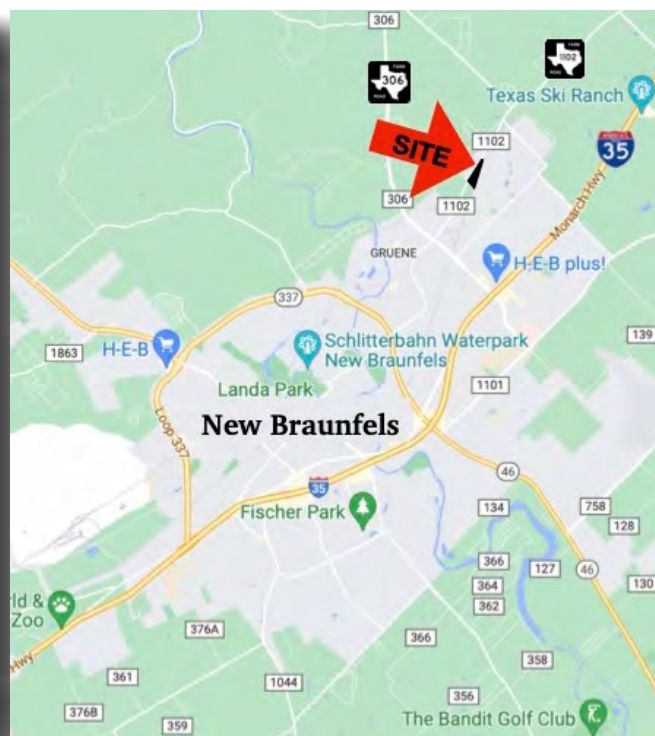


FOR SALE: TWO(2) 10-ACRE COMMERCIAL CORNERS

FM 1102 at Orion Dive, New Braunfels, Texas 78132



LOCATION Northeast and Northwest corners of FM 1102 and Orion Drive

JURISDICTION City of New Braunfels

FRONTAGE/ ACCESS East Tract
±2,095 feet of frontage on FM 1102
±521.78 feet of frontage on Orion Dr
West Tract
±1,596 feet of frontage on FM 1102
±494 feet of frontage on Orion Dr

VIDEO <https://youtu.be/UaLB1EVyLdA>

TRAFFIC COUNT 8,369 on FM 1102, just north of FM306. (TXDOT 2021)

SIZE Approximately 10.114 Acres (East Tract)
Approximately 10.286 Acres (West Tract)

UTILITIES NBU Water and Wastewater are located on the east side of Mopac Railroad.
Electricity: NBU

PRICE East Tract: UNDER CONTRACT
West Tract: \$2,200,000.00 (\$4.91 psf)

ZONING APD (agricultural/pre-development district)

COMMENTS These two tracts located in the booming north side of New Braunfels and just minutes from downtown Gruene. Property is located in the Edwards Aquifer Recharge Zone. Great commercial corner with frontage on FM 1102. New Braunfel's Future Land Use Map (FLUM) indicates Industrial use for this property.

FLOOD HAZARD No portion of the Property lies within the 100-year floodplain

McALLISTER & ASSOCIATES

REAL ESTATE SERVICES

201 Barton Springs Road Austin, Texas 78704
(512)472-2100 FAX: (512)472-2905

CONTACT Spence Collins
Office: (512) 472-2100
Spence@matexas.com

This property is presented subject to prior sale, change in price, or removal from the market without notice. All information shown in this brochure, while based upon information supplied by the owner and from other sources deemed to be reliable is not in any way warranted by McAllister & Associates or the owner of the property. Interested persons are encouraged to retain legal and technical consultants to advise them of any and all aspects of this property. This report is for your use as long as you have need of it, but at all times remains the property of McAllister & Associates. Under no circumstances is any of this report to be reproduced, copied or in any way duplicated without the express written consent of McAllister & Associates.

DRILLA RUSSELL LEAGUE
SURVEY NO. 2,
ABSTRACT NO. 485

SUBDIVISION NO. 21

SUBDIVISION NO. 22

24.92 Acres
Vol. 193 P. 853

STATE HIGHWAY F.M. 1102
N34°45'32"E.

10.114 Acres

N33°37'39"E.

222.63'

N131°22'20"E.

222.52'

N29°25'07"E.

