



**EDWARDS
COMMERCIAL
REAL ESTATE**

4665 OLD HWY 81 | NEW BRAUNFELS, TX 78132



FOR LEASE: \$4,500/MNTH + GM

This 3,000-square-foot warehouse, nestled on 0.549 +/- acre lot in the ETJ zoning district, offers direct access to IH-35 and FM 482. Its strategic location, coupled with a single-tenancy setup, provides all the amenities you would want. The warehouse boasts a spacious layout, including an overhang and concrete paved drive-through, making it ideal for various operational needs. City water and electric are available on site. The half-acre lot offers ample yard space for additional storage or operations. Lease terms are gross modified.

DAVID OZUNA

Commercial Associate
Cell: (830) 556-0575
davidozunacre@gmail.com
www.EdwardsCRE.com

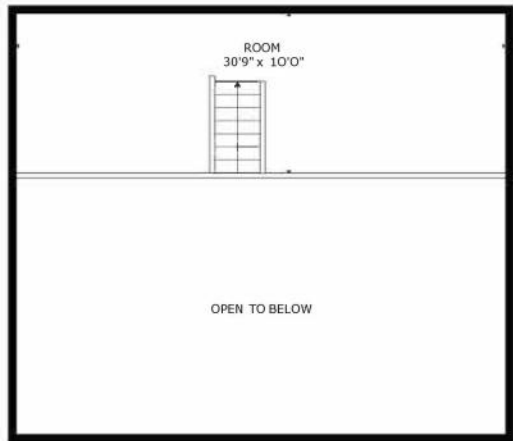


**Prices and statuses subject to change without prior notice.*

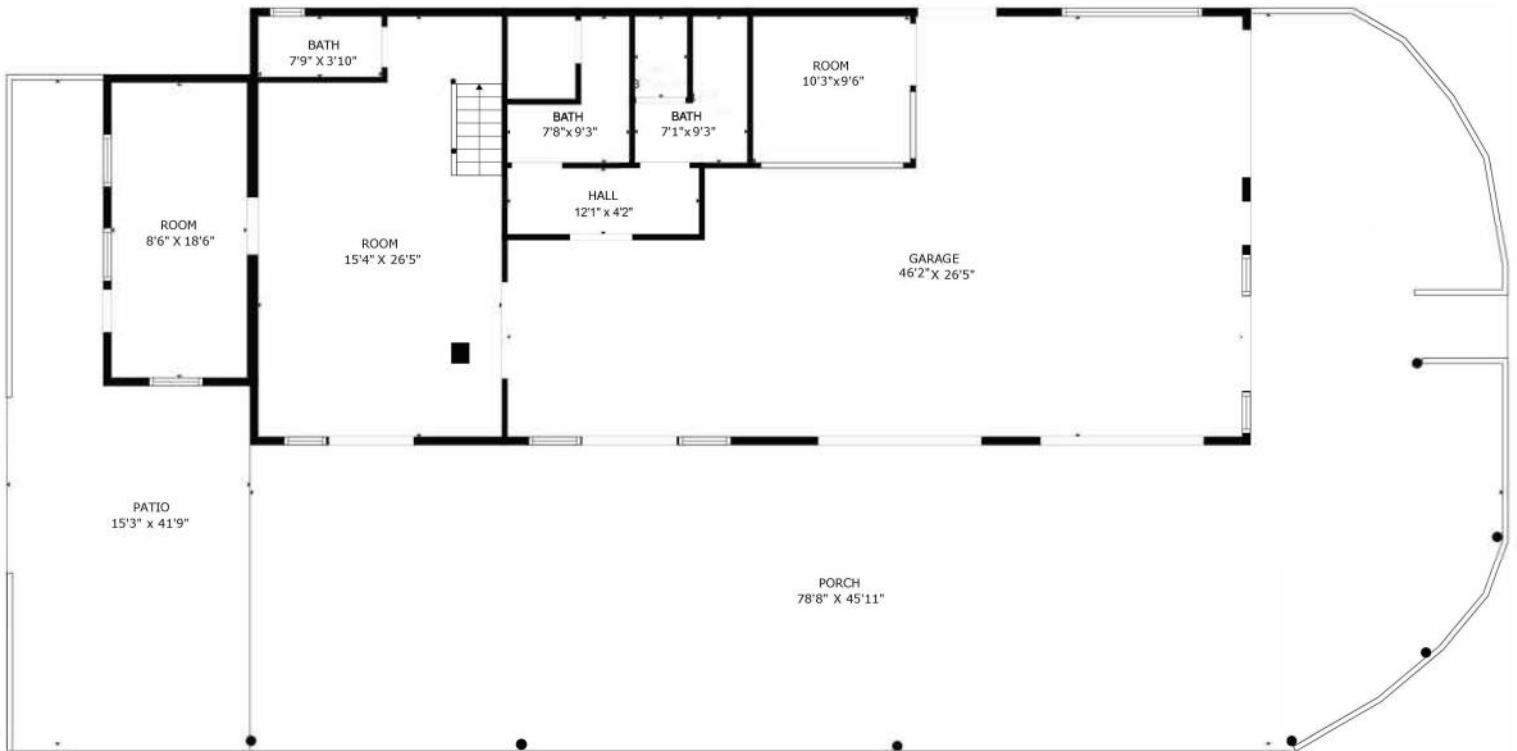




4665 OLD HWY 81 | NEW BRAUNFELS, TX 78132



FLOOR 2



FLOOR 1



EDWARDS
COMMERCIAL
REAL ESTATE

AREA MAP

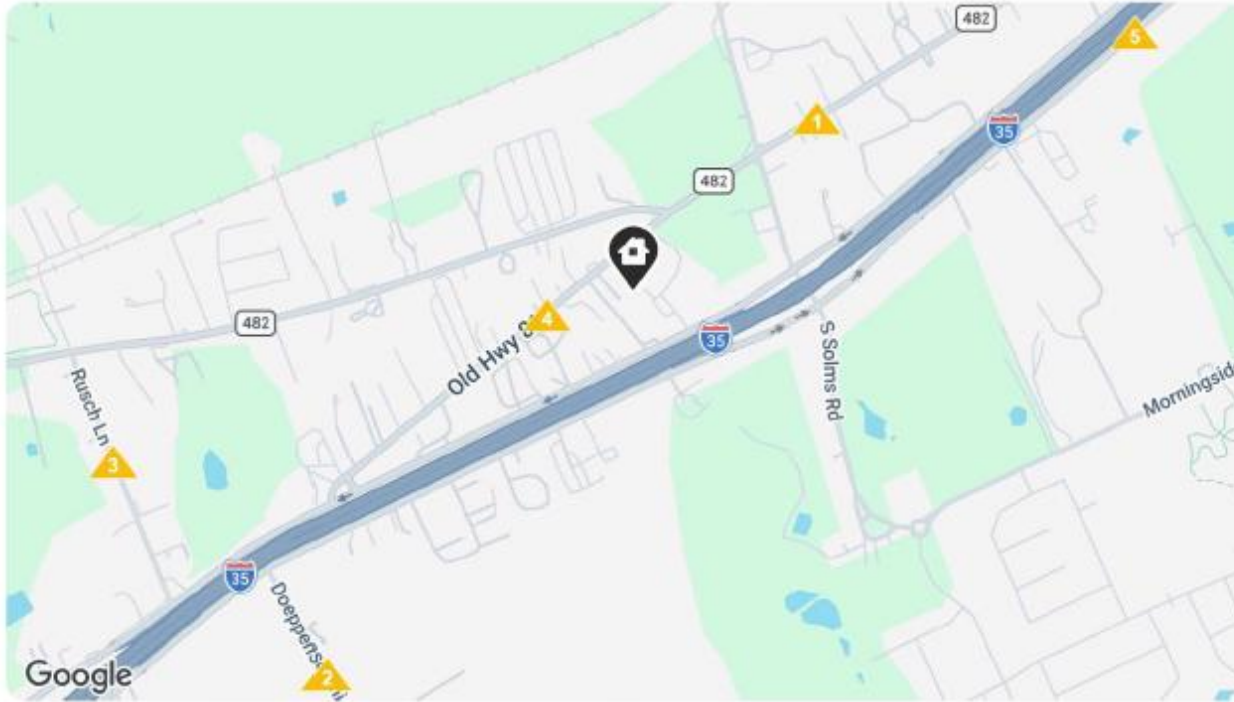
4665 OLD HWY 81 | NEW BRAUNFELS, TX 78132

