



MARK HAMPTON
RESIDENTIAL AND COMMERCIAL REAL ESTATE
The Signature of Experience

IH-35 & Eckhardt Road
Schertz TX 78132
For Sale



Lot 1 is a 7.57 acre property and zoned for commercial use. This premium lot is located in the City limits of Schertz, TX on the northbound side of Interstate Highway 35 and Eckhardt Road with approximately 675 feet of frontage on IH35 Frontage Road.



Mark Hampton | KW Commercial
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888 Landa Street, New Braunfels TX 78130

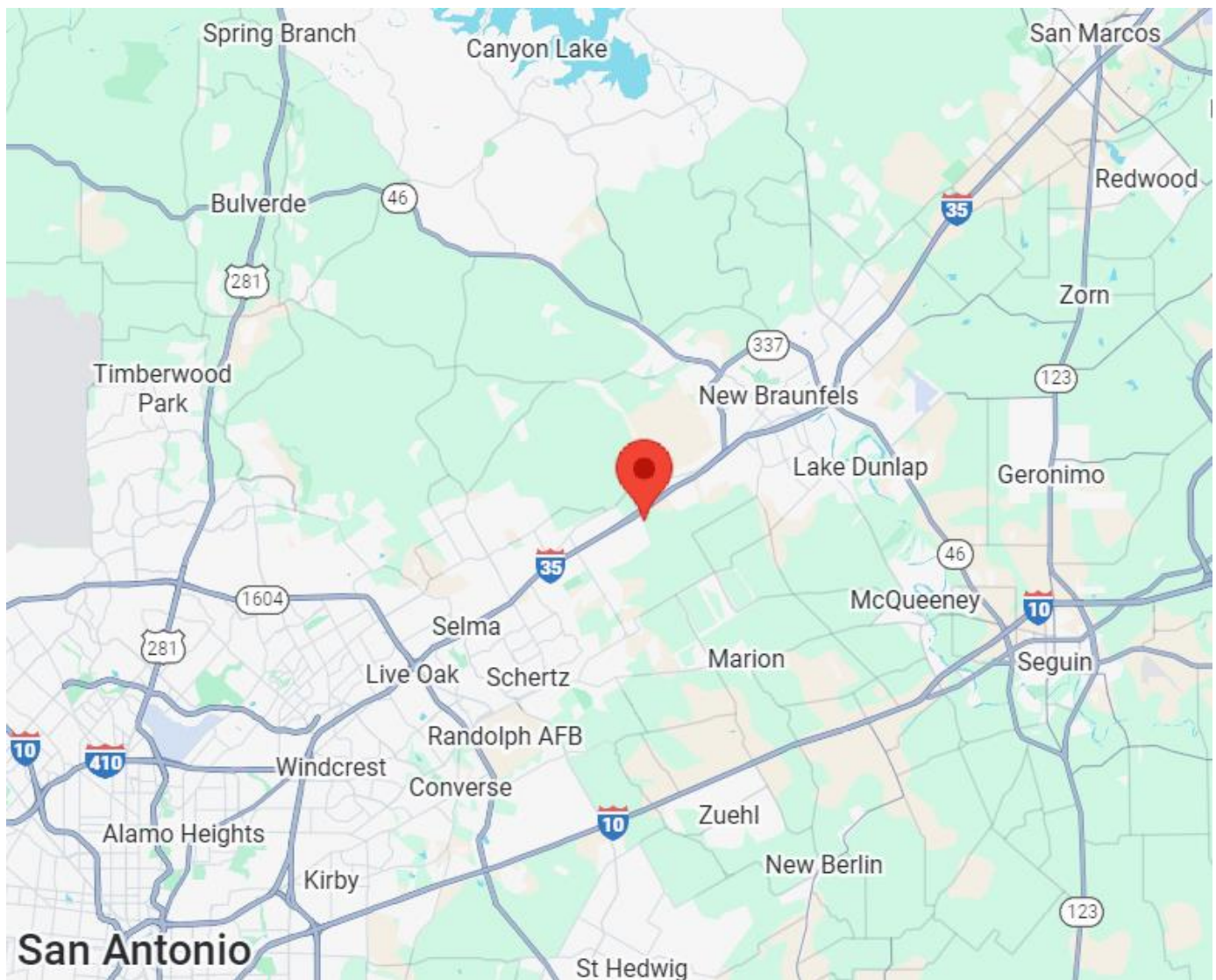


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LOCATION

Located just south of New Braunfels, at the intersection of I-35 Frontage and Eckhardt Roads. This property offers approximately 675 feet frontage on IH35 Frontage Road.



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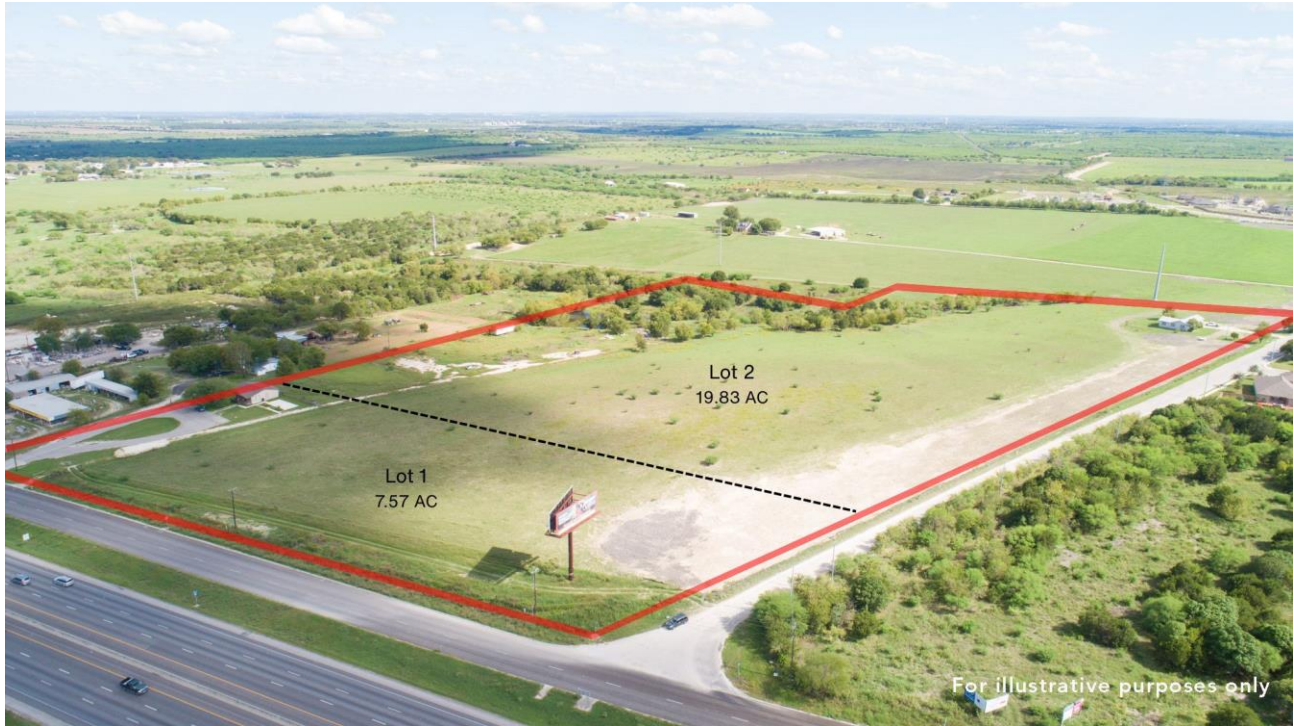
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PROPERTY PHOTOS



