

4880 FM 482

LAND FOR SALE



BROWNING COMMERCIAL
REAL ESTATE

A division of Phyllis Browning Co Real Estate



4880 FARM TO MARKET ROAD
482, NEW BRAUNFELS, TX 78132

Lisa Grove
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(210) 824-7878

PhyllisBrowning.com
6061 Broadway St
San Antonio, TX 78209
The Very Best for Texas



PROPERTY SUMMARY

4880 FARM TO MARKET ROAD 482 | NEW BRAUNFELS, TX 78132



Property Summary

Price:	\$295,000
Lot Size:	0.50 AC
Frontage:	Farm to Market Rd 482
Zoning:	ETJ
APN:	60-0970-0187-01
Curb Cuts	1

Property Overview

This 0.5-acre property is located outside the New Braunfels city limits while remaining within the city's extraterritorial jurisdiction (ETJ). The location offers a balance of privacy and convenience, with access to nearby city amenities while maintaining a more rural setting. Being outside city limits may allow for fewer municipal restrictions, while ETJ status provides potential for future city services and growth influence. The lot size is well-suited for a single-family residence with space for outdoor use and flexibility in site planning.

Location Overview

Located in Comal County, just south of central New Braunfels within the San Antonio–New Braunfels metro area. Within the New Braunfels ETJ, offering strategic positioning for both residential and commercial development.

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PROPERTY PHOTOS

4880 FARM TO MARKET ROAD 482 | NEW BRAUNFELS, TX 78132



PROPERTY PHOTOS

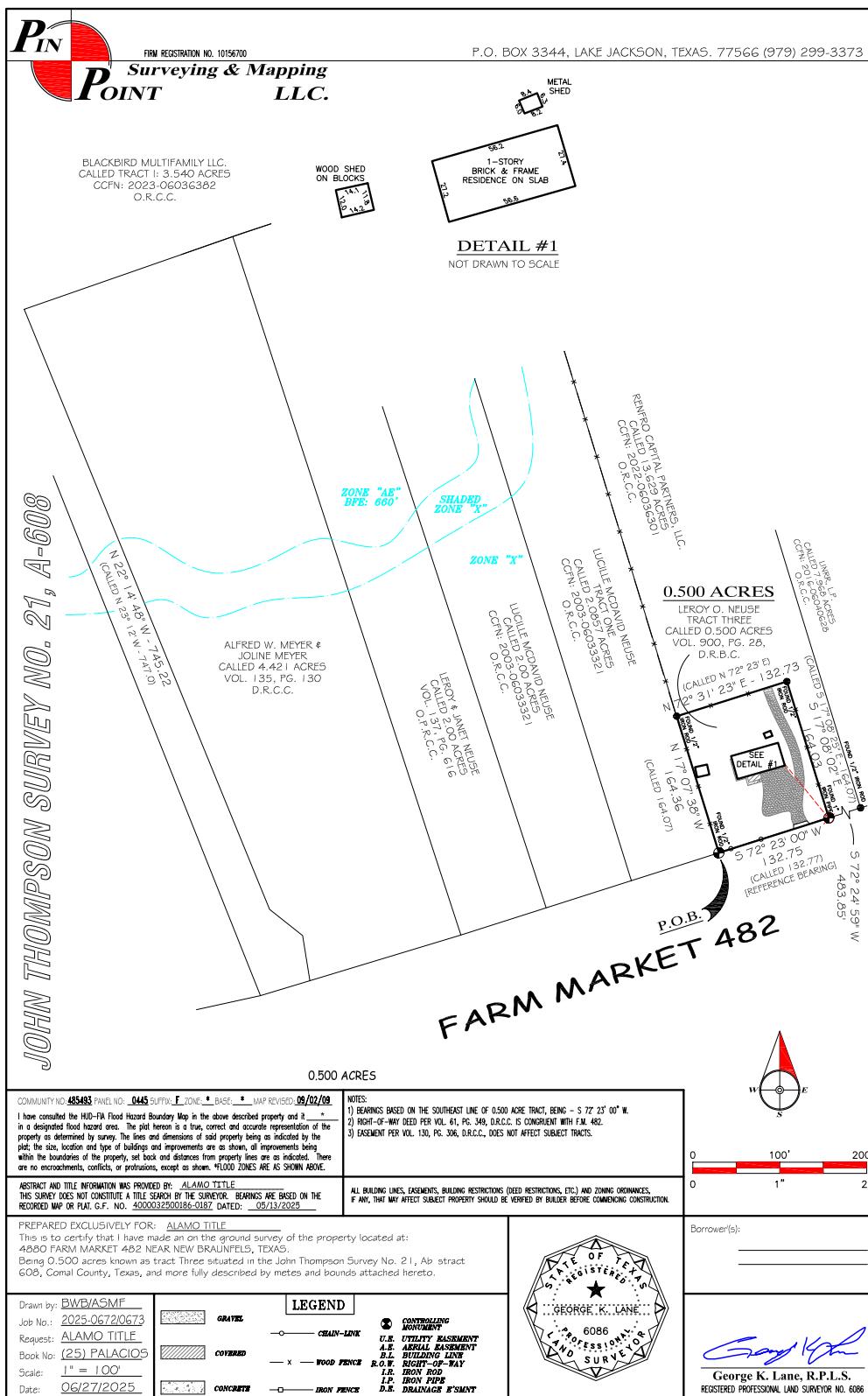
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SURVEY

