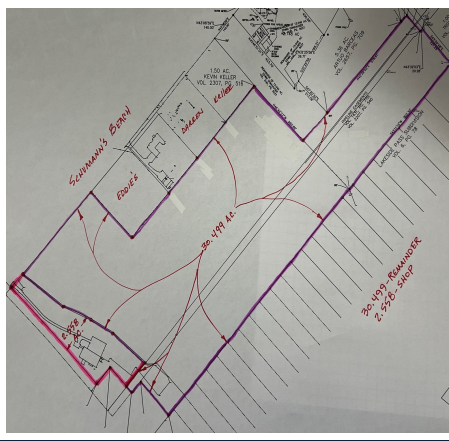


Schumans Beach Road Development



OFFERING MEMORANDUM

New Braunfels, TX 78130



Schumans Beach Road Development

CONTENTS

01 Executive Summary

Investment Summary

02 Location

Location Summary

Local Business Map

Major Employers Map

Aerial View Map

Traffic Counts

Drive Times (Heat Map)

03 Property Description

Property Features

Property Images

04 Demographics

General Demographics

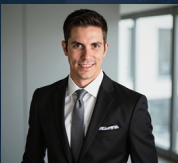
Race Demographics

05 Company Profile

Company Bio

Advisor Profile

Exclusively Marketed by:



Chris Parreira

W.C. Miller Properties
Broker Associate
(830) 708-5700
chrisp.txrealtor@gmail.com
769776



Wes Miller

W.C. Miller Properties
Broker Owner
(830) 387-6013
wes@nbtcre.com
461375



Brokerage License No.: 9001631
<https://www.wcmillerproperties.com>

SCHUMANS BEACH ROAD DEVELOPMENT

01 Executive Summary
Investment Summary

OFFERING SUMMARY

ADDRESS	New Braunfels, TX 78130
COUNTY	Guadalupe
PRICE	\$2,250,000
LAND ACRES	30.499
ZONING TYPE	OCL
# OF PARCELS	1

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2026 Population	3,158	45,122	91,058
2026 Median HH Income	\$103,384	\$101,068	\$92,764
2026 Average HH Income	\$114,496	\$116,572	\$112,490

- Exceptional opportunity to acquire approximately 30.499 acres in one of the fastest-growing corridors in Central Texas. Located on Schumans Beach Road in New Braunfels, this property offers an ideal setting for a large-lot residential development, estate subdivision, family compound, or investment hold.
- The tract features a desirable Hill Country setting with convenient access to New Braunfels, Seguin, and major transportation routes connecting San Antonio and Austin. Demand for larger residential lots continues to remain strong as buyers seek additional space, privacy, and a rural lifestyle while maintaining proximity to employment centers, shopping, dining, and recreation.
- With its attractive location outside the city limits, this property presents a rare opportunity for developers, investors, and builders to create a thoughtfully planned residential community in an area experiencing continued population growth and housing demand.

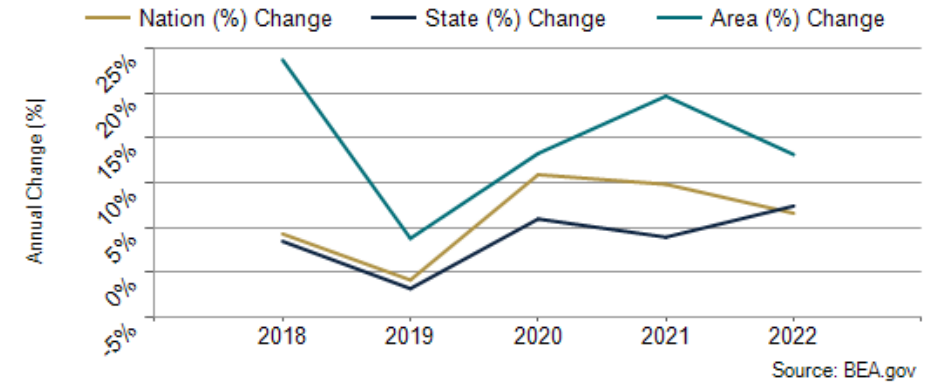
02

Location

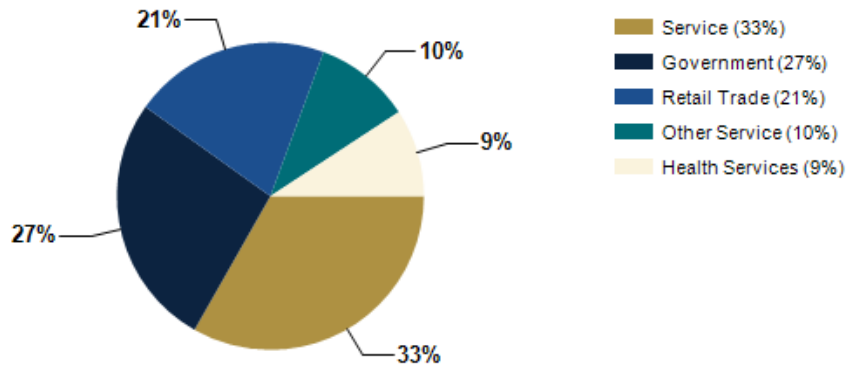
- Location Summary
- Local Business Map
- Major Employers Map
- Aerial View Map
- Traffic Counts
- Drive Times (Heat Map)

- The property is located in New Braunfels, Texas, a city known for its rich German heritage and annual events like Wurstfest.
- New Braunfels is situated between San Antonio and Austin, making it a strategic location for businesses looking to serve both cities.
- The property is close to major highways, such as Interstate 35, providing easy access for customers and employees.
- Nearby attractions include the Guadalupe and Comal Rivers, which offer recreational opportunities like tubing and water activities.
- The area has a mix of residential neighborhoods and commercial developments, creating a diverse customer base for businesses in the vicinity.

