MLS#: **538492 (Closed)** List Price: **$1,250,000**
Selling Office Name: **(223) Non Member Office**
Selling Agent Name: **NON-MEMBER AGENT TEAM**

Co-Selling Office Name:
Sold Comments:

1421 N Walnut Avenue New Braunfels, TX 78130
Close Price $1,050,000 **Closing Date: 08/18/2025**
Ctrct Dt: Financing:
Seller Concessions: 0



Commercial-Unimproved

List Price: **$1,250,000**
Orig Price: **$1,250,000**
Price/SQFT:
County: **Comal**
Type: **Office Building**
#Stories: **None**
#Buildings:
Zoned: **Yes**
Zoning Type: **C-1A**
Apx SqFt:
Source SqFt: **Appraisal District**
Construction Status: **None**

First Right Refusal Option: **N/A**
Subdivision: **Grandview Add & Forest Park**
School District: **New Braunfels ISD**
Waterfront: **No**
Apx Acreage: **1.674**
Lot Dimensions:
Year Built:
Year Built Src: **Appraisal District**
In City Limits: **Yes**

Legal Description: **GRANDVIEW ADDITION, LOT 29 & FOREST PARK, BLOCK 7, LOT 1**
Property ID: **28802 & 27028** Geo ID: **200190005600 & 170160008700** 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: **Strata Trust Company**
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:
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:
Taxed by Mult Counties: Estimated Tax: Tax Rate: **1.73** Tax Year: **2023**

Parking: **None**
Constr Materials: **None**
Foundation: **None** Roof:
Heat: **None** Flooring: **None**
A/C: **None** Rail Service: **No**
Water/Sewer: **City at Street, Public Sewer** Attic: **None**
Amenities: **None**
Disability Feat: **None**
Other Utilities: **Electricity Available**
Water Features/View: **Countryside View, Hill Country View**
Topo/Land Desc: **1-3 Acres**
Sale Includes:
Lease Includes: **None**
Access/Road Surface: **Asphalt, City Street**

Lockbox Type:
Lockbox Loc:

Public Remarks:
Nestled within the bustling confines of Loop 337, this expansive 1.674-acre commercial lot boasts a prime location characterized by high traffic, offering exceptional visibility and accessibility. The unimproved land presents a blank canvas with immense potential for development, complemented by existing sidewalks that enhance connectivity. This property represents a remarkable opportunity for investors or businesses looking to establish or expand their presence in a dynamic area. 2 LEGAL DESCRIPTIONS: GRANDVIEW ADDITION, LOT 29 & FOREST PARK, BLOCK 7, LOT 1 - Total acreage 1.674 per survey - Approximately 187 feet of frontage off Walnut Ave
Agent Only Remarks:
2 LEGAL DESCRIPTIONS: GRANDVIEW ADDITION, LOT 29 & FOREST PARK, BLOCK 7, LOT 1 - GEO IDs# 200190005600 & 170160008700 - Seller's name: Strata Trust Company FBO Robert E. Johnson Jr ** Seller might consider owner financing

Directions:
From Loop 337 take Walnut Ave. Properties (2 vacant Lots) will be on your right once you pass 1423 Walnut Ave
Showing Instructions:

Showing Service

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

DOM:	**509**	CDOM: **509**	IDX: **Yes**	Internet: **Yes**	Disp Addr: **Yes**	Allow AVM: **No**	Allow Cmts: **No**
List Date:	**03/27/2024**	Expire Date:		Off Market Date: **08/21/2025**		Pending Date:	
				Option End Date:		Tentative Close Dt: **08/30/2025**	

Listing Office:	**(1428) BHHS Don Johnson REALTORS - NB**	List Agent:	**Toya Ohlrich**
Office Phone:	**(830) 643-0292**	Agent Email:	**toyanbtx@outlook.com**
		Contact #:	**(830) 708-4425**



Prepared By: Travis Taylor

Date Printed: 07/10/2026

Information Deemed Reliable But Not Guaranteed

MLS#: **463865 (Closed)** List Price: **$199,950**
Selling Office Name: **(3075) NB Regal Real Estate, LLC**
Selling Agent Name: **Wade Goodwin**

Co-Selling Office Name:
Sold Comments:

288 S Business Ih 35 New Braunfels, TX 78130
Close Price **$199,950** **Closing Date: 12/20/2022**
Ctrct Dt: **11/23/2022** Financing: **Conventional**
Seller Concessions: 0