0.549 +/- ACRES | 3,000 SQ FT





4665 OLD HWY 81 | NEW BRAUNFELS, TX 78132



Daily Traffic Counts

- ▲ Up to 6,000 / day
- ▲ 6,001 - 15,000
- ▲ 15,001 - 30,000
- ▲ 30,001 - 50,000
- ▲ 50,001 - 100,000
- ▲ Over 100,000 / day

Traffic Counts within 1 mile by Proximity

▲ **137,999**

I 35

2025 Est. daily traffic counts

Cross: Community Dr

Cross Dir: E

Distance: 0.25 miles

Historical counts

Year	▲	Count	Type
2022	▲	137,847	AADT

▲ **2,261**

2025 Est. daily traffic counts

Cross: -

Cross Dir: -

Distance: -

Historical counts

Year	▲	Count	Type
2022	▲	1,900	AADT
2021	▲	2,030	AADT
2020	▲	2,339	AADT
2019	▲	2,441	AADT
2018	▲	2,257	AADT

▲ **1,858**

2025 Est. daily traffic counts

Cross: -

Cross Dir: -

Distance: -

Historical counts

Year	▲	Count	Type
2021	▲	1,850	AADT
2010	▲	1,470	ADT

▲ **1,858**

2025 Est. daily traffic counts

Cross: -

Cross Dir: -

Distance: -

Historical counts

Year	▲	Count	Type
2022	▲	1,850	AADT

▲ **1,479**

2025 Est. daily traffic counts

Cross: -

Cross Dir: -

Distance: -

Historical counts

Year	▲	Count	Type
