



245 Bluff End Road

New Braunfels, TX



Subject Property

215± Acres

- Panoramic views of the Texas Hill Country on all four sides of the property
- Overlooking the Guadalupe River
- Located within the River Road Entertainment District
- Short Commute to Downtown New Braunfels, that feaures the historic Gruene Hall
- Electric/telephone/internet service active at cabin
- Ideal for future development investment

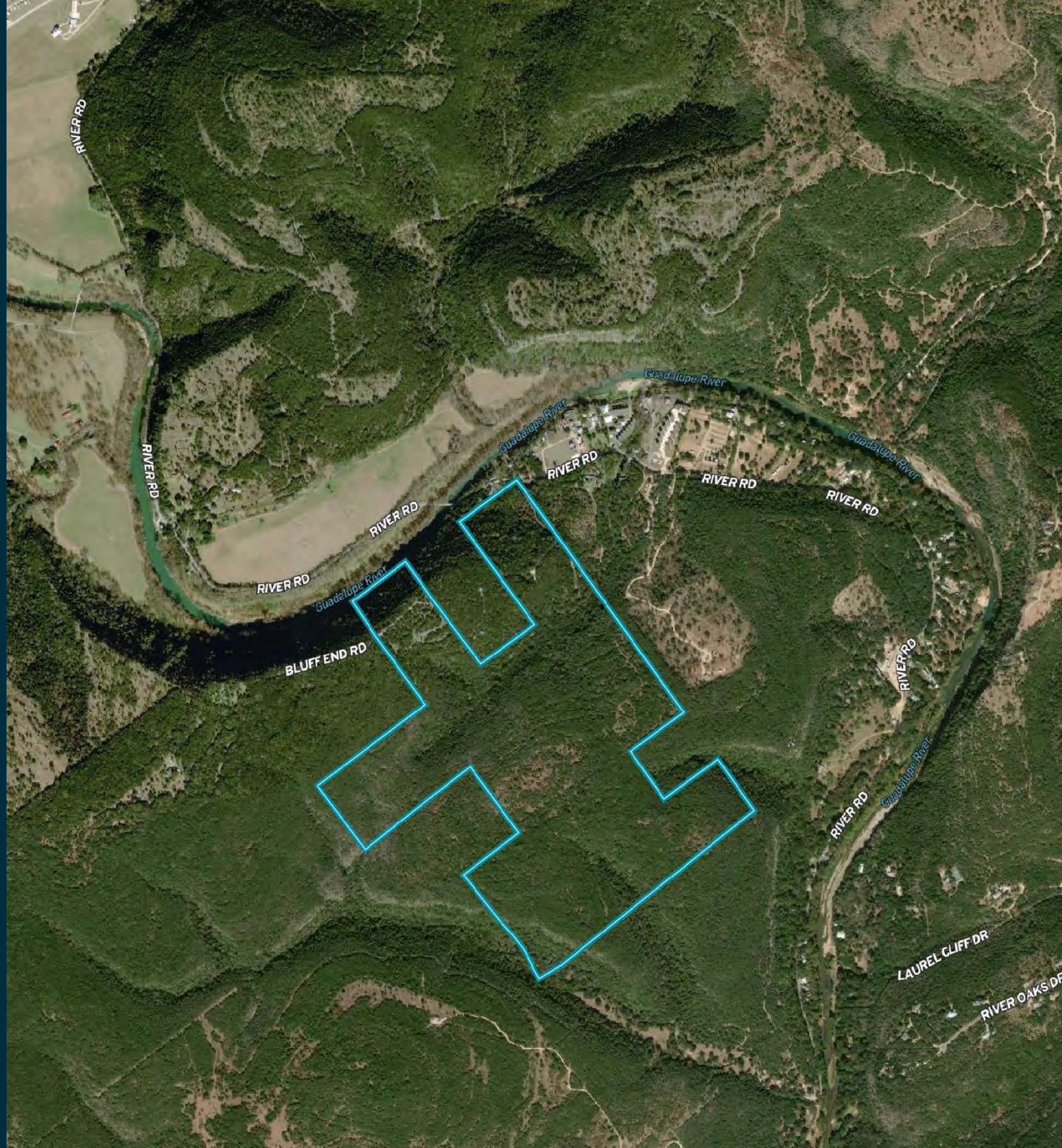


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Property Overview

Address: 245 Bluff End Road, New Braunfels, TX

County: Comal County

Acres: 215±

Terrain: Rolling, Heavily treed

Elevation: Panoramic views

Utilities: Electric, Water Well On-Site

Access: Bluff End Road







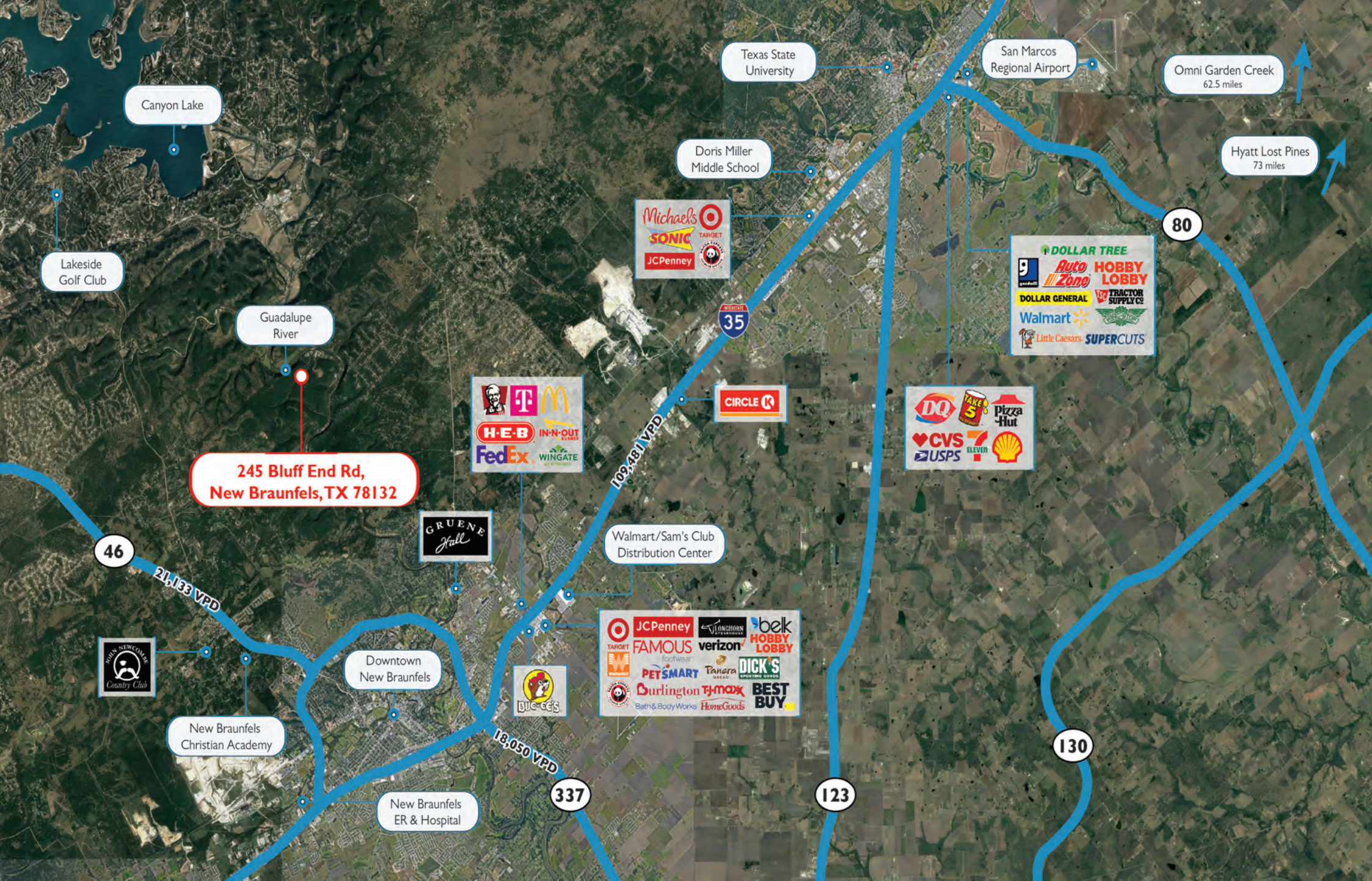




Local

Demographics





**245 Bluff End Rd,
New Braunfels, TX 78132**