6.54'

Conc. Mon. Found

9.990 ACRES
JOHNNIE ROW
VOL. 193

PAGE B52-B53

Cv-1

Radius = 5773.65'
Delta = 01°02'00"
Chord = S18°45'01"W.
104.12'

Cv-2

Radius = 5773.65'
Delta = 03°20'19"
Chord = S20°31'15"W.
336.38'

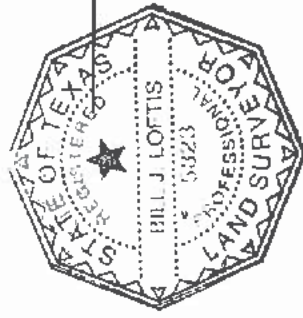
SUBDIVISION NO. 29

SUBDIVISION NO. 30

SURVEY PLAT

OF
A 10.114 ACRE TRACT,
BEING OUT OF SUBDIVISIONS NO.21, NO.22
NO.29 AND NO.30,
OF THE ORILLA RUSSELL LEAGUE
SURVEY NO. 2, ABSTRACT NO. 485,
COMAL COUNTY, TEXAS

SCALE 1" = 200'
NOVEMBER 1, 2008



I HEREBY CERTIFY THAT THIS SURVEY IS TRUE
AND CORRECT TO THE BEST OF MY KNOWLEDGE,
AND IS BASED ON A SURVEY DONE ON THE GROUND,
UNDER MY DIRECTION AND SUPERVISION, THIS
THE 1ST DAY OF NOVEMBER, 2008.

