional MLS#: Currently Leased: **No**
Documents on File: **Lead Based Paint Addendum, Seller's Disclosure, Other-See Remarks**
Financing Avail: **None**
Possession: **Closing, Funding** Sale Type: **Resale**
Prospects Exempt: **No** Short Sale:
Agent Disclosure:
Community Web:
Exemptions: **None**
Listing Type: **Exclusive Right to Sell**
Multiple PID #'s:
Sale Type: **Resale** Tax Annl Amt: **$4,010**
Taxed by Mult Counties: Estimated Tax: Tax Rate: **2.03** Tax Year: **2022**

Parking: **6-10 Spaces, Other Garage-See Remarks**
Constr Materials: **4-Side Masonry, Siding-Vertical**
Foundation: **Pillar/Post/Pier** Roof: **Metal, Mixed, Shingle-Composition**
Heat: **3+ Units, Electric, Window/Wall Unit(s)** Flooring: **Linoleum, Vinyl**
A/C: **3+ Units, Electric, Window/Wall Unit(s)** Rail Service: **No**
Water/Sewer: **City Water, Public Sewer** Attic: **None**
Amenities: **Exterior Lighting, Other-See Remarks**
Disability Feat: **None**
Other Utilities: **City Electric, City Garbage**
Water Features/View: **None**
Topo/Land Desc: **.25-.5 Acres, Corner Lot, Level, Mature Trees**
Sale Includes: **Building(s), Land**
Lease Includes: **None**
Access/Road Surface: **City Street, Sidewalks**

Lockbox Type: **Combo**
Lockbox Loc: **Other-See Remarks**

Public Remarks:
Great corner lot commercial property is conveniently located just a block down from the Hwy 46/N Walnut Ave stop light where there is high visibility from heavy traffic. Formally operated as a pest control company, C1 local business district zoning allows businesses to conduct operations such as an office, retail, salon, studio, restaurant, electrical repair, pest control, & plumbing business. The 1,356 SQ FT building comes equipped with front office, kitchen, 2 full bathrooms with showers, 2 additional private offices, & attached 11'x28' storage garage. Paved parking is available in the back of the building with 5-10 parking spaces.
Agent Only Remarks:
Use Showingtime App or login to your MLS account to schedule showings. Supporting documents are available in the documents tab.

Directions:
From Hwy 46/N Walnut Ave turn left at Landa St stop light towards downtown New Braunfels. Property will be on the left just before Lockener Ave. Parking is located in the back.

Showing Instructions:
Go, Showing Service App

Showing Phone: Show Phone 2:

DOM: **76** CDOM: **76** IDX: **Yes**
List Date: **06/29/2022** Expire Date:

Internet: **Yes** Disp Addr: **Yes** Allow AVM: **No** Allow Cmts: **No**
Off Market Date: **09/13/2022** Pending Date: **09/13/2022**
Option End Date: Tentative Close Dt: **10/28/2022**

Currently Lsd: **No**

Listing Office: **(118) D Lee Edwards Realty, Inc**
Office Phone: **(830) 620-7653**

List Agent: **D. Lee Edwards**
Agent Email: **leeedwards1109@msn.com**
Contact #: **(830) 708-2319**







Prepared By: Travis Taylor

Date Printed: 06/04/2026

Information Deemed Reliable But Not Guaranteed

MLS#: **455111 (Closed)** List Price: **$899,500**
Selling Office Name: **(1458) Town Creek Texas Properties**
Selling Agent Name: **Monica Kiefer**

Co-Selling Office Name:
Sold Comments:

262 & 296 N Union Avenue New Braunfels, TX 78130
Close Price $870,000 **Closing Date: 03/14/2022**
Ctrct Dt: **03/01/2022** Financing: **Cash**
Seller Concessions: 0



Commercial-Improved

List Price: **$899,500**
Orig Price: **$899,500**
Price/SQFT: **$362.50**
County: **Comal**
Type: **Office Building**
#Stories: **One**
#Buildings: **2**
Zoned: **Yes**
Zoning Type: **C-1**
Apx SqFt: **2,400**
Source SqFt: **Appraisal District**
Construction Status: **Complete Construction**

First Right Refusal Option: **N/A**
Subdivision: **CBD-CASTELL,COMAL,UNION**
School District:
Waterfront: **No**
Apx Acreage: **0.320**
Lot Dimensions:
Year Built: **1900**
Year Built Src: **Appraisal District**
In City Limits: **Yes**

