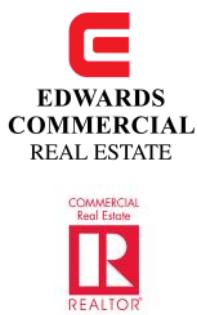


268 E MILL ST | NEW BRAUNFELS, TX 78130



1,619 SQ FT | \$3,300/MONTH GROSS LEASE | ZONED C2

Be within walking distance to downtown New Braunfels, Comal County Courthouse, and the Comal River with this charming 1,619 sq ft commercial office or retail building. This great location is situated on a 0.423 +/- acre lot comes with plenty of outdoor parking area and storage building. Tour the immaculate floor plan with gorgeous hardwood flooring, fresh paint, dedicated kitchen/dining area and 3 private rooms ideal for office spaces or other retail and commercial use. Ideal usage includes executive office building, medical practice, restaurant, and retail store front.



D. LEE EDWARDS
Broker/Owner
Edwards Commercial Real Estate

1111 N. Walnut Ave.,
New Braunfels, TX 78130
Cell: 830-708-2319 | Office: 830-620-7653
leeedwards1109@msn.com

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



EDWARDS
COMMERCIAL
REAL ESTATE

AERIAL MAP

268 E MILL ST | NEW BRAUNFELS, TX 78130





EDWARDS
COMMERCIAL
REAL ESTATE

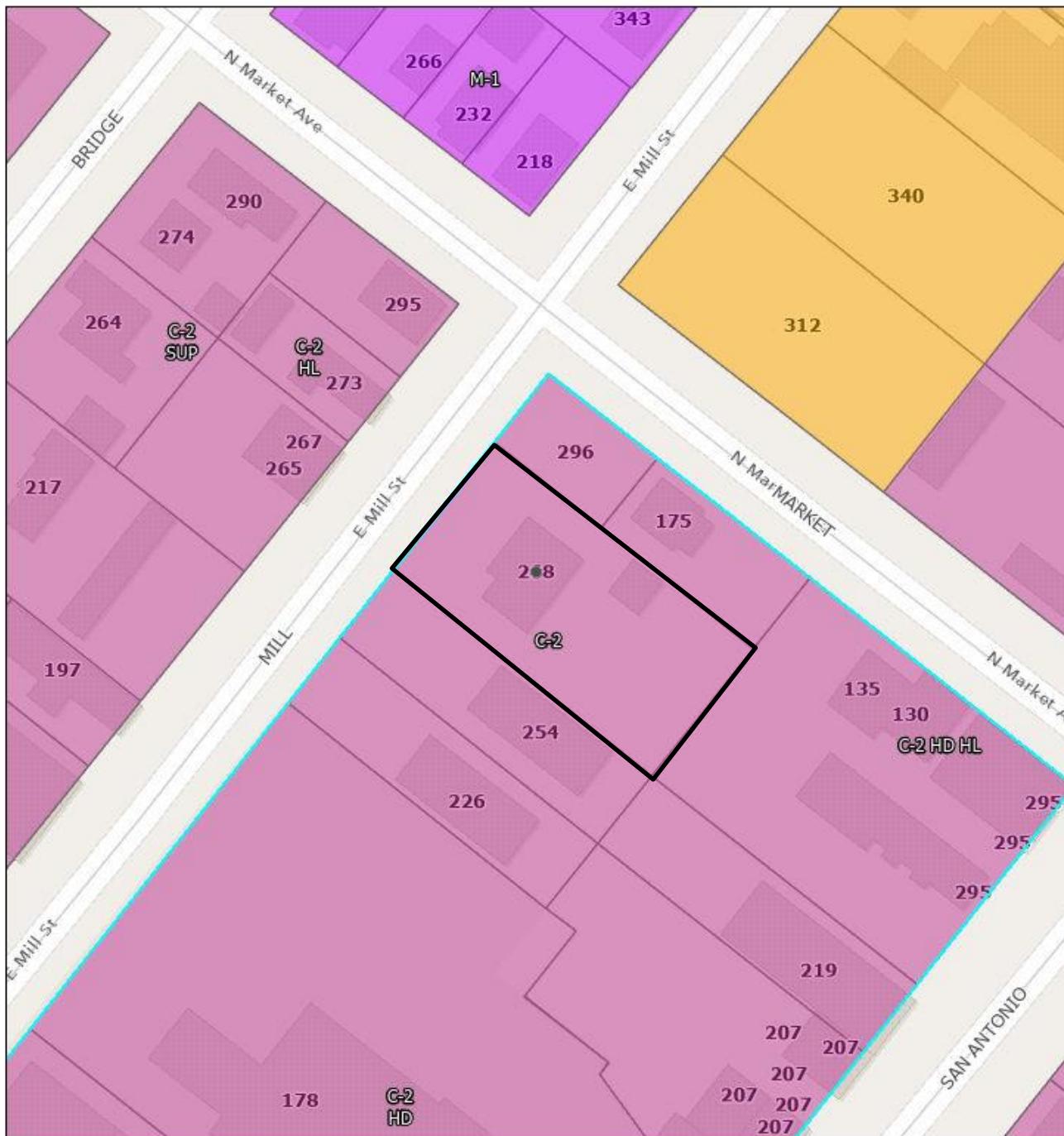
AERIAL MAP

268 E MILL ST | NEW BRAUNFELS, TX 78130





ArcGIS Web Map



8/25/2025, 2:58:23 PM

1:1,128

Zoning

C-2

Zoning Labels

Parcels

Streets

M-1

City Limits

Addresses

MU-B

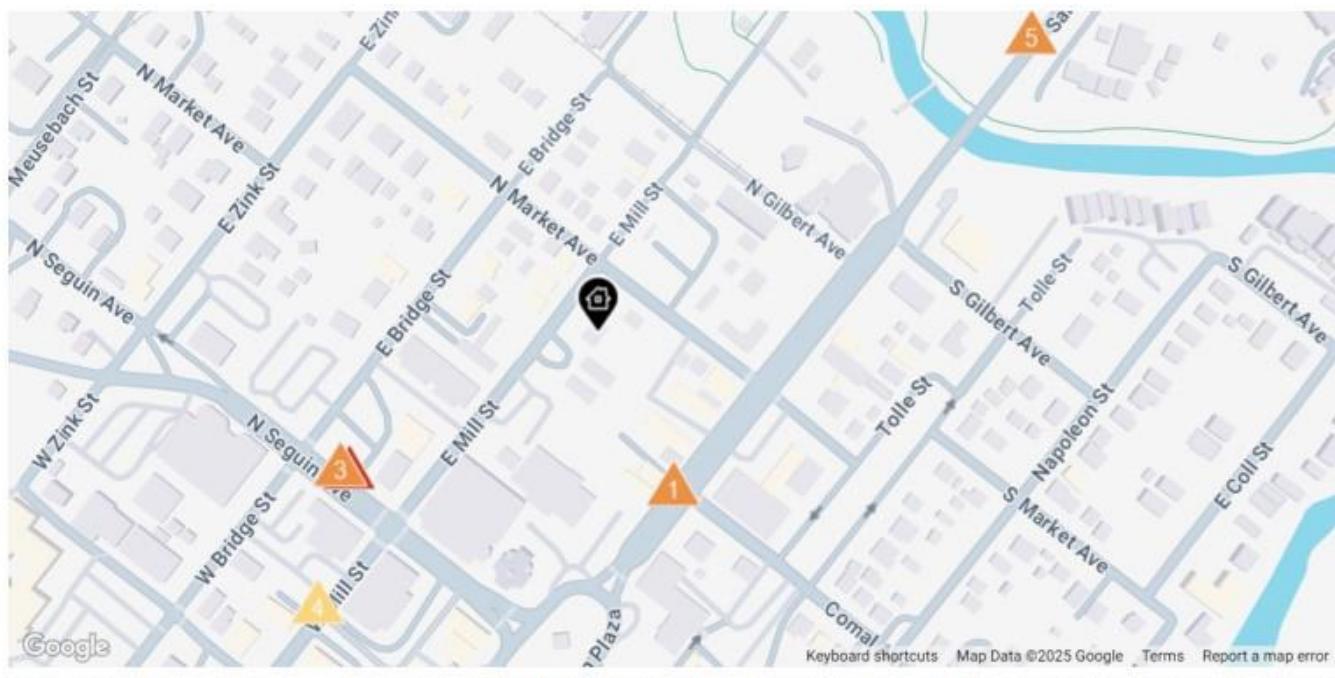
City Limits

0 0.01 0.01 0.03 0.03 mi
0 0.01 0.03 0.05 km

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community



268 E MILL ST | NEW BRAUNFELS, TX 78130



1	2	3	4	5
14,765	15,432	12,953	3,377	14,324
2024 Est. daily traffic counts	2024 Est. daily traffic counts	2022 Est. daily traffic counts	2024 Est. daily traffic counts	2024 Est. daily traffic counts
