

FOR SALE

± 5 ACRES

PAD SITE WITH HIGH TRAFFIC AND
VISIBILITY ON MEYER PARKWAY

TBD MEYER PKWY

MEYER RANCH COMMUNITY

NEW BRAUNFELS, TX 78132

**CONTACT AGENT
FOR PRICING**



**FOR MORE
INFORMATION
PLEASE CONTACT**

ANTHONY MOORE, TACS
210.639.2200
amoore@cbcalamo.com



ALAMO CITY

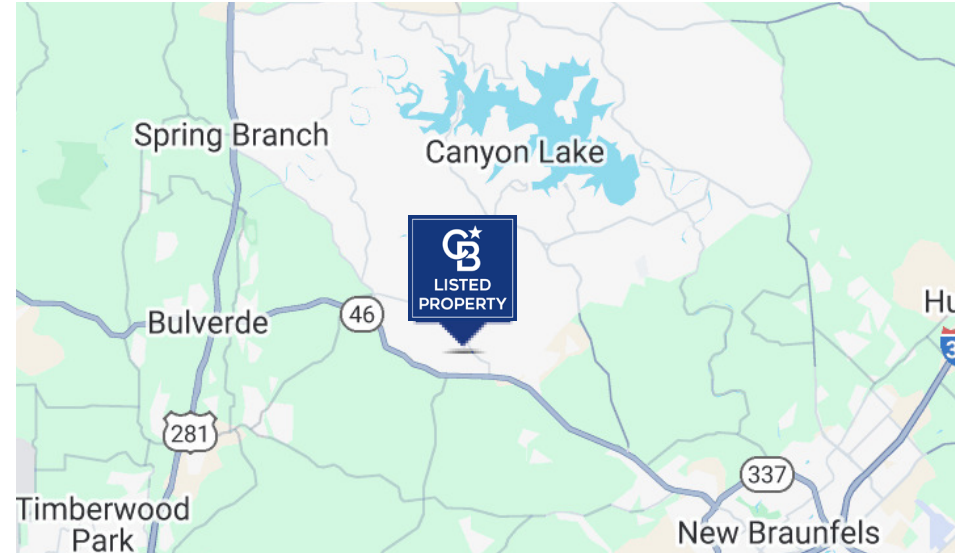
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SALE

TBD MEYER PKWY

MEYER RANCH COMMUNITY, NEW BRAUNFELS, TX 78132



Sale Price:	Contact Agent
Lot Size:	± 5 Acres
Traffic:	High
Zoning:	OCL

± 5 ACRES PAD SITE - MEYER RANCH COMMUNITY

Fantastic **commercial and/or residential development opportunity** within the expanding **Meyer Ranch Community off Highway 46 just outside New Braunfels, TX.** This **± 5 acre parcel** located adjacent to the community pool and recreation center, is perfect for a garden home development, a **Daycare Facility** and other like kind commercial developments. **All utilities are available and present.**

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MEYER RANCH COMMUNITY, NEW BRAUNFELS, TX 78132



PROPERTY HIGHLIGHTS

- **Location:** Meyer Ranch Community New Braunfels
- **Size:** $\pm$ 5ac
- **Zoning:** OCL - Just outside New Braunfels
- **Commercial and Residential** opportunities
- **All utilities available and on-site**
(Wastewater service availability to be confirmed with Meyer Ranch MUD)
- **Curb-cut** and **Driveway** in place
- **High traffic** and **visibility** on **Meyer Parkway**
- Adjacent to the **community pool** and **recreation center**
- **Texas Highway 46** - Less than $\pm$ 0.5 miles from FM 3009

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MEYER RANCH MASTER PLAN

TBD MEYER PKWY, MEYER RANCH COMMUNITY, NEW BRAUNFELS, TX 78132



This plan is conceptual in nature and subject to change without notice from Owner.