Legal Description: **City Block 5067, Lot A & Lot B 70' OF LOTS 1 & 2**
Property ID: **2756 2755** Geo ID:
Road Frontage: **140** Apx Office SqFt: **1,100** Apx Retail SqFt: **1,314**
Avg Ann Gross Inc: Avg Ann Grs Exp: Lease Basis:
Bldg Center Name: Lease Type:
Lease Rate:
Access: FEMA Flood Plain: **No**
Front Faces: Current Gross:
Sprinkler System:

Lot/Block: **A & B 1 & @**
Apx Whse SqFt:
Net Pass Thru:
Pass Thru Basis:
ETJ: **No**

Owner(s) Legal Name: **Mayer, JoAnn**
Concession: **If Yes, the Seller may consider a Buyer concession if it is included in an offer.**
Concession In Price:
Earnest Money: Also For Rent: Additional MLS#: Currently Leased:
Documents on File: **None**
Financing Avail: **None**
Possession: **Lease Back Seller** Sale Type: **Resale**
Prospects Exempt: **No** Short Sale:
Agent Disclosure: **None**
Community Web:
Exemptions:
Listing Type: **Exclusive Right to Sell**
Multiple PID #'s:
Sale Type: **Resale** Tax Annl Amt:
Taxed by Mult Counties: **No** Estimated Tax: Tax Rate: **2.07** Tax Year: **2020**

Parking: **1-5 Spaces, None**
Constr Materials: **Siding-Lap**
Foundation: **Pillar/Post/Pier** Roof: **Metal**
Heat: **1 Unit** Flooring: **Wood**
A/C: **Central** Rail Service: **No**
Water/Sewer: **Public Sewer** Attic: **Access Only**
Amenities: **None**
Disability Feat: **None**
Other Utilities: **City Electric, City Garbage**
Water Features/View: **None**
Topo/Land Desc: **0-.25 Acres, .25-.5 Acres**
Sale Includes:
Lease Includes: **Building(s)**
Access/Road Surface: **Asphalt, City Street**

Lockbox Type:
Lockbox Loc:

Public Remarks:
Opportunity to own a piece of New Braunfels History. These two properties are being sold together 262 N Union and 296 N union Ave. Built in 1900. and 1947 Both Zoned Commercial C-1. Close to Christus Hospital and walking distance to Schlitterbahn resort.
Agent Only Remarks:
Tenants have moved out. Easy show call Showing time to request time and day and Go.

Directions:
from Downtown turn onto N Union. Property will be on the right. corner of N Union and E Commerce.
Showing Instructions:
24 Hour Notice, Appointment Only, Restricted Hours/Days

Showing Phone: Show Phone 2:

DOM:	**83**	CDOM: **83**	IDX: **Yes**	Internet: **Yes**	Disp Addr: **Yes**	Allow AVM: **Yes**	Allow Cmts: **Yes**
List Date:	**10/24/2021**	Expire Date:		Off Market Date: **03/01/2022**		Pending Date: **03/01/2022**	

Listing Office:	**(1773) Bliss Real Estate, LLC**	List Agent:	**Chris Allen**
Office Phone:	**(830) 837-1233**	Agent Email:	**chrisallen.bliss@yahoo.com**
		Contact #:	**(830) 214-0657**











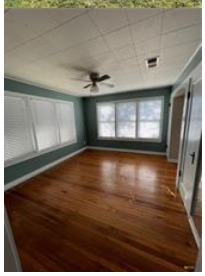




































Prepared By: Travis Taylor

Date Printed: 06/04/2026

Information Deemed Reliable But Not Guaranteed

MLS#: **400385 (Closed)** List Price: **$686,000**
Selling Office Name: **(223) Non Member Office**
Selling Agent Name: **NON-MEMBER AGENT**

Co-Selling Office Name:
Sold Comments:

186 E Garden Street New Braunfels, TX 78130
Close Price $645,000 **Closing Date: 06/16/2022**
Ctrct Dt: **04/17/2022** Financing: **Conventional**
Seller Concessions: 0



Commercial-Improved

List Price: **$686,000**
Orig Price: **$686,000**
Price/SQFT: **$346.77**
County: **Comal**
Type: **Retail/Shop**
#Stories: **One**
#Buildings: **1**
Zoned: **Yes**
Zoning Type: **C2**
Apx SqFt: **1,860**
Source SqFt: **Appraisal District**
Construction Status: **Complete Construction**