New Braunfels
Christian Academy

Downtown
New Braunfels

New Braunfels
ER & Hospital

Walmart/Sam's Club
Distribution Center

Doris Miller
Middle School

Texas State
University

San Marcos
Regional Airport

Omni Garden Creek
62.5 miles

Hyatt Lost Pines
73 miles

GRUENE
Hall

CIRCLE K

Duc-ees

THE NEWCOMER
Country Club

Lakeside
Golf Club

Canyon Lake

Guadalupe
River

46

21,133 VPD

35

109,481 VPD

80

337

18,050 VPD

123

130

DEMOGRAPHIC SUMMARY

245 Bluff End Rd, New Braunfels, Texas, 78132

Ring of 1 mile

KEY FACTS

91

Population



42

Households

51.1

Median Age

\$110,987

Median Disposable Income

EDUCATION

0%

No High School Diploma



22%

High School Graduate



31%

Some College



47%

Bachelor's/Grad/Prof Degree

INCOME



\$142,223

Median Household Income



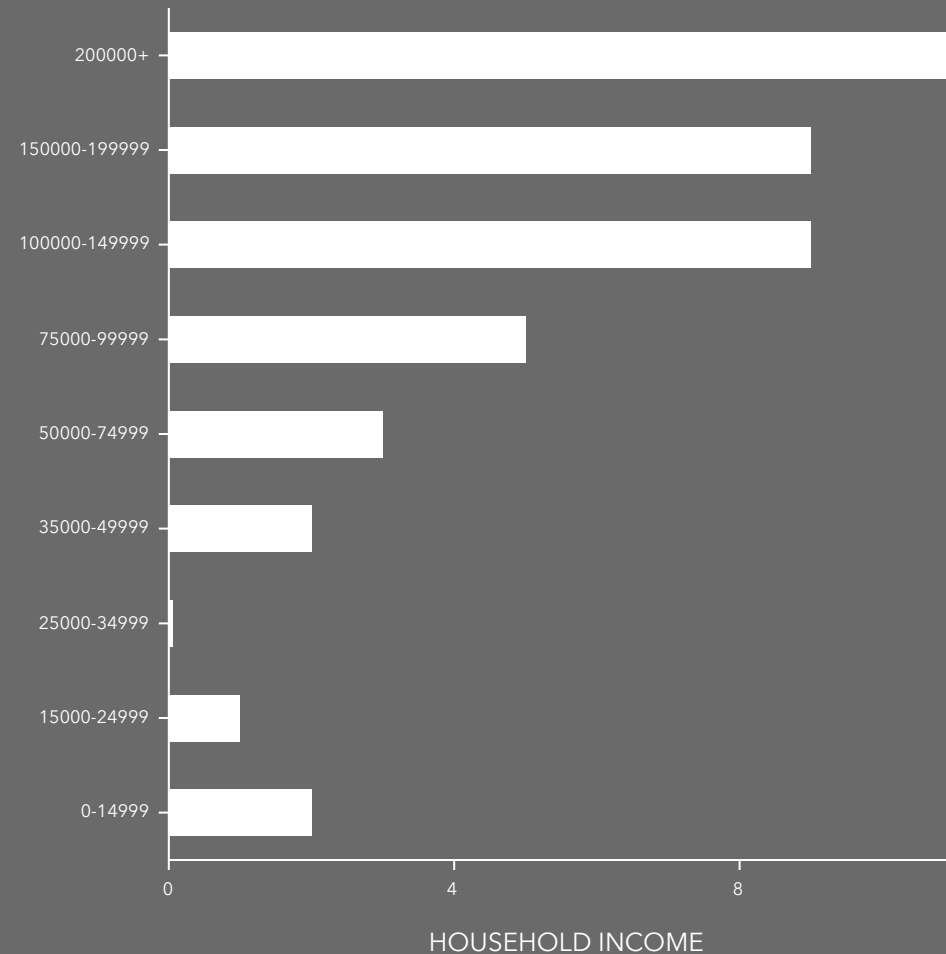
\$62,272