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LEGAL DESCRIPTION

Three separate properties comprise the 7.57 acres as follows:

25090 IH 35 N, New Braunfels TX 78132

Property ID: 78233

Legal: A-430 SUR-259 J NOYES, ACRES 6.855

25100 IH 35 N, New Braunfels TX 78132

Property ID: 78234

Legal: A-430 SUR-259 J NOYES, ACRES 1.0

5524 Eckhardt Rd, Schertz TX

Property ID: 75449

Legal: A-182 SUR-258 C M GAHAGAN, ACRES 20.0



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PROPERTY DETAILS

- 7.57 acres of prime undeveloped land strategically positioned between the City of Schertz and New Braunfels.
- Excellent visibility & high exposure from IH-35, with an average of 140,353 vehicles passing every day according to the Traffic Count, Statewide Traffic Analysis & Reporting (2024) from TX Dot.
- Site is adjacent to a single-family residential subdivisions and a soon to be developed retail strip center.
- Easy access to IH-35, with a quick drive to New Braunfels, downtown Schertz, San Antonio, and San Marcos.
- Approximately 675 feet of frontage on IH-35 Frontage Road.



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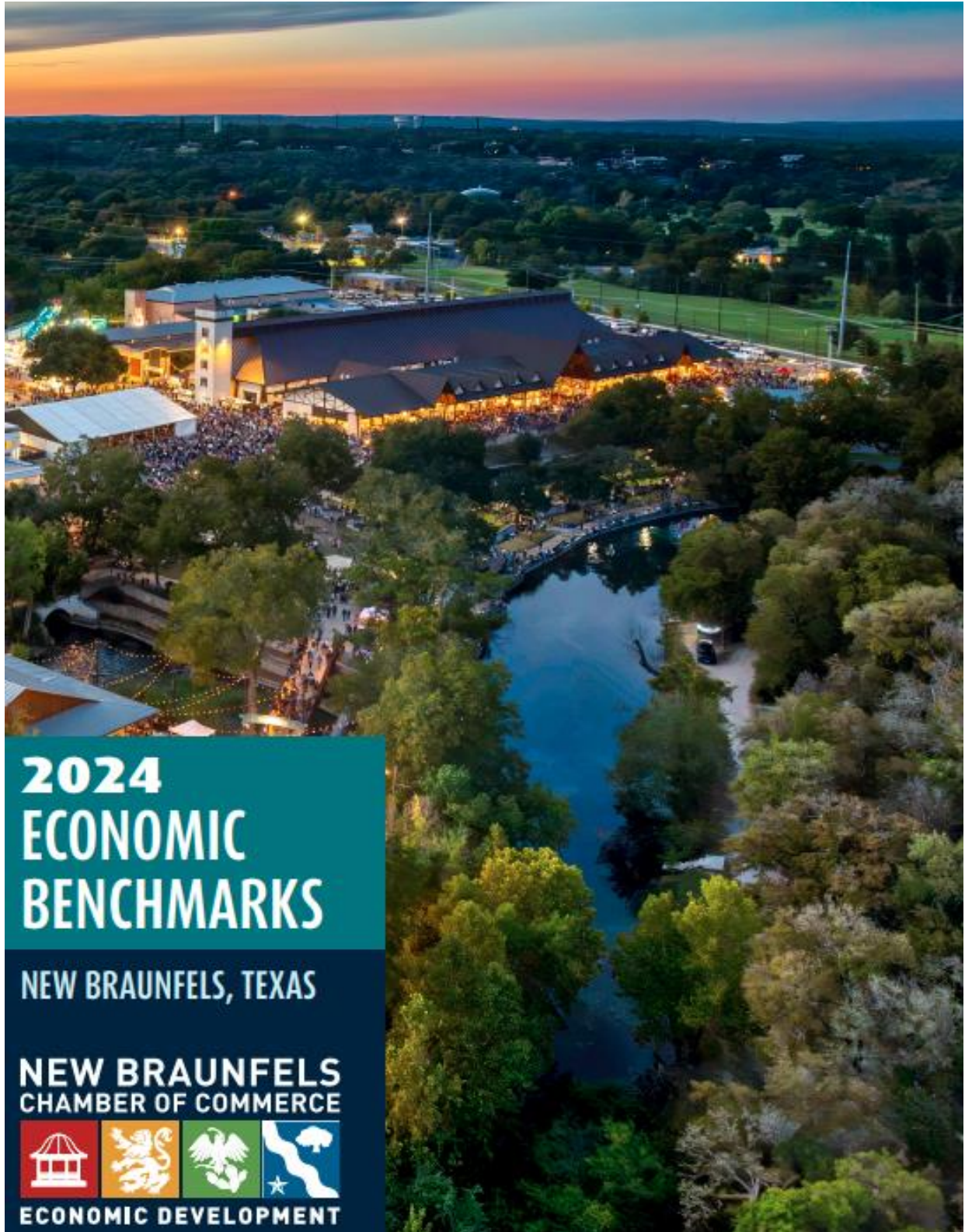


