

# FOR SALE



**8060 FM 482  
New Braunfels, TX 78130**



For More Information:

Katie Lynch CCIM | 830.237.2834 & Michael Lynch | 830.515.9144



PRESENTED BY



- ±26.6 Acres
- Zoned M-1 (Light Industrial)
- Corner of FM 482 & FM 2252
- Excellent visibility & access
- Strong I-35 corridor location
- Utilities available in area
- Ideal for industrial, flex, or logistics use

**Asking Price**  
**\$3,765,762 | \$3.25/SF**

## Property Description

Prime 26.6± acre development opportunity located at the corner of FM 482 & FM 2252 in the City of Schertz. Zoned M-1 (Manufacturing-Light), this site is ideal for industrial, flex, logistics, manufacturing, distribution, and business park development, with the flexibility for additional commercial uses allowed under the M-1 designation.

Positioned in one of the most dynamic growth corridors between San Antonio and New Braunfels, the property offers excellent visibility and easy connectivity to IH-35, Loop 1604, and FM 3009. The area is surrounded by major employment centers, logistics facilities, and expanding residential communities, creating strong long-term demand for commercial and industrial uses.

With utilities in the area and supportive municipal development processes, this is a rare opportunity to secure a large, highly visible tract in the booming I-35 corridor.

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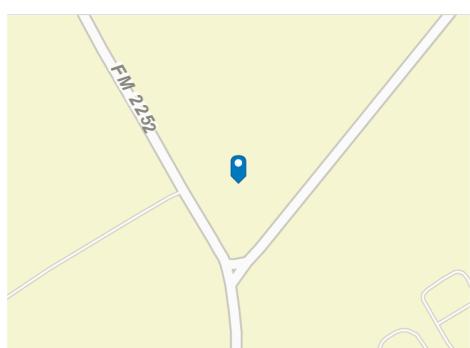
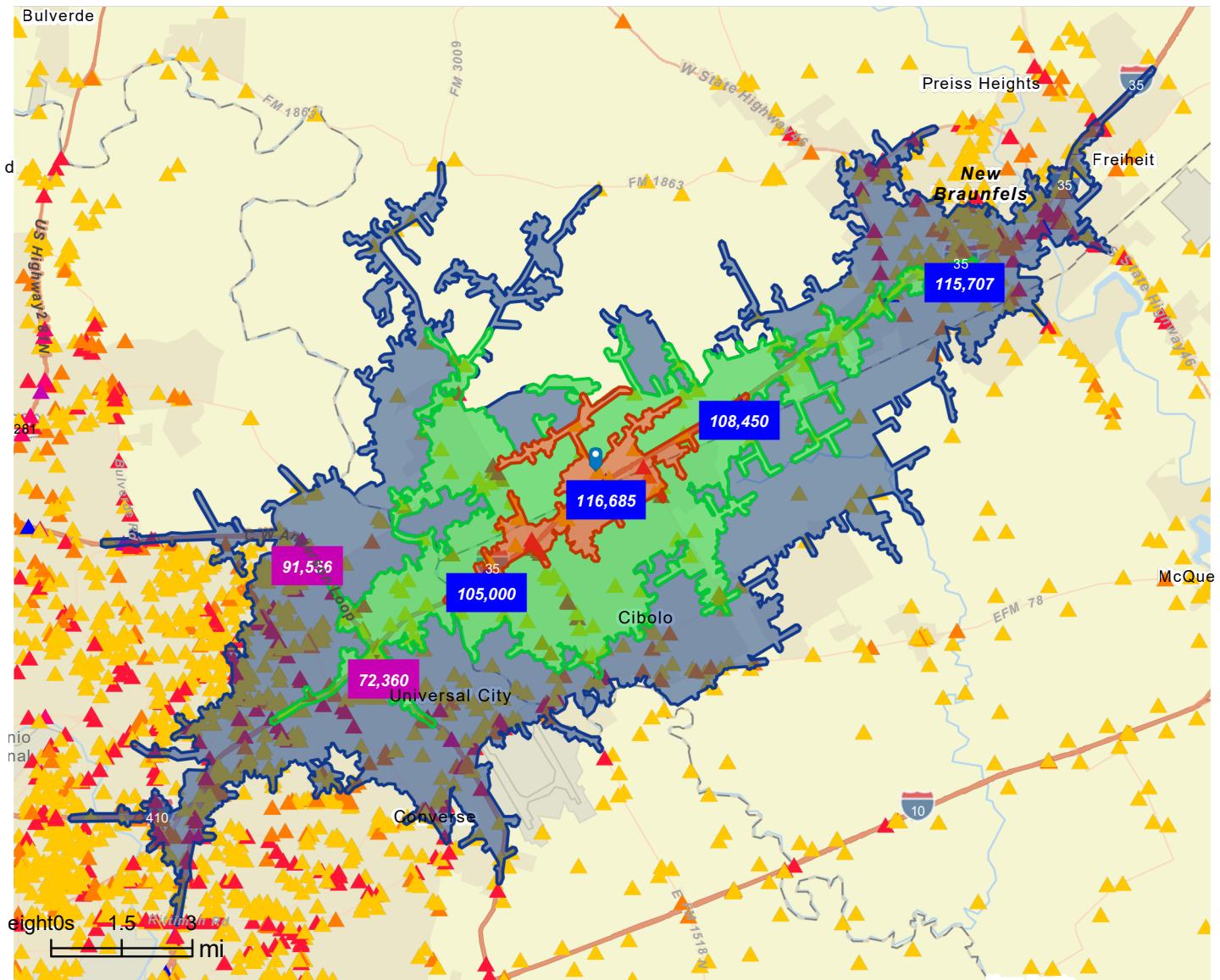