Guadalupe County GDP Trend

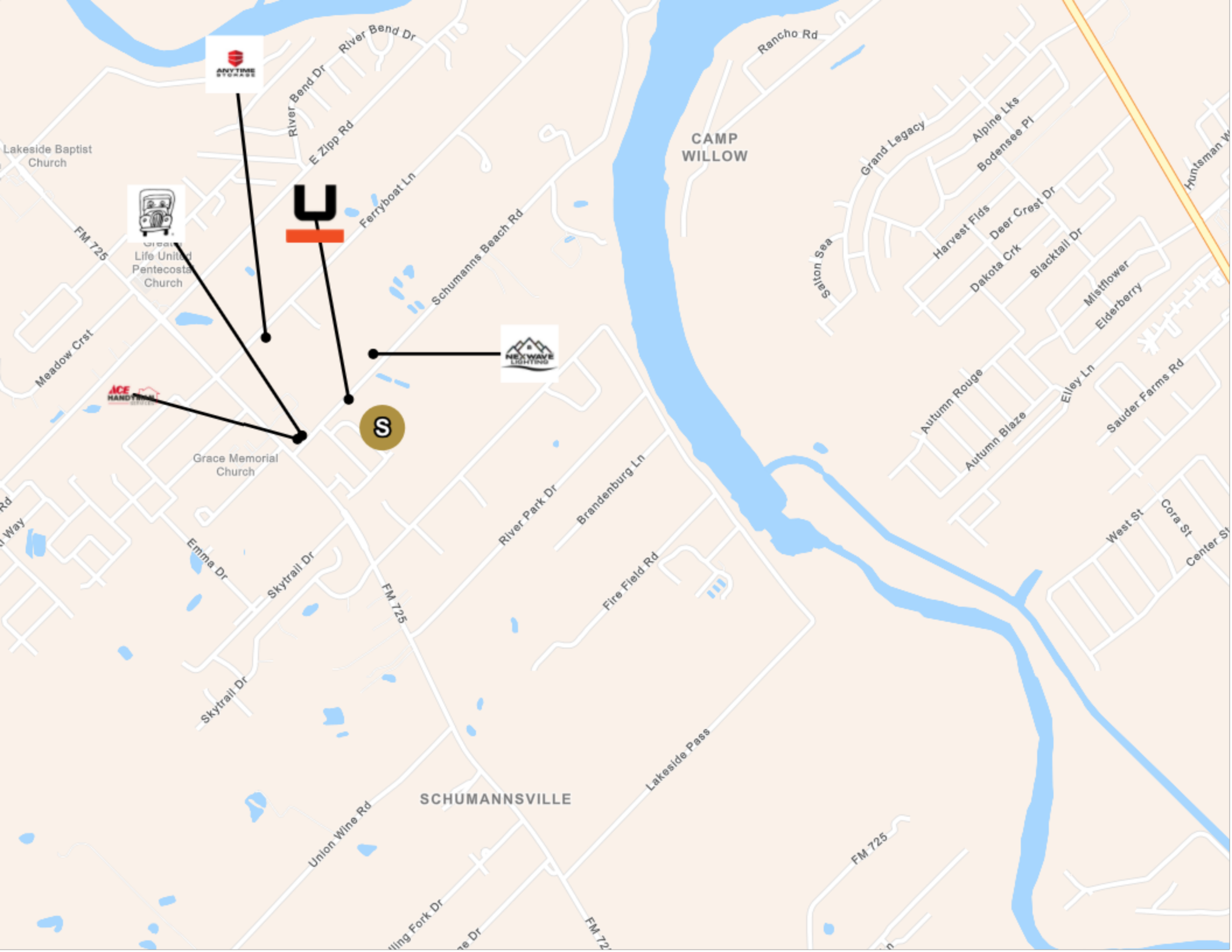


Major Industries by Employee Count



Largest Employers

Comal Independent School District	3,850
Schlitterbahn Water Park	2,172
TaskUs	1,418
New Braunfels Independent School District	1,352
City of New Braunfels	1,100
Wal-Mart Distribution Center	900
Comal County	872
Patrick S. Molak Corp.	664