Street: W San Antonio St Cross: Comal Ave Cross Dir: NE Dist: -	Street: N Seguin Ave Cross: E Bridge St Cross Dir: NW Dist: -	Street: North Seguin Avenue Cross: E Bridge St Cross Dir: NW Dist: 0.02 miles	Street: W Mill St Cross: N Castell Ave Cross Dir: SW Dist: -	Street: E San Antonio St Cross: W San Antonio St Cross Dir: SW Dist: -
Historical counts	Historical counts	Historical counts	Historical counts	Historical counts
Year Count Type	Year Count Type	Year Count Type	Year Count Type	Year Count Type
2010 ▲ 14,820 ADT		2021 ▲ 16,846 AADT	2010 ▲ 5,070 ADT	2010 ▲ 15,090 ADT
2005 ▲ 14,230 AADT		2020 ▲ 11,406 AADT	2005 ▲ 1,120 AADT	2005 ▲ 12,860 AADT
2000 ▲ 11,710 ADT		2019 ▲ 28,707 AADT		2000 ▲ 12,290 ADT
		2018 ▲ 11,913 AADT		

NOTE: Daily Traffic Counts are a mixture of actual and Estimates (*)



268 E MILL ST | NEW BRAUNFELS, TX 78130

Median Household Income
\$83,980

Median Age
36.6

Total Population
104,321

1st Dominant Segment
Up and Coming Families

Consumer Segmentation

Life Mode What are the people like that live in this area?	Sprouting Explorers Young homeowners with families	Urbanization Where do people like this usually live?	Suburban Periphery The most populous and fastest-growing among Urbanization groups, Suburban Periphery includes one-third of the nation's population
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Top Tapestry Segments	Up and Coming Families	Middleburg	Down the Road	Golden Years	Southern Satellites
% of Households	11,468 (28.7%)	5,086 (12.7%)	4,012 (10.0%)	2,342 (5.9%)	2,131 (5.3%)
% of Comal County	5,222 (6.8%)	7,788 (10.2%)	3,847 (5.0%)	2,342 (3.1%)	1,049 (1.4%)
Lifestyle Group	Sprouting Explorers	Family Landscapes	Rustic Outposts	Senior Styles	Rustic Outposts
Urbanization Group	Suburban Periphery	Semirural	Semirural	Suburban Periphery	Rural
Residence Type	Single Family	Single Family	Mobile Homes; Single Family	Single Family; Multi-Units	Single Family ; Mobile Homes
