

# UP TO 180 ACRES FOR SALE

## New Braunfels Airport Industrial Park

2828 FM758 | New Braunfels, TX 78130

With Multiple Site Configurations Available



### Property Highlights

- Industrial/Commercial sites available for sale in New Braunfels, one of the fastest growing cities in the nation
- +/- 180 acres divisible down to +/-100 acres
- Zoning: OCL
- Close proximity to New Braunfels National Airport, Resolute Baptist Hospital, & Walmart Distribution Center
- Multiple site configurations
- Seller willing to deliver the site with roads and finished utilities, subject to deal terms (water, sewer, stormwater, & etc)



### For Information, Contact:

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### Property Subject or Site



### Drive Times

46

4 Mins

35

8 Mins

Downtown  
New Braunfels : 14 Mins

**STREAM**

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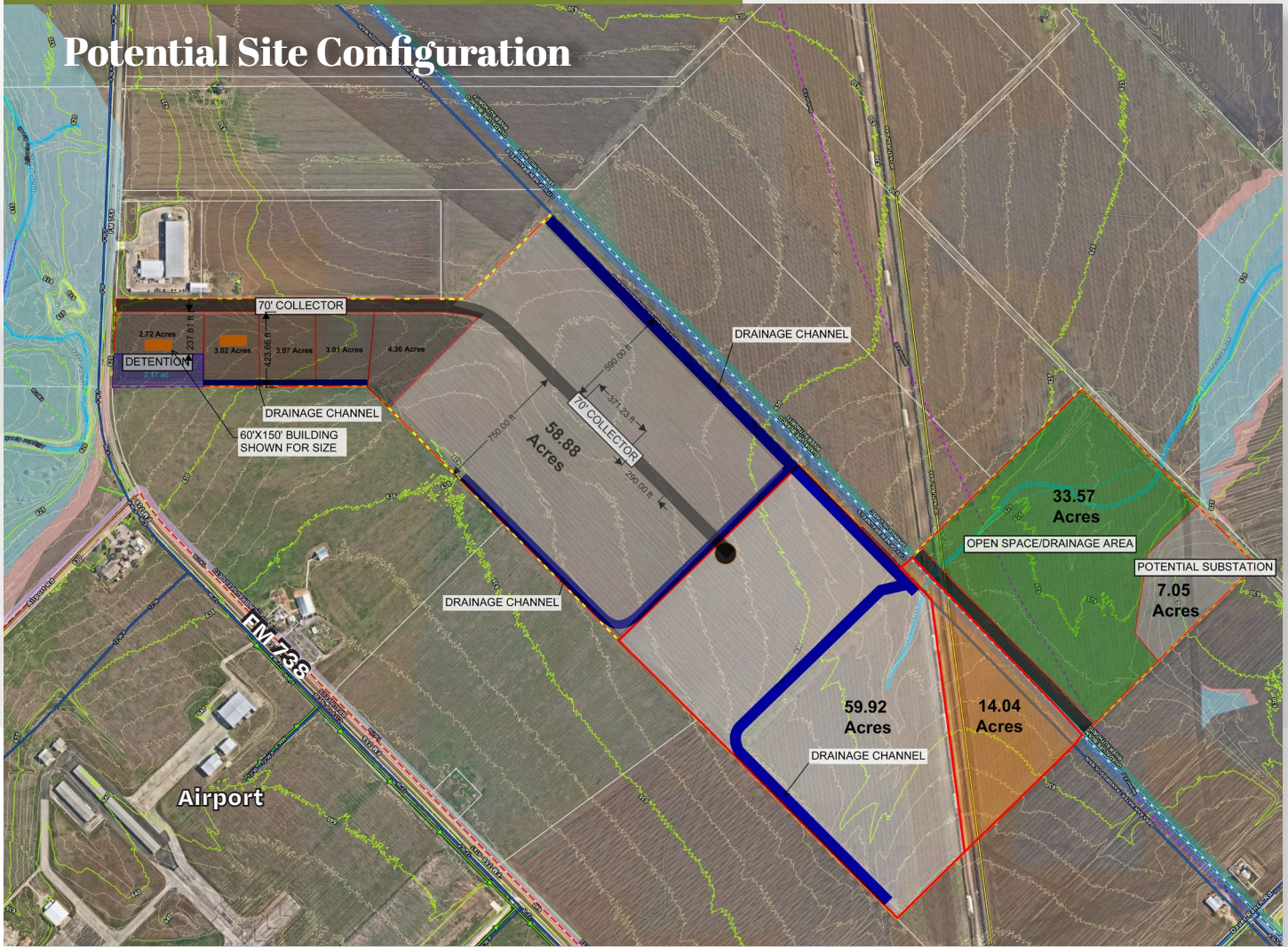
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### Potential Site Configuration



