



Texas Realty Partners, LLC

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www.txrlty.com

30 Acres

Karen G. Skelton

IH 35 and Loop 336 New Braunfels, Texas



Location/Use:

The property is located at the intersection of IH-35 and Loop 337 in southwest New Braunfels, Comal County, Texas. Interstate 35 is the major north-south highway in Texas. It extends from Dallas through Austin to San Antonio. Loop 337 encircles the city of New Braunfels. Free Port Tax abatement available. Light Industrial, Out Parcel available. N IH-35 & Loop 337, New Braunfels, Texas 78130

Size:

The site totals 30 acres or approximately 1,306,800 SF - Frontage on Interstate 35 South - 710 ft

Asking Price:

Please call for sales price details for the entire 30 acres. The owner will consider smaller out parcels - Hotel, Restaurant, Truck Stop, Retail.

Traffic Counts:

IH-35 e of Loop 337	80,000 vpd
IH-35 w of Loop 337	70,000 vpd
Loop 337 n of IH-35 (2002 data)	13,000 vpd

Utilities:

Water, wastewater, gas, and telephone are available.

Zoning:

Light Industrial (MI).
Commercial Pad Sites available

Demographics:

	1 mile	3 mile	5 mile
2000	4,187	28,382	42,325
2003	4,733	32,060	47,930
2008 est.	5,574	37,723	56,595
Avg. HH Income	\$50,058	\$50,812	\$51,907