Per Capita Income

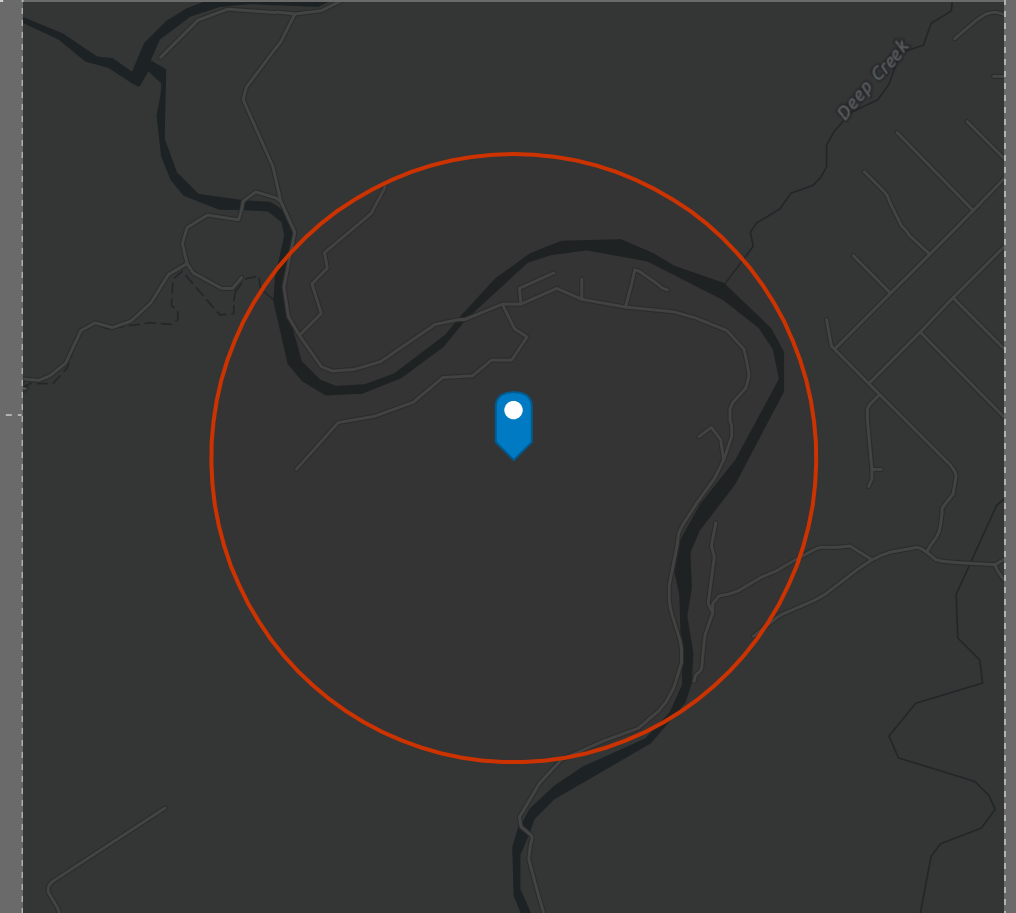


\$958,987

Median Net Worth



HOUSEHOLD INCOME



EMPLOYMENT



72%

White Collar



18%

Blue Collar



8%

Services

4.8%

Unemployment Rate

DEMOGRAPHIC SUMMARY

245 Bluff End Rd, New Braunfels, Texas, 78132

Ring of 5 miles



KEY FACTS

14,722

Population



5,536

Households

50.0

Median Age

\$105,748

Median Disposable Income

EDUCATION

2%

No High School Diploma