# Traffic Count Map

8060 FM482, New Braunfels, Texas, 78132

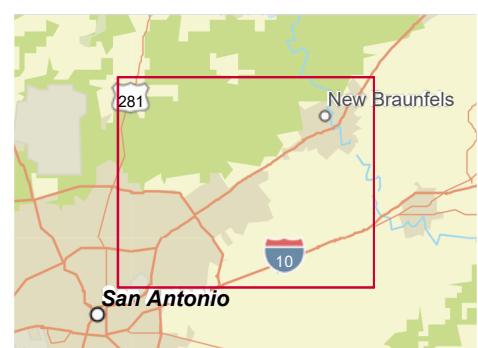


Drive time bands: 0-5, 5-10, 10-15 minute radii



## Average Daily Traffic Volume

- ▲ Up to 8,000 vehicles per day
- ▲ 8,001 - 15,000
- ▲ 15,001 - 50,000
- ▲ 50,001 - 70,000
- ▲ 70,001 - 100,000
- ▲ More than 100,000 per day



Source: Traffic Counts (2025)

# Demographic and Income Profile

8060 FM482, New Braunfels, Texas, 78132



Drive time band: 0 - 5 minute radius

Summary	Census 2020	2025	2030
<b>Total Population</b>	<b>6,891</b>	<b>6,715</b>	<b>6,980</b>
<b>Total Households</b>	<b>2,156</b>	<b>2,131</b>	<b>2,256</b>
<b>Family Households</b>	<b>1,819</b>	<b>1,765</b>	<b>1,857</b>
<b>Average Household Size</b>	<b>3.20</b>	<b>3.15</b>	<b>3.09</b>
<b>Owner Occupied Housing Units</b>	<b>1,841</b>	<b>1,836</b>	<b>1,965</b>
<b>Renter Occupied Housing Units</b>	<b>315</b>	<b>295</b>	<b>291</b>
<b>Median Age</b>	<b>34.9</b>	<b>35.7</b>	<b>35.1</b>

Trends 2025 - 2030	Area	State	National
<b>Population</b>	<b>0.8</b>	<b>1.1%</b>	<b>0.4%</b>
<b>Households</b>	<b>%</b>	<b>1.4%</b>	<b>0.6%</b>
<b>Family Population</b>	<b>1.1</b>	<b>1.3%</b>	<b>0.5%</b>
<b>Owner Occupied Housing Units</b>	<b>%</b>	<b>1.8%</b>	<b>0.0%</b>
<b>Median Household Income</b>	<b>1.0</b>	<b>2.3%</b>	<b>2.5%</b>
	<b>%</b>		

