

RUECKLE CROSSING INDUSTRIAL PARK
LOOP 337 & ALTGELT LANE
NEW BRAUNFELS, TEXAS

— RUECKLE CROSSING INDUSTRIAL PARK —

FOR LEASE OR
BUILD TO SUITE



PROPERTY HIGHLIGHTS

- Up to 50,700 SF on 4.56 Acres Available for Development
- Yard Option Available
- No Detention Required
- Access to Loop 337 from Altgelt Lane
- For Lease or Build-To-Suite Opportunities

For information, Contact:

MIKE REYNA, CCIM | (210) 325-3397 | mike@tcaustin.com
TROY R VAN BRUNT | (210) 424-0313 | troy@tcaustin.com

RUECKLE CROSSING INDUSTRIAL PARK

Rueckle Crossing Industrial Park
For Lease or Build to Suite
Delivering 2025

NEW BRAUNGELS, TEXAS



LOCATION FEATURES

- Strategically located in San Antonio-Austin Metroplex
- Phenomenal Interstate 35 North & South access and Loop 337
- Excellent Ingress & Egress along Southwestern Avenue & Altgelt Road
- Excellent Visibility from I-35
- Located next to 24/7 Pilot Travel Center & New Braunfels Fire Station
- Dense labor force

STATISTICS:

- I-35 Traffic Count 108,914 Vehicles per Day
- Loop 337 Traffic Count 23,811 Vehicles per Day
- 84,408 population within 5-mile radius
- Average Household Income \$109,069

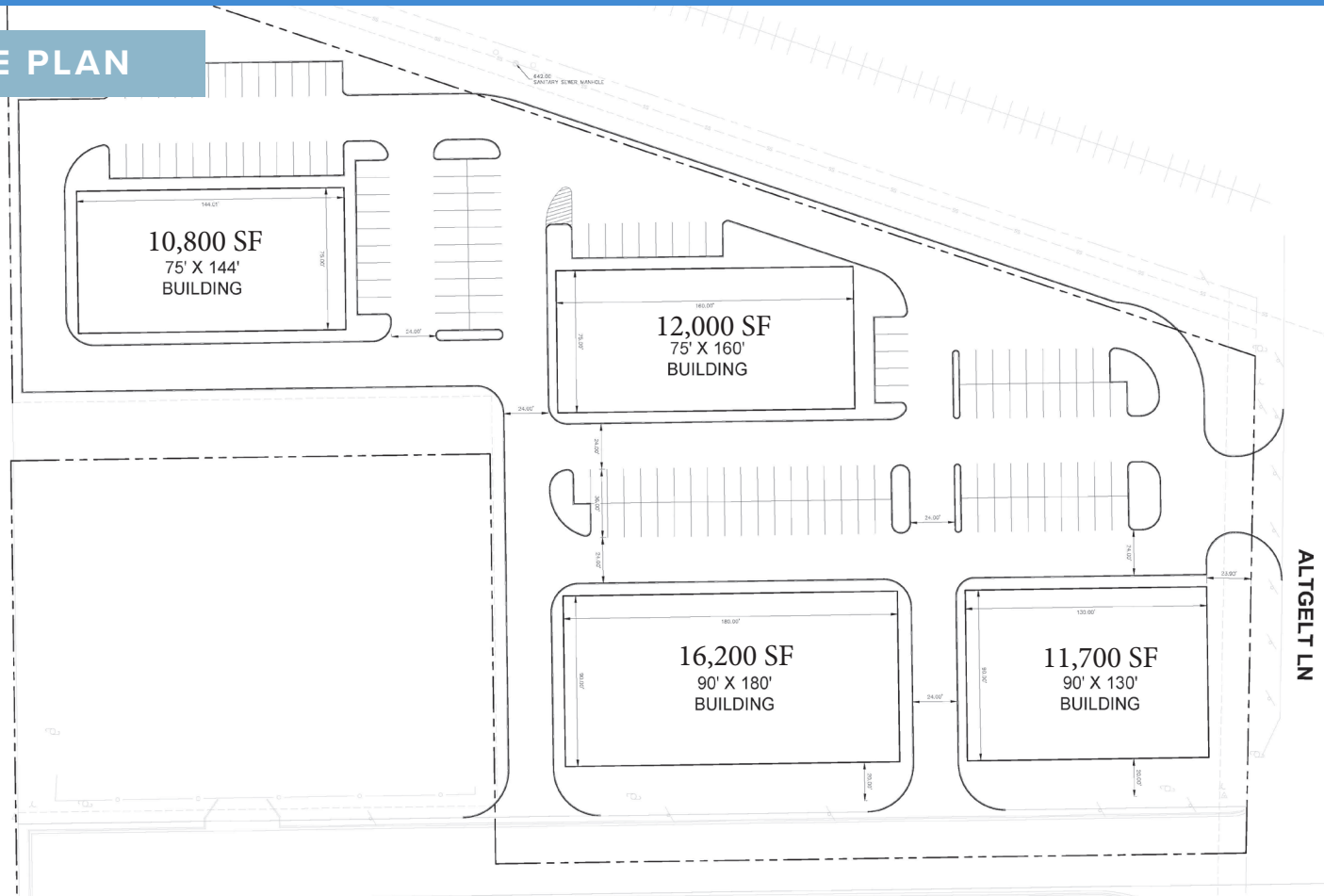
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SITE PLAN