**NORRIS
DESIGN**
LANDSCAPE ARCHITECTS



MEYER RANCH
NEW BRAUNFELS, TEXAS

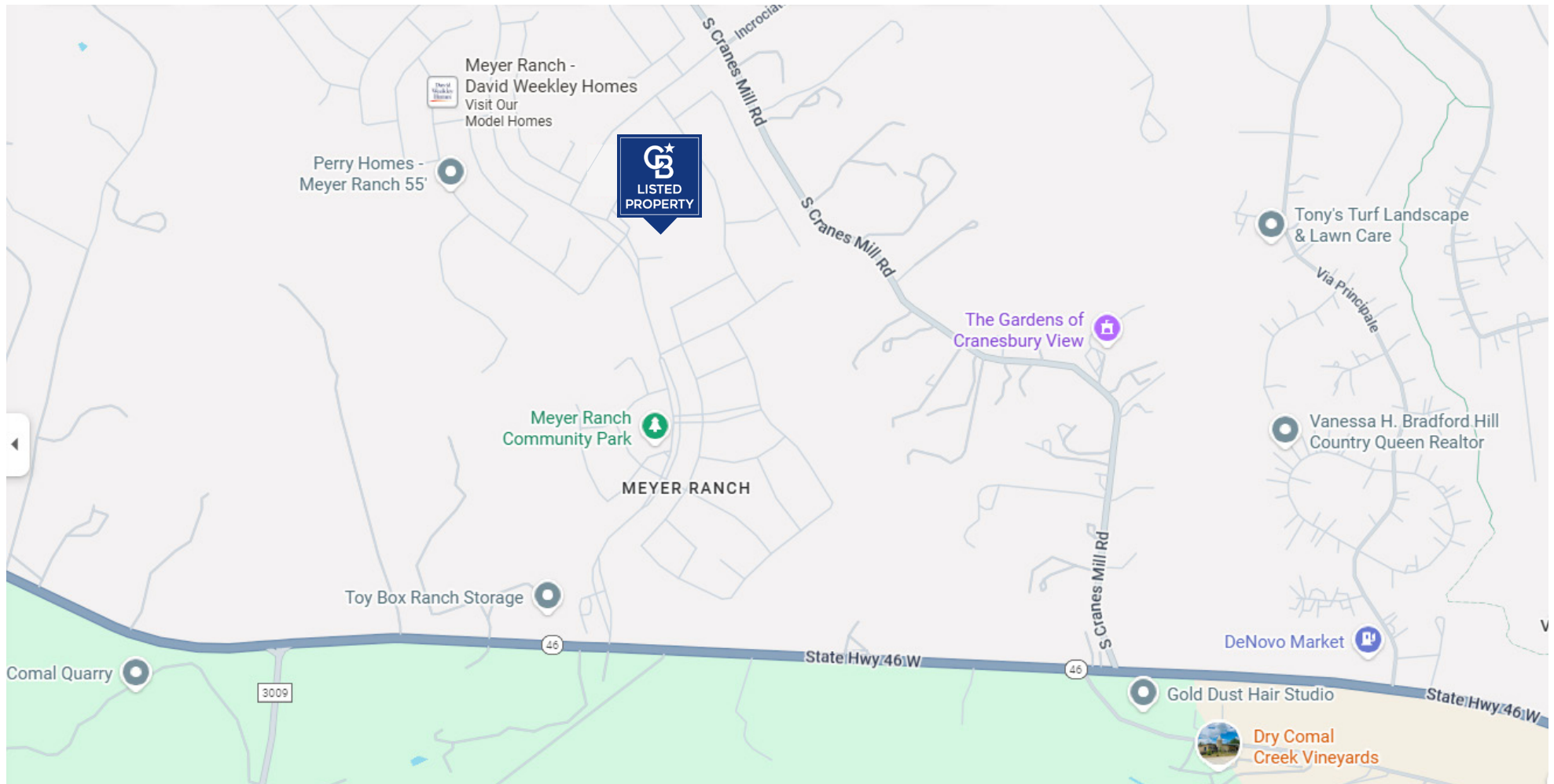
CONCEPTUAL MASTER PLAN

9/22/2025

SALE

PAD SITE LOCATION

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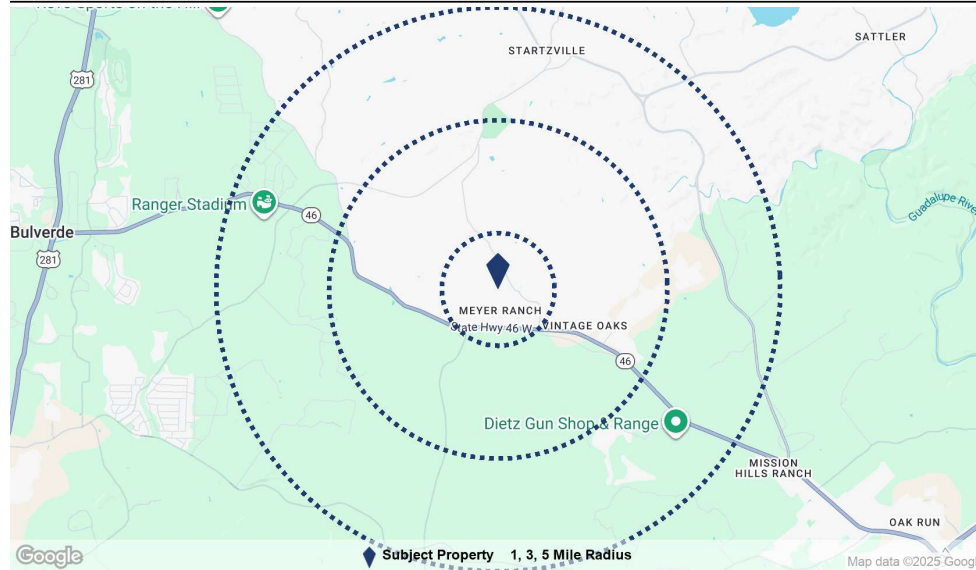