Great Life United Pentecostal Church



CAMP WILLOW

SCHUMANNVILLE

River Bend Dr
River Bend Dr
E Zipp Rd

Skytrail Dr
Skytrail Dr

FM 725

FM 725

River Park Dr
Brandenburg Ln

Fire Field Rd

Autumn Rouge
Autumn Blaze

West St
Cora St

Grand Legacy

Alpine Lks

Harvest Flds

Autumn Blaze

Mistflower
Elderberry

Sauder Farms Rd

Blacktail Dr

Deer Crest Dr

Eiley Ln

West St

Cora St

Center St

Bodensee Pl

Dakota Crk

Harvest Flds

Autumn Rouge

Autumn Blaze

Sauder Farms Rd

West St

Cora St

Center St

Rancho Rd

Salt on Sea

Lakeside Pass

Union Wine Rd

Willing Fork Dr

te Dr

FM 725

Lakeside Baptist Church

FM 725

Meadow Crst

Emma Dr

Skytrail Dr

Union Wine Rd

Willing Fork Dr

te Dr

FM 725

Rancho Rd

Salt on Sea

Lakeside Pass

Union Wine Rd

Willing Fork Dr

te Dr

FM 725

Lakeside Baptist Church

FM 725

Meadow Crst

Emma Dr

Skytrail Dr

Union Wine Rd

Willing Fork Dr

te Dr

FM 725

Rancho Rd

Salt on Sea

Lakeside Pass

Union Wine Rd

Willing Fork Dr

te Dr

FM 725

Lakeside Baptist Church

FM 725

Meadow Crst

Emma Dr

Skytrail Dr

Union Wine Rd

Willing Fork Dr

te Dr

FM 725

Rancho Rd

Salt on Sea

Lakeside Pass

Union Wine Rd

Willing Fork Dr

te Dr

FM 725

Lakeside Baptist Church

FM 725

Meadow Crst

Emma Dr

Skytrail Dr

Union Wine Rd

Willing Fork Dr

te Dr

FM 725

Rancho Rd

Salt on Sea

Lakeside Pass

Union Wine Rd

Willing Fork Dr

te Dr

FM 725

Lakeside Baptist Church

FM 725

Meadow Crst

Emma Dr

Skytrail Dr

Union Wine Rd

Willing Fork Dr

te Dr

FM 725