Population by Age	Census 2020		2025		2030	
	Number	Percent %	Number	Percent	Number	Percent
<b>0-4</b>	<b>480</b>	<b>7.0% 1.6</b>	<b>445</b>	<b>6.6</b>	<b>459</b>	<b>6.6%</b>
<b>5-9</b>	<b>597</b>	<b>8.7% %</b>	<b>496</b>	<b>%</b>	<b>470</b>	<b>6.7%</b>
<b>10-14</b>	<b>654</b>	<b>9.5%</b>	<b>552</b>	<b>7.4</b>	<b>496</b>	<b>7.1%</b>
<b>15-19</b>	<b>585</b>	<b>8.5%</b>	<b>523</b>	<b>%</b>	<b>473</b>	<b>6.8%</b>
<b>20-24</b>	<b>362</b>	<b>5.3%</b>	<b>459</b>	<b>8.2</b>	<b>430</b>	<b>6.2%</b>
<b>25-29</b>	<b>311</b>	<b>4.5%</b>	<b>459</b>	<b>%</b>	<b>611</b>	<b>8.8%</b>
<b>30-34</b>	<b>466</b>	<b>6.8%</b>	<b>361</b>	<b>7.8</b>	<b>541</b>	<b>7.8%</b>
<b>35-39</b>	<b>579</b>	<b>8.4%</b>	<b>469</b>	<b>%</b>	<b>387</b>	<b>5.5%</b>
<b>40-44</b>	<b>581</b>	<b>8.4%</b>	<b>545</b>	<b>6.8</b>	<b>473</b>	<b>6.8%</b>
<b>45-49</b>	<b>527</b>	<b>7.7%</b>	<b>516</b>	<b>%</b>	<b>515</b>	<b>7.4%</b>
<b>50-54</b>	<b>468</b>	<b>6.8%</b>	<b>474</b>	<b>6.8</b>	<b>485</b>	<b>7.0%</b>
<b>55-59</b>	<b>386</b>	<b>5.6%</b>	<b>412</b>	<b>%</b>	<b>438</b>	<b>6.3%</b>
<b>60-64</b>	<b>284</b>	<b>4.1%</b>	<b>332</b>	<b>5.4</b>	<b>381</b>	<b>5.5%</b>
<b>65-69</b>	<b>224</b>	<b>3.3%</b>	<b>238</b>	<b>%</b>	<b>305</b>	<b>4.4%</b>
<b>70-74</b>	<b>184</b>	<b>2.7%</b>	<b>180</b>	<b>7.0</b>	<b>207</b>	<b>3.0%</b>
<b>75-79</b>	<b>99</b>	<b>1.4%</b>	<b>140</b>	<b>%</b>	<b>148</b>	<b>2.1%</b>
<b>80-84</b>	<b>54</b>	<b>0.8%</b>	<b>69</b>	<b>8.1</b>	<b>104</b>	<b>1.5%</b>
<b>Age 85+</b>	<b>47</b>	<b>0.7%</b>	<b>45</b>	<b>%</b>	<b>59</b>	<b>0.8%</b>
			<b>7.7</b>			
				<b>%</b>		



[Source](#): Esri forecasts for 2025 and 2030. U.S. Census Bureau 2020 decennial Census data

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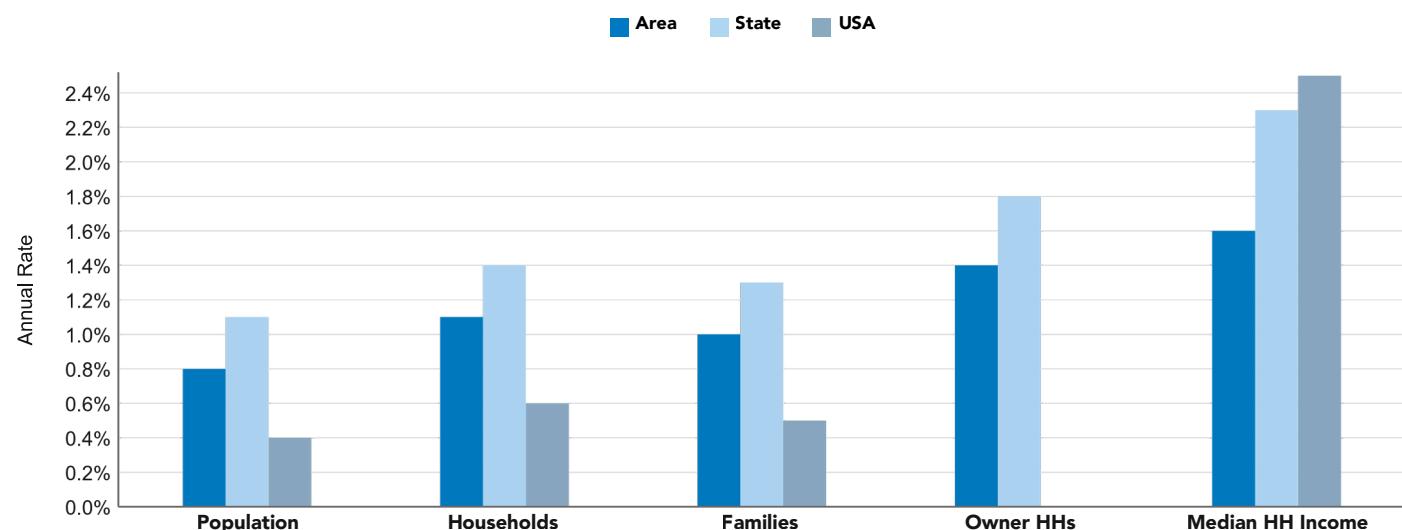
%