21%

High School Graduate



28%

Some College



49%

Bachelor's/Grad/Prof Degree

INCOME



\$126,799

Median Household Income



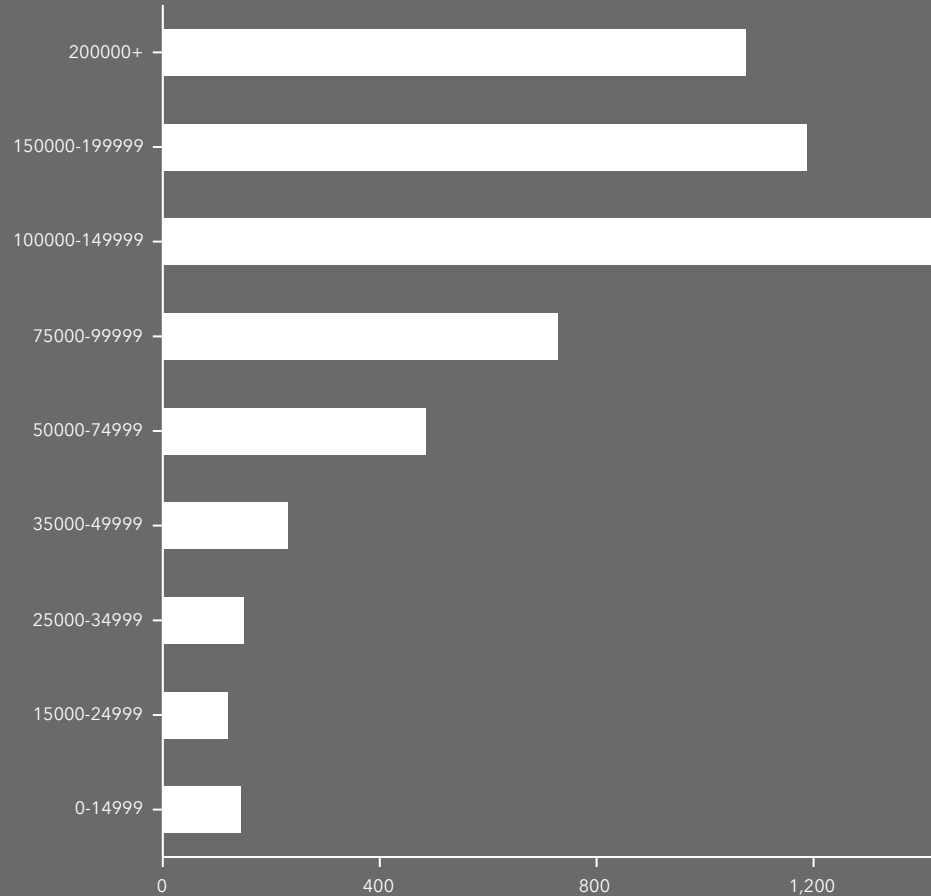
\$60,588

Per Capita Income

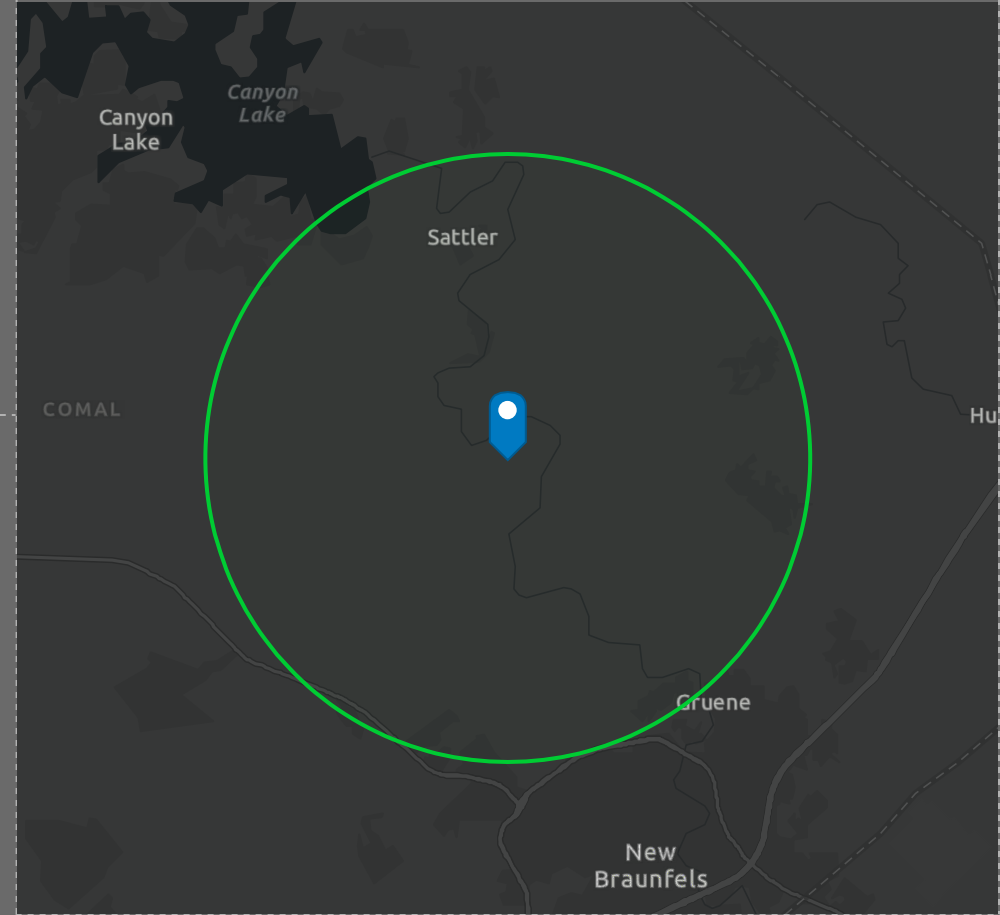


\$793,183

Median Net Worth



HOUSEHOLD INCOME



EMPLOYMENT



78%

White Collar



15%

Blue Collar



8%

Services

4.6%

Unemployment Rate

DEMOGRAPHIC SUMMARY

