



Whitewater Amphitheater

QUALIFIED BID DEADLINE SEPTEMBER 22 ::::::::::::::

Whitewater River District | Four Sites Available Along Guadalupe River

Whitewater Amphitheater, Hideout on the Horseshoe Cabins, Whitewater Condos & Andy's River Toobs

 Canyon Lake-New Braunfels, TX

Sold Individually or in Any Combination



Hideout on the Horseshoe



Whitewater Condos



Andy's River Toobs

PORTFOLIO HIGHLIGHTS

- Four-property portfolio with strategic New Braunfels–Canyon Lake location
- Prime Guadalupe River entertainment corridor with established tourism & recreation demand
- Strong event-driven customer traffic providing multiple revenue streams & operating uses
- Owner-user, investment or redevelopment opportunity

DETAILS

U.S. Bankruptcy Court, Western District of Texas (San Antonio Division)
Case No. 26-51866

In re: Kona Coast Venture, LTD & Hideout on the Horseshoe, LLC (Jointly Administered)

This Chapter 11 sale offers a rare opportunity to acquire four complementary assets at the center of the Guadalupe River–Canyon Lake tourism corridor—one of the Texas Hill Country's most established destinations for live entertainment, waterfront lodging and outdoor recreation.

Together, the Whitewater Amphitheater, Hideout on the Horseshoe Cabins, Whitewater Condos and Andy's River Toobs, create a cohesive collection of assets in a premier Texas Hill Country destination. Their close proximity supports meaningful opportunities for cross-marketing, coordinated operations, expanded programming, additional revenue generation and future redevelopment. The portfolio may be acquired in its entirety, individually or in any combination, providing investors with the ultimate flexibility to pursue a comprehensive destination strategy or select the assets best aligned with their investment objectives.

855.755.2300
HilcoRealEstateSales.com

Outdoor Concert Venue | 5,600 Capacity

 11860 FM 306, New Braunfels, TX

DETAILS

At the heart of the portfolio is the iconic Whitewater Amphitheater, a 5,600-capacity outdoor concert venue and proven regional destination entering its 20th year of operations. Dramatically situated on the banks of the Guadalupe River, Whitewater delivers an atmosphere that cannot be replicated by a conventional music venue. Its intimate riverfront setting attracts both Texans and tourists for performances by some of the most celebrated names in music. The venue's commitment to exceptional artist and guest experiences has earned multiple Academy of Country Music Venue of the Year nominations, including Outdoor Venue of the Year in 2022 and Medium Capacity Venue of the Year in 2018. That reputation is further demonstrated by the acclaimed artists who return to its stage year after year, including Bob Dylan, Willie Nelson, Neil Young, ZZ Top, Miranda Lambert, blink-182, Travis Scott, among many others.

HIGHLIGHTS

- 9.26± AC commercial property
- 5,600-person capacity
- Two-story bar & biergarten
- High-visibility FM 306 frontage
- Adjacent to popular Camp Fimfo



Land Size 9.26± AC



Year Built 2015 & 2016



Parking 330 Spaces



Zoning OCL - Outside City Limits



Taxes (2025) \$39,755



Tax ID# 154444 & 434750

19-Cabin Rental Compound | River Access

 515 FM 2673, Canyon Lake, TX

DETAILS

Hideout on the Horseshoe is a distinctive 19-cabin short-term vacation rental property occupying 4± acres directly on the Guadalupe River in Canyon Lake. Recently renovated, the property pairs authentic Hill Country character with direct river access, elevated water and hillside views, private balconies, guest parking and a versatile mix of cabin configurations designed to accommodate couples, families and group retreats. A spacious riverfront patio and covered open-air pavilion provide an inviting setting for sizable gatherings, private events and experiential programming. With convenient access to Canyon Lake, New Braunfels and the region's renowned tubing and outdoor attractions, Hideout represents a difficult-to-replicate waterfront hospitality asset with established destination appeal and meaningful opportunities to expand lodging operations, group business and event-related revenue.

HIGHLIGHTS

- 19 newly renovated short-term rental cabins
- Direct access along Guadalupe River frontage
- Large riverfront event patio
- On-site open-air pavilion for covered events
- Near Whitewater Amphitheater



Buildings 19 Cabins



Land Size 4.95± AC



Year Built 2006



Zoning OCL - Outside City Limits



Taxes (2025) \$61,711



Tax ID# 78070 & 76111

Three Rental Units | Riverfront Parcel

 546 Riverside Path
Canyon Lake, TX

DETAILS

Whitewater Condos sits at 546 Riverside Path and encompasses approximately 1.26± riverfront acres and features three short-term rental units, direct Guadalupe River access and substantial hospitality income potential. The site also features an 840± square foot, one bedroom, one-bathroom apartment, ideal for an on-site manager or as additional rental income. Positioned along the popular Horseshoe Loop, the property also serves as the primary put-in point for Andy's River Toobs, supporting the company's tubing rental and guest transportation operations. Its location places visitors near Canyon Lake, competing tubing operators, resorts, campgrounds, restaurants, vacation rentals, Camp Fimfo and Whitewater Amphitheater. Nearby FM 306 provides direct access to New Braunfels and Interstate 35, connecting the property to the greater San Antonio–Austin corridor and its rapidly growing population base.