PROPERTY SPECIFICATION

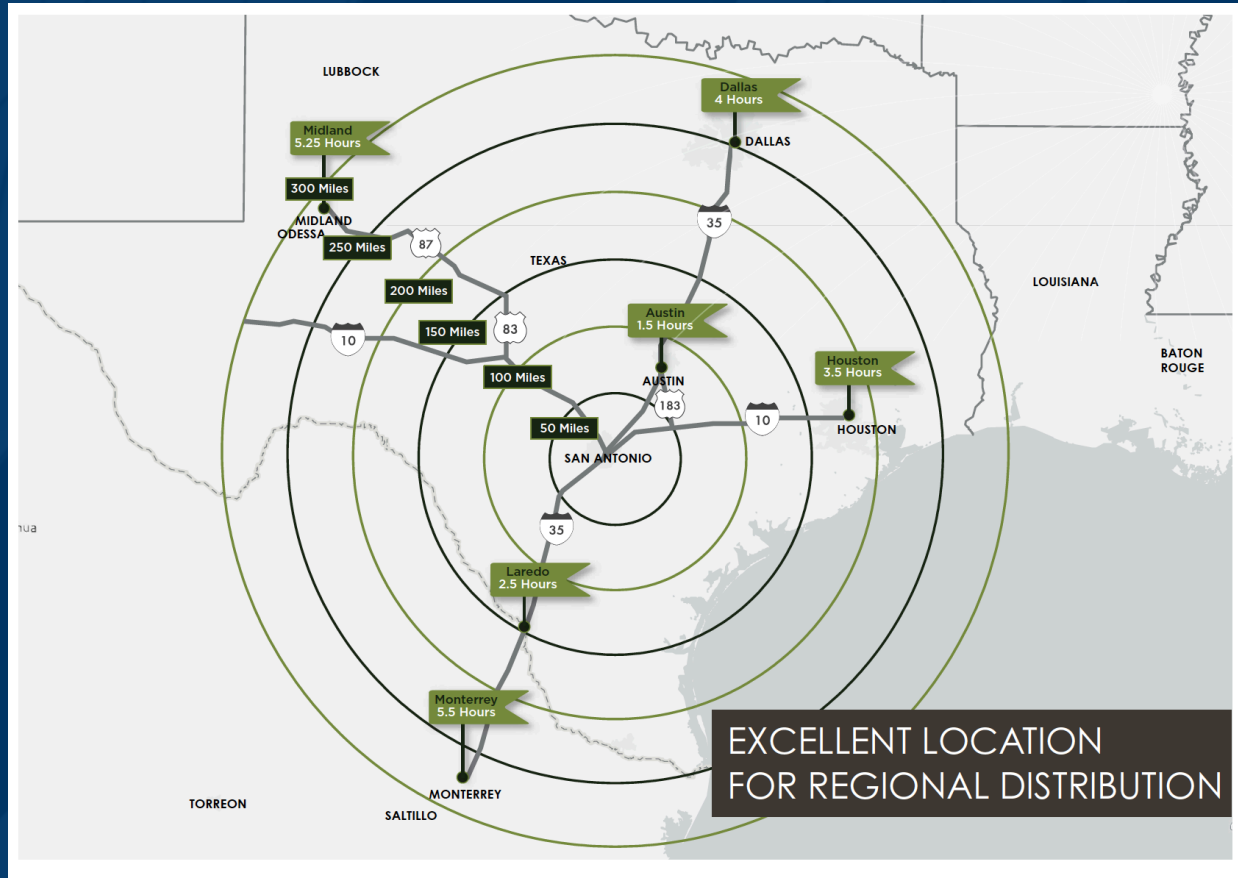
Property Type:	Warehouse Facilities	Building Dimensions:	Varied (See Proposed Above)
Build to Suite:	Contact Broker for Pricing	Power Specifications:	3 Phase Power
Lease Rent:	Contact Broker for Pricing	Fire Suppression:	100% ESFR
Tenant Incentive:	Tenant Finish-Out Available	Roof Spec & insulation:	Metal Roofing
Lease Terms:	Min 3 Year Lease Term NNN	Parking Spaces:	147 Spaces
Building Size:	Up to 50,700 SF	Interior Finish:	Cold dark shell, unfinished interior
Clear Height:	16 Feet	Column Spacing:	30' TYP
Roll Up Doors:	10X14; 1 Per Unit	Utilities:	Water & Sewer on-site

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**AMPLE
WORKFORCE
AVAILABLE**
(Within 30 Miles)



1,881,286
2024 Population



809,624
Daytime Workforce



36.4
Average Age



\$95,737
Average Household
Income



63.0%
Some College+



82.7%
Diversity Index

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FRONT ELEVATION RENDERING



INDUSTRIAL PARK RENDERING





— RUECKLE CROSSING INDUSTRIAL PARK —

San Antonio, Texas



MIKE REYNA, CCIM, CPM, CRE

President & C.E.O.
Cell: 210-325-3397
Office: 210-495-5015
mike@tcaustin.com
TREC Lic.#34959

TROY R VAN BRUNT

Vice President & C.I.O.
Cell: 210-424-0313
Office: 210-495-5015
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