



**41.97 AC
FM 725 AND UNION WINE RD.
NEW BRAUNFELS, TX**

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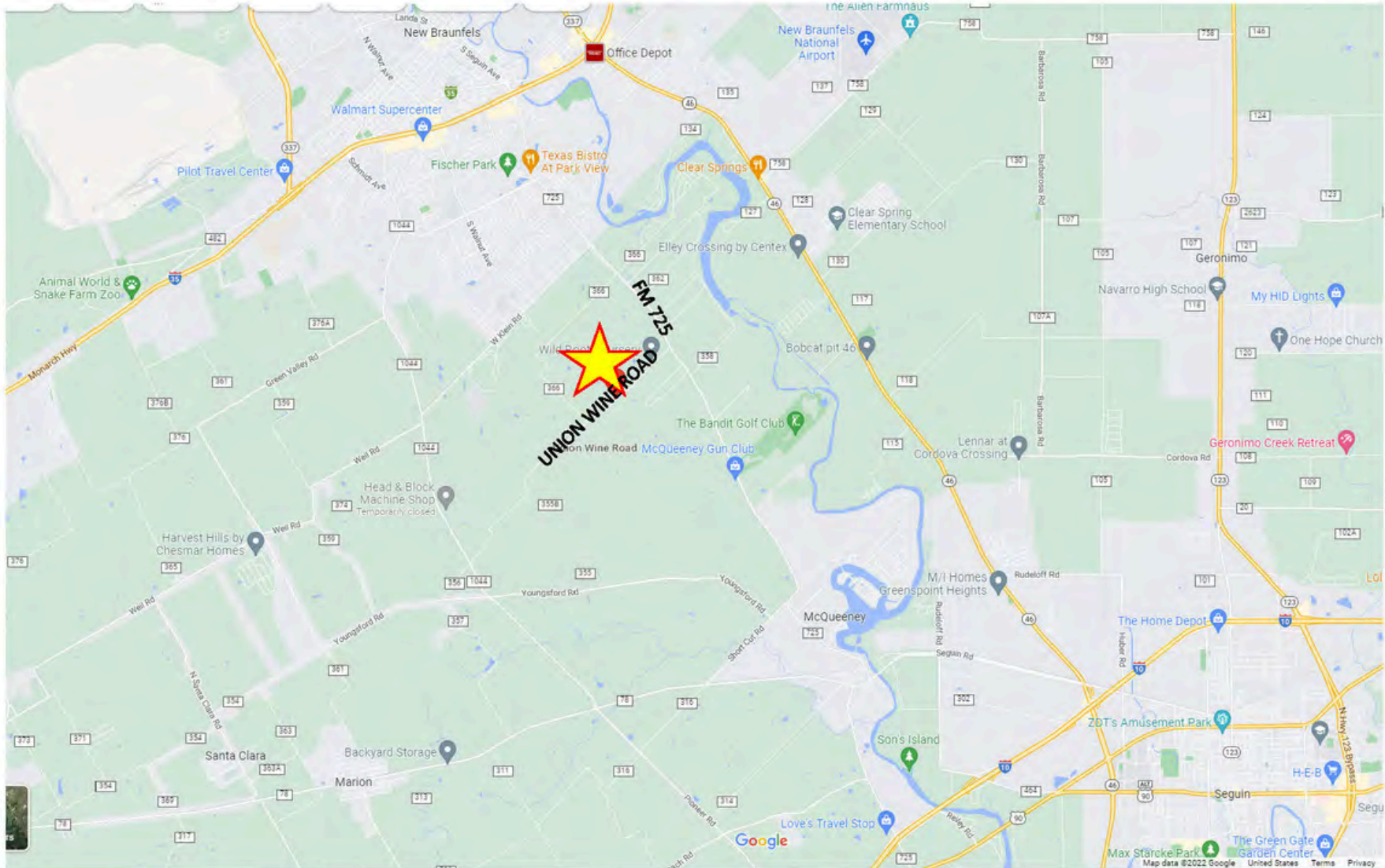
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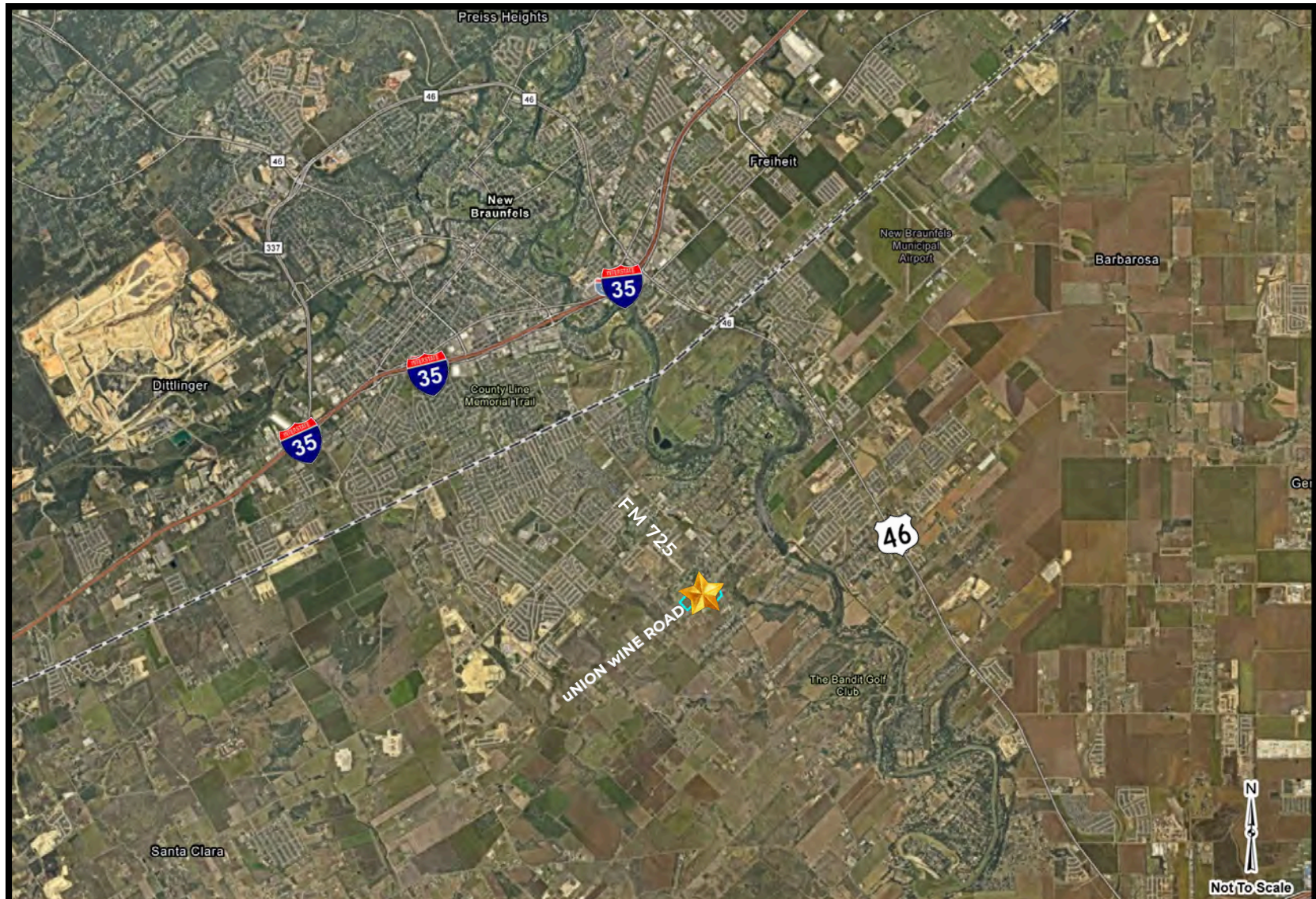