Rancho Rd

Salt on Sea

Lakeside Pass

Union Wine Rd

Willing Fork Dr

te Dr

FM 725

Lakeside Baptist Church

FM 725

Meadow Crst

Emma Dr

Skytrail Dr

Union Wine Rd

Willing Fork Dr

te Dr

FM 725

Rancho Rd

Salt on Sea

Lakeside Pass

Union Wine Rd

Willing Fork Dr

te Dr

FM 725

Lakeside Baptist Church

FM 725

Meadow Crst

Emma Dr

Skytrail Dr

Union Wine Rd

Willing Fork Dr

te Dr

FM 725

Rancho Rd

Salt on Sea

Lakeside Pass

Union Wine Rd

Willing Fork Dr

te Dr

FM 725

Lakeside Baptist Church

FM 725

Meadow Crst

Emma Dr

Skytrail Dr

Union Wine Rd

Willing Fork Dr

te Dr

FM 725

Rancho Rd

Salt on Sea

Lakeside Pass

Union Wine Rd

Willing Fork Dr

te Dr

FM 725

Lakeside Baptist Church

FM 725

Meadow Crst

Emma Dr

Skytrail Dr

Union Wine Rd

Willing Fork Dr

te Dr

FM 725

Rancho Rd

Salt on Sea

Lakeside Pass

Union Wine Rd

Willing Fork Dr

te Dr

FM 725

Lakeside Baptist Church

FM 725

Meadow Crst

Emma Dr

Skytrail Dr

Union Wine Rd

Willing Fork Dr

te Dr

FM 725

Rancho Rd

Salt on Sea

Lakeside Pass

Union Wine Rd

Willing Fork Dr

te Dr

FM 725

Lakeside Baptist Church

FM 725

Meadow Crst

Emma Dr

Skytrail Dr

Union Wine Rd

Willing Fork Dr

te Dr

FM 725

Rancho Rd

Salt on Sea

Lakeside Pass

Union Wine Rd

Willing Fork Dr

te Dr

FM 725

Lakeside Baptist Church

FM 725

Meadow Crst

Emma Dr

Skytrail Dr

Union Wine Rd

Willing Fork Dr

te Dr

FM 725

Rancho Rd

Salt on Sea

Lakeside Pass

Union Wine Rd

Willing Fork Dr

te Dr

FM 725

Lakeside Baptist Church

FM 725