PROPERTY SUMMARY

This prime, commercially zoned 7.57-acre tract of undeveloped land presents a rare investment opportunity situated strategically between the booming cities of Schertz and New Braunfels. The property offers unparalleled visibility and high exposure, boasting approximately 675 feet of frontage on IH-35 Frontage Road, where a robust 140,353 vehicles pass daily, according to a 2024 TX Dot report. With its valuable commercial zoning, the possibilities for development are virtually endless. Already positioned next to single-family residential subdivisions and a planned retail strip center, this site offers immediate synergy for a wide variety of ventures. With easy access to IH-35, it provides quick connections to New Braunfels, downtown Schertz, San Antonio, and San Marcos, making it an ideal location for long-term growth.



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2024 ECONOMIC BENCHMARKS

NEW BRAUNFELS, TEXAS

NEW BRAUNFELS
CHAMBER OF COMMERCE



ECONOMIC DEVELOPMENT

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DEMOGRAPHICS

POPULATION

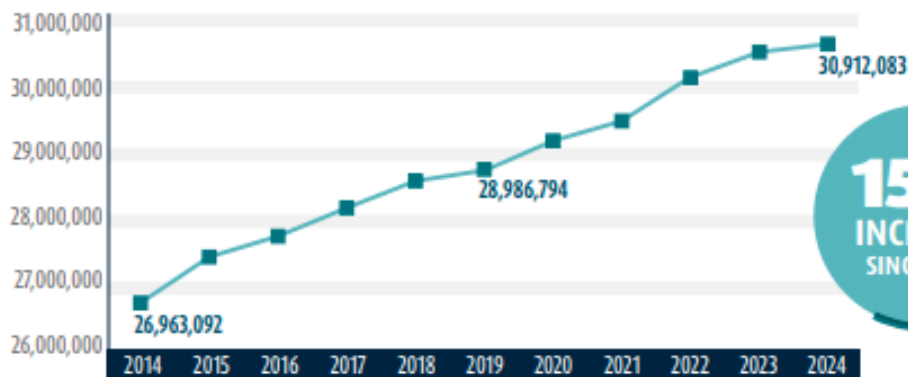
New Braunfels' population has grown by **72% since 2014**, a growth rate that is over three and a half times that of the State of Texas. This growth can be attributed to the exceptional quality of life, excellent public schools, and our prime location in the San Antonio-Austin corridor. Large-scale developments like **Veramendi and Mayfair**, as well as corporate expansions like **Continental and Zoho** are validation that New Braunfels is an attractive place for residents and companies alike.

GROWING POPULATION: CITY OF NEW BRAUNFELS



Source: Lightcast, Zip Codes 78130, 78131, 78132, and 78135; 2024

GROWING POPULATION: STATE OF TEXAS



Source: Lightcast, 2024

2 ECONOMIC BENCHMARKS

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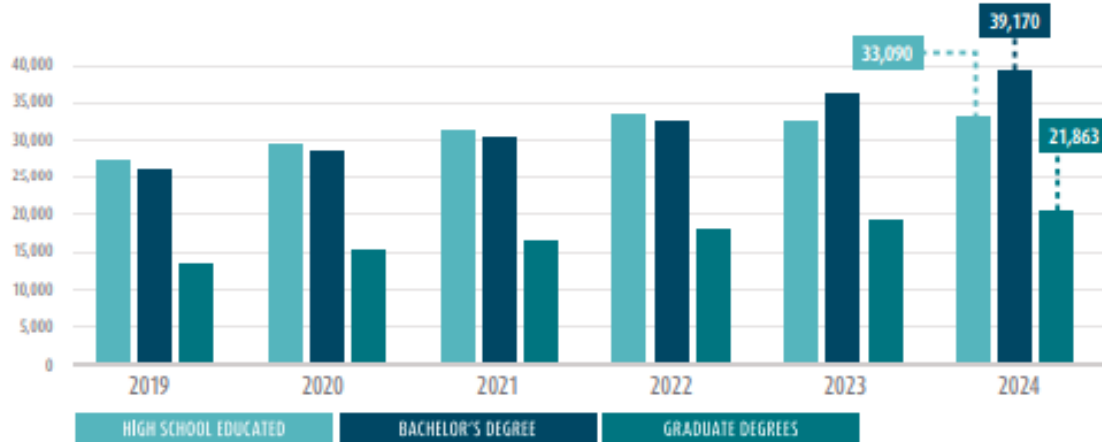


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EDUCATIONAL ATTAINMENT

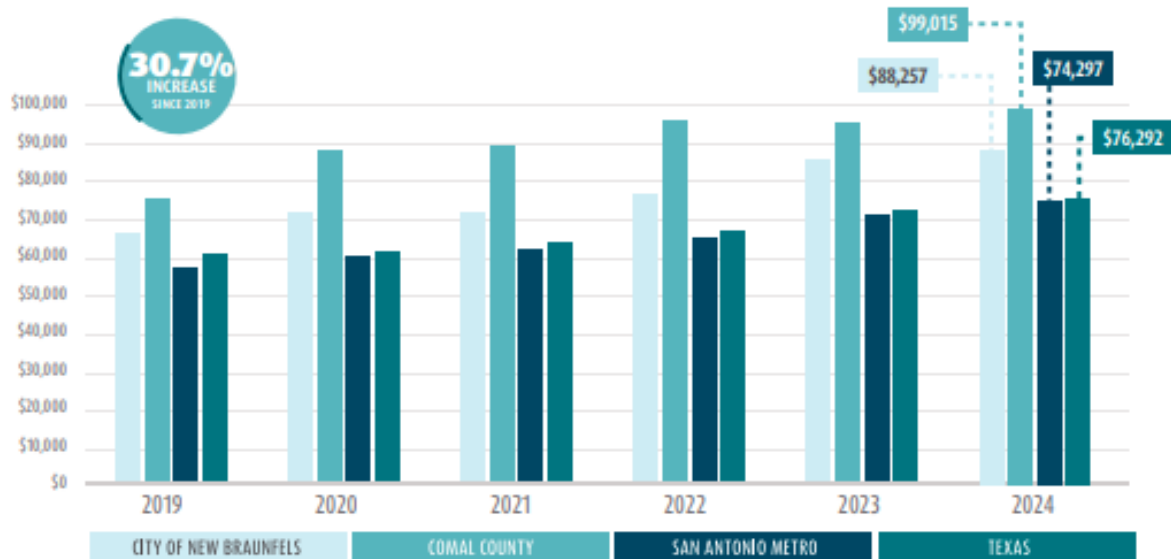
New Braunfels has a highly educated workforce, and the population of educated workers has been steadily increasing. The number of residents with a **Bachelor's degree** has increased **49.0%** since 2019, and the number of residents with a **graduate degree or higher** has increased **59.1%** in the same period.