Bill J. Loftis

BILL J. LOFTIS
REGISTERED PROFESSIONAL LAND SURVEYOR
LICENSE NUMBER 5823

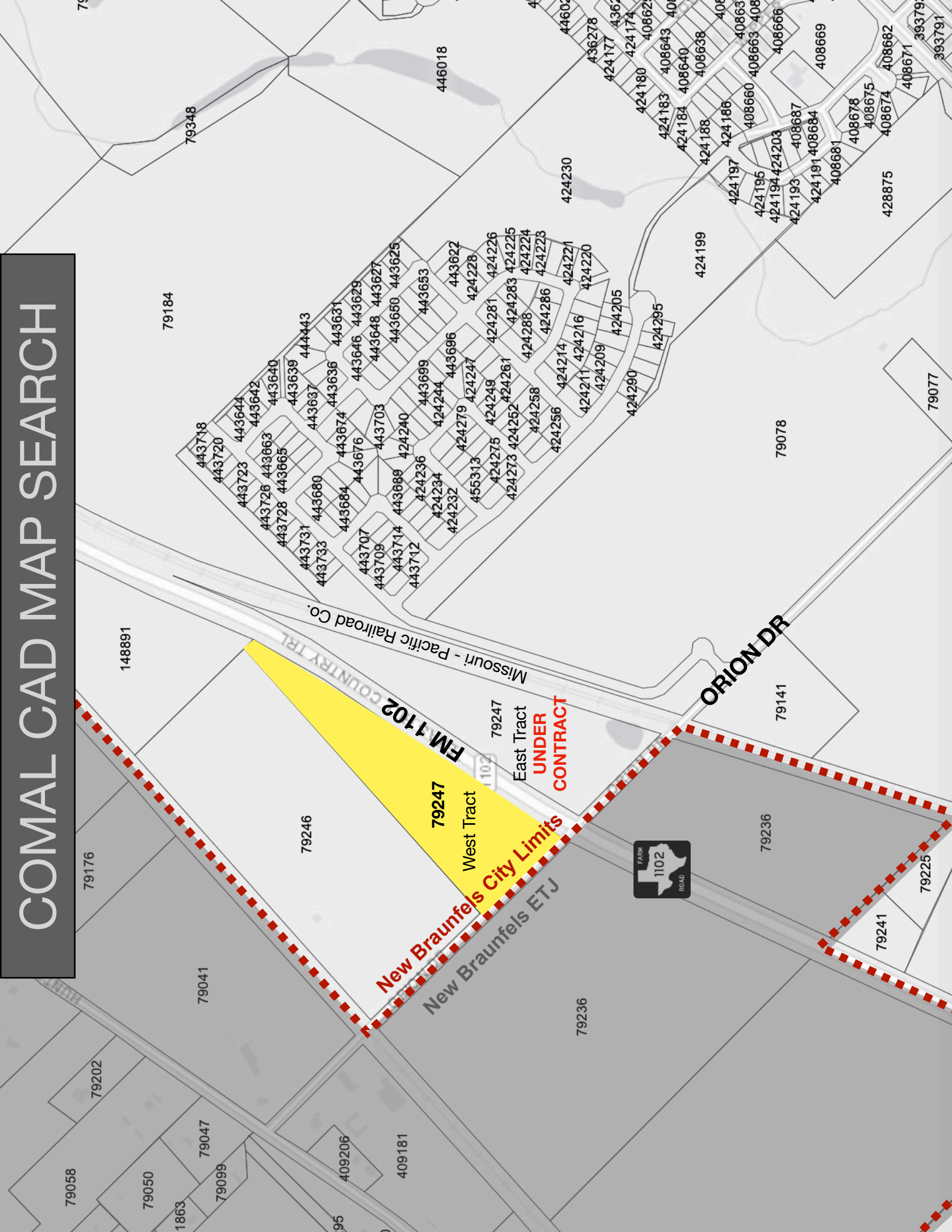


Comal Hills Surveying

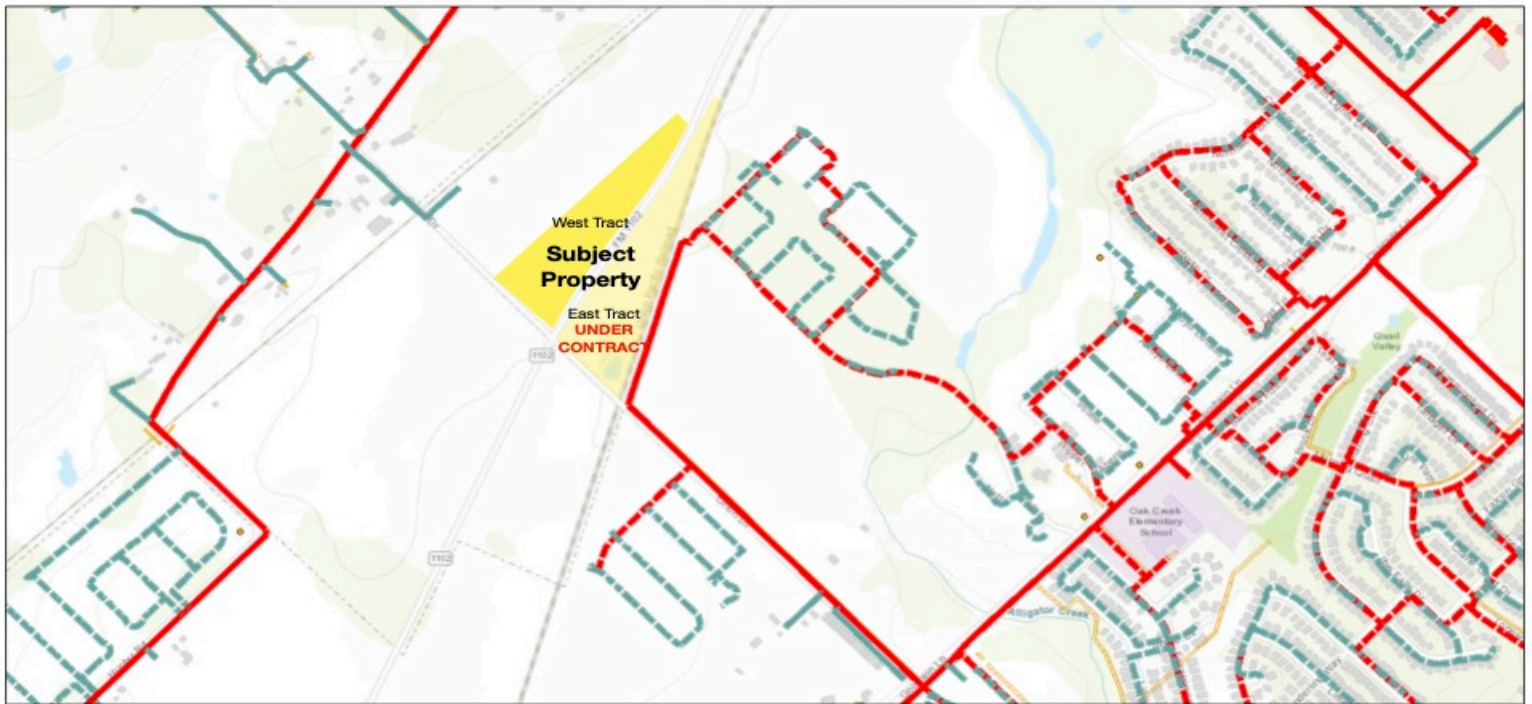
3200 Puter Creek Road
Spring Branch, Texas
78070
(830) 228-5671
chss@gytc.com