Meadow Crst

Emma Dr

Skytrail Dr

Union Wine Rd

Willing Fork Dr

te Dr

FM 725

Rancho Rd

Salt on Sea

Lakeside Pass

Union Wine Rd

Willing Fork Dr

te Dr

FM 725

Lakeside Baptist Church

FM 725

Meadow Crst

Emma Dr

Skytrail Dr

Union Wine Rd

Willing Fork Dr

te Dr

FM 725

Rancho Rd

Salt on Sea

Lakeside Pass

Union Wine Rd

Willing Fork Dr

te Dr

FM 725

Lakeside Baptist Church

FM 725

Meadow Crst

Emma Dr

Skytrail Dr

Union Wine Rd

Willing Fork Dr

te Dr

FM 725

Rancho Rd

Salt on Sea

Lakeside Pass

Union Wine Rd

Willing Fork Dr

te Dr

FM 725

Lakeside Baptist Church

FM 725

Meadow Crst

Emma Dr

Skytrail Dr

Union Wine Rd

Willing Fork Dr

te Dr

FM 725

Rancho Rd

Salt on Sea

Lakeside Pass

Union Wine Rd

Willing Fork Dr

te Dr

FM 725

Lakeside Baptist Church

FM 725

Meadow Crst

Emma Dr

Skytrail Dr

Union Wine Rd

Willing Fork Dr

te Dr

FM 725

Rancho Rd

Salt on Sea

Lakeside Pass

Union Wine Rd

Willing Fork Dr

te Dr

FM 725

Lakeside Baptist Church

FM 725

Meadow Crst

Emma Dr

Skytrail Dr

Union Wine Rd

Willing Fork Dr

te Dr

FM 725

Rancho Rd

Salt on Sea

Lakeside Pass

Union Wine Rd

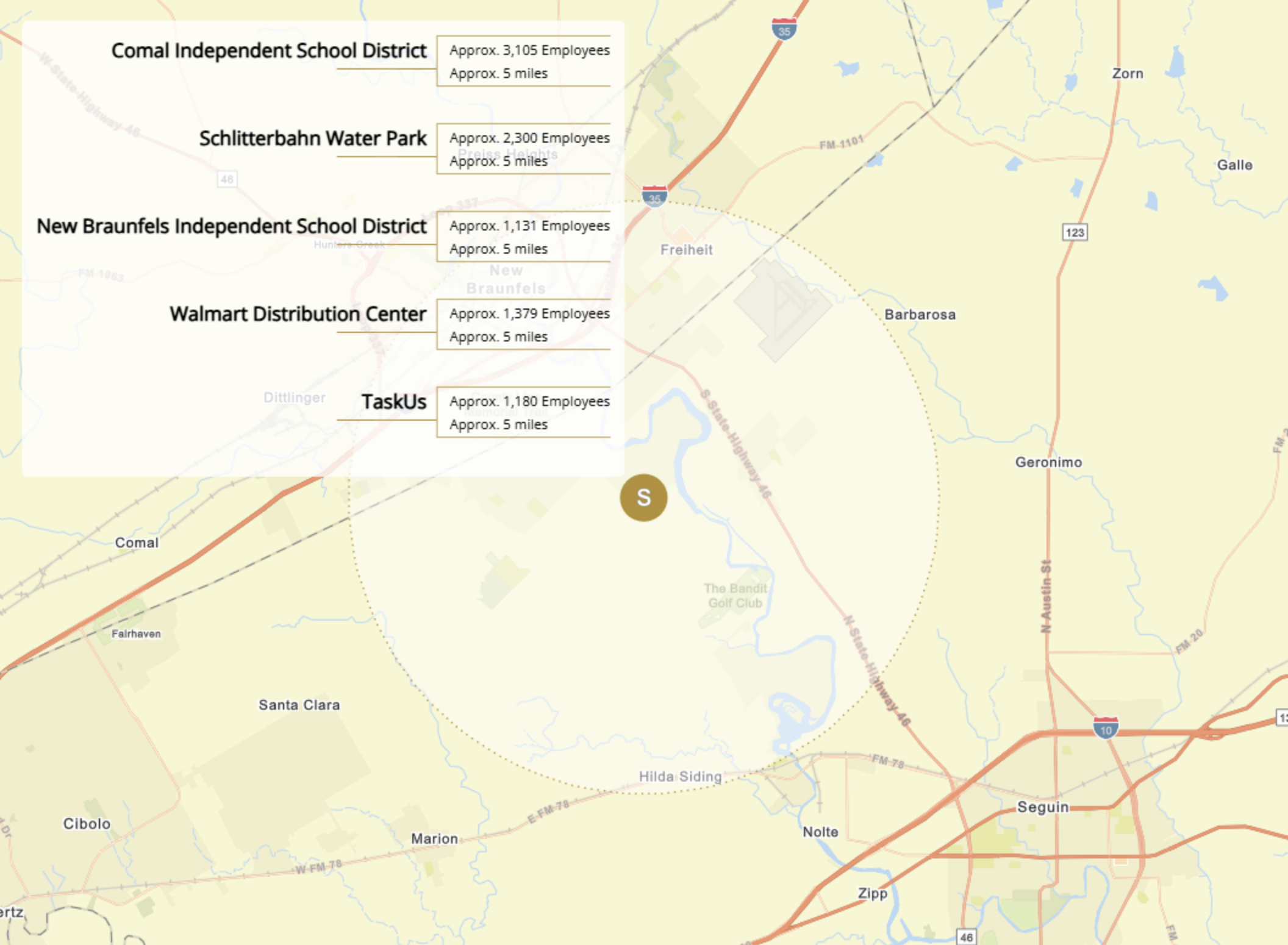
Willing Fork Dr

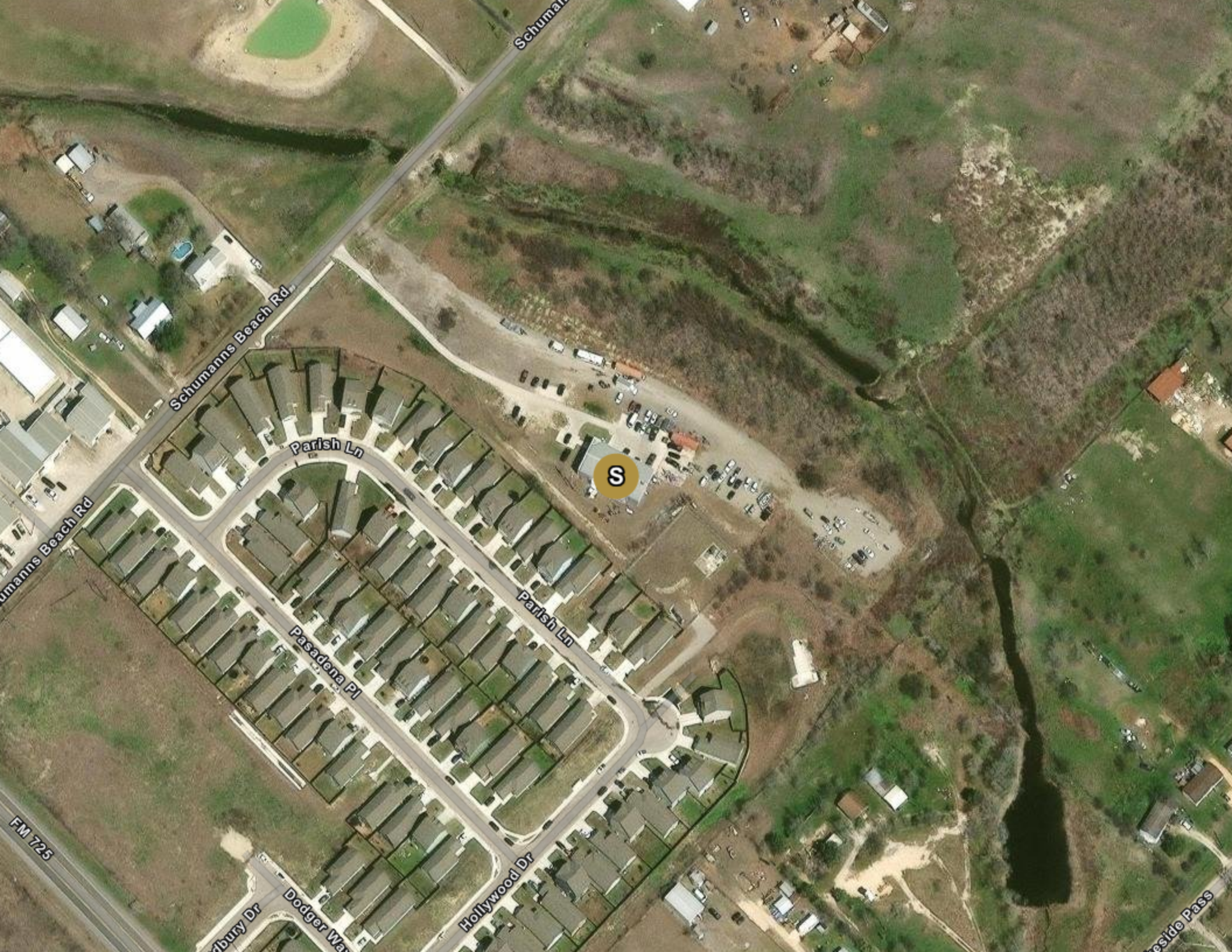
te Dr

FM 725

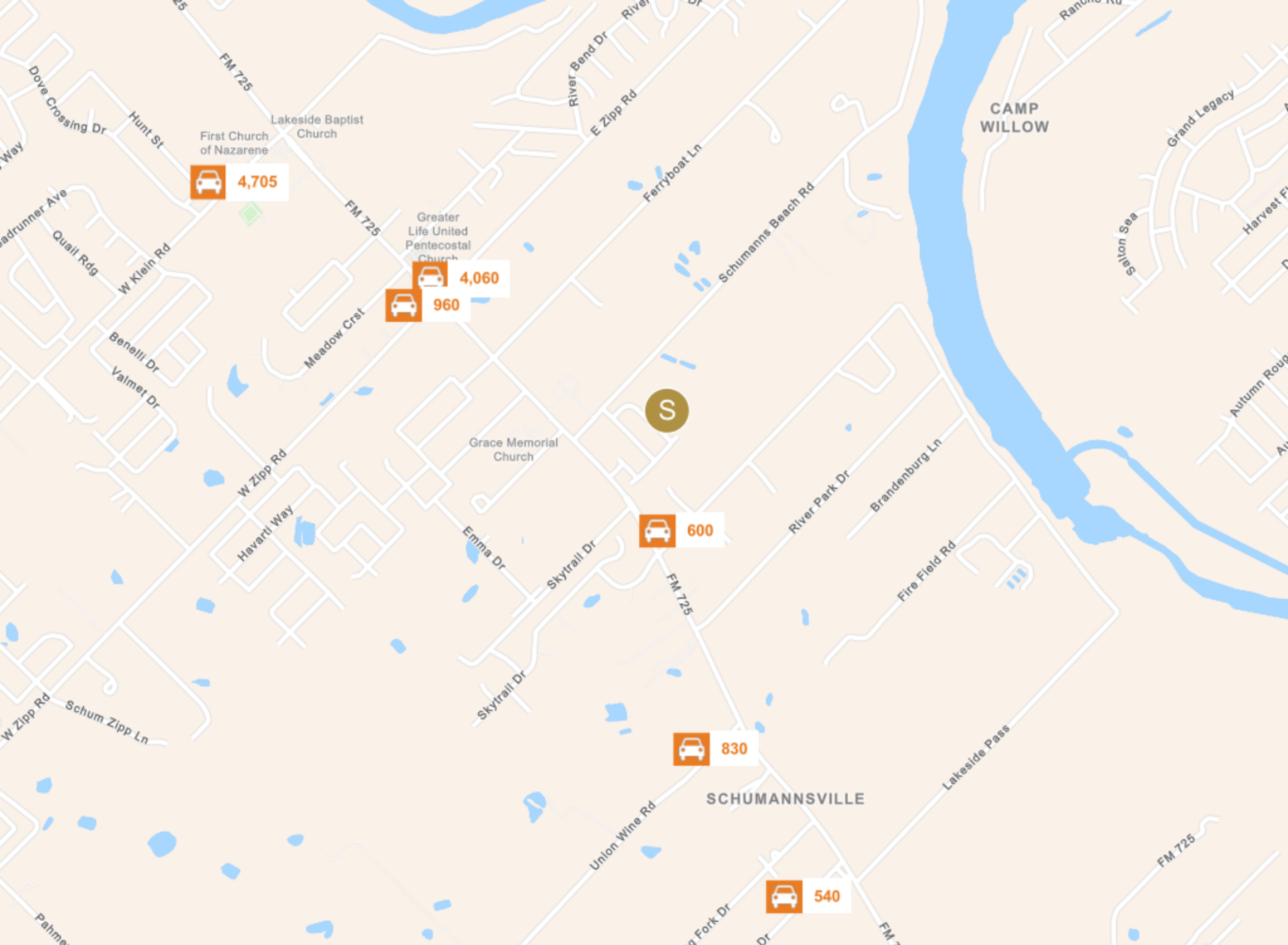
Lakeside Baptist Church

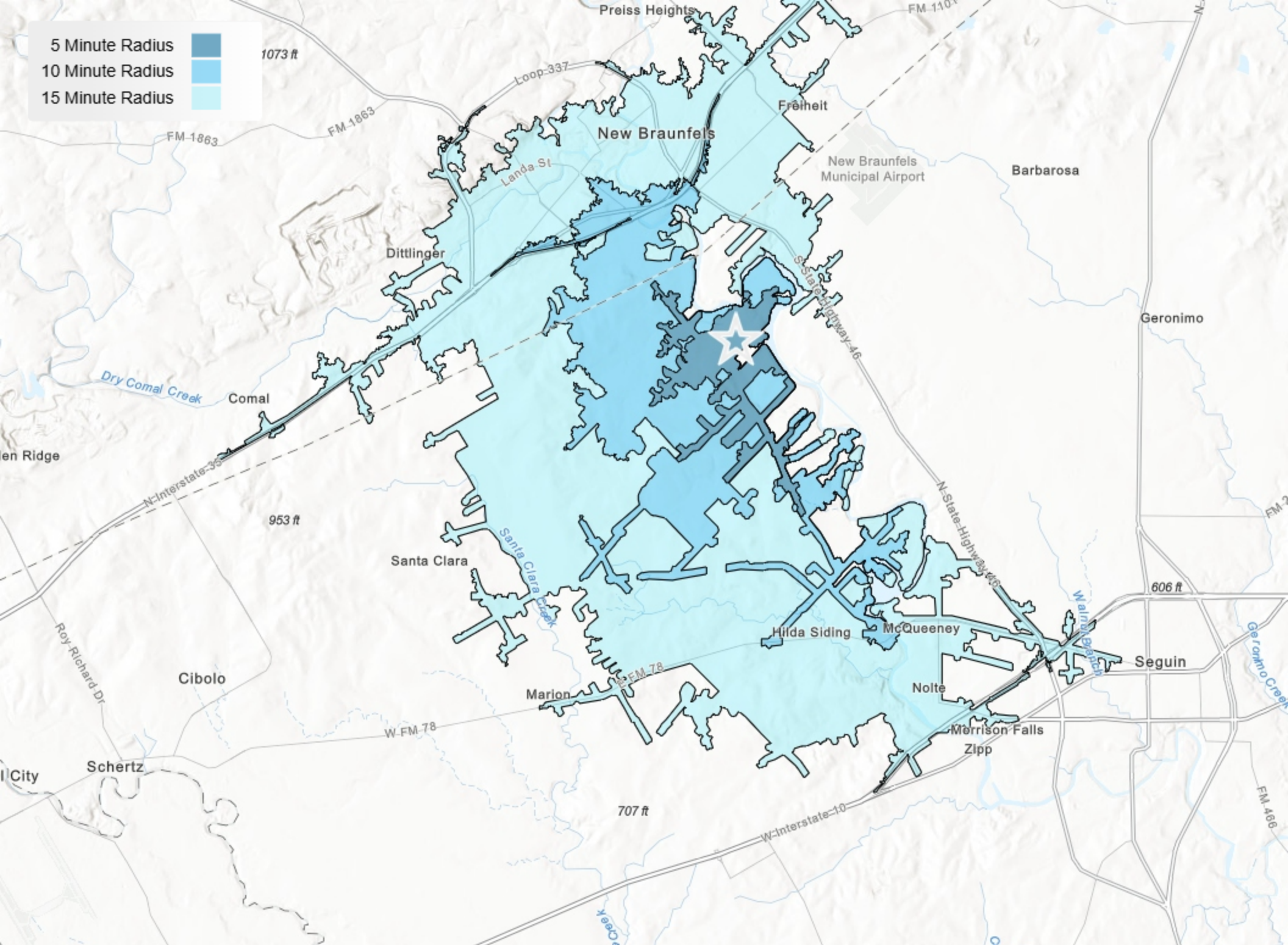
FM 7





S



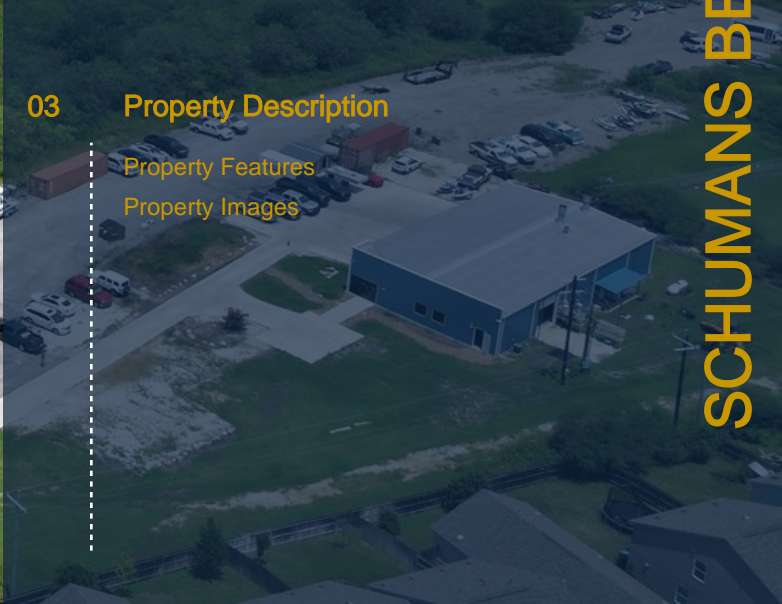




03 Property Description

Property Features

Property Images



PROPERTY FEATURES

LAND ACRES	30.499