Households by Income	2025		2030	
	Number	Percent	Number	Percent
<\$10,000	28	1.3%	28	1.2%
\$10,000-14,999	9	0.4%	8	0.3%
\$15,000-19,999	5	0.2%	4	0.2%
\$20,000-24,999	45	2.1%	39	1.7%
\$25,000-29,999	55	2.6%	48	2.1%
\$30,000-34,999	34	1.6%	28	1.2%
\$35,000-39,999	27	1.3%	25	1.1%
\$40,000-44,999	10	0.5%	10	0.4%
\$45,000-49,999	23	1.1%	20	0.9%
\$50,000-59,999	101	4.7%	91	4.0%
\$60,000-74,999	210	9.8%	198	8.8%
\$75,000-99,999	290	13.6%	277	12.3%
\$100,000-124,999	368	17.3%	372	16.5%
\$125,000-149,999	208	9.8%	225	10.0%
\$150,000-199,999	378	17.7%	443	19.6%
\$200,000-249,999	183	8.6%	235	10.4%
\$250,000-299,999	74	3.5%	100	4.4%
\$300,000-399,999	54	2.5%	75	3.3%
\$400,000-499,999	10	0.5%	9	0.4%
\$500,000+	17	0.8%	22	1.0%
<b>Median Household Income</b>	<b>\$113,760</b>	-	<b>\$123,330</b>	-
<b>Average Household Income</b>	<b>\$130,863</b>	-	<b>\$141,073</b>	-
<b>Per Capita Income</b>	<b>\$41,945</b>	-	<b>\$45,910</b>	-
Race and Ethnicity	Census 2020		2025	
	Number	Percent	Number	Percent
White Alone	3,521	51.1%	3,253	48.4%
Black Alone	1,057	15.3%	1,060	15.8%
American Indian	57	0.8%	58	0.9%
Asian Alone	263	3.8%	286	4.3%
Pacific Islander	44	0.6%	47	0.7%
Some Other Race	532	7.7%	552	8.2%
Two or More Races	1,417	20.6%	1,460	21.7%
Hispanic (Any Race)	2,202	31.9%	2,296	34.2%
				36.7%

