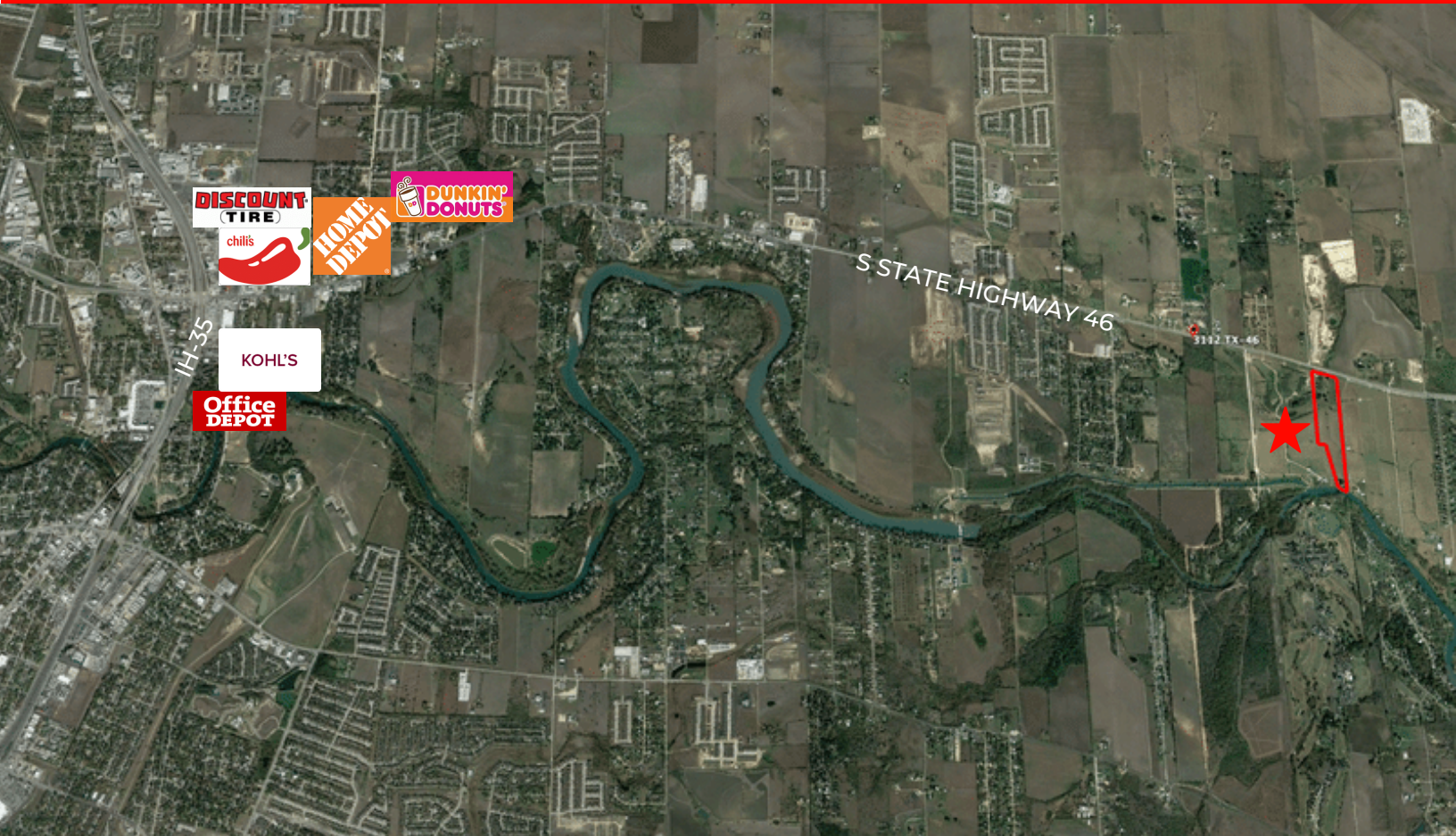


## PROPERTY DESCRIPTION

- **LAND SIZE:** 25 +/- ACRES | 1,089,00 +/- SF
- **FRONTAGE:** 570 +/- LINEAR FEET ON S STATE HIGHWAY 46
- **ZONING:** OCL
- **UTILITIES ON SITE:** ELECTRICITY | WATER | SEWER
- **POTENTIAL USE:** SINGLE FAMILY DEVELOPMENT | MIXED-USE | MULTI-FAMILY | RETAIL
- **ASKING PRICE:** CALL BROKER FOR DETAILS