# OF PARCELS	1
ZONING TYPE	OCL

NEIGHBORING PROPERTIES

NORTH	Residential
SOUTH	Industrial
EAST	Residential
WEST	Residential

UTILITIES

WATER	Available
ELECTRICITY / POWER	Available







Trimlight New Braunfels

CasaQuest

362

Schumanns Bch Rd

Schumanns Bch Rd

Schumanns Bch Rd

U-Haul Neighborhood Dealer

362

Crash Collision & Repair
Recently viewed

Pasadena Pl

Parlah Ln

358

Garrison Trl

Lakeside Pass

Lakeside Pass



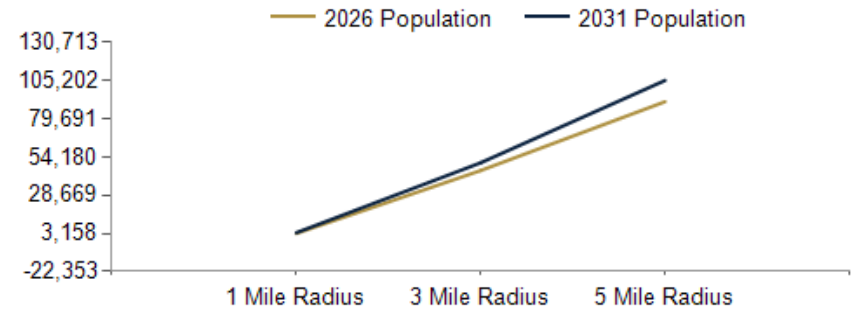
04

Demographics

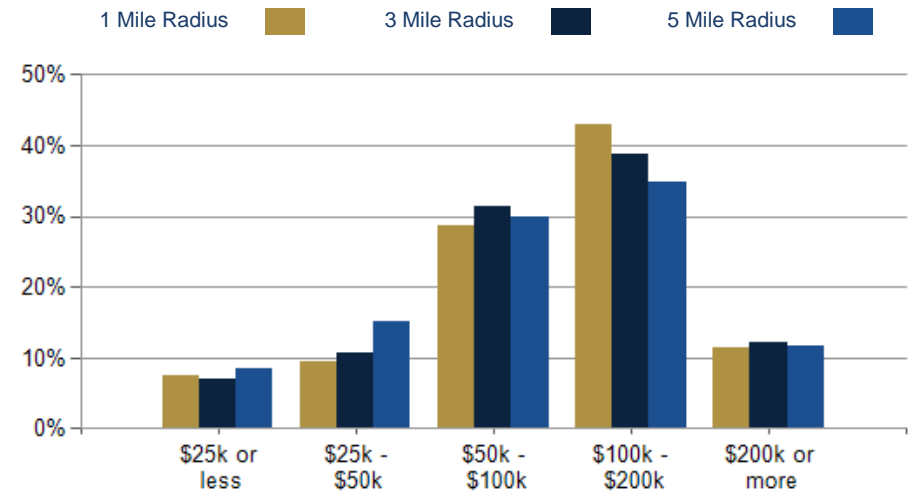
- General Demographics
- Race Demographics

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	1,677	14,623	39,623
2010 Population	1,787	24,726	52,819
2026 Population	3,158	45,122	91,058
2031 Population	3,642	50,273	105,202
2026 African American	80	1,373	2,872
2026 American Indian	26	367	732
2026 Asian	35	683	1,552
2026 Hispanic	1,481	18,229	37,138
2026 Other Race	453	4,634	9,686
2026 White	1,879	28,413	57,062
2026 Multiracial	681	9,529	18,957
2026-2031: Population: Growth Rate	14.45%	10.95%	14.65%

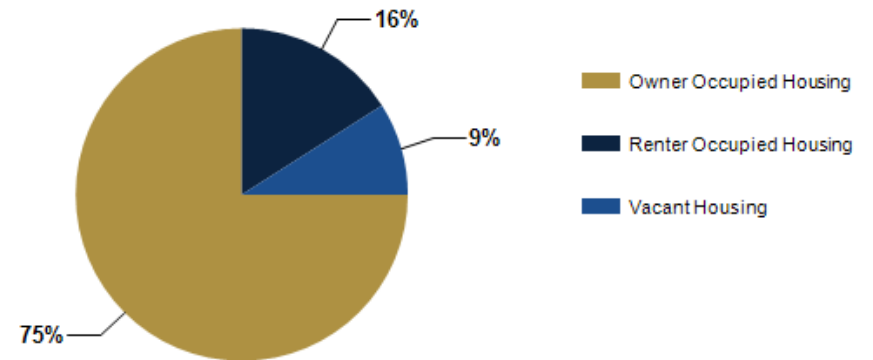
2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	54	547	1,355
\$15,000-\$24,999	31	576	1,616
\$25,000-\$34,999	21	687	2,131
\$35,000-\$49,999	86	1,065	3,099
\$50,000-\$74,999	164	2,683	5,388
\$75,000-\$99,999	162	2,422	4,987
\$100,000-\$149,999	362	4,505	8,541
\$150,000-\$199,999	126	1,815	3,616
\$200,000 or greater	131	1,987	4,067
Median HH Income	\$103,384	\$101,068	\$92,764
Average HH Income	\$114,496	\$116,572	\$112,490



