

An aerial photograph of a commercial property. In the foreground, a single-story building with a bright blue metal roof and light-colored horizontal siding is visible. A sign on the front of the building reads "TEXAS WATER COMPANY", "Make Every Drop Count", "1399 SATTTLER RD.", and "830-312-4600". The building is surrounded by lush green trees and a paved parking lot. In the background, rolling green hills are visible under a clear blue sky with scattered white clouds.

COMMERCIAL PROPERTY OFFERING · NEW BRAUNFELS, TEXAS

1399 Sattler Road

Purpose-built office facility in the Canyon Lake trade area

Offered at \$1,320,000

A versatile office headquarters with room to serve clients well.

1399 Sattler Road is a well-maintained, single-story office building totaling approximately 6,066 square feet on 1.27 acres in New Braunfels, Texas. Previously the administrative headquarters of a local water company, the facility is designed for day-to-day operations, client service, meetings, and secure technology needs.

The public-facing entrance includes a reception center; the interior offers executive offices, formal conference rooms, secondary meeting rooms, open workspace, a full kitchen, bathrooms, storage and work areas, and a secure IT room with dedicated heating and cooling. A drive-through payment window adds a distinctive client-service feature.

6,066 SF

Professional office space · One story · 1.27 acres



Exterior view of 1399 Sattler Road

Building type	Office building
Year built	2003
Availability	Vacant / available at closing

Built for an operationally demanding professional user.

- **Established office configuration** with reception, executive offices, conference rooms, secondary meeting rooms, and open cubicle areas.
- **Purposeful support spaces:** full kitchen, breakroom with sink and storage, rear work/storage center, and a secure IT room with dedicated HVAC.
- **Convenient client experience:** drive-through payment window, public entrance, accessible features, and parking around the building.
- **Outdoor employee amenity:** large rear porch/break area furnished for staff use.
- **Practical construction:** slab foundation, metal roof, masonry/metal/steel-frame construction, central electric HVAC, city water, and aerobic septic.
- **Accessible location:** near local shopping, post office, and restaurants, with access from surrounding streets.



Reception and public entry area



Conference / collaborative workspace

Property at a glance

ASKING PRICE	PRICE PER SF
\$1,320,000	\$217.61
GROSS BUILDING AREA	SITE SIZE
6,066 SF	1.270 acres
YEAR BUILT	STORIES / BUILDINGS
2003	One / One
PARKING	TAX AMOUNT (2025)
16+ spaces	\$19,497
CONSTRUCTION	ROOF / FOUNDATION
4-side masonry, metal, rock/stone veneer, steel frame	Metal / slab
UTILITIES	FLOOD PLAIN
City water, aerobic septic, city electric, high-speed internet	No

Information above is drawn from the MLS listing and should be independently verified by prospective purchasers. No income, expense, or cap-rate assumptions are presented because the property is currently vacant.