### Aerial Legend

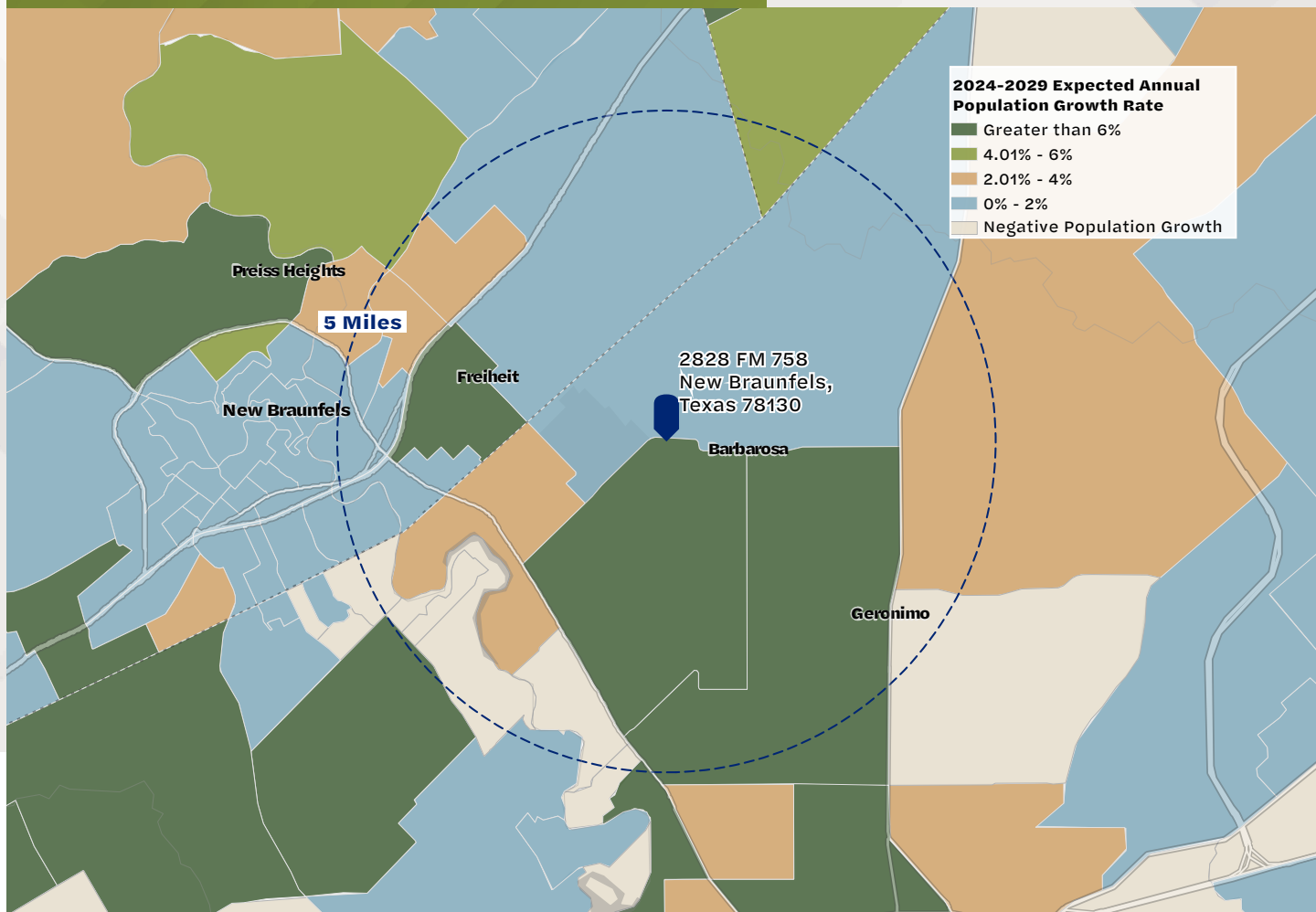
	Proposed Site		City Limits		ETJ Limits		CCN Water
	CCN Sewer		NWI Freshwater Pond		NWI Wetland Riverine		NHD Lake or Pond
	DFIRM 100 Yr. Floodplain		DFIRM 500 Yr. Floodplain		Existing Water		NWI Freshwater Pond
	NWU Wetland Riverine		Pipelines (RRC)		NHD Stream		NHD Artificial Path
	Stream Centerline (FEMA)		Principal Arterial (150')		Parkway (200 °)		Parkway - Proposed
	Minor Collector (60)		Minor Collector Proposed		5' Contours (2021)		1' Contours (2021)

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## Area Demographics

Within 5 Miles

50,213 Population

3.84% Expected  
5-years Growth Rate

\$103,103 Average  
Household Income

## Warehouse Workforce

41% Growth  
(2018-2023)

19% Expected Growth  
(2023-2028)

\$19.23/HR Median  
Compensation



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