



FOR SALE · COMMERCIAL LAND · NEW BRAUNFELS, TEXAS

# 1950 *Hunter* Road

*Northwest corner of Hunter Road & FM 306 —  
gateway to the Gruene Historic District.*

**17,476**

VPD · FM 306

**965 LF**

FM 306 FRONTAGE

**C-1**

ZONING · ENTITLED

**5.87 ac**

NET SITE AREA

### SITE HIGHLIGHTS

- Hard corner at Hunter Rd & FM 306 with dual-road access points
- Final plat city-approved; Lot 1 is shovel-ready with approved construction plans
- Immediately adjacent to Gruene Historic District — Central Texas' premier tourism corridor
- Comal County 3.3% unemployment · \$86,521 median household income within 3 miles

### THREE PLATTED LOTS



**LOT 1**  
SHOVEL-READY  
**2.849**  
ACRES · HARD CORNER

**LOT 2**  
**1.700**  
ACRES · FM 306

**LOT 3**  
**1.321**  
ACRES · FM 306

MARKET CONTEXT

**FASTEST-GROWING MARKET**

New Braunfels ranks among the fastest-growing cities in the U.S., positioned along the IH-35 corridor between San Antonio and Austin.

**STRONG DEMOGRAPHICS**

Population within 3 miles projected to grow from 39,301 to 43,865 by 2031. SA-NB MSA at 2.83 million and expanding.

**TOURISM-DRIVEN DEMAND**

Gruene Historic District draws hundreds of thousands of visitors annually — restaurants, retail, and hospitality thrive at its edge.

**APPRECIATING LAND VALUES**

Commercial land in the New Braunfels submarket has appreciated 4–10% annually per market participant data.

<b>6.789</b> GROSS ACRES	<b>3.3%</b> COUNTY UNEMPLOYMENT	<b>4–10%</b> ANNUAL APPRECIATION	<b>2.83M</b> SA-NB MSA POPULATION
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**1950 Hunter Road**

NEW BRAUNFELS · COMAL COUNTY · TEXAS 78130

ZONING

**C-1 · Entitled**



ALL INFORMATION SUBJECT TO VERIFICATION · COMAL COUNTY PARCEL NOS. 70738 · 447840 · 454020