245 Bluff End Rd, New Braunfels, Texas, 78132

Ring of 10 miles

KEY FACTS

136,593

Population



52,929

Households

41.3

Median Age

\$74,887

Median Disposable Income

EDUCATION

7%

No High School Diploma



26%

High School Graduate



28%

Some College



39%

Bachelor's/Grad/Prof Degree

INCOME



\$88,440

Median Household Income



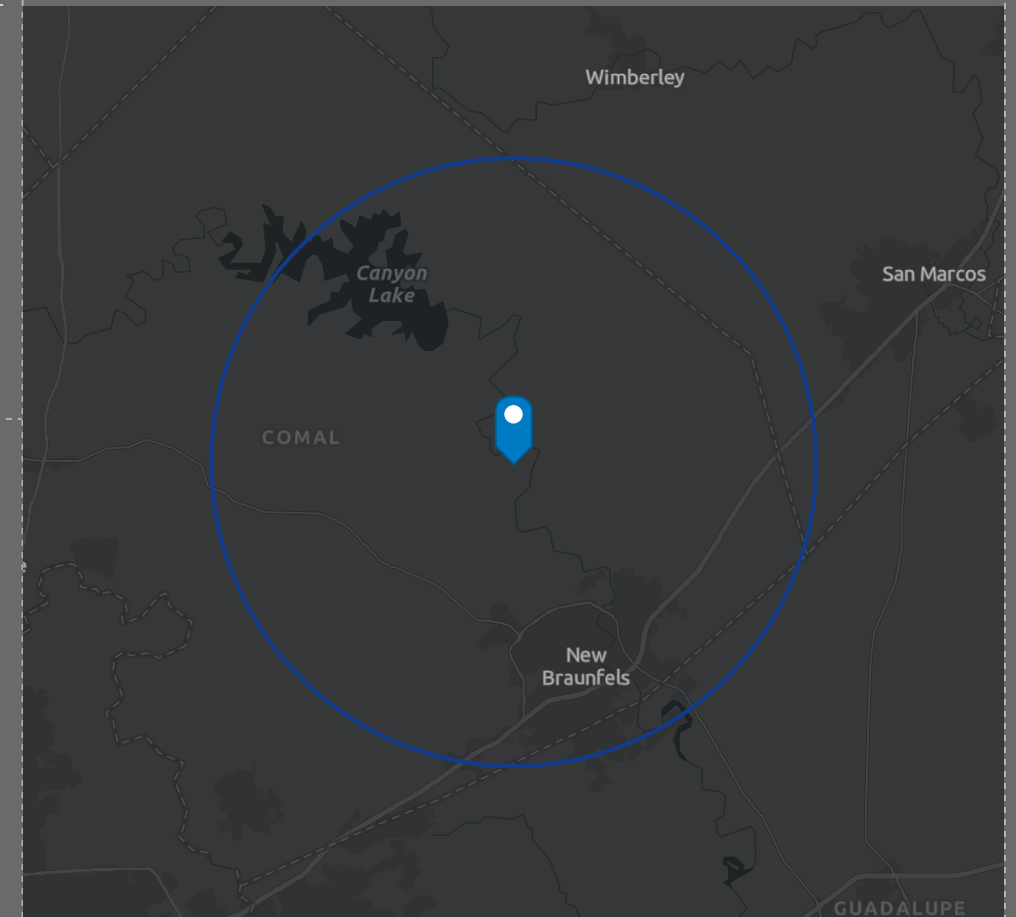
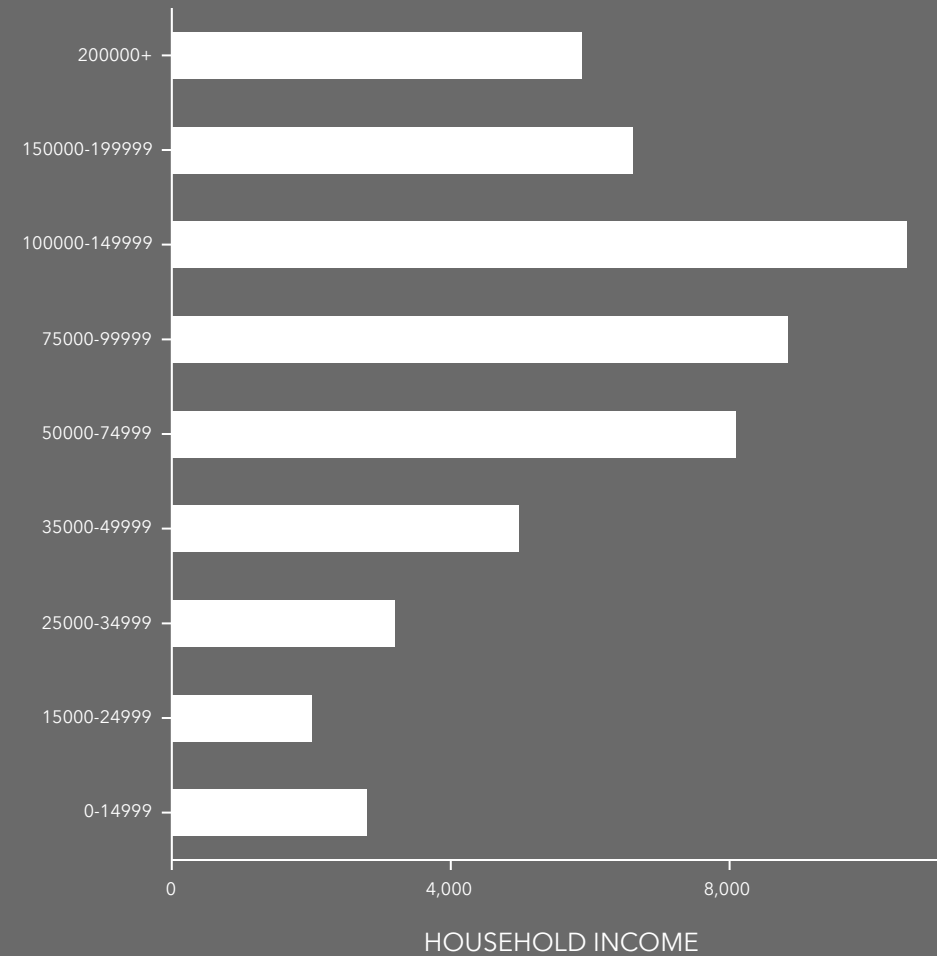
\$46,162