DRAWN: Bill Loftis	CHKD: Bill Loftis
JOE# 80237-1	DATE: 11/1/2008
PAGE 41	

COMAL CAD MAP SEARCH



NBU Electric Line Locations



1/27/2023, 12:16:11 PM

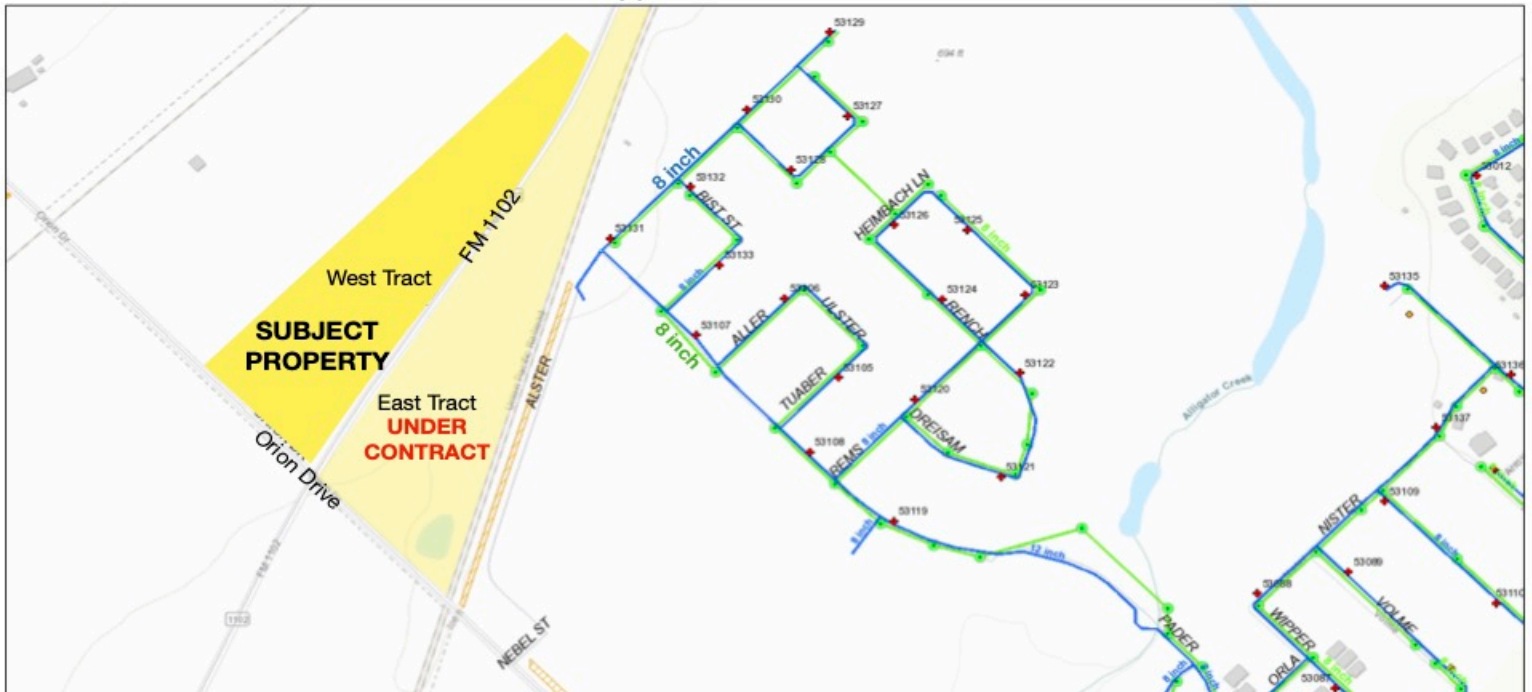
Easement Areas Primary UG Conductor - Energized Phases Primary OH Conductor - Energized Phases
 Easement Lines 1 1
 Easement Points 2 2
 3 3

1:9,028
 0 0.07 0.15 0.3 mi
 0 0.13 0.25 0.5 km

City of Austin, City of New Braunfels, Comal County, Texas Parks & Wildlife, Esri, HERE, Garmin, INCREMENT P, Intermap, USGS, METINASA, EPA, USDO

All maps are provided for informational purposes only "as is," without any warranty or representation as to the accuracy, timeliness, currency, or completeness of these datasets. This map does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

NBU Water / Wastewater Line Locations



1/27/2023, 12:21:30 PM

Water Mains Sewer Mains Vault Easement Points
 Pressure Mains wwManhole Streets
 Fire Hydrants <all other values> Easement Areas
 Sewer Force Mains Manhole Easement Lines

