

SECOND-GENERATION RESTAURANT · 5,175 SF

The kitchen is *already built.*

208 SOUTH CASTELL AVENUE · NEW BRAUNFELS, TEXAS 78130

Turnkey ground-floor restaurant space in a 1950 masonry building renovated in 2022 — Type I vent hoods, walk-in coolers, and walk-in freezers in place. An operator can take this space and open without carrying a cold-shell buildout.

5,175

SF GROUND FLOOR

\$30

PSF · TERM NEGOTIABLE

102'

FRONTAGE ON S CASTELL

17.4%

1-MILE GROWTH · 2025-2030

What you skip

COLD SHELL — TYPICAL PATH

- Hood system engineered, permitted, installed
- Grease interceptor and plumbing rough-in
- Make-up air and exhaust balancing
- Walk-in cooler and freezer purchased and set
- Electrical service upsized to kitchen load
- Health and fire plan review from zero
- Months of rent paid before first cover

208 S CASTELL — IN PLACE TODAY

- ✓ Type I vent hoods installed and operational
- ✓ Walk-in coolers and walk-in freezers
- ✓ Existing kitchen infrastructure throughout
- ✓ Space in excellent condition
- ✓ Building renovated in 2022
- ✓ 102 feet of frontage in the downtown core
- ✓ Capital redirected to concept, not to steel

The back of house is the expensive half of a restaurant. Here it is finished, and the front of house is yours to define.

Specifications

ADDRESS	208 South Castell Avenue, New Braunfels, TX 78130
LEASE RATE	\$30.00 PSF
BUILDING SF	10,350 SF, two-story masonry
OCCUPANCY	Multi-tenant
CONDITION	Second generation, turnkey, excellent condition
REFRIGERATION	Walk-in coolers and walk-in freezers
VISIBILITY	Strong street visibility with direct street access

AVAILABLE SF	5,175 SF, ground floor
LEASE TERM	Negotiable
YEAR BUILT	1950 · renovated 2022
PROPERTY TYPE	Retail / restaurant
VENTILATION	Type I vent hoods in place
FRONTAGE	102 feet along S Castell Avenue
POSITION	Downtown core, steps from Main Plaza

THE MARKET

Trade area

17.4%

PROJECTED POPULATION GROWTH WITHIN
ONE MILE, 2025-2030

~70,000

RESIDENTS WITHIN A THREE-MILE
RADIUS

Fastest

NEW BRAUNFELS RANKS AMONG THE
FASTEST-GROWING CITIES IN THE
UNITED STATES

The space places an operator directly in the downtown core — steps from Main Plaza, the Comal County Courthouse, and the city's densest concentration of restaurants, bars, boutiques, and civic activity. That block carries an established evening dining pattern, and daytime employment across the surrounding core supports a lunch daypart many Hill Country locations cannot.

Layered on top of the residential base is New Braunfels' substantial tourism economy. The Comal River, Schlitterbahn, Landa Park, and the Gruene Historic District all sit within minutes, and downtown events draw steady traffic through the calendar. The result is two distinct revenue streams — local repeat business from a residential base expanding along the I-35 corridor between San Antonio and Austin, and seasonal visitor volume that peaks when most operators want it most.

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