Per Capita Income



\$261,897

Median Net Worth



EMPLOYMENT



67%

White Collar



21%

Blue Collar



14%

Services

3.5%

Unemployment Rate

[Learn More](#)

Why SRC Local Markets?

SRC Local Markets, LLC was started by two real estate veterans with the following goal in mind "To give our clients the highest level of customer service and to treat every client like they were our only client". Thousands of transactions later we are still guided by that one goal. We make sure that each and every one of our clients gets the same high level of customer services, access to decades of real estate expertise and a team of dedicated individuals that are committed to making sure that our clients real estate goals are achieved with every transaction. In addition, we have access to all of the top real estate research tools to use on our clients behalf, relationships with the top real estate marketing websites and even our own in-house real estate attorney that is available to our clients. Currently, SRCLM is marketing in excess of \$100M in property for our clients nationwide.

Land

Disposition Group

About Us

SRCLM's Land Disposition Group serves individual, corporate, public, and private clients in acquiring and disposing of real property investments and developments. We pride ourselves on the 40 years of combined market knowledge our team has accrued in national and international commercial real estate markets. With this knowledge and foresight, we strive to strategically position our clients to achieve their real estate objectives. We offer extensive market analysis to our clients in order to provide them with the most up-to-date information regarding their property's value.

Our Objective

Our objective is to provide each client with the utmost care and service. This is done through our personal and hands-on approach to real estate transactions. Each real estate professional assigned to your account is accessible 24/7 by e-mail or phone to assist with any questions or concerns.

Our Approach

[Are you looking to invest or dispose of real estate assets?](#) SRCLM has the knowledge and resources to analyze and assist you with your real estate needs. We'll assess your real estate portfolio and suggest solutions, including disposition of property, farm and ranch land and help with real estate investments.

When you choose SRCLM, a dedicated team of real estate professionals will serve as your partners, getting to know your specific needs and priorities. We place a premium on accurate, real-time data, and will closely analyze the market to identify and predict long-term trends. Empowered by this valuable data, we'll sit down with you to determine the best course of action for you. From optimizing your real estate portfolio to negotiating contracts, SRCLM provides the expertise you need to keep your real estate investments [on point](#).

Get In Touch

Contact Information

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Disclaimer

The following information is from sources believed to be reliable. SRC Local Markets, LLC makes no guarantee, warranty or representation as to the information, and assumes no responsibility for any error, omission or inaccuracy. The information is subject to the possibility of errors, omissions, changes or conditions, including price or rental, or with-drawal without notice. Any projections, assumptions, or estimates are for illustrative purposes only. Recipients should conduct their own due diligence.



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.



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.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

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.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date