

Why New Braunfels?

New Braunfels is the ideal location for advanced manufacturing projects.



Air: San Antonio International Airport and Austin-Bergstrom International Airport within one hour drive



Seaport: Port of Corpus Christi & Port Houston within three hour drive



Intermodal: Port San Antonio is one of two intermodal logistics facilities in Texas.

3rd

Largest Population Increase in the Country from 2010 to 2019

8.3%

Fifth-Highest Population Increase for all Cities in 2021

400,000

Population Forecast for Comal County by 2050 (more than double 2023)

\$3.28858

2023 Property Tax (Ad Valorem Taxes by Taxing Authority Rate per \$100 on 100% Current Market Value)

8.25%

2023 Sales Tax

City & County Incentives, Tax Abatements & Fee Waivers



No State Personal Income Tax



No Corporate Income Tax



No Estate Property Tax



No Inheritance Tax

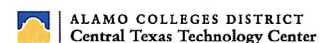
Regional Momentum:

Surging Regional Cluster



Talent Development

- The **Central Texas Technology Center** in New Braunfels hosts Advanced Manufacturing Technician (AMT) training as a partnership between Texas State Technical College (TSTC) and the TX FAME.
- **Howard Payne University** New Braunfels offers bachelor's and master's degrees.
- 14 educational institutions within an hour's drive, including the **University of Texas at Austin**.



Recent Projects & Potential Sites

Continental opened a new state-of-the-art automotive manufacturing facility in New Braunfels in 2022, investing more than \$110 million to manufacture high-tech sensors and radars for Advanced Driver Assistance Systems products.

The 96-acre Holcan Industrial Park is just two miles from I-35 and offers manufacturers prime territory for rapid growth. Canadian General Tower, the world's leading producers of polymeric coated fabrics and films for automotive interiors, has a manufacturing facility on a 28-acre site in the park.



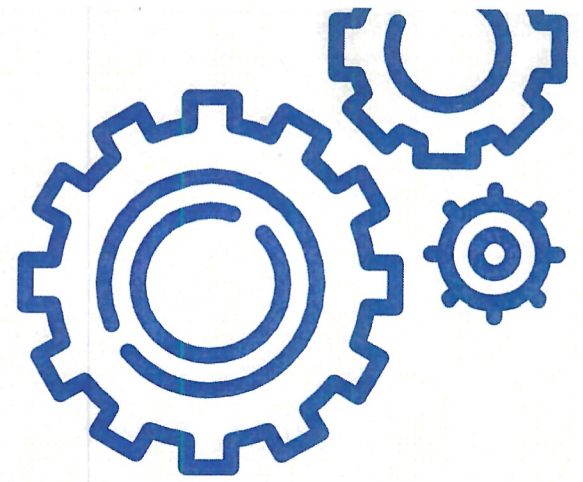
NEW BRAUNFELS CHAMBER
ESTABLISHED 1919

Michele Boggs • Vice President, Economic Development
michele@innewbraunfels.com • (830) 608-2811

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ADVANCED MANUFACTURING

A strategic location experiencing industry momentum makes New Braunfels a center for Advanced Manufacturing today and tomorrow.



- ✓ Large and Talented Workforce
- ✓ Exceptional Network of World-Class Educational Institutions
- ✓ Efficient Transportation Infrastructure

Be Part of the Growth and Make the Move to New Braunfels Today!

\$14.4 Billion

Contribution of Manufacturing to Regional GDP

Existing Advanced Manufacturing Companies in New Braunfels:



Workforce Advantages Plentiful

San Antonio-New Braunfels MSA:

- 1,287,817 Labor Force
- 51,691 Manufacturing Jobs

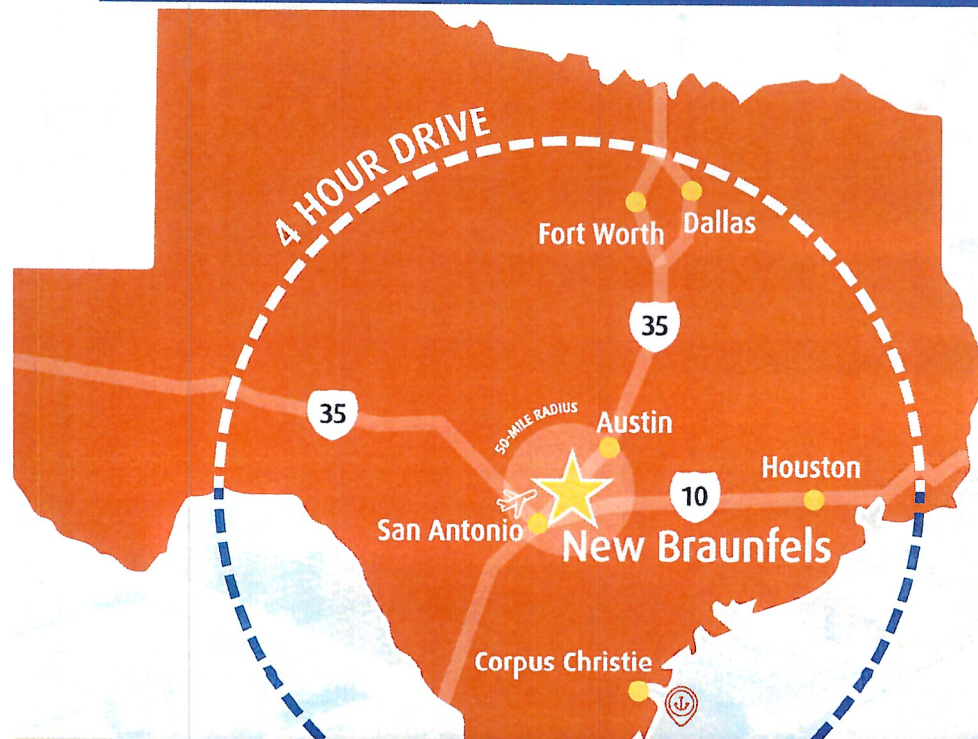
45-Minute Drive Labor Shed:

- 1,057,824 Labor Force
- 67,050 Jobs in Manufacturing

Potential

Within 50-Mile Radius:

- 3,000 University-Level Engineering Graduates Annually
- 1,000 Technical School Engineering Graduates Annually
- 41% Increase in Residents with Bachelor's Degree or Higher Since 2017



16.47+- IH-35 New Braunfels Realco LLC
Texas, 16.47 AC +/-



Boundary



Boundary

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Texas, 16.47 AC +/-



Boundary

16.47+- IH-35 New Braunfels Realco LLC
Texas, 16.47 AC +/-



16.47+- ACRES


- Boundary
- 100 Year Floodplain
- 500 Year Floodplain
- Floodway
- Special
- Unmapped/ Not Included

16.47+- IH-35 New Braunfels Realco LLC
Texas, 16.47 AC +/-



 Boundary

Randy Schriewer
P: 830-401-2253
RandyRealEstate.com

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