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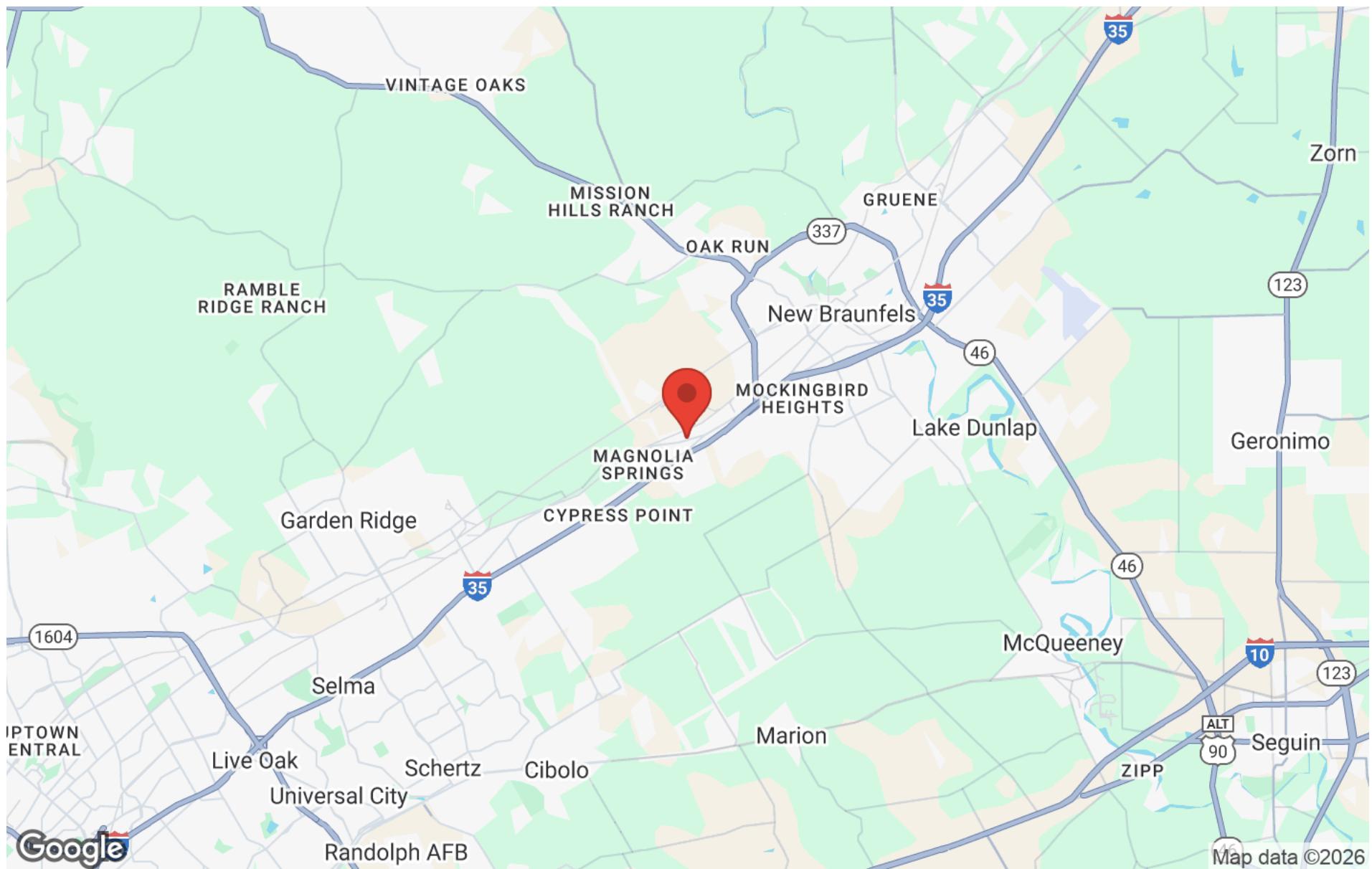
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REGIONAL MAP