Source: Lightcast

MEDIAN HOUSEHOLD INCOME

Median Household Income in New Braunfels rose by 2.8% in 2024 and is up 30.7% since 2019.



Source: 2023 ACS 5-year Estimates, U.S. Census



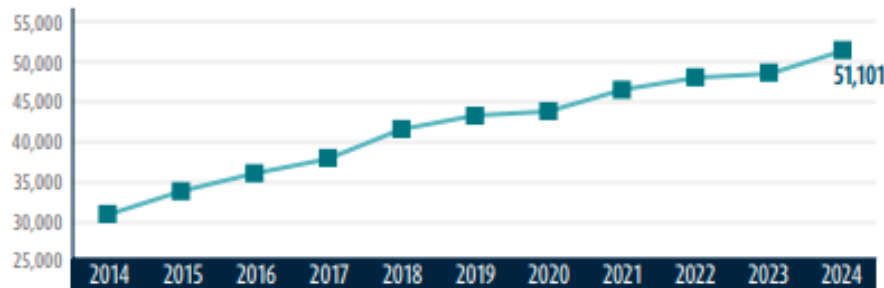
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JOB

The unemployment rate in New Braunfels is lower than the national, statewide, and nearby metro area averages. New Braunfels' unemployment rate has averaged 3.2% since 2014. In 2024, the unemployment rate was 3.1%, with city employment standing at 51,101 employees.

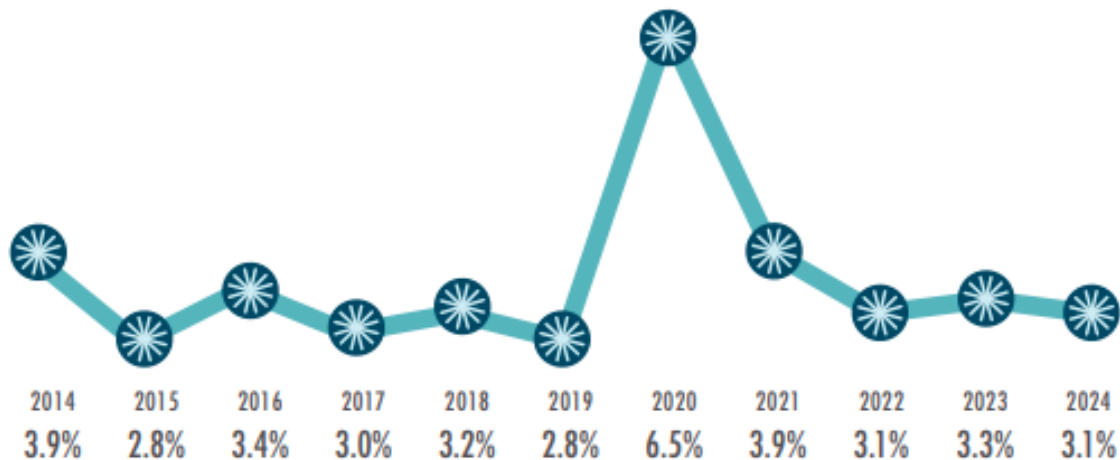
NEW BRAUNFELS EMPLOYMENT



59.7%
GROWTH
SINCE 2014

Source: Texas Labor Market Review, December 2024

NEW BRAUNFELS UNEMPLOYMENT



Source: Texas Labor Market Review, December 2024



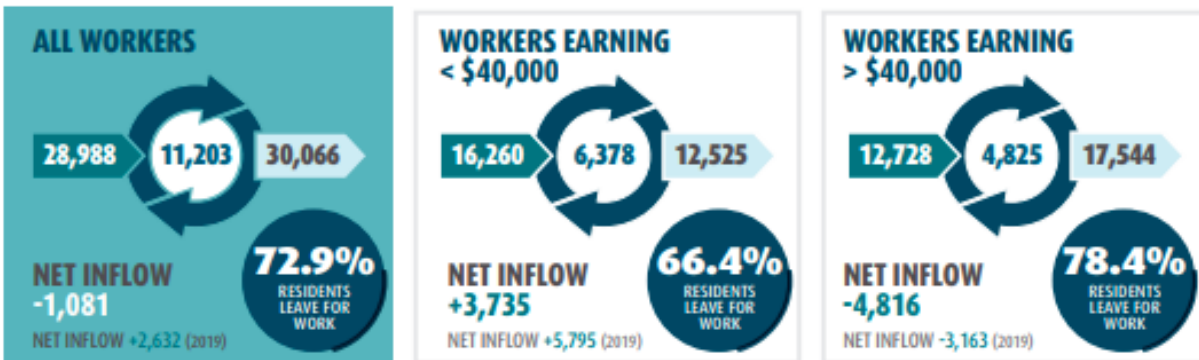
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COMMUTING

New Braunfels employers benefit from a large labor shed spanning the San Antonio-Austin corridor. Overall, New Braunfels has a net outflow of commuters - 73% of residents leave the community for work. When breaking down by income, lower-wage jobs have a net inflow, while higher-wage jobs have a net outflow.