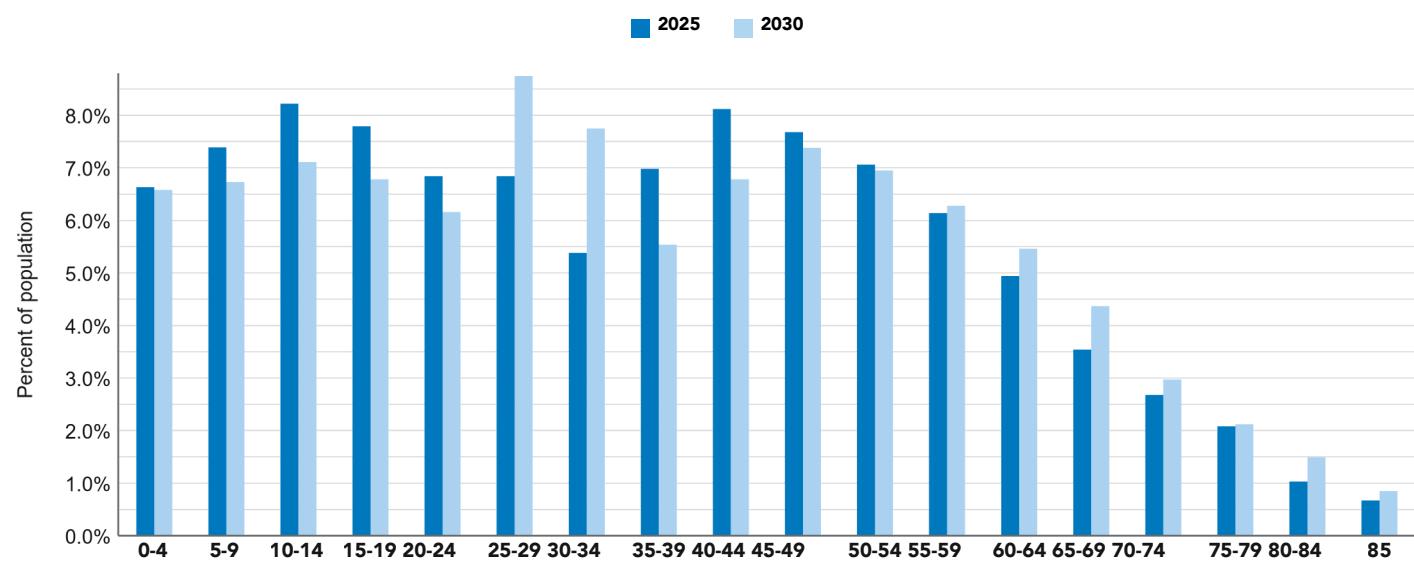
## Key Indicators for 2025



## Trends: 2025 - 2030 Annual Rate



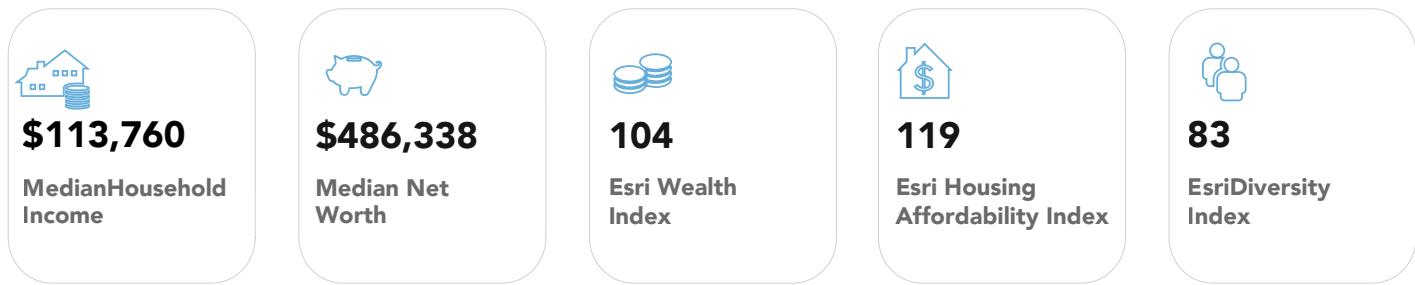
## Population by Age



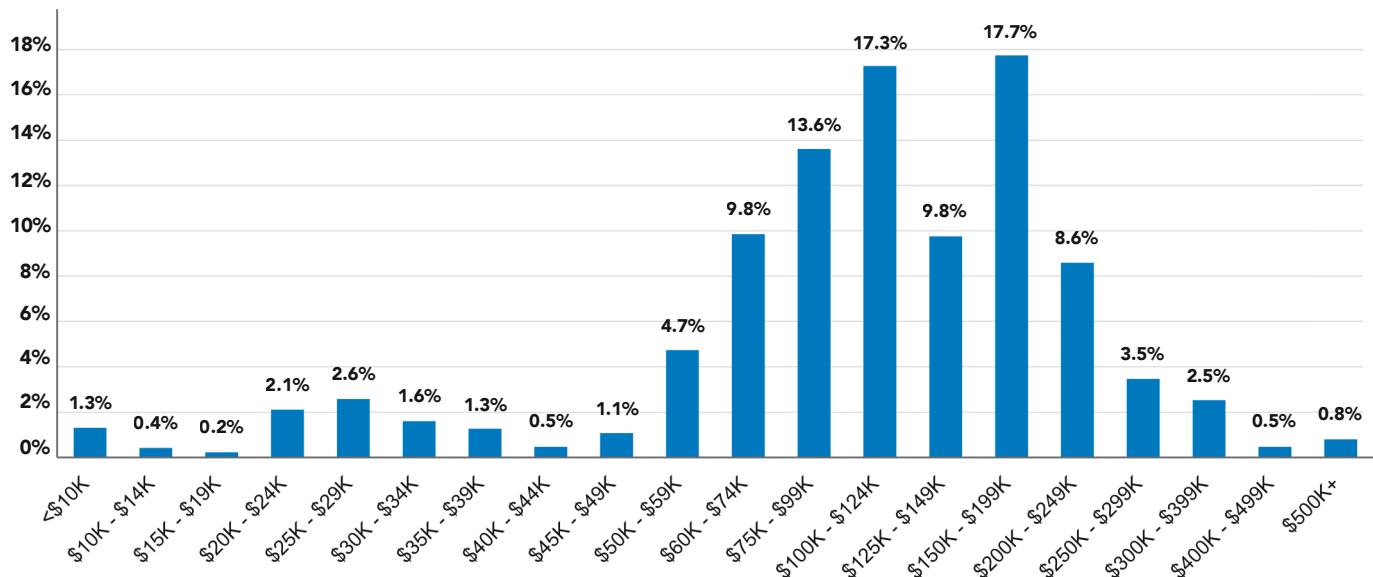
Source: Esri forecasts for 2025 and 2030. U.S. Census Bureau 2020 decennial Census data

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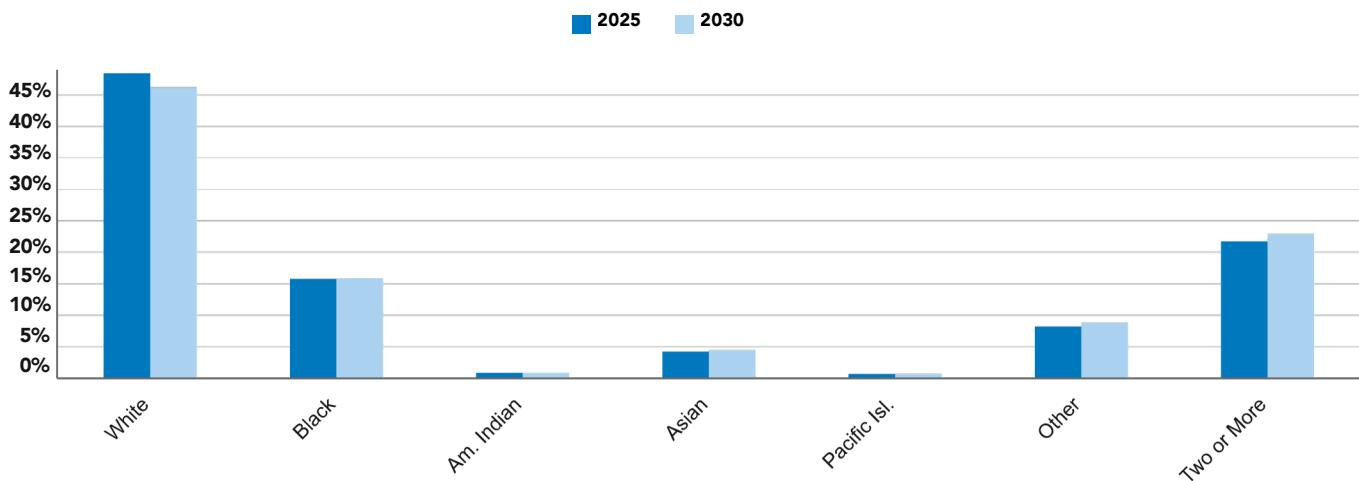
## Key Indicators for 2025



## Households by Income for 2025



## Population by Race



Source: Esri forecasts for 2025 and 2030. U.S. Census Bureau 2020 decennial Census data

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## 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.



### 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.

Core 35 Realty, LLC	9005569-BB	patrick@core35realty.com	(830)542-9353
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
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Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Katherine E. Lynch	664603-B	katie@core35realty.com	(830)237-2834
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

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