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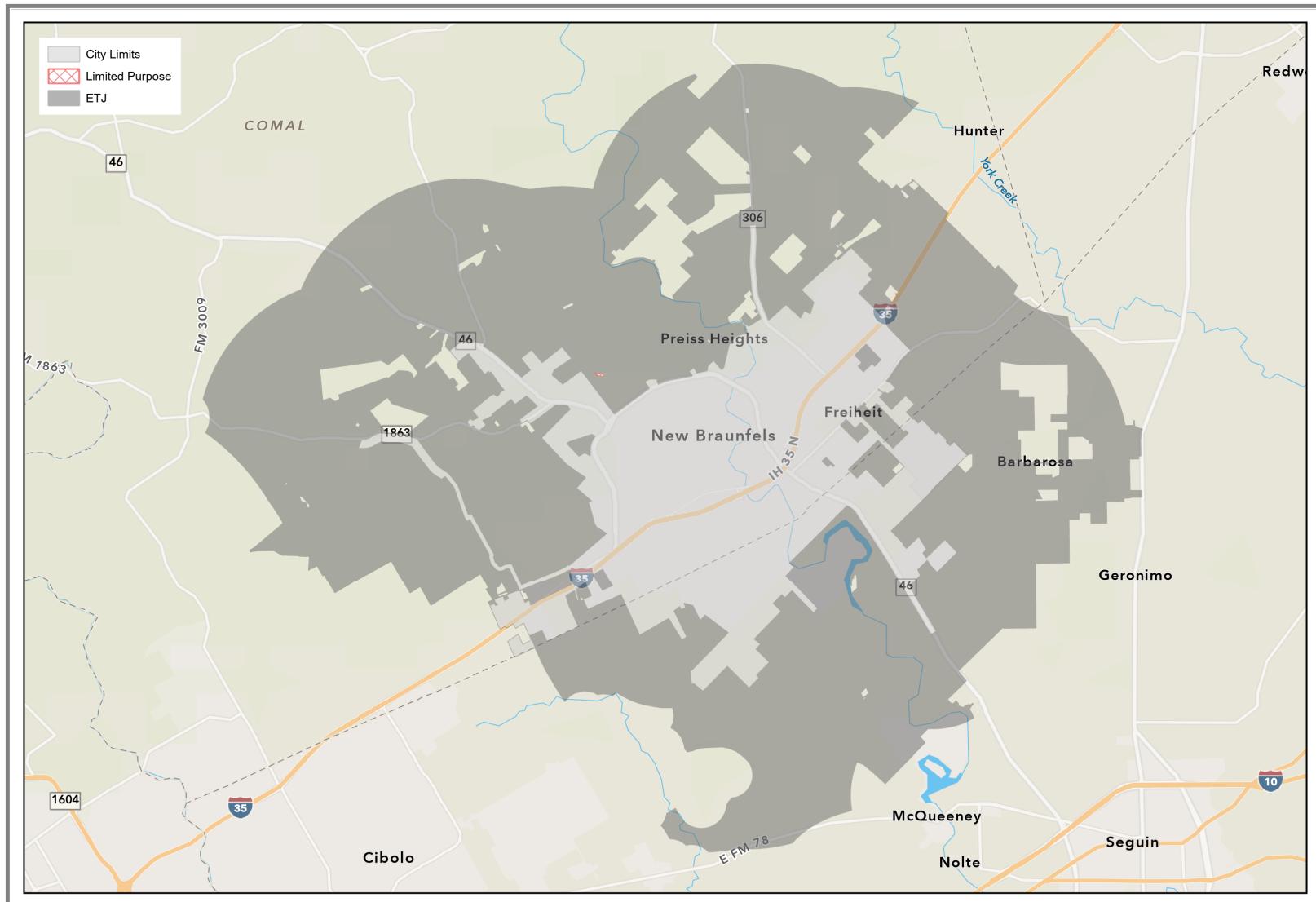
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CITY LIMITS OF NEW BRAUNFELS