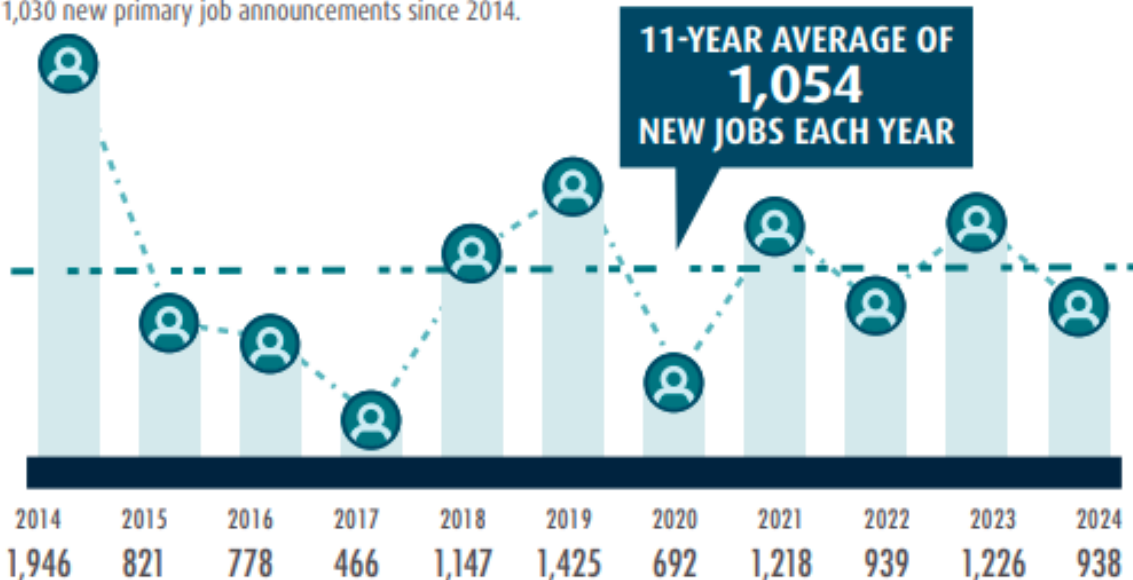
COMMUTING TRENDS: INFLOW & OUTFLOW OF WORKERS BY ANNUAL EARNINGS (2021)



Source: Census OnTheMap, 2021

NEW PRIMARY JOBS

Primary employers generate wealth in a community by producing a good or service that is mostly sold outside the trade area. We currently track 46 primary employers in New Braunfels and have averaged 1,030 new primary job announcements since 2014.



Source: New Braunfels Chamber of Commerce, 2024



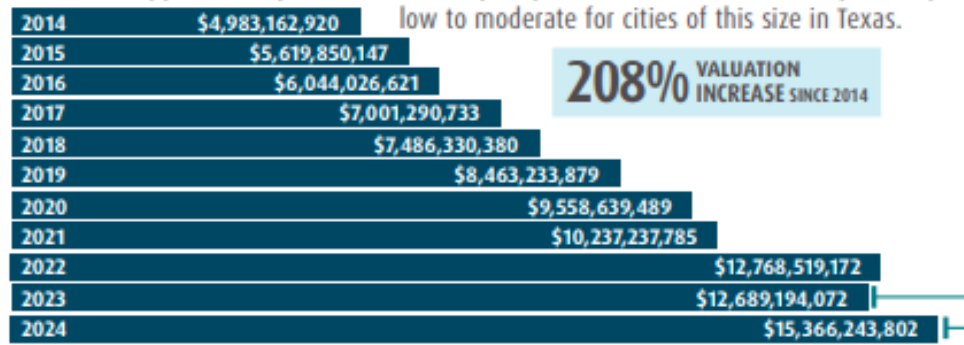
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TAXES & REVENUES

CITY PROPERTY TAX VALUATIONS

Taxable value in New Braunfels is **up by over \$10 billion** since 2014, representing an increase of approximately 208% in the ten-year period. The tax rate levied by the city is low to moderate for cities of this size in Texas.



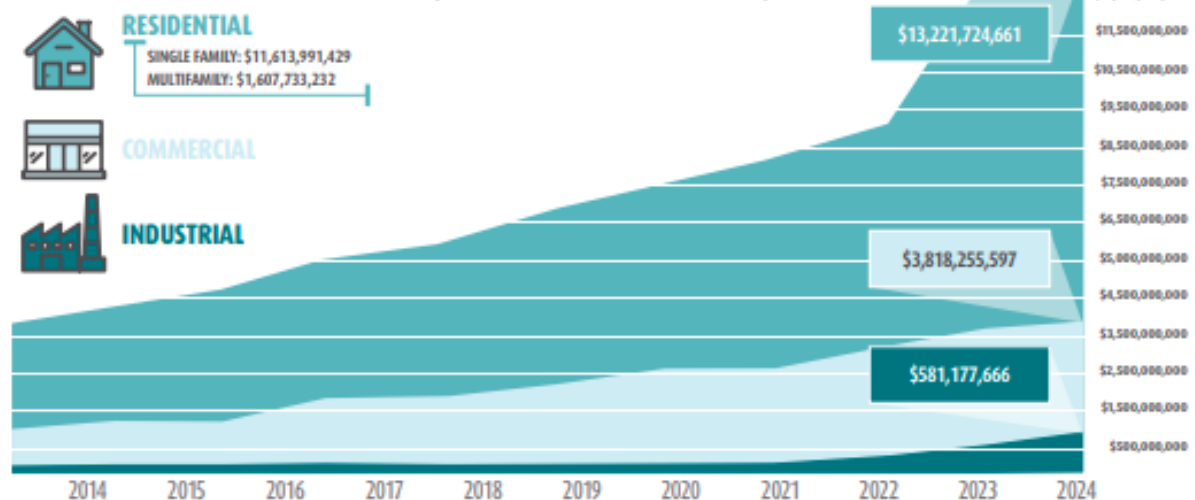
208% VALUATION INCREASE SINCE 2014

21.1% INCREASE FROM 2023

Source: Comal Appraisal District and Guadalupe Appraisal District

CITY REAL PROPERTY VALUATION BREAKDOWN

New Braunfels continues to see robust market valuation growth across all property types. Residential market valuation has increased by nearly \$8.95 billion since 2014. Commercial market valuation increased by over \$2.70 billion in the same period.