Commercial-Unimproved

List Price: **$199,950**
Orig Price: **$297,000**
Price/SQFT:
County: **Comal**
Type: **Acreage, Lot**
#Stories: **None**
#Buildings:
Zoned: **Yes**
Zoning Type: **C3**
Apx SqFt: **0**
Source SqFt: **Appraisal District**
Construction Status: **None**

First Right Refusal Option: **N/A**
Subdivision: **Highway Add**
School District: **New Braunfels ISD**
Waterfront: **No**
Apx Acreage: **0.186**
Lot Dimensions: **60x137**
Year Built:
Year Built Src: **Appraisal District**
In City Limits: **Yes**

Legal Description: **CITY BLOCK 1065, LOT 2, ACRES .186**
Property ID: **754** Geo ID: **10000068300** Lot/Block: **2/1065**
Road Frontage: **60** 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: **Other-See Remarks** FEMA Flood Plain:
Front Faces: Current Gross:
Sprinkler System:

Owner(s) Legal Name: **Hitchman Designs, 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: **Owners Notice of Property Condition, Survey**
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: **$2,842**
Taxed by Mult Counties: Estimated Tax: Tax Rate: **2.03** Tax Year: **2021**

Parking: **None**
Constr Materials: **None**
Foundation: **None** Roof:
Heat: **None** Flooring: **None**
A/C: Rail Service: **No, Unknown**
Water/Sewer: **City at Street, City Water, Public Sewer** Attic: **None**
Amenities: **Fenced Storage/Yard**
Disability Feat: **Level Lot**
Other Utilities: **Available, City Electric, Underground Utilities**
Water Features/View: **None**
Topo/Land Desc: **0-.25 Acres, Level**
Sale Includes:
Lease Includes: **None**
Access/Road Surface: **City Street, Interstate Hwy-1 mi or Less, Paved, Public Maintained Road, Other-See Remarks**

Lockbox Type:
Lockbox Loc:

Public Remarks:
Dramatically Reduced!! New Price! RARE opportunity to build in one of the most sought after and developing areas in Texas in the heart of New Braunfels! This high visibility vacant lot currently zoned C-3 allows almost anything to be built. Current owner concept designed to install 4 tiny homes/free standing modern 300sqft casitas/hotel rms w/6 parking spaces to make the first boutique hotel in the city! Directly down street from downtown NB Plaza. 1 mile from River resorts, Wurstfest grounds & .25 mile from the new $100,000,000 Castell St. Development Project to mirror the Pearl District in SA! Perfect for investors to develop multi-family, offices, businesses, Tiny home, RV, river tubing, Wurstfest, food trucks & so much more! Only lot like it in the city which has one end on Business 35 / Ellott Knox Blvd and other on Faust St. for trucks, drive thru coffee shop, food truck pavilion, hotel/motel, RV's - Airbnb tiny home community, etc.
Agent Only Remarks:
Go and show. Owner currently using as business storage. Partially fenced on Bus. IH 35 frontage. Access from W. Faust St. Survey and owner disclosures and sample of owner plat build out plans in supplements. Please see offer instructions. Note: small corner of prop. reflects X500 yr. flood. Thanks for showing!

Directions:
From IH 35, exit 188, head west on S. Seguin Ave (725), turn south/left on Elliot Knox Blvd (Business 35), continue 2 blocks just past Castell Ave lot will be on your right, next to Vape shop just before the corner of McQueeney Rd.
Showing Instructions:
Call First-Go, Call Listing Agent, Go, Showing Service

Showing Phone: Show Phone 2:

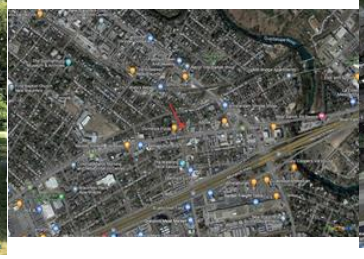
DOM:	**265**	CDOM: **265**	IDX: **Yes**	Internet: **Yes**	Disp Addr: **Yes**	Allow AVM: **Yes**	Allow Cmts: **No**
List Date:	**02/23/2022**	Expire Date:		Off Market Date:	**11/23/2022**	Pending Date:	**11/23/2022**
				Option End Date:		Tentative Close Dt:	**12/20/2022**