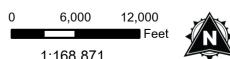
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City of New Braunfels City Limits and ETJ

Source: City of New Braunfels GIS
Date: 2/12/2025



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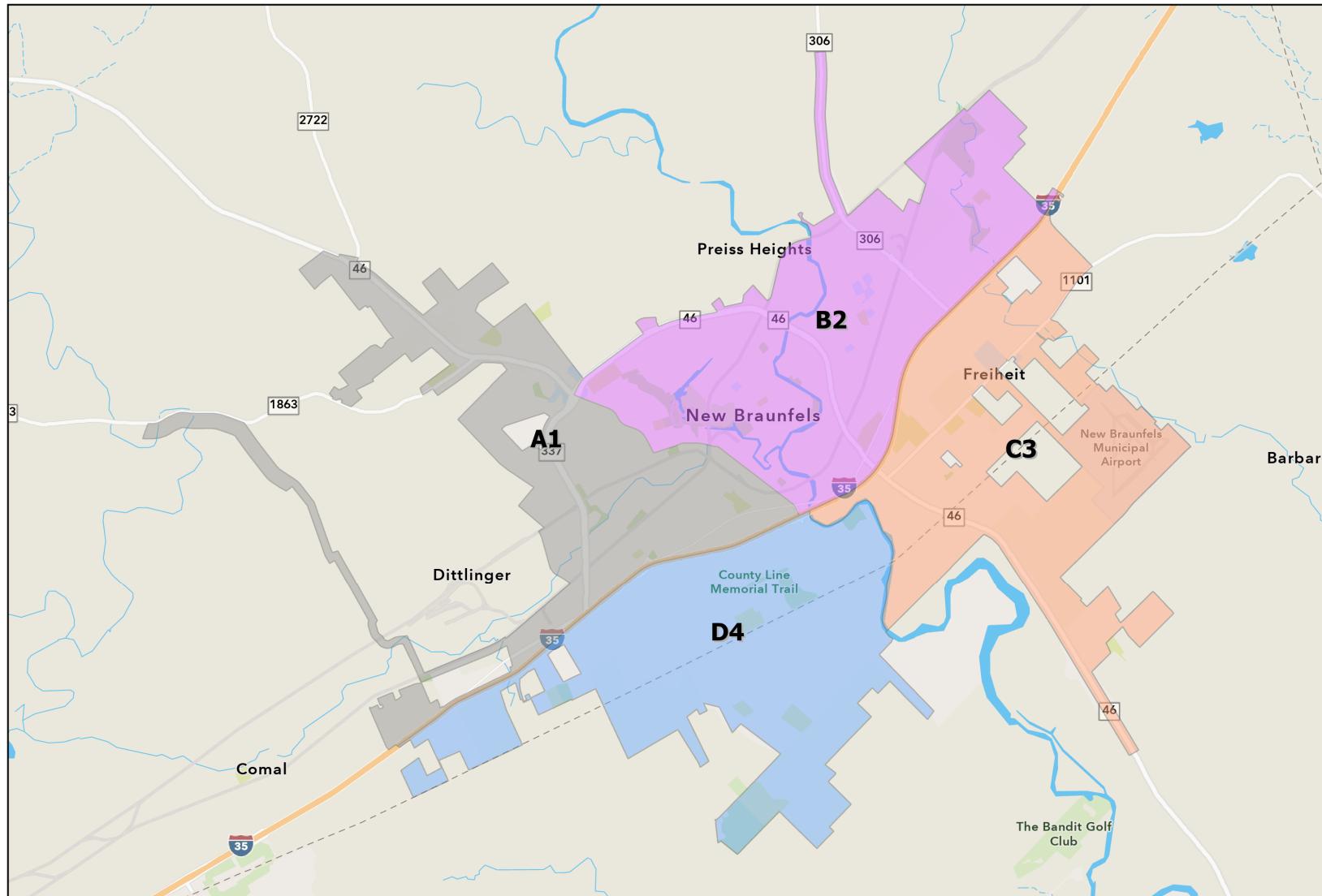
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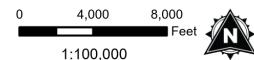
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CODE COMPLIANCE ZONES