2021	▲	1,470	AADT

AADT - Annual Average Daily Traffic

ADT - Average Daily Traffic

AWDT - Average Weekly Daily Traffic

NOTE: Daily Traffic Counts are a mixture of actual and estimates



4665 OLD HWY 81 | NEW BRAUNFELS, TX 78132



11/4/2024, 9:06:47 AM

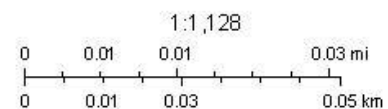
Flood Hazard Zones

- 1% Annual Chance Flood Hazard
- 0.2 % Annual Chance Flood Hazard
- Parcels



Streets

Addresses



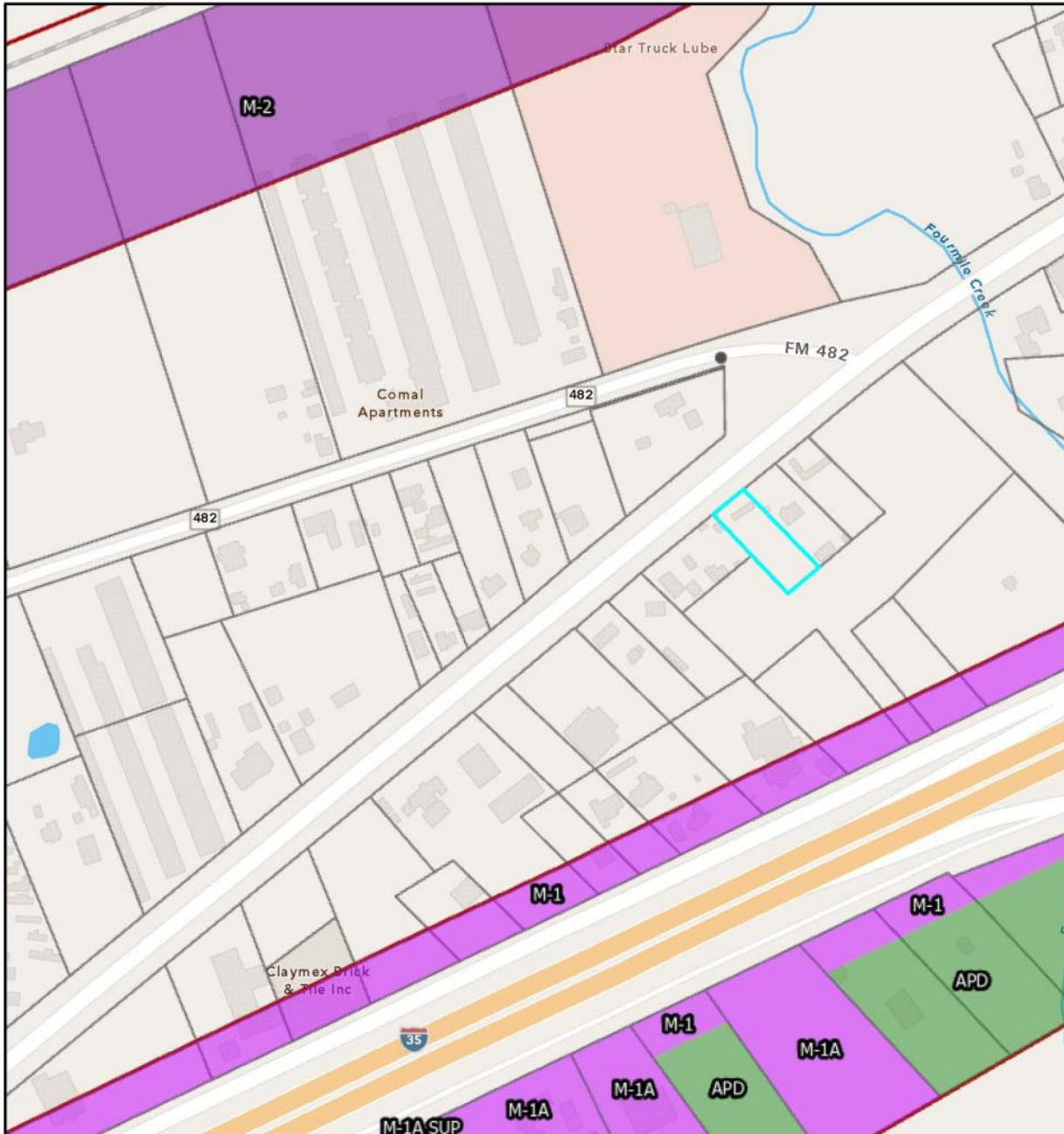
Esri Community Maps Contributors, City of New Braunfels, BCAD, Comal County, Texas Parks & Wildlife, ©OpenStreetMap, Microsoft, CONANP, Esri, TomTom, Garmin, Forteqare, SafeGraph, GeoTechnologies, Inc, METV, NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS, Sources: Esri, Airbus DS, USGS, NOAA, NASA, CGIAR, N Robinson, NCEAS, NLS,

ArcGIS Web AppBuilder

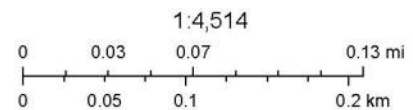
Esri Community Maps Contributors, City of New Braunfels, BCAD, Comal County, Texas Parks & Wildlife, ©OpenStreetMap, Microsoft, CONANP, Esri, TomTom, Garmin, Forteqare, SafeGraph,



