


For **sale**

# 5615 N Interstate 35

New Braunfels, TX

39.32 acres

An aerial photograph showing a large, rectangular plot of land outlined with a yellow dashed line. The land is mostly brown and dry, with some sparse green vegetation. To the north of the plot is a multi-lane highway (Interstate 35) with several vehicles. To the south and east of the plot are several large, white industrial buildings with grey roofs. The background shows a mix of open fields, some trees, and distant structures under a cloudy sky.





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# Key highlights

- **39.32 Acres** of Highway IH-35 Frontage
- **The site has been removed from New Braunfels ETJ** – meaning all planning and permitting is handled solely by Comal County. This simplifies and accelerates the site plan process while also eliminating Roadway Impact Fees and Parkland Fees
- Positioned directly **in between** newly constructed I-35 exit and entry ramps
- Located in one of the **fastest growing cities** in the United States and situated in between two of the fastest growing mega cities in the United States – Austin and San Antonio
- Adjacent to Mayfair, the new **1,900 acre mixed use development**, bringing 6,000 homes, 4 Comal ISD schools, 230 + acres of commercial use, and 330 acres of park space
- **Utilities:** Crystal Clear Water and Sewer, New Braunfels Electric
- Lennar's **187-acre development** of 1,000 single-family homes borders our northwest property line and extends Hoosier Road to our site. This road can be further extended through the site, providing an additional access point





# Property specifications

Location:	5616 N Interstate 35 New Braunfels, TX 78130
County:	Comal
Municipality:	New Braunfels
Zoning:	No zoning – removed from New Braunfels ETJ
Future Land Use:	Mixed Use
Land Area:	39.32 Acres
Flood Zone:	None
Traffic Counts:	119, 532 Vehicles Per Day





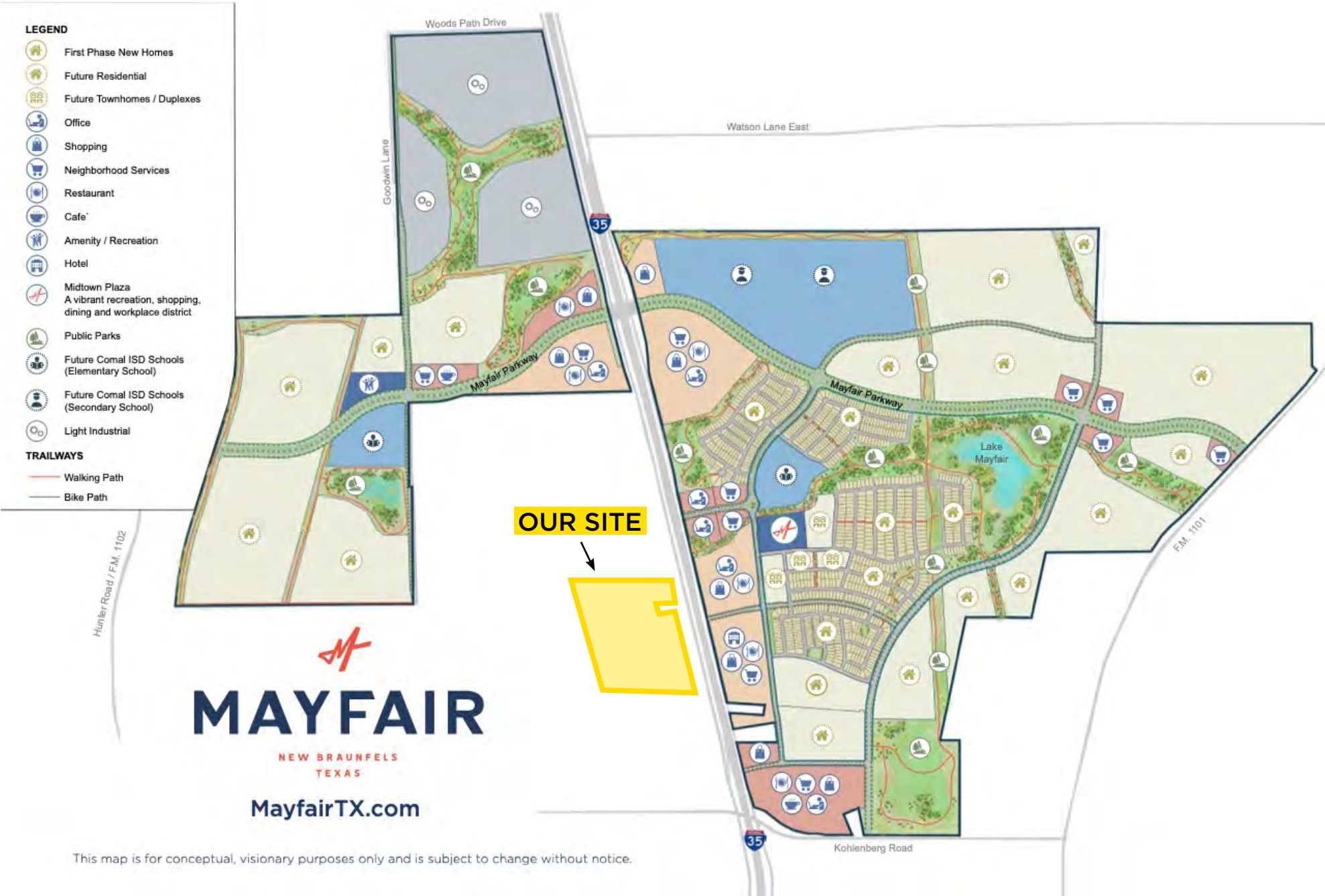
# Mayfair project

The development will house up-to 6,000 residential units that include single-family homes, duplexes, townhouses, and multi-family units at the 1,888-acre site. Homes will span a range of price points and will include affordable and workforce housing. Mayfair will have over 70-acres of commercial space, 160 acres of light industrial space, two elementary schools, one middle school and one high school.