First Right Refusal Option: **N/A**
Subdivision:
School District: **New Braunfels ISD**
Waterfront: **No**
Apx Acreage: **0.218**
Lot Dimensions:
Year Built: **1990**
Year Built Src: **Appraisal District**
In City Limits: **Yes**

Legal Description: **CITY BLOCK 1018, LOT 273 NE 99.4 OF, ACRES .218**
Property ID: **231** Geo ID: **10000023800**
Road Frontage:
Avg Ann Gross Inc:
Bldg Center Name:

Apx Office SqFt:
Avg Ann Grs Exp:

Apx Retail SqFt:
Lease Basis:
Lease Type:
Lease Rate:
FEMA Flood Plain:
Current Gross:

Lot/Block:
Apx Whse SqFt:
Net Pass Thru:
Pass Thru Basis:
ETJ: **No**

Access:
Front Faces:
Sprinkler System:

Owner(s) Legal Name: **S & S PROPERTIES**
Concession: **If Yes, the Seller may consider a Buyer concession if it is included in an offer.**
Concession In Price:
Earnest Money:
Also For Rent: **No**
Additional MLS#:
Currently Leased:
Documents on File: **Seller's Disclosure**
Financing Avail: **None**
Possession: **Closing, Funding**
Prospects Exempt: **No**
Agent Disclosure:
Community Web:
Exemptions:
Listing Type:
Multiple PID #'s:
Sale Type:
Taxed by Mult Counties:
Estimated Tax:
Tax Annl Amt:
Tax Rate:
Tax Year:

Sale Type:
Short Sale: **No**

Parking: **1-5 Spaces, 6-10 Spaces**
Constr Materials: **Other-See Remarks**
Foundation: **Other-See Remarks**
Heat: **Other-See Remarks**
A/C: **Other-See Remarks**
Water/Sewer: **Other Sewer-See Remarks, Other Water-See Remarks**
Amenities: **None**
Disability Feat: **Other-See Remarks**
Other Utilities: **Other-See Remarks**
Water Features/View: **None**
Topo/Land Desc: **Corner Lot, Level**
Sale Includes: **Building(s), Land**
Lease Includes: **Building(s), Land**
Access/Road Surface: **Asphalt, City Street, Curbs, Paved**

Roof: **Other-See Remarks**
Flooring: **Other-See Remarks**
Rail Service: **No**
Attic: **Other-See Remarks**

Lockbox Type:
Lockbox Loc:

Public Remarks:
Location!!! Currently leased with a boutique. This property is located downtown and within walking distance to the New Braunfels Civic Center and Comal River. Property is being sold as is.
Agent Only Remarks:
Location!!! Currently leased with a boutique. This property is located downtown and within walking distance to the New Braunfels Civic Center and Comal River. Property is being sold as is. Showings must be scheduled no less than 24 hours in advance. Listing agent and property owner must be present during showings. Property can be sold along with listing numbers: 400382 and 400384

Directions:
From IH35 take exit for S Seguin Ave. Take a right on E Garden St. Property is located at corner of E Garden and Comal Ave.
Showing Instructions:
24 Hour Notice, Appointment Only, Call Listing Agent, LA Must Accompany, Tenant Occupied

Showing Phone: Show Phone 2:

DOM: **819** CDOM: **819** IDX: **Yes** Internet: **Yes** Disp Addr: **Yes** Allow AVM: **Yes** Allow Cmts: **Yes**
List Date: **01/22/2020** Expire Date: Off Market Date: **03/28/2022** Pending Date: **04/17/2022**

Listing Office: **(784) Craig Real Estate**
Office Phone: **(210) 887-3659**

List Agent: **Justin Hall**
Agent Email: **justin2108878021@yahoo.com**
Contact #: **(210) 887-8021**







Prepared By: Travis Taylor

Date Printed: 06/04/2026

Information Deemed Reliable But Not Guaranteed

MLS#: **400382 (Closed)** List Price: **$1,276,184**
Selling Office Name: **(223) Non Member Office**
Selling Agent Name: **NON-MEMBER AGENT**

Co-Selling Office Name:
Sold Comments:

405 S Seguin Avenue New Braunfels, TX 78130
Close Price $1,250,000 **Closing Date: 01/09/2023**
Ctrct Dt: Financing: **Other**
Seller Concessions: 0



Commercial-Improved

List Price: **$1,276,184**
Orig Price: **$1,276,184**
Price/SQFT: **$356.53**
County: **Comal**
Type: **Other-See Remarks**
#Stories: **Two**
#Buildings: **2**
Zoned: **Yes**
Zoning Type: **C2**
Apx SqFt: **3,506**
Source SqFt: **Appraisal District**
Construction Status: **Complete Construction**

First Right Refusal Option: **N/A**
Subdivision:
School District:
Waterfront: **No**
Apx Acreage: **0.372**
Lot Dimensions:
Year Built: **0**
Year Built Src: **Appraisal District**
In City Limits: **Yes**

Legal Description: **CITY BLOCK 1018, LOT 165 N 75 & S 16 OF N 91 OF E 104 OF 165, ACRES .372**
Property ID: **221** Geo ID: **10000022800** Lot/Block:
Road Frontage: Apx Office SqFt: Apx Retail SqFt: Apx Whse SqFt:
Avg Ann Gross Inc: Avg Ann Grs Exp: Lease Basis: Net Pass Thru:
Bldg Center Name: Lease Type: Pass Thru Basis:
Lease Rate: ETJ: **No**
Access: FEMA Flood Plain:
Front Faces: Current Gross:
Sprinkler System:

Owner(s) Legal Name: **S & S PROPERTIES**
Concession: **If Yes, the Seller may consider a Buyer concession if it is included in an offer.**
Concession In Price:
Earnest Money: Also For Rent: **No** Additional MLS#: Currently Leased:
Documents on File: **Seller's Disclosure**
Financing Avail: **None**
Possession: **Closing, Funding** Sale Type:
Prospects Exempt: **No** Short Sale: **No**
Agent Disclosure:
Community Web:
Exemptions:
Listing Type:
Multiple PID #'s:
Sale Type: Tax Annl Amt:
Taxed by Mult Counties: Estimated Tax: Tax Rate: Tax Year:

Parking: **1-5 Spaces, 6-10 Spaces**
Constr Materials: **Frame, Wood**
Foundation: **Pier & Beam** Roof: **Other-See Remarks**
Heat: **Other-See Remarks** Flooring: **Other-See Remarks**
A/C: **Other-See Remarks** Rail Service: **No**
Water/Sewer: **Other Sewer-See Remarks, Other Water-See Remarks** Attic: **Other-See Remarks**
Amenities: **None**
Disability Feat: **Other-See Remarks**
Other Utilities: **Other-See Remarks**
Water Features/View: **None**
Topo/Land Desc: **Corner Lot, Level, Mature Trees**
Sale Includes: **Building(s), Land**
Lease Includes: **None**
Access/Road Surface: **Asphalt, City Street, Curbs, Paved, Sidewalks**

Lockbox Type:
Lockbox Loc:

Public Remarks:
Location!!! This property is located downtown across the street from the New Braunfels Civic Center. Property is being sold as is. Handy man special.
Agent Only Remarks:
Location!!! This property is located downtown across the street from the New Braunfels Civic Center. Property is being sold as is. Handy man special. This property will require listing agent and owner to be present at all showings and will need no less than 24 hour notice to schedule showing. This listing can be sold alone or as part of two other properties that are connected. See listing numbers: 400384 and 400385

Directions:
From IH35 take exit for S Seguin Ave. Property is on Right.
Showing Instructions:
24 Hour Notice, Appointment Only, Call Listing Agent, LA Must Accompany, Vacant

Showing Phone: Show Phone 2:

DOM: **1,083** CDOM: **1,083** IDX: **Yes** Internet: **Yes** Disp Addr: **Yes** Allow AVM: **Yes** Allow Cmts: **Yes**
List Date: **01/22/2020** Expire Date: Off Market Date: **01/24/2023** Pending Date:
Option End Date: Tentative Close Dt: **01/24/2023**

Listing Office: **(784) Craig Real Estate** List Agent: **Justin Hall**
Office Phone: **(210) 887-3659** Agent Email: **justin2108878021@yahoo.com**
Contact #: **(210) 887-8021**



Prepared By: Travis Taylor Date Printed: 06/04/2026

Information Deemed Reliable But Not Guaranteed