Source: Comal Appraisal District and Guadalupe Appraisal District

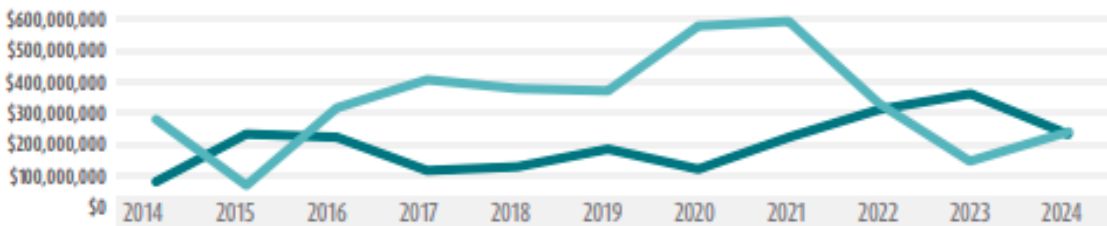


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BUILDING PERMIT VALUE

In 2024, building permit values in New Braunfels totaled over \$468.5 million.



SINGLE-FAMILY: \$237,965,319

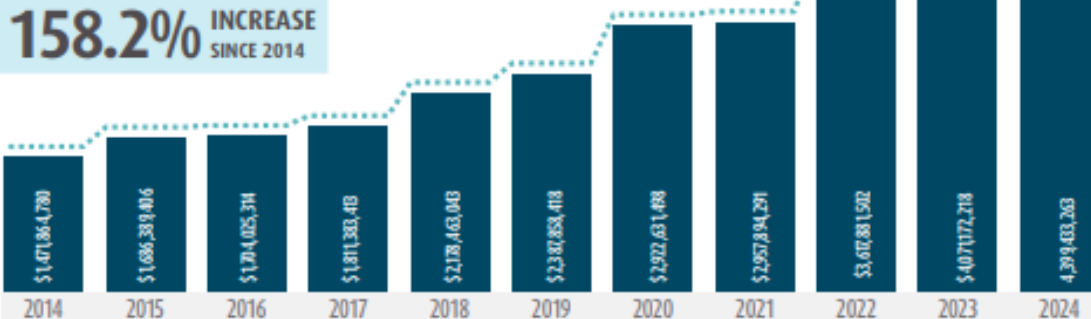
COMMERCIAL: \$230,583,755

MULTIFAMILY DEVELOPMENTS INCLUDED IN COMMERCIAL VALUATION.

Source: City of New Braunfels Planning Department

COMMERCIAL & INDUSTRIAL TAX VALUE

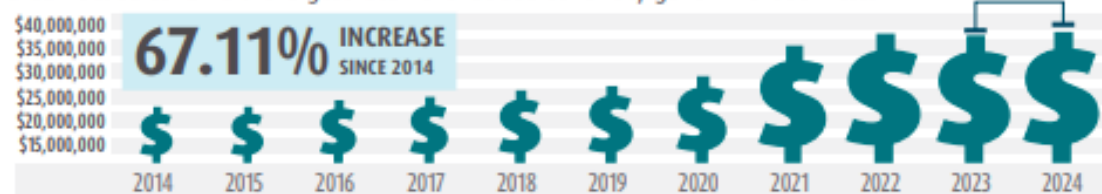
In 2024, combined commercial and industrial tax value **increased 8%** since 2023. Since 2014, these values have increased by 158.2%.



Source: Comal Appraisal District and Guadalupe Appraisal District

SALES TAX REVENUE RECEIPTS

Sales tax revenues increased year-over-year in 2024 after a slight decrease in 2023. In 2024, Sales tax revenue was **\$37,845,322.62**, an **all-time high** for the City of New Braunfels. Sales Tax is the largest local revenue source for city government services.



Source: Texas Comptroller, October Receipts

1.85%
INCREASE
FROM 2023

ECONOMIC BENCHMARKS

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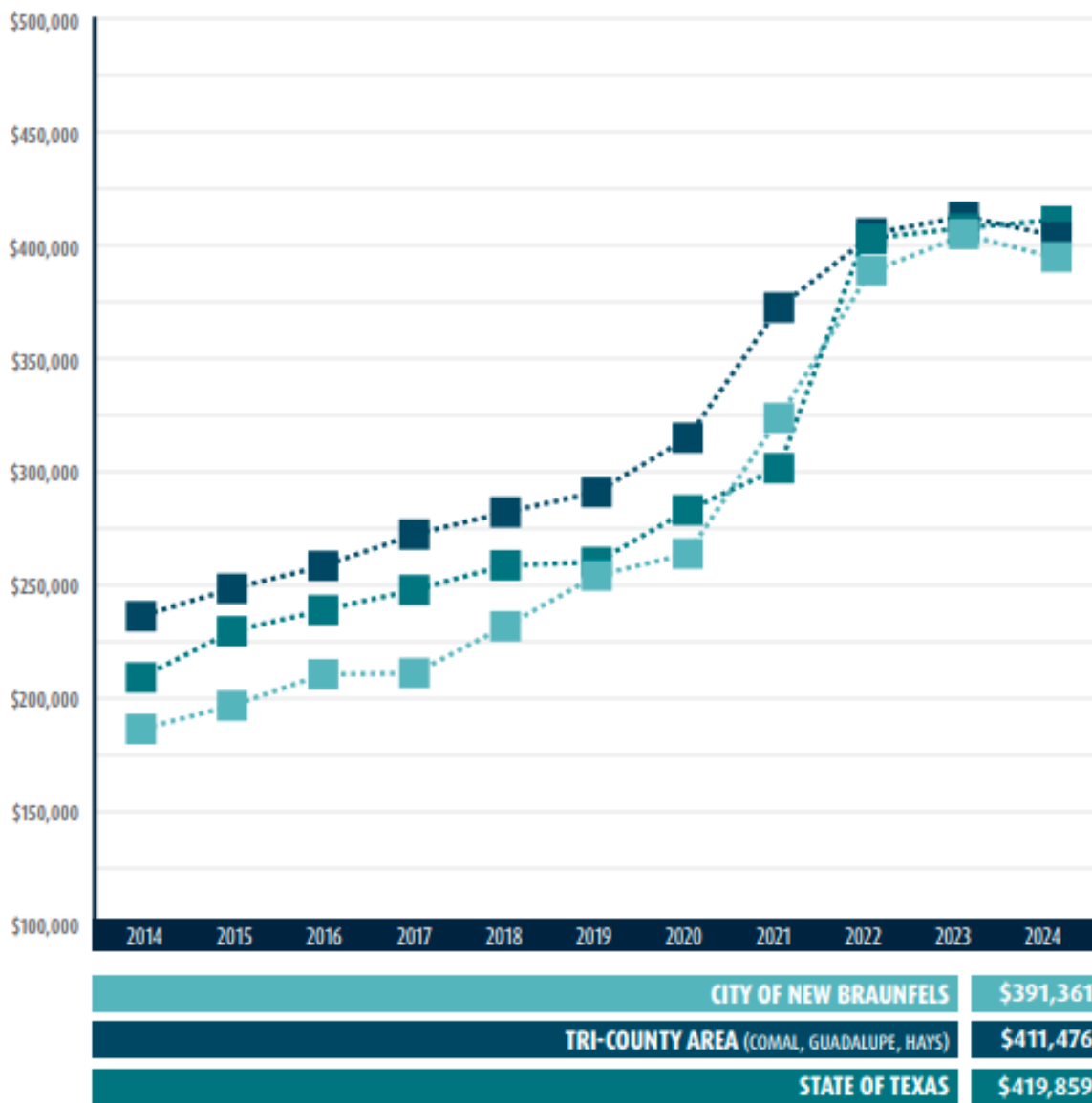