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Code Compliance Zones



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Date: 2/12/2025

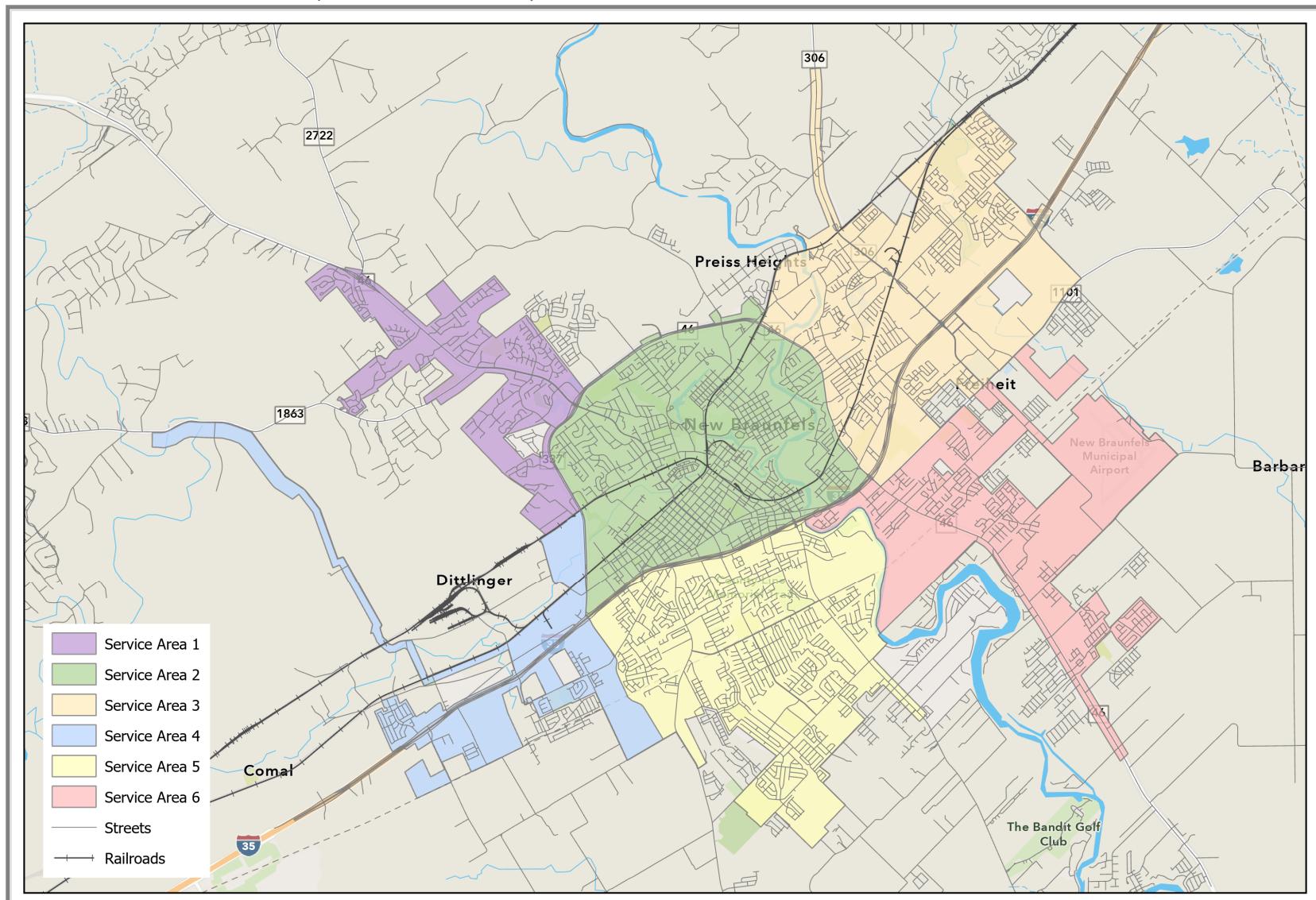
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ROADWAY IMPACT FEE SERVICE MAP

