

# NEW BRAUNFELS, TX

1320 N INTERSTATE 35, NEW BRAUNFELS, TX 78130

\$25 SF

FOR LEASE



TOWER-BROKERS.COM



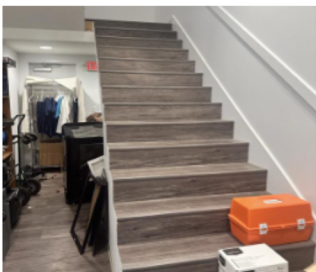
**TOWER**  
REALTY PARTNERS



# PROPERTY FEATURES



This versatile property at 1320 N Interstate 35, New Braunfels, TX 78130, offers unparalleled visibility and easy access, making it perfect for your next business venture. Situated on a bustling stretch of I-35, this site attracts significant traffic and is ideal for retail, office, or mixed-use developments. With ample parking, recently updated interior, and proximity to major local amenities, this property is a unique opportunity to elevate your business presence in a rapidly growing area. Don't miss out on this exceptional investment!



**1,925 SQ FT**

**2ND FLOOR SUITE**

**LOCATED OFF MONARCH  
HWY AND HWY 46**

**NEW BUILD**

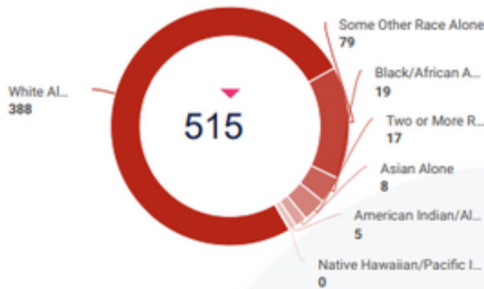


# DEMO-GRAPHICS

## Low Density Population

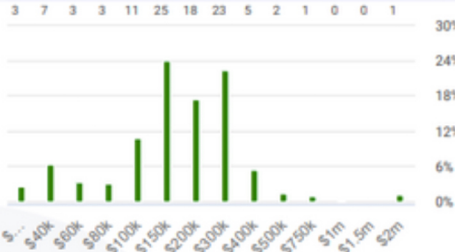
-33% Below your average location density

253  
262



## Median Home Value

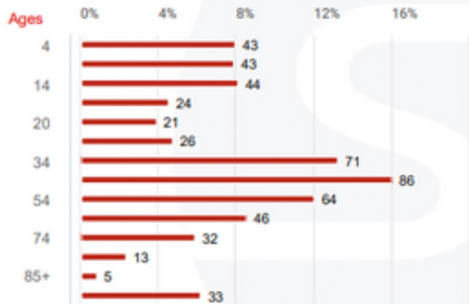
-33% less affluent than average site



## Median Age

0% similar to average site

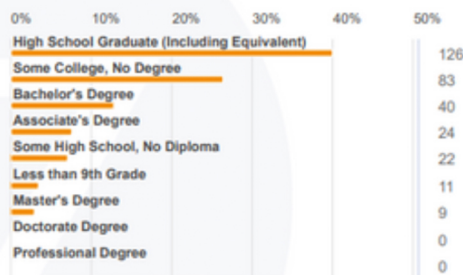
33 YEARS



## Education

Less Educated than average site

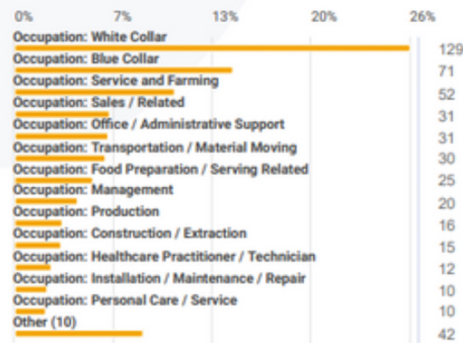
BACHELOR'S



## Employed Workforce

-27% less employed workforce than average site

237



## Median Income

11% more affluent than average site

58.7K



## INTERESTED?



For more information,  
please contact:

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**714.337.1023**

NEW BRAUNFELS

SAN ANTONIO