A study conducted by TXP Inc., an economic analysis and public policy consulting firm, estimated that the development will create 2,000 permanent jobs.

The Mayfair development will also incorporate over 330-acres of public parks with programmed and passive spaces, two community amenities with a pool, clubhouse, co-working, dedicated off-street bike lane, and more than 35 miles of trails with shared paths and dedicated bike lanes.

New Braunfels City Council approved the first phase of the development in a meeting on March 28. The first phase will start with 390-acres and include 1,532 homes, a school, a recreational center, and 99 acres of public parks. Southstar broke ground on April 12, 2022. New homes will begin selling in 2023.





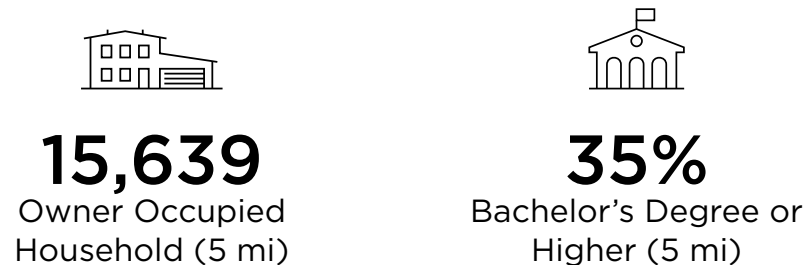
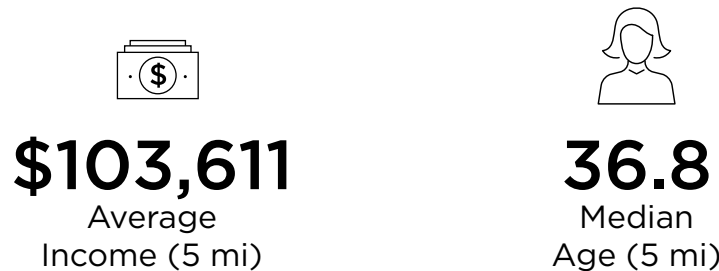






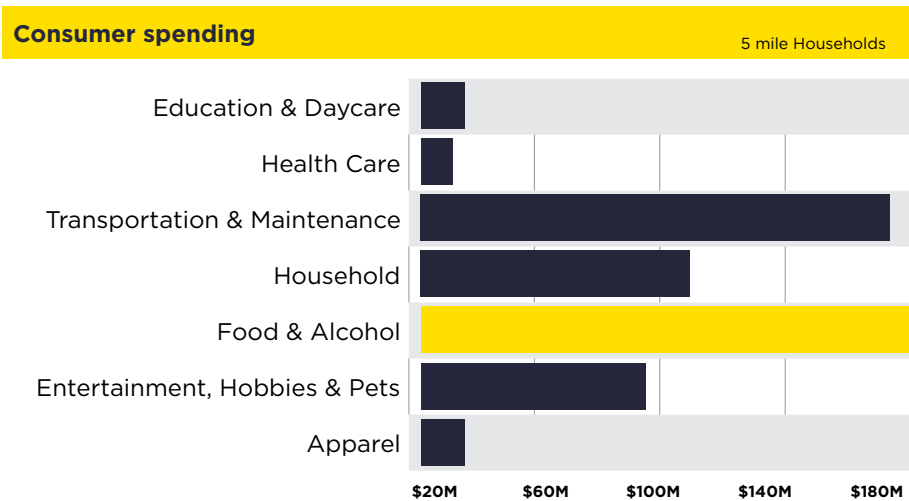


Income	3 mile	5 mile	10 mile
Average Household Income	\$98,472	\$103,611	\$103,112
Median Household Income	\$82,741	\$84,814	\$81,735
<\$25,000	745	1,782	7,990
\$25,000 - \$50,000	1,406	3,198	11,592
\$50,000 - \$75,000	1,687	3,584	11,583
\$75,000 - \$100,000	1,563	3,691	10,757
\$100,000 - \$125,000	991	2,251	7,344
\$125,000 - \$150,000	1,071	2,192	5,891
\$150,000 - \$200,000	548	1,418	5,989
\$200,000+	633	1,910	6,980



Population	3 mile	5 mile	10 mile
2020 Population	15,047	38,353	143,482
2024 Population	22,256	51,758	180,479
2029 Population Projection	31,107	71,229	237,511
Annual Growth 2020-2024	12.0%	8.7%	6.4%
Annual Growth 2024-2029	8.0%	7.5%	6.3%
Median Age	35.1	36.8	37.4
Bachelor's Degree or Higher	38%	35%	33%
U.S. Armed Forces	28	123	469

Households	3 mile	5 mile	10 mile
2020 Households	5,799	14,801	53,942
2024 Households	8,643	20,026	68,127
2029 Household Projection	12,076	27,591	90,122
Annual Growth 2020-2024	10.6%	7.0%	5.2%
Annual Growth 2024-2029	7.9%	7.6%	6.5%
Owner Occupied Households	6,266	15,693	57,827
Renter Occupied Households	5,809	11,898	32,295
Avg. Household Size	2.5	2.5	2.6





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