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Roadway Impact Fee Service Area Map

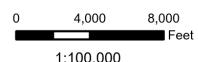
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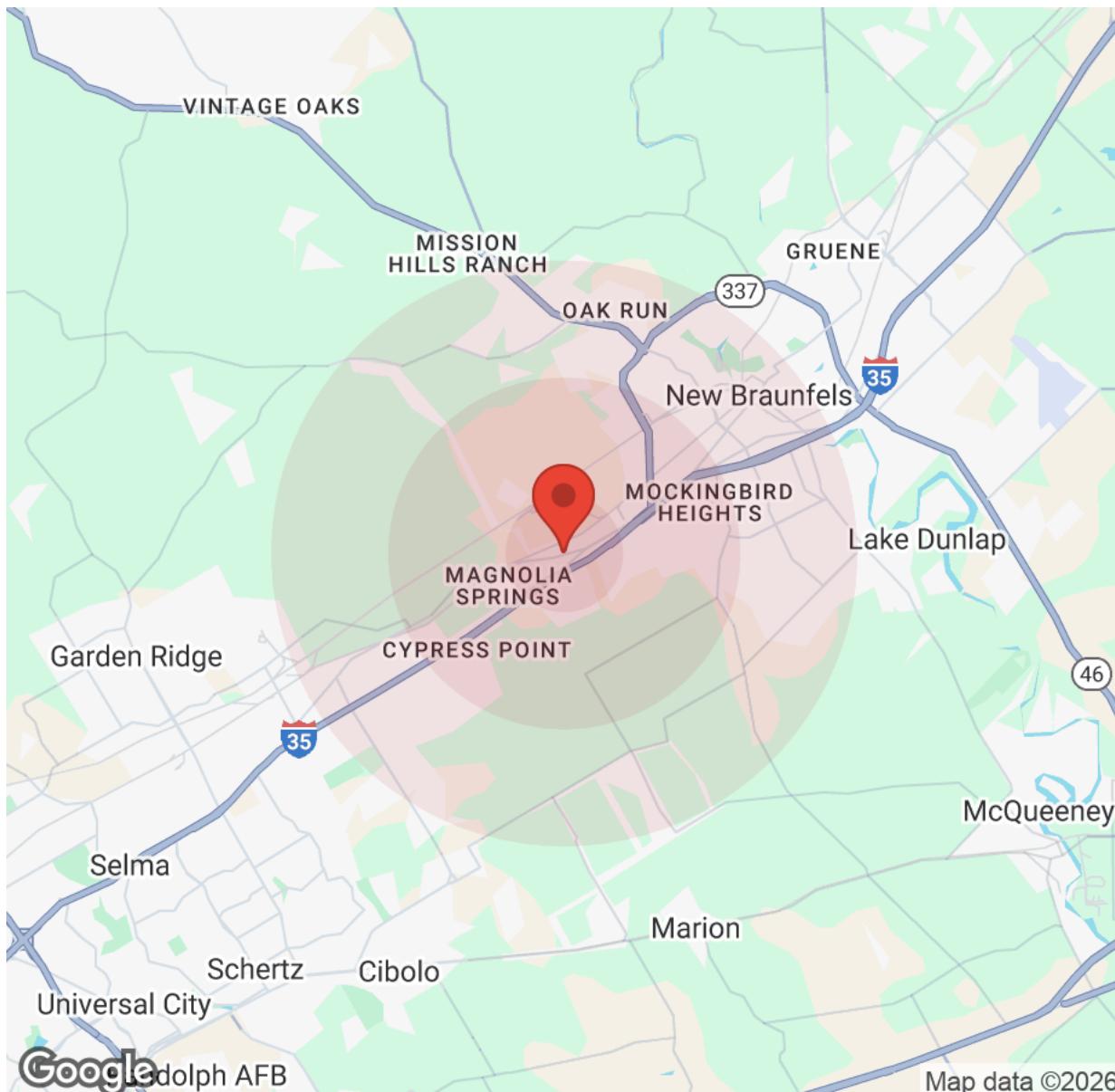
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DEMOCRAPHICS