# 3112 S STATE HIGHWAY 46 | 25 +/- ACRES | NEW BRAUNFELS



USGS The National Map. Orthoimagery. Data refreshed April 2020. esri

<p><b>MAP PANELS</b></p> <ul style="list-style-type: none"> <li><span style="color: red;">●</span> PIN: Approximate location based on us and does not represent an auction property location</li> <li><span style="border: 1px solid red; display: inline-block; width: 10px; height: 10px;"></span> Selected Floodmap Boundary</li> <li><span style="border: 1px solid green; display: inline-block; width: 10px; height: 10px;"></span> Digital Data Available</li> <li><span style="border: 1px solid grey; display: inline-block; width: 10px; height: 10px;"></span> No Digital Data Available</li> <li><span style="border: 1px dashed green; display: inline-block; width: 10px; height: 10px;"></span> Unmapped</li> </ul>	<p><b>SPECIAL FLOOD HAZARD AREAS</b></p> <ul style="list-style-type: none"> <li><span style="background-color: #e0f0ff; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> Without Base Flood Elevation (BFE) with BFE or Depth</li> <li><span style="background-color: #e0f0ff; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> Regulatory Floodway (Zone AE, A99)</li> <li><span style="background-color: #fff9c4; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> 0.2% Annual Chance Flood Hazard of 1% annual chance flood with a depth less than one foot or with an area of less than one square mile</li> <li><span style="background-color: #fff9c4; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> Future Conditions 1% Annual Chance Flood Hazard</li> </ul>	<p><b>OTHER FEATURES</b></p> <ul style="list-style-type: none"> <li><span style="color: red;">—</span> Cross Sections with 1% Annual Water Surface Elevation</li> <li><span style="color: red;">—</span> Coastal Tract</li> <li><span style="color: red;">—</span> Base Flood Elevation Line (BFE)</li> <li><span style="color: red;">—</span> Limit of Study</li> <li><span style="color: red;">—</span> Jurisdiction Boundary</li> <li><span style="color: red;">—</span> Coastal Tract Baseline</li> <li><span style="color: red;">—</span> Profile Baseline</li> <li><span style="color: red;">—</span> Hydrographic Feature</li> </ul>
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Strategically located near booming residential subdivisions and in close proximity to Austin, San Antonio and Seguin. Rare opportunity to purchase 25 +/- acres in New Braunfels, TX. Frontage on S State Highway 46. It's the perfect investment for the right partnership or family, this property's development potential is one of a kind. Owner willing finance and subdivide.



**Exclusively Brokered by Uriah Real Estate Organization**

Uri Uriah | Real Estate Investment Specialist

B.B.A. Real Estate Finance & Development

Direct Line: 210-315-8885

[uri@uriahrealestate.com](mailto:uri@uriahrealestate.com)

[www.uriahrealestate.com](http://www.uriahrealestate.com)

