

3.61+/- ACRES NEW BERLIN

9025 FARM TO MARKET 775, NEW BERLIN, TX 78155



PROPERTY DESCRIPTION

Redevelopment Opportunity of 3.61 Acres in New Berlin at the intersection of FM 775 & FM 415. The property consists of a total of 343.72 ft of frontage to FM 775. A potential retail development would provide great visibility.

Proximity:

7.8 miles from the nearest gas station and restaurant on IH10 E / Fm 2538

8 miles to La Vernia- on Hwy 87/ FM 775

2021, the population is estimated at 881.

PROPERTY HIGHLIGHTS

- 4 lots totalling 3.61 Acres
- Redevelopment Opportunity for new retail/convenience store/ restaurant
- 1 retail structure- Rabel's BBQ 3219 sf,
- Residential structure- 2153 sf,
- Storage structure with pull-up doors, 60'x50'.
- Large metal barn in the rear, 100'x40.

OFFERING SUMMARY

Sale Price:	\$1,100,000.00
Lot Size:	3.61 Acres

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	57	1,534	12,081
Total Population	165	4,271	31,609
Average HH Income	\$97,586	\$92,838	\$84,022



ASSOCIATES

Each office independently owned and operated

1862 W. Bitters Rd, Ste 300
San Antonio, TX 78248

210.880.1823

DANIEL S. GARCIA, ACP, CRS, CIPS

Real Estate Advisor

210.340.3000

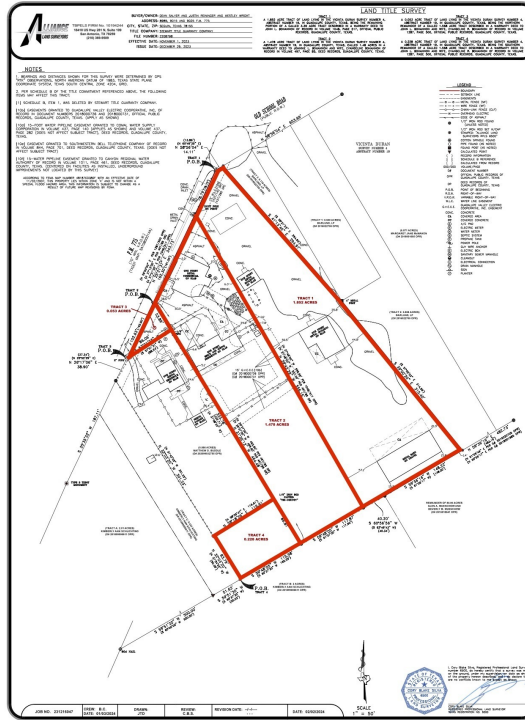
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TX #0554345

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History: Located in southwestern Guadalupe County, New Berlin lies along Farm Road 2538, approximately eleven miles southwest of Seguin. Established in the 1870s, the town attracted German immigrants seeking new opportunities. Ed Tewes erected the inaugural store, and a post office operated from 1878 to 1906. By the mid-1880s, New Berlin boasted two steam gristmills and cotton gins, along with a general store, supporting a population of seventy residents. It served as a pivotal hub for shipping cotton, cottonseed, corn, and oats. In 1904, the local one-teacher school enrolled fifty-six students. Despite experiencing a decline to forty residents in 1949, New Berlin underwent incorporation in 1980, tallying a population of 253. By 1990, the community counted 188 inhabitants. As of 2021, the population is estimated at 881.

OFFERING SUMMARY

Tract 1	1.852 Acres
Tract 2	1.478 Acres
Tract 3	0.053 Acres
Tract 4	0.228 Acres

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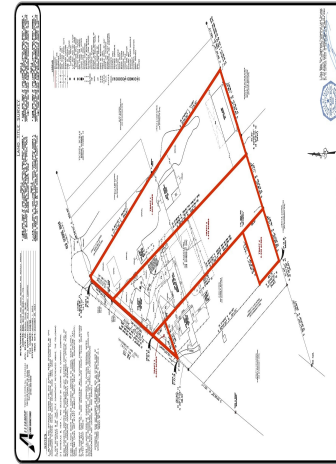
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REDEVELOPMENT- NEW BERLIN