1:4,514
 0 0.04 0.09 0.18 mi
 0 0.05 0.1 0.2 km

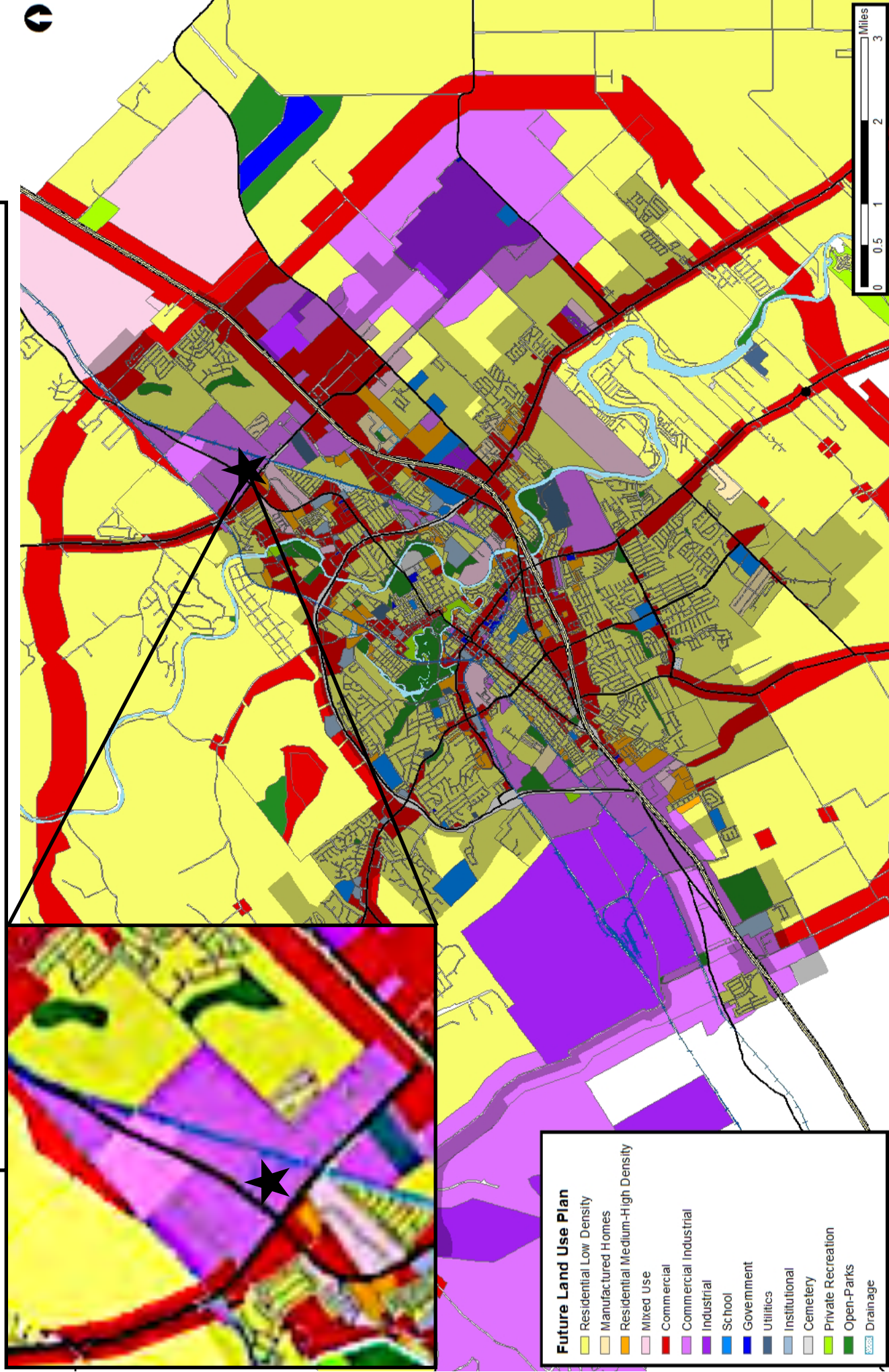
City of Austin, City of New Braunfels, Comal County, Texas Parks & Wildlife, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDO

All maps are provided for informational purposes only "as is," without any warranty or representation as to the accuracy, timeliness, currency, or completeness of these datasets. This map does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.



Future Land Use Plan

Wednesday, February 25, 2015





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.

McAllister & Associates	403756	joewillie@matexas.com	512-472-2100
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
John T. Baker II	517348	johntbaker2@gmail.com	512-472-2100
Designated Broker of Firm	License No.	Email	Phone
Joe Willie McAllister	336887	joewillie@matexas.com	512-472-2100
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Spencer Everett Collins	345335	spence@matexas.com	512-472-2100
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date