Household Type	Married Couples	Married Couples	Married Couples	Singles	Married Couples
Average Household Size	3.04	2.69	2.69	2.09	2.6
Median Age	33.9	37.6	36.6	51.5	41.6
Diversity Index	82	60.4	79.9	56.5	51.1
Median Household Income	\$99,800	\$83,700	\$56,000	\$95,100	\$66,600
Median Net Worth	\$301,800	\$277,100	\$130,000	\$378,600	\$240,600
Median Home Value	\$369,200	\$306,900	\$178,200	\$518,500	\$239,600
Homeownership	74.1 %	76.1 %	67.7 %	65.4 %	81.1 %
Employment	Professional or Mgmt/Bus/Financial	Professional or Mgmt/Bus/Financial	Services or Professional	Professional or Mgmt/Bus/Financial	Professional or Services
Education	Some College No Degree	High School Diploma	High School Diploma	Bachelor's Degree	High School Diploma
Preferred Activities	Busy with work and family . Shop around for the best deals.	Spending priorities also focus on family . Enjoy hunting, fishing, bowling and baseball.	Place importance on preserving time-honored customs . Go hunting, fishing.	Active social lives include traveling abroad . Good health is a priority.	Go hunting, fishing . Own a pet dog.
Financial	Carry debt, but also maintain retirement plans	Carry some debt; invest for future	Shop at Walmart Supercenters, Walgreens and dollar stores	Maintain actively managed financial portfolios	More concerned about cost rather than brand
Media	Rely on the Internet for entertainment and information	TV and magazines provide entertainment and information	Use the Internet to stay connected, listen to radio at work	Internet is used for everything, avid readers as well	Obtain most of their information from TV
Vehicle	Own late model import SUVs or compacts	Like to drive trucks, SUVs, or motorcycles	Bought used vehicle last year	Prefer late-model vehicle	Own 1 or 2 vehicles likely a truck