- 41.97 Acres located on FM 725 and Union Wine Rd.
- Single Family Residential / Multi-Family / Commercial Sites
 - 31.47 AC Residential/MF
 - 10.50 AC Commercial
- New Braunfels ISD
- OCL - New Braunfels ETJ
- Great visibility on FM 725
- Minutes from downtown New Braunfels in a rapidly growing area
- Call for pricing

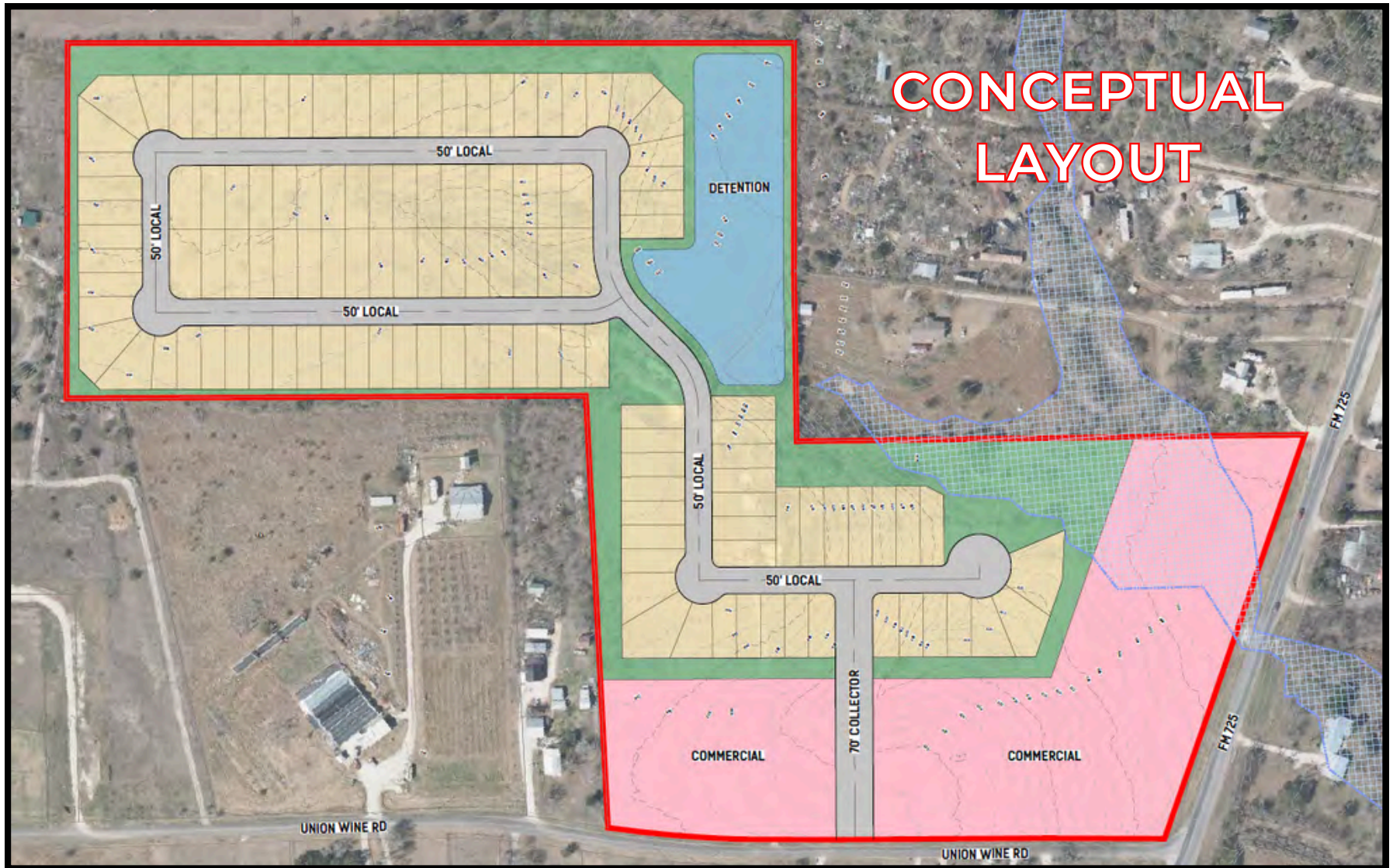
LOCATION MAP



LOCATION MAP



CONCEPTUAL LAYOUT



UTILITIES EXHIBIT



Downtown revitalization takes center stage in New Braunfels' strategic development initiatives

City bets on hotels, housing, transit to boost economy

By [Shay Khan](#) – Reporter, San Antonio Business Journal

Oct 23, 2025w Braunfels development initiatives include expanding colleges and



fostering manufacturing growth.

GREATER NEW BRAUNFELS CHAMBER OF COMMERCE

Story Highlights

What's This?

- New Braunfels' strategic plan created 2,200 jobs in 2024.
- City plans multiple mixed-use developments and downtown revitalization projects.
- Workforce development initiatives include college expansion and manufacturing growth.

New Braunfels city officials outlined a sweeping slate of economic development initiatives on Oct. 21 during the annual State of the City address, [highlighting efforts to spur job creation, attract investment](#) and prepare for denser urban redevelopment.