SALE

DEMOGRAPHICS

TBD MEYER PKWY, MEYER RANCH COMMUNITY, NEW BRAUNFELS, TX 78132

DEMOGRAPHIC RADIUS RINGS



DEMOGRAPHIC SUMMARY

Population	1 Mile	3 Mile	5 Mile
2024 Population	2,464	9,409	20,321
2029 Population	4,274	16,328	35,081
Pop Growth 2024-2029	73.5%	73.5%	72.6%
2024 Average Age	44	44	44
Households			
2024 Households	880	3,401	7,473
2029 Households	1,529	5,914	12,927
Household Growth 2024-2029	73.8%	73.9%	73.0%
Median Household Income	\$221,138	\$175,000	\$139,487
Average Household Size	2.8	2.7	2.7
Average HH Vehicles	3	3	3
Housing			
Median Home Value	\$738,582	\$700,000	\$628,076
Median Year Built	2011	2011	2011

POPULATION (1MI)

2,464

AVG. HH SIZE (1 MI)

2.8

AVG. AGE (1 MI)

44

MED. HH INC. (1 MI)

\$221,138

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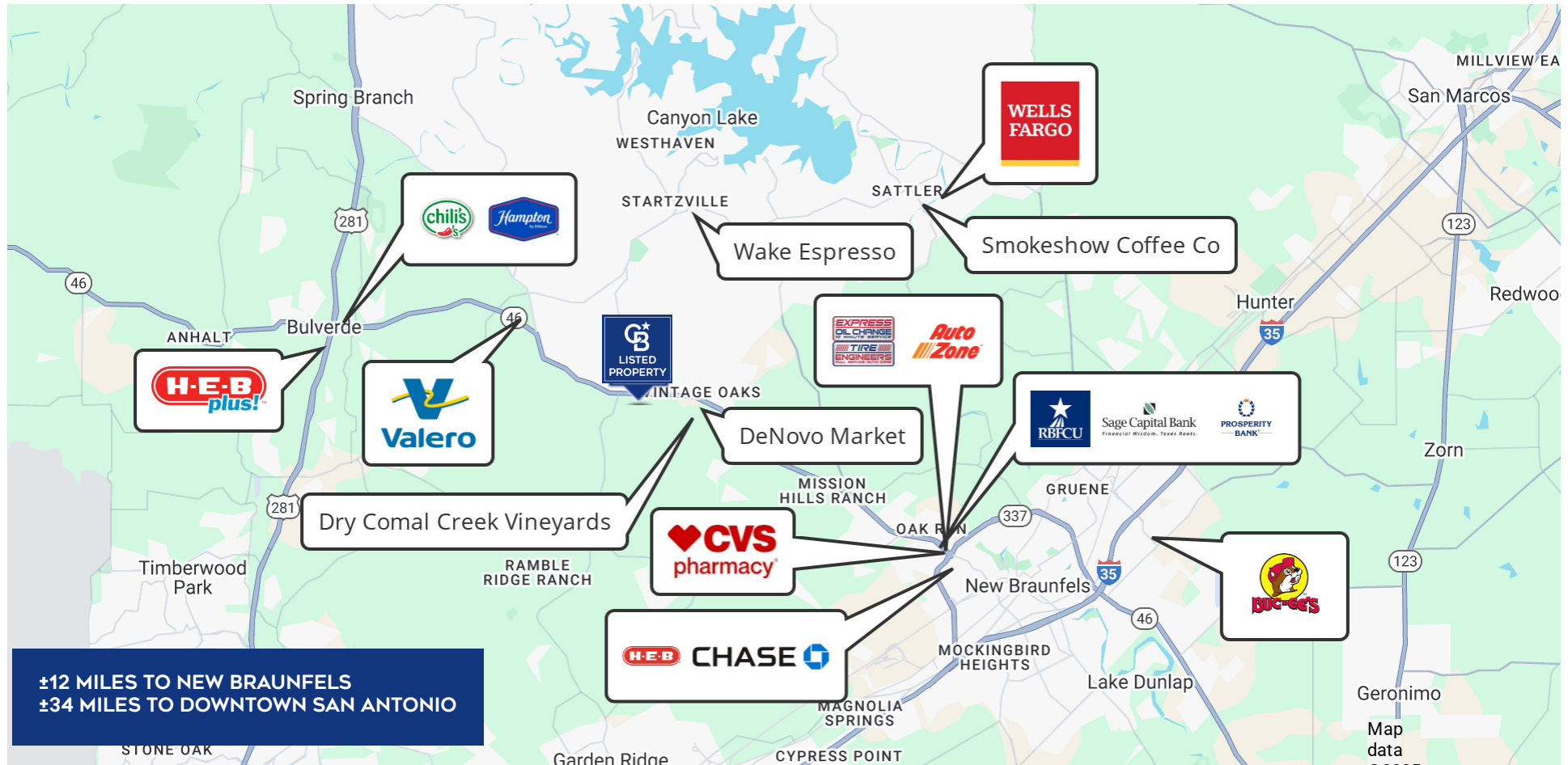
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NEARBY CITIES, RETAIL & POINTS OF INTEREST

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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.



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. 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:
 - 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.

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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date