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REAL ESTATE

AVERAGE HOME VALUATIONS



Source: Texas A&M University Texas Real Estate Research Center, October 2023

8 ECONOMIC BENCHMARKS

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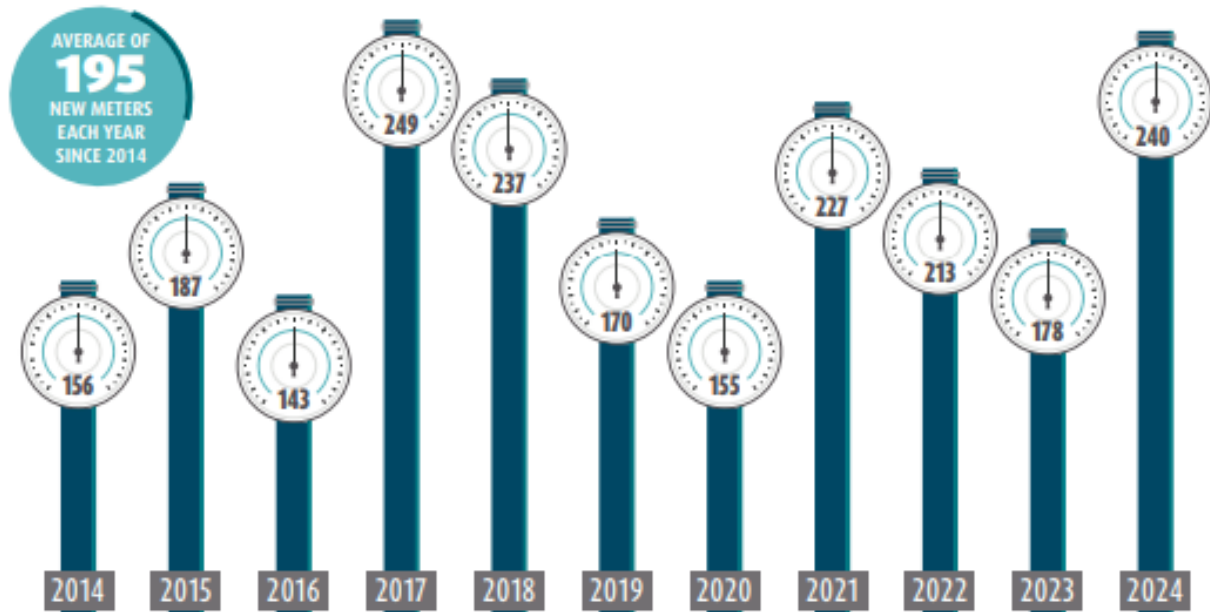


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NEW BUSINESS METERS

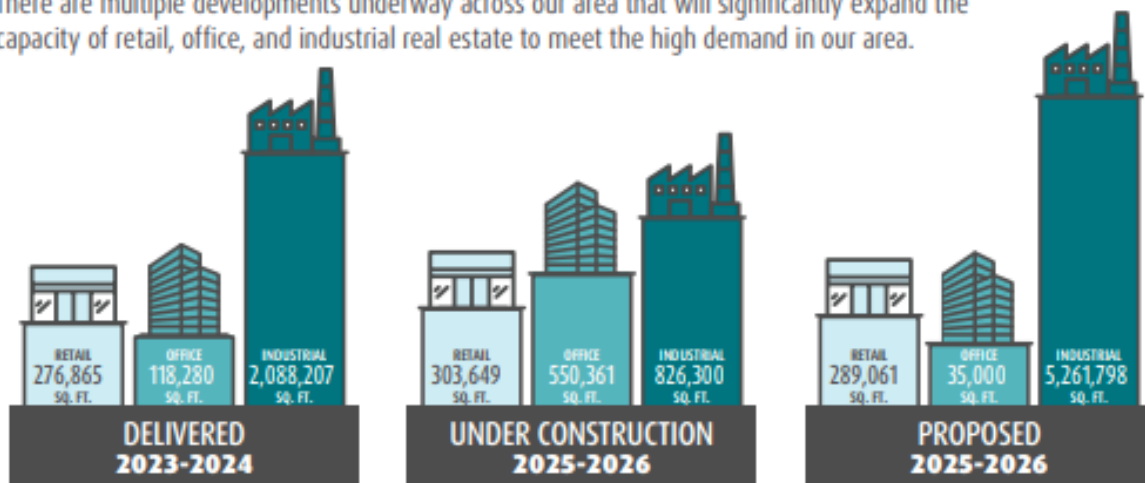
New Braunfels meters are measured by the city-owned utility for electricity, water, and wastewater. In 2024, NBU registered 240 new businesses, gaining 2,155 since 2014.



Source: New Braunfels Utilities (October 2023-September 2024)

REAL ESTATE CONSTRUCTION RATES

There are multiple developments underway across our area that will significantly expand the capacity of retail, office, and industrial real estate to meet the high demand in our area.