City Manager Robert Camareno said the city's strategic plan, adopted in April 2024, is driving measurable progress. "It's foundational to pretty much everything that we do in the city," Camareno said.

Of 39 objectives, 38 are underway, supporting or creating 2,200 jobs this year, a sharp increase from previous years. Appraised values from incentive-backed properties have more than doubled since 2020, reaching \$350 million in 2024, he said.

Urban Core

Downtown revitalization efforts include the Co-Op Marketplace, a 29,000-square-foot mixed-use development on South Castell Avenue. The city council approved a \$4.5 million incentive package last October to restore historic buildings and create dining, retail and public spaces.



Renderings of the planned open air Co-op Marketplace redevelopment project in downtown New Braunfels.

CITY OF NEW BRAUNFELS

Among the city's priority projects is The Neue, a [mixed-use development](#) that will include 46 condominium units and commercial space, off West San Antonio Street in downtown.

The city is considering incentives such as underground utilities to support the project, which is slated to open in summer 2027. "We're going to stick to that," Camareno said of the timeline.



View from San Antonio Street, highlighting pedestrian-friendly design, natural tones, and street-level retail.

RENDERINGS COURTESY OF THE NEUE AND TDA DOUGLAS, 2025

Camareno acknowledges the challenges afoot, however, he remains excited to restore the existing buildings, saying "public-private partnerships are key with redevelopment projects."

The Mainzer, a boutique hotel planned in a century-old building [formerly occupied by New Braunfels Utilities](#), is progressing through negotiations for an economic development agreement. "We need a really bigger nice hotel in the downtown area. I think this will be tremendously successful," Camareno said. The hotel would address a shortage of lodging near the Main Plaza.



The former New Braunfels Utilities headquarters will soon be home to The Mainzer, a boutique hotel.

GABE HERNANDEZ | SABJ

[A feasibility study for expanding the civic and convention center is funded in the 2025 budget.](#) The center's size and lack of an adjacent hotel limit its potential, and expansion could boost convention business and tourism revenue. "Our Civic Center is limited by size and also the lack of an adjacent hotel," Camareno said.

The South Castell Redevelopment, backed by a \$44 million investment, includes roadway upgrades, streetscapes, underground utilities and drainage improvements. The project aligns with a 2018 vision to redevelop city-owned property near the civic center.

Additionally, the Faust Hotel is being renovated with expanded rooms, a restaurant, speakeasy and event spaces, set to reopen in Q1 2026.



Faust Hotel is slated to open in Q1 of 2026.

SHAY KHAN

River Frontage

The ADM Mill redevelopment will transform a 9-acre riverfront site along the Comal River into a mixed-use district with housing, a hotel, restaurants and offices. The project will preserve historic structures, and discussions on incentives are ongoing. "Utilizing some of the existing historic structures in the redevelopment of that project," Camareno noted.

Workforce Development

Workforce development is also a focus. Northeast Lakeview College is expanding its New Braunfels campus. The 58,000-square-foot, multi-million-dollar project is set to open in fall 2026 and will offer programs in construction management and engineering.

Manufacturing growth [continues with Lefko USA, a Canadian plastics firm](#), selecting New Braunfels for its first U.S. facility. The company will invest \$15 million and create 150 jobs, with a projected \$640 million in economic output by 2030, city officials said.

[Aumovio, formerly Continental Automotive Systems](#), announced a \$110 million expansion of its plant, adding 65,000 square feet and 100 jobs. "That's exciting. They open with 400 employees, and then another 100," Camareno said.

To address a 32% rise in median home prices since 2019, the city is also advancing affordable housing developments, including The Park at Dogwood and Heights Park Apartments. Apple Seeds Apartments, a 51-unit transitional housing complex, is also in the works. "This is a really important performance measure that we focus on every year," Camareno said.

Connectivity improvements include the launch of Ride the Rio, an on-demand microtransit service starting Nov. 18. Operating daily from 7 a.m. to 8 p.m., the service will cost \$4 per trip (\$2 for seniors, disabled residents and students) and cover 47 square miles. "It's really intended to be sort of a really flexible routing that's appealing for customers," Camareno said.

Camareno credited partnerships with the Economic Development Corporation, which has invested more than \$50 million since 2019. "These projects are transformational," Camareno said, noting their alignment with regional economic goals.



Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

2-10-2025



TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

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AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

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Buyer/Tenant/Seller/Landlord Initials

Date