2026 Household Income



2026 Own vs. Rent - 1 Mile Radius

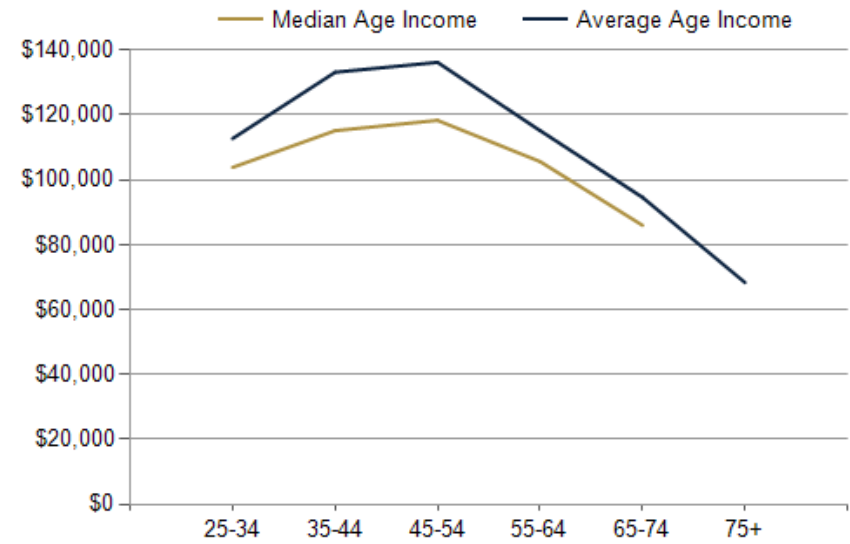
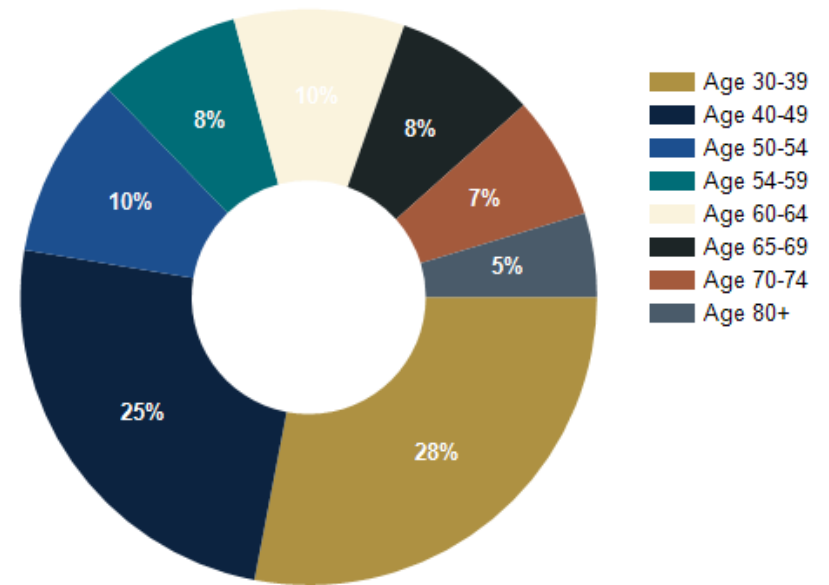


Source: esri

2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	245	3,538	7,095
2026 Population Age 35-39	262	3,730	7,078
2026 Population Age 40-44	237	3,391	6,624
2026 Population Age 45-49	208	2,889	5,680
2026 Population Age 50-54	184	2,604	5,419
2026 Population Age 55-59	145	2,368	4,868
2026 Population Age 60-64	173	2,181	4,715
2026 Population Age 65-69	145	1,870	4,211
2026 Population Age 70-74	125	1,629	3,674
2026 Population Age 75-79	85	1,237	2,744
2026 Population Age 80-84	41	699	1,665
2026 Population Age 85+	25	461	1,321
2026 Population Age 18+	2,336	33,257	69,226
2026 Median Age	36	36	37
2031 Median Age	37	37	38

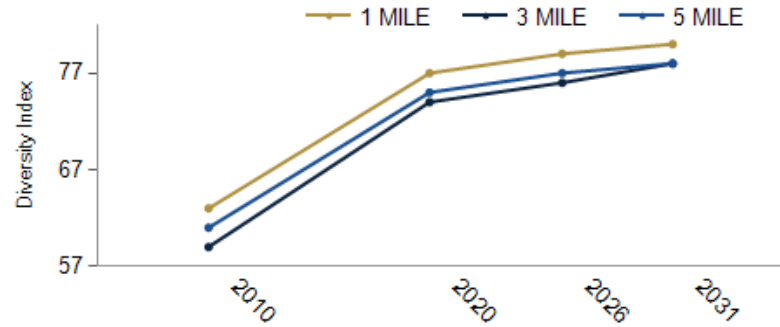
2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$103,836	\$99,482	\$92,353
Average Household Income 25-34	\$112,717	\$111,312	\$108,631
Median Household Income 35-44	\$115,165	\$111,535	\$109,076
Average Household Income 35-44	\$133,175	\$129,868	\$128,991
Median Household Income 45-54	\$118,364	\$112,279	\$108,312
Average Household Income 45-54	\$136,232	\$131,144	\$129,105
Median Household Income 55-64	\$105,650	\$105,532	\$101,207
Average Household Income 55-64	\$115,201	\$124,290	\$121,066
Median Household Income 65-74	\$85,978	\$83,765	\$76,999
Average Household Income 65-74	\$94,598	\$104,644	\$100,899
Average Household Income 75+	\$68,333	\$79,024	\$74,322

Population By Age

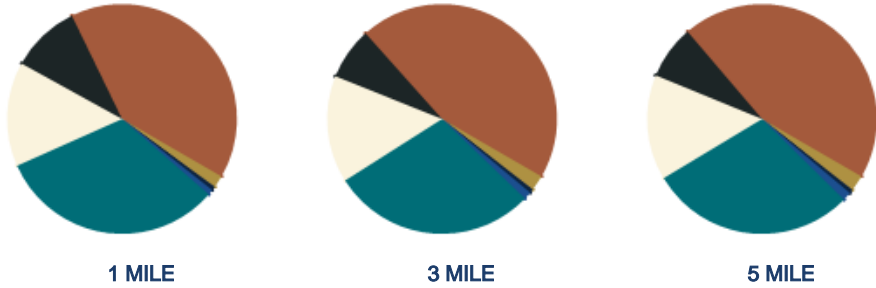


DIVERSITY INDEX	1 MILE	3 MILE	5 MILE
Diversity Index (+5 years)	80	78	78
Diversity Index (current year)	79	77	77
Diversity Index (2020)	77	74	75
Diversity Index (2010)	63	59	61