Source: CoStar



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EDC FUNDED INFRASTRUCTURE PROJECTS

The New Braunfels Economic Development Corporation (NBEDC) has **funded over \$42.7 million toward projects in and around New Braunfels** since 2023. This includes over \$19.3M for parks, open spaces, and pedestrian improvements, \$15.9M for infrastructure projects, and \$7.5 for workforce & small business support. Highlighted below are just some of the ongoing projects that the NBEDC has made progress on in the past year.





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The New Braunfels Chamber provides a confidential, single point of contact to businesses looking to create new jobs in New Braunfels. We manage partnerships with businesses & local government and operate from a shared strategic plan. Our partners include the City of New Braunfels and its EDC, Comal County, NBU, and the Economic Development Foundation.

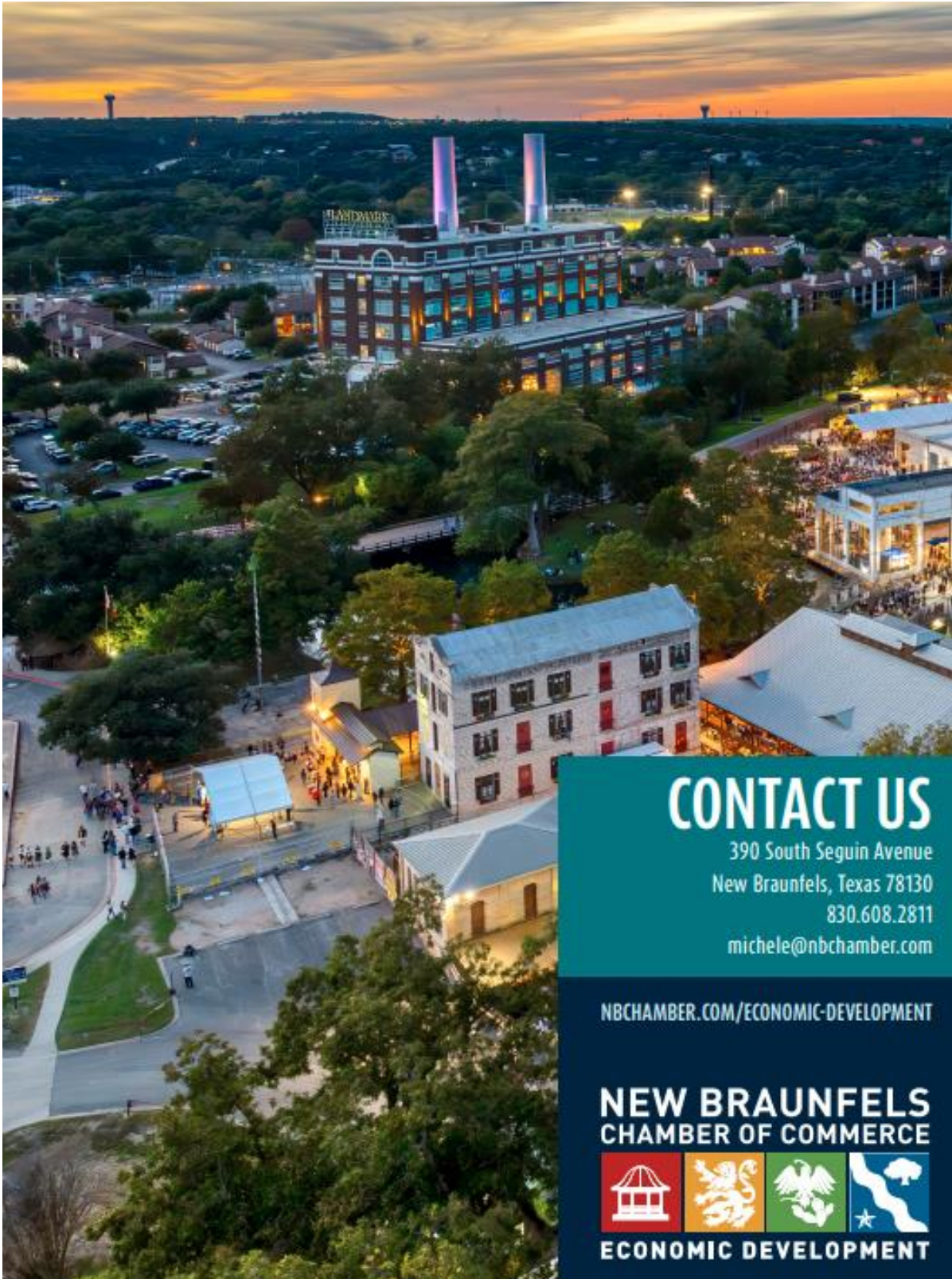
Visit NBChamber.com/Economic-Development to learn more about how we can help grow your business.

OUR SERVICES

- + Regional demographic and socioeconomic data
- + Site selection information through our GIS-driven New Braunfels Prospector program
- + Introductions/testimonials with industry professionals
- + Coordination of labor market analysis
- + Arrangement of community briefings and custom tours of New Braunfels
- + Introduction to community partners
- + Preparation of a customized package of Local/State incentives
- + Assistance with specialized market research needs
- + Follow-through with the development process
- + Permit expediting through city departments



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CONTACT US

390 South Seguin Avenue
New Braunfels, Texas 78130
830.608.2811
michele@nbchamber.com

NBCHAMBER.COM/ECONOMIC-DEVELOPMENT

**NEW BRAUNFELS
CHAMBER OF COMMERCE**



ECONOMIC DEVELOPMENT

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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.

11-03-2025



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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.

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 by the buyer or buyer's agent. An owner's agent fees are not set by law and are fully negotiable.

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. A buyer/tenant's agent fees are not set by law and are fully negotiable.

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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

Keller Williams Heritage	434367	broker@mykwsa.com	210.493.3030
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
Garret S. Brandt	742614	broker@mykwsa.com	210.493.3030
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
Lisa Munoz	488746	lmunoz@mykwsa.com	830.624.2400
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Mark Hampton	464012	Mark@MarkHamptonHomes.com	210.823.8611
Name of Sales Agent/Associate	License No.	Email	Phone
Buyer/Tenant/Seller/Landlord Initials		Date	

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