Currently Lsd: **No**

Listing Office:	**(1354) Red Mansions Realty**	List Agent:	**Julie Golla**
Office Phone:	**(830) 832-6874**	Agent Email:	**julie@rmrteam.com**
		Contact #:	**(210) 473-9894**






Prepared By: Travis Taylor

Date Printed: 07/10/2026

Information Deemed Reliable But Not Guaranteed

MLS#: **431891 (Closed)** List Price: **$963,812**
Selling Office Name: **(223) Non Member Office**
Selling Agent Name: **NON-MEMBER AGENT**

Co-Selling Office Name:
Sold Comments:

3355 Oak Run Parkway New Braunfels, TX 78132
Close Price $1,650,000 **Closing Date: 12/20/2022**
Ctrct Dt: Financing: **Conventional**
Seller Concessions: 0



Commercial-Unimproved

List Price: **$963,812**
Orig Price: **$1,977,624**
Price/SQFT:
County: **Comal**
Type: **Other-See Remarks**
#Stories: **None**
#Buildings:
Zoned: **Yes**
Zoning Type: **C-1B**
Apx SqFt:
Source SqFt: **Appraisal District**
Construction Status: **None**

First Right Refusal Option: **N/A**
Subdivision: **Westpointe Tr D**
School District: **New Braunfels ISD**
Waterfront: **No**
Apx Acreage: **1.130**
Lot Dimensions:
Year Built:
Year Built Src: **Appraisal District**
In City Limits: **Yes**

Legal Description: **WESTPOINTE TRACT D, BLOCK 1, LOT 1B**
Property ID: **408595** Geo ID: **560285017201** Lot/Block: **1B/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: FEMA Flood Plain: **No**
Front Faces: Current Gross:
Sprinkler System:

Owner(s) Legal Name: **Westpointe Plaza, 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: **Survey**
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: **$11,823**
Taxed by Mult Counties: **No** Estimated Tax: Tax Rate: **2.07** Tax Year: **2020**

Parking: **None**
Constr Materials: **None**
Foundation: **None** Roof:
Heat: **None** Flooring: **None**
A/C: **None** Rail Service: **No**
Water/Sewer: **City Water, Public Sewer** Attic: **None**
Amenities: **None**
Disability Feat: **None**
Other Utilities: **None**
Water Features/View: **None**
Topo/Land Desc: **Level**
Sale Includes:
Lease Includes: **None**
Access/Road Surface: **Asphalt, City Street, Curbs**

Lockbox Type:
Lockbox Loc: **None**

Public Remarks:
Excellent Commercial Opportunities with this prime location on the corner of Independence Drive and Oakrun Parkway with 430 feet of frontage on Oak Run Parkway and 188 feet of frontage on Independence Drive, with easy access to Loop 337 and HWY 46.? This 2.270 acre site subdivided into 2 1.13 acre sites. This property is perfect for retail, restaurant, medical, multi family, or office location, it is across the street from the new proposed site for Starbucks.? This site offers you many opportunities for your business.
Agent Only Remarks:
Please contact Scott Schwandt for all information 830.357.8400. Please read offer instructions and all documentation in associated docs. Seller will consider subdividing.

Directions:
From Loop 337, take the Oak Run Parkway exit, the property is on the right, on the corner of Oak Run and Independence Drive.
Showing Instructions:

Go

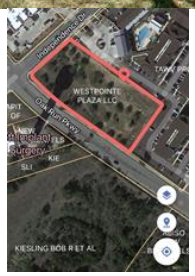
Showing Phone: Show Phone 2:

DOM:	**616**	CDOM: **616**	IDX: **Yes**	Internet: **Yes**	Disp Addr: **Yes**	Allow AVM: **Yes**	Allow Cmts: **No**
List Date:	**02/09/2021**	Expire Date:		Off Market Date: **09/02/2022**		Pending Date:	
				Option End Date: **10/31/2022**		Tentative Close Dt: **11/15/2022**	

Listing Office:	**(1570) RE/MAX River Cities - NB**	List Agent:	**Scott Schwandt**
Office Phone:	**(830) 299-4524**	Agent Email:	**scottschwandt@remax.net**
		Contact #:	**(830) 357-8400**







Prepared By: Travis Taylor

Date Printed: 07/10/2026

Information Deemed Reliable But Not Guaranteed