HIGHLIGHTS

- Direct Guadalupe River put-in access
- Located on the Horseshoe Loop
- Six bedrooms & five bathrooms
- Strong short-term rental potential
- No HOA



Building Size 5,131± SF



Unit Count 3 Condos



Land Size 1.26± AC



Year Built 1986



Zoning Unincorporated Comal County



Taxes (2025) \$22,413



Tax ID# 76238

Commercial Parcel Income Producing Leases

 12020 FM 306, Canyon Lake, TX

DETAILS

Located at 12020 FM 306, Andy's River Toobs is comprised of a highly visible 1.52± AC commercial parcel integral to a custom tubing operation allowing visitors the opportunity to float along the Guadalupe River's famous Horseshoe Loop. The income-producing property is also home to Jay & Diane's Horseshoe Grill, a family-operated burger stand that has been a local institution for more than 17 years. Additional revenue is generated by a double-sided billboard leased to SignAd Outdoor Advertising and overflow parking from the adjacent Whitewater Amphitheater. Prominent frontage along FM 306, multiple existing income streams and a strategic location within the area's entertainment and recreation district position the property as both a compelling turnkey investment and an attractive redevelopment opportunity.

HIGHLIGHTS

- 1.52± AC on FM 306
- 1,832± SF existing building
- Income-generated through parking fees, restaurant & billboard lease
- Near Canyon Lake & alongside the Guadalupe River
- Established recreation/tourism corridor
- Owner-user or investment opportunity
- Potential commercial redevelopment



Building Size 1,832± SF



Land Size 1.52± AC



Year Built 1995



Parking 82 Spaces



Zoning Unincorporated Comal County



Taxes (2025) \$7,874



Tax ID# 50434





Canyon Lake-New Braunfels, TX

LOCAL INFORMATION

Located in the scenic and rapidly evolving Canyon Lake/Guadalupe River area of Comal County, Texas, these properties are positioned between the growing cities of San Antonio and Austin. This Texas Hill Country region is known for its natural beauty, recreational appeal and increasing year-round population. Commercial services are expanding steadily along FM 306, supported by the area's rising population and property values. The area is clearly in the path of growth, with strong long-term upside for residential, hospitality and commercial development. Nearby regional draws include Canyon Lake, known for 80 miles of scenic shoreline and endless outdoor recreation. The area also benefits from the Waterway Lane Hike and Bike Trail extension at the FM 306 bridge and the charm of the Gruene Historic District, a well-known destination for dining, shopping and live music.

SALE INFORMATION

BID PROCEDURES

This sale is being conducted subject to the Bid Procedures, available for download from the Hilco Global website at www.HilcoRealEstateSales.com.

ON-SITE INSPECTIONS

September 9 & 16 - By Appointment Only

BID DEADLINE

Qualified Bid Deadline: September 22

Best and Final/Auction: September 28

Closing: On or before October 22

BID SUBMISSIONS

Bids should be submitted on provided Purchase and Sale Agreement (PSA), outlining the purchase price, earnest money deposit and closing timeline. All bids must be submitted to Steve Madura at smadura@hilcoglobal.com and Michael Kneifel at mkneifel@hilcoglobal.com.

DATA ROOM

A Virtual Data Room has been assembled and contains important due diligence documents on the property. To gain access to these documents, interested parties will need to register at www.HilcoRealEstateSales.com.

Steve Madura

847.504.2478

smadura@hilcoglobal.com

Michael Kneifel

847.201.2322

mkneifel@hilcoglobal.com

Cooper Jones

937.760.3309

cjones@hilcoglobal.com

Ben Zaslav, J.D.

516.761.8439

bzaslav@hilcoglobal.com



Subject to U.S. Bankruptcy Court for the Western District of Texas (San Antonio Division), Case No. 26-51866, In re: Kona Coast Venture, LTD & Hideout on the Horseshoe, LLC (Jointly Administered). Hilco Global in cooperation with Hilco Real Estate, LLC Texas Broker #9017017-BB. The information contained herein is subject to inspection and verification by all parties relying on it to formulate an offer. No liability for its inaccuracy, errors, or omissions, are assumed by the Sellers or Brokers, their representatives or Broker. ALL SQUARE FOOTAGE, ACREAGE AND DIMENSIONS HEREIN ARE APPROXIMATE. This offering is subject to prior sale and may be withdrawn, modified or canceled without notice at any time. This is not a solicitation nor offering to residents of any state where this offering may be prohibited. © 2026 Hilco Global.

855.755.2300

HilcoRealEstateSales.com