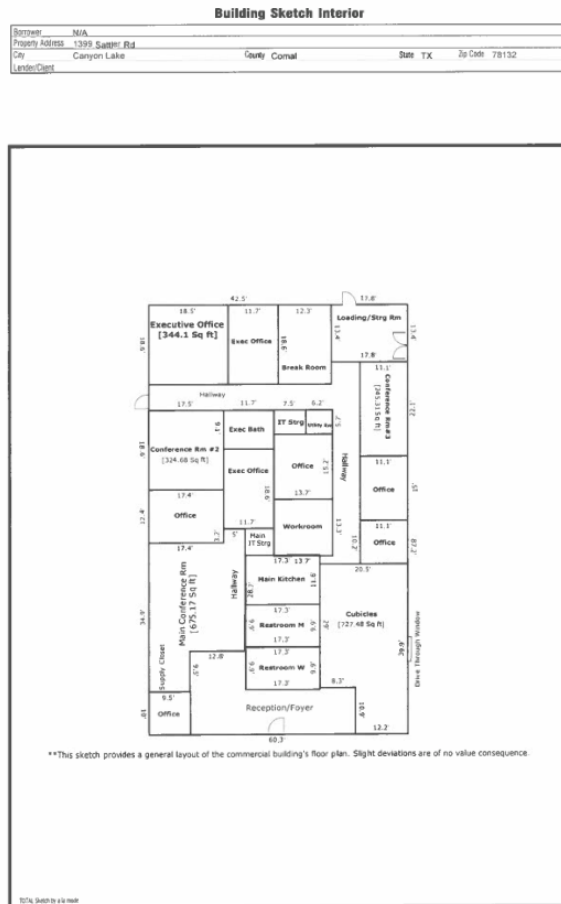


Covered exterior walkway

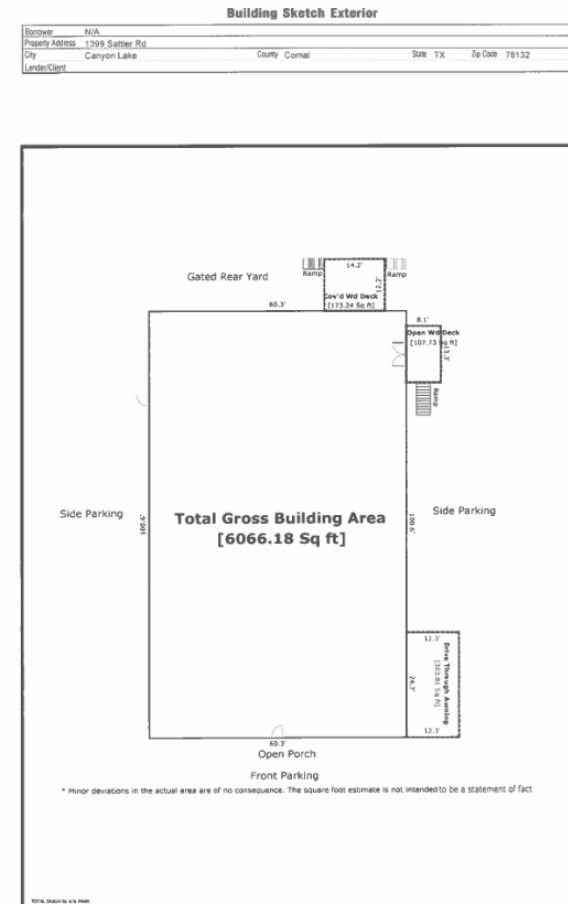


Building exterior and paved parking area

Building layout and documented area



Form SKT BLDGSI - "TOTAL" appraisal software by a la mode, inc. - 1-800-ALAMODE



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Building Sketch Estimator materials show a total gross building area of approximately 6,065.8 square feet. Sketch is provided for reference; prospective purchasers should independently verify all measurements.

Spaces that support visitors, teams, and daily operations.



Canyon Lake-area convenience with a New Braunfels address.

The property is located on Sattler Road in the Canyon Lake trade area of New Braunfels, Comal County. With its proximity to local shopping, the post office, and restaurants, this facility is ideal for professional, administrative, or service oriented occupancy.

Address	1399 Sattler Road New Braunfels, TX 78132
County	Comal
School district	Comal ISD
Zoning type (MLS)	Commercial
Road surface/access	Asphalt · city street · paved

One-story flexibility

A functional footprint for owner-users seeking a dedicated office facility.

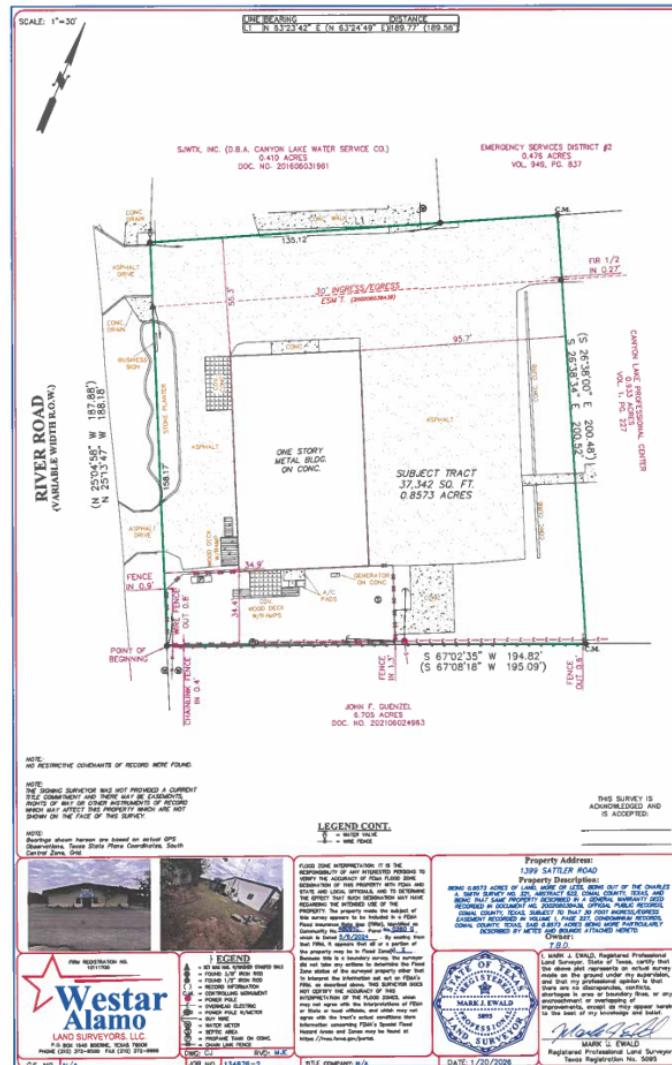


Property signage and address



Aerial view of the property

Survey and site reference



Survey provided by the seller. It is included for convenience only and should be independently reviewed and verified by prospective purchasers.

Let's talk about the opportunity.

FOR ADDITIONAL INFORMATION OR A PRIVATE TOUR

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