4665 OLD HWY 81 | NEW BRAUNFELS, TX 78132



11/4/2024, 9:08:26 AM



Esri Community Maps Contributors, City of New Braunfels, BCAD, Comal County, Texas Parks & Wildlife, © OpenStreetMap, Microsoft, CONANP, Esri, TomTom, Garmin, Foursquare, SafeGraph, GeoTechnologies, Inc, METI/ NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS



4665 OLD HWY 81 | NEW BRAUNFELS, TX 78132

Median Household Income

\$129,429

Source: 2025/2029 Income (Esri)

Median Age

44.5

Source: 2025/2029 Age: 5 Year
Increments (Esri)

Total Population

48,829

Source: 2025 Age: 1 Year Increments
(Esri)

1st Dominant Segment

Savvy Suburbanites

Source: 2025 Tapestry Market
Segmentation (Households)

Consumer Segmentation

Top Tapestry Segments	Savvy Suburbanites	Top Tier	Burbs and Beyond	City Greens	Up and Coming Families
% of Households	5,745 (31.6%)	4,178 (23.0%)	3,080 (17.0%)	1,809 (10.0%)	1,395 (7.7%)
Life Stage Group	Mature and Retired Living	Mature and Retired Living	Mature and Retired Living	Mature and Retired Living	Family Portraits
Life Mode Group	Premier Estates	Premier Estates	Suburban Shine	Suburban Shine	Family Fabric
Urbanicity Group(s)	Suburb	Suburb	Suburb	Urban Vicinity Suburb	Suburb
Residence Type	Single Family	Single Family	Single Family	Single Family	Single Family
Household Type	Married Couples	Married Couples	Married Couples w/No Kids	Married Couples, Singles Living Alone	Married Couples
Average Household Size	2.72	2.84	2.39	2.2	3.02
Median Age	44	45.4	51.1	41.4	33.6
Diversity Index	46.9	52.8	46.1	54.4	85.2
Median Household Income	\$139,696	\$209,720	\$119,769	\$97,516	\$89,093
Median Net Worth	\$915,346	\$1,734,059	\$779,483	\$301,867	\$247,071
Homeownership	91%	90%	85%	66%	73%
Rent Burdened Households	28%	31%	39%	33%	39%
Labor Force Participation Rate	68%	66%	58%	71%	70%
Unemployment Rate	3%	3%	3%	3%	4%
% with Bachelor's Degree or Higher	53%	75%	53%	54%	31%
Lifestyle Patterns	Residents frequently use credit cards, and they seldom have outstanding monthly balances. They tend to invest a significant amount of resources on home improvement and landscaping. Residents have a variety of investment and retirement accounts.	Residents tend to shop at upscale retailers and frequent fine dining restaurants. They hire personal services such as financial planners, personal chefs, and gardeners. These individuals often drive high-end vehicles and own vacation homes.	Residents tend to go out to fine dining restaurants. They spend money on their homes, often undergoing large remodeling projects and ensuring proper maintenance.	Residents tend to bank and shop online, and they typically buy groceries in person. Residents buy both e-books and hard copies. They regularly contribute to an IRA to build their retirement savings.	Households frequently use coupons for cleaning products, toiletries, and cosmetics. These residents tend to spend money on their children, pets, and homes. They often visit movie theaters, zoos, aquariums, and theme parks.

This represents an estimated sale price for this property. It is not the same as the opinion of value in an appraisal developed by a licensed appraiser under the Uniform Standards of Professional Appraisal Practice.





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.

<u>D. Lee Edwards Realty</u>	<u>467649</u>	<u>leeedwards1109@msn.com</u>	<u>830-620-7653</u>
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
<u>D. Lee Edwards</u>	<u>435290</u>	<u>leeedwards1109@msn.com</u>	<u>830-620-7653</u>
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
<u>Aja Edwards</u>	<u>513537</u>	<u>admin@dleedwardsrealty.com</u>	<u>830-620-7653</u>
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
<u>David Ozuna</u>	<u>716949</u>	<u>davidozunacre@gmail.com</u>	<u>830-556-0575</u>
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date