**Our Offices**

**San Antonio**

308 El Paso St.

San Antonio, TX 78207

Office Line: 210-966-9102

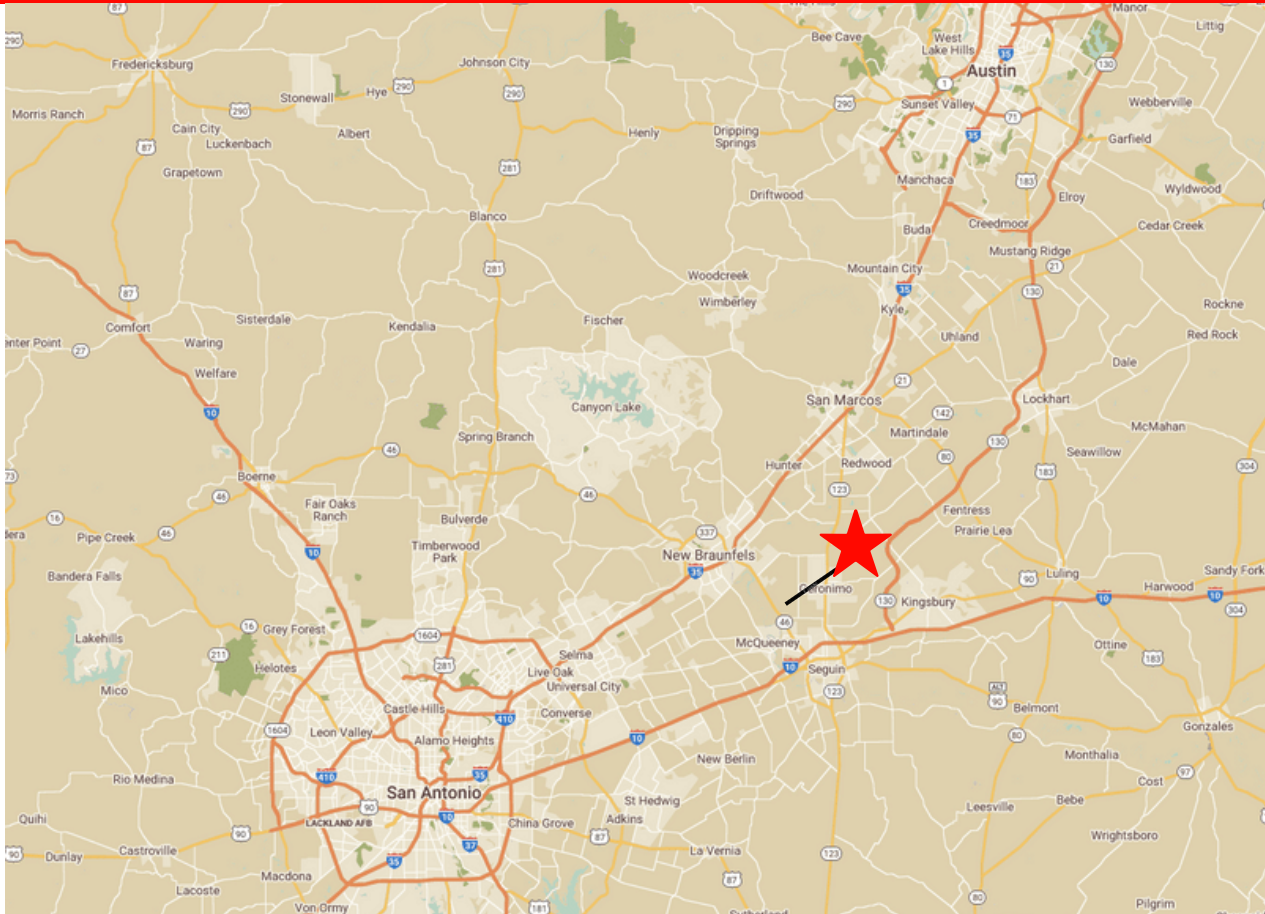
**Austin**

360 Nueces #3801

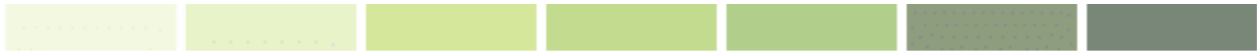
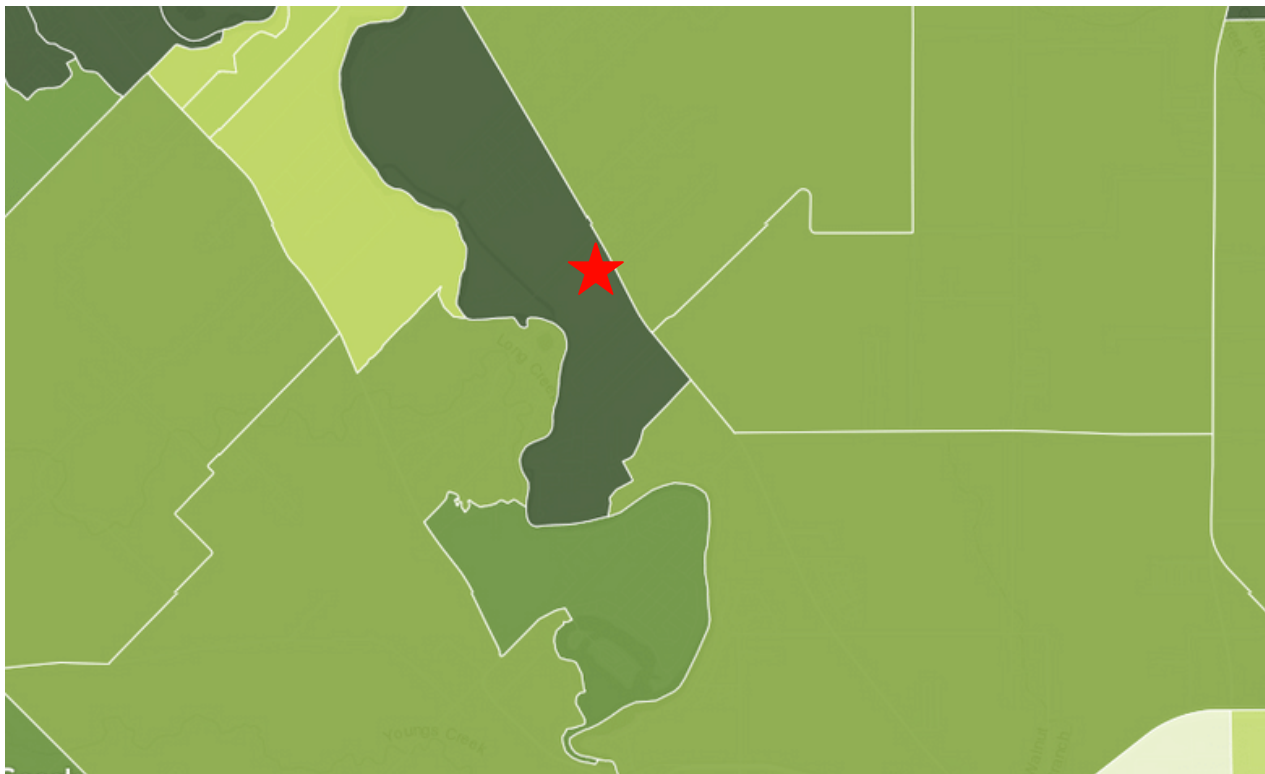
Austin, TX 78701

Office Line: 512-568-3525

# 3112 S STATE HIGHWAY 46 | 25 +/- ACRES | NEW BRAUNFELS



## AVERAGE HOUSEHOLD INCOME



<\$44.5K

\$63K-\$74K

>\$119K



## Information About Brokerage Services

Texas law requires all real estate licensees 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.

<b>Uriah Real Estate Organization</b>	<b>9002555</b>	<b>uriah@uriahrealestate.com</b>	<b>(210)966-9102</b>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>Uri Uriah</b>	<b>604991</b>	<b>uri@uriahrealestate.com</b>	<b>(210)315-8885</b>
Designated Broker of Firm	License No.	Email	Phone
<b>Uri Uriah</b>	<b>604991</b>	<b>uri@uriahrealestate.com</b>	<b>(210)315-8885</b>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<b>Uri Uriah</b>	<b>604991</b>	<b>uri@uriahrealestate.com</b>	<b>(210)966-9102</b>
Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date