

FOR LEASE



The Story

The property sits in one of New Braunfels' most established commercial corridors. Originally constructed in 1950 and well maintained, the building offers a rare combination of historic downtown character and modern, fully functional restaurant infrastructure. The ground-floor restaurant space benefits from strong visibility and direct street access. Perfect for a restaurateur, franchisee, or chef-driven concept looking to enter one of Central Texas' fastest-growing submarkets.

SUMMARY

Available SF:	5,175
Lease Rate:	\$30PSF
Lease Term:	Negotiable
Building SF:	10,350
Occupancy:	Multi
Year Built:	1950 / Ren 2022

PROPERTY DESCRIPTION

208 S Castell Avenue is a two-story, 10,350 SF masonry building located in the heart of downtown New Braunfels, offering 5,175 SF of turnkey, second-generation restaurant space on the ground floor. The space is in excellent condition and comes fully equipped — Type I vent hoods, walk-in coolers, walk-in freezers, and existing kitchen infrastructure are all in place, allowing an operator to move in and open with minimal capital. The building features 102 feet of frontage along S Castell Avenue.

LOCATION DESCRIPTION

New Braunfels is one of the fastest-growing cities in the United States, and 208 S Castell Avenue places an operator directly in its downtown core — steps from Main Plaza, the Comal County Courthouse, and the city's densest concentration of restaurants, bars, boutiques, and civic activity. Population within one mile is projected to grow 17.4% between 2025 and 2030. The location also captures New Braunfels' substantial tourism economy, with the Comal River, Schlitterbahn, Landa Park, and the Gruene Historic District all within minutes, and downtown events drawing steady traffic.

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