POPULATION DIVERSITY



POPULATION BY RACE

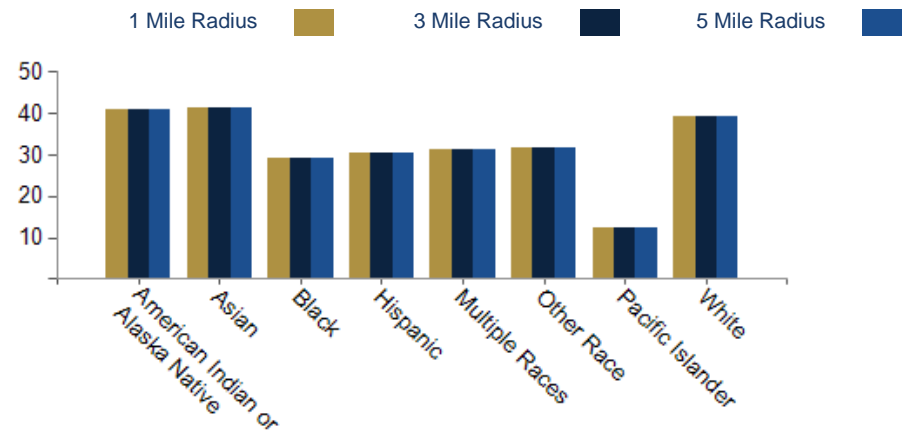


2026 POPULATION BY RACE	1 MILE	3 MILE	5 MILE
African American	2%	2%	2%
American Indian	1%	1%	1%
Asian	1%	1%	1%
Hispanic	32%	29%	29%
Multiracial	15%	15%	15%
Other Race	10%	7%	8%
White	41%	45%	45%

2026 MEDIAN AGE BY RACE

	1 MILE	3 MILE	5 MILE
Median American Indian/Alaska Native Age	41	39	39
Median Asian Age	41	38	39
Median Black Age	29	36	37
Median Hispanic Age	30	30	31
Median Multiple Races Age	31	30	31
Median Other Race Age	32	32	34
Median Pacific Islander Age	13	29	32
Median White Age	39	38	39

2026 MEDIAN AGE BY RACE





05

Company Profile

- Company Bio
- Advisor Profile

W.C. Miller Properties is a locally rooted, full-service real estate brokerage with a distinguished fifth-generation legacy dating back to 1874. With deep ties to the community and a long-standing reputation for integrity, our firm brings a uniquely local perspective to every commercial real estate assignment.

Our commercial division is the foundation of our business, specializing in retail, industrial, land, and investment properties. We provide comprehensive advisory services including acquisitions, dispositions, leasing, and asset strategy. By combining real-time market intelligence with hands-on experience, we help investors, developers, and business owners uncover opportunities, optimize performance, and execute with confidence.

What sets W.C. Miller Properties apart is our level of engagement within the markets we serve. We don't just operate here—we are embedded in the fabric of the community. Our team actively tracks regional development trends, zoning changes, infrastructure projects, and key economic drivers that directly influence property values and investment outcomes. This insight allows us to deliver strategies that national firms and out-of-area brokers simply cannot replicate.

We take a relationship-driven, advisory-first approach, prioritizing long-term partnerships over transactional volume. Whether representing a single asset or an entire portfolio, we provide tailored guidance, proactive communication, and a hands-on level of service that ensures no detail is overlooked.

Supported by our residential division, we offer a fully integrated platform that connects commercial opportunities with residential growth—providing clients with a broader strategic advantage in evolving markets.

At W.C. Miller Properties, we combine heritage, local expertise, and forward-thinking strategy to deliver results that drive both immediate performance and long-term value.



Chris Parreira
Broker Associate

Chris Parreira is a Real Estate Broker Associate with W.C. Miller Properties and a Mortgage Advisor with NEXA Mortgage, serving the Central Texas Hill Country. He specializes in commercial real estate sales and leasing, advising investors, owner-users, and developers on acquisitions, dispositions, and strategic capital positioning.

With experience spanning brokerage and financing, Chris approaches each assignment with an underwriting mindset—analyzing cash flow, risk exposure, and long-term value to position assets effectively in the market. His dual perspective allows him to understand both buyer behavior and capital constraints, helping transactions move efficiently from marketing to closing.

Known for clear communication, disciplined execution, and responsiveness, Chris is committed to representing clients with professionalism and strategic focus while delivering results in competitive markets.



Wes Miller
Broker Owner

Wes Miller is a fifth-generation Texas broker leading W.C. Miller Properties, a family firm established in 1874. With more than 25 years of specialized experience in commercial real estate, Wes provides comprehensive solutions for retail, industrial, land, and investment products through sales, leasing, and management. His focus includes helping clients acquire income-producing assets, optimize portfolios, and execute strategic transactions with precision and long-term vision.

Real estate is fundamentally a relationship business. Wes builds lifelong partnerships through transparent guidance, meticulous attention to detail, and an unwavering commitment to client success. His approach is hands-on and straightforward: listening closely to goals, offering clear strategic counsel, and delivering outcomes rooted in heritage and integrity.

An avid fly fisherman, Wes finds balance and perspective on the water. He currently serves as the 2026 President of the Four Rivers Association of Realtors®, where he advocates for professionalism, education, and community in the industry.

Schumans Beach Road Development

CONFIDENTIALITY and DISCLAIMER

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from W.C. Miller Properties and it should not be made available to any other person or entity without the written consent of W.C. Miller Properties.

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to W.C. Miller Properties. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation. W.C. Miller Properties has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this offering memorandum has been obtained from sources we believe reliable; however, W.C. Miller Properties has not verified, and will not verify, any of the information contained herein, nor has W.C. Miller Properties conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

Exclusively Marketed by:



Chris Parreira

W.C. Miller Properties
Broker Associate
(830) 708-5700
chrisp.txrealtor@gmail.com
769776



Wes Miller

W.C. Miller Properties
Broker Owner
(830) 387-6013
wes@nbtacre.com
461375



Brokerage License No.: 9001631
<https://www.wcmillerproperties.com>