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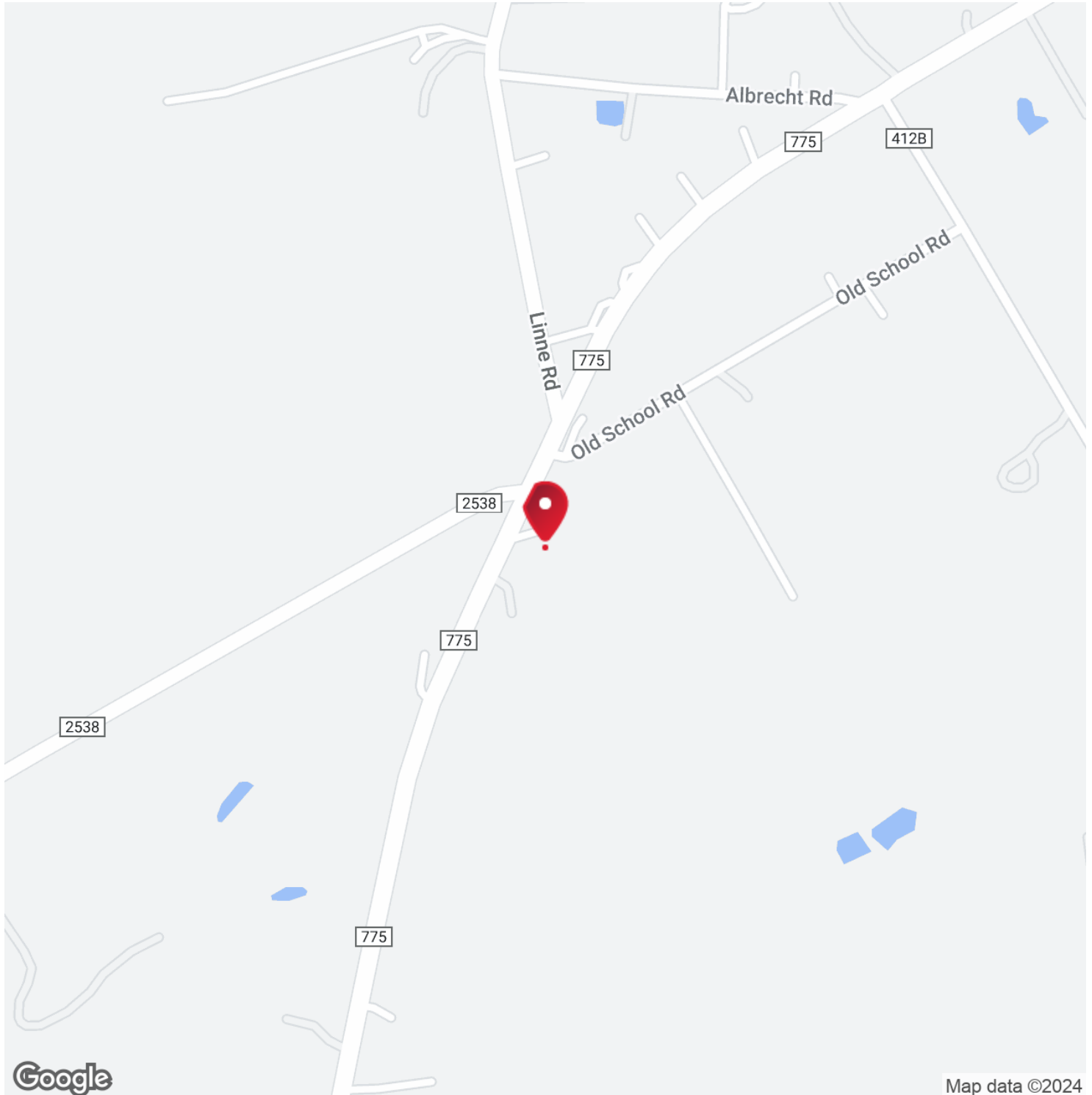
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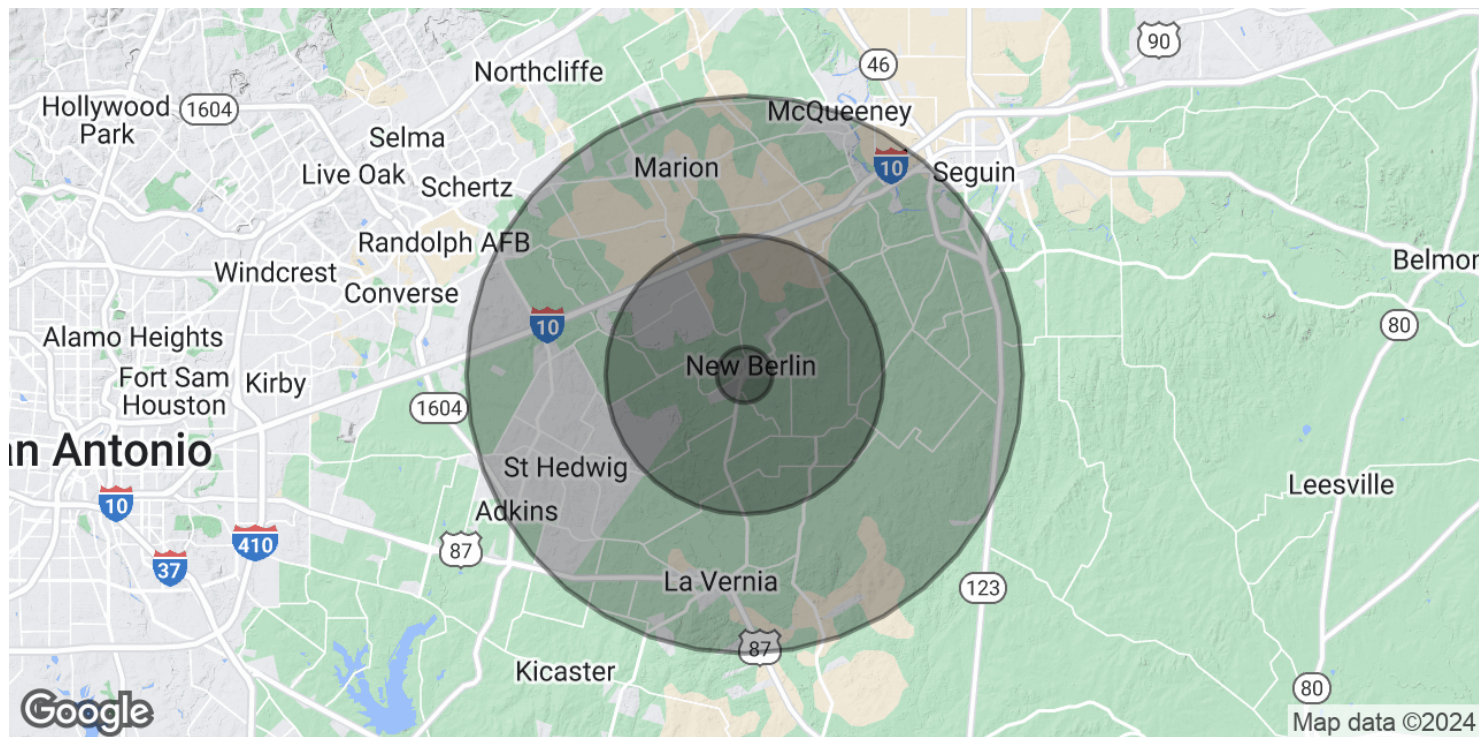
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POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	165	4,271	31,609
Average Age	44.6	44.5	39.7
Average Age (Male)	41.8	42.4	39.1
Average Age (Female)	45.4	45.1	40.3

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	57	1,534	12,081
# of Persons per HH	2.9	2.8	2.6
Average HH Income	\$97,586	\$92,838	\$84,022
Average House Value	\$372,532	\$297,672	\$229,196

2020 American Community Survey (ACS)



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