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Population	1 Mile	3 Miles	5 Miles
Male	1,393	9,077	38,039
Female	1,488	9,200	39,485
Total Population	2,881	18,277	77,524

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	704	3,847	15,348
Ages 15-24	391	2,359	9,278
Ages 25-54	1,334	8,401	33,702
Ages 55-64	242	1,758	7,709
Ages 65+	208	1,914	11,487

Race	1 Mile	3 Miles	5 Miles
White	1,539	9,440	41,809
Black	131	1,014	5,117
Am In/AK Nat	6	38	147
Hawaiian	N/A	15	101
Hispanic	1,110	7,009	26,986
Asian	23	380	1,667
Multi-Racial	69	356	1,574
Other	2	22	116

Income	1 Mile	3 Miles	5 Miles
Median	\$95,533	\$100,998	\$103,781
< \$15,000	76	333	1,411
\$15,000-\$24,999	70	253	968
\$25,000-\$34,999	45	426	1,361
\$35,000-\$49,999	60	464	2,002
\$50,000-\$74,999	78	666	4,019
\$75,000-\$99,999	231	1,005	3,815
\$100,000-\$149,999	158	1,513	6,818
\$150,000-\$199,999	233	1,013	3,707
> \$200,000	86	699	4,235

Housing	1 Mile	3 Miles	5 Miles
Total Units	1,143	7,144	31,704
Occupied	1,038	6,374	28,339
Owner Occupied	521	4,116	20,055
Renter Occupied	517	2,258	8,284
Vacant	105	770	3,366

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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11-03-2025



TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Phyllis Browning Company	400203	realty@phyllisbrowning.com	(210) 824-7878
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
Michelle Ellis	612745	broker@phyllisbrowning.com	(210) 824-7878
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
Will G Curtis III	627466	wcurtis@phyllisbrowning.com	(210) 824-7878
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Lisa D Grove	444720	lgrove@phyllisbrowning.com	210-824-7878
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

IABS 1-2

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov TXR 2501

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DISCLAIMER

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EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Browning Commercial Real Estate makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Browning Commercial Real Estate does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by Browning Commercial Real Estate in compliance with all applicable fair housing and equal opportunity laws.

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