

1239 BARBAROSA & 1255 SAUR LANE | NEW BRAUNFELS, TX 78130



15.34 <sup>+/-</sup> ACRE LOT | \$2,340,000

Prime industrial development opportunity! This listing includes 1239 Barbarosa along with adjacent property 1255 Saur Ln, totaling approximately 15.343 acres with an impressive 298 feet of road frontage. Ideally situated near Creekside, Hwy 46, and just minutes from the New Braunfels Airport, this property offers outstanding access and visibility. With its size, location, and infrastructure, it's perfectly positioned for commercial or industrial development in one of the area's fastest-growing corridors.



**COLUM MALCOLMSON**

Commercial Advisor

Cell: 512-644-9962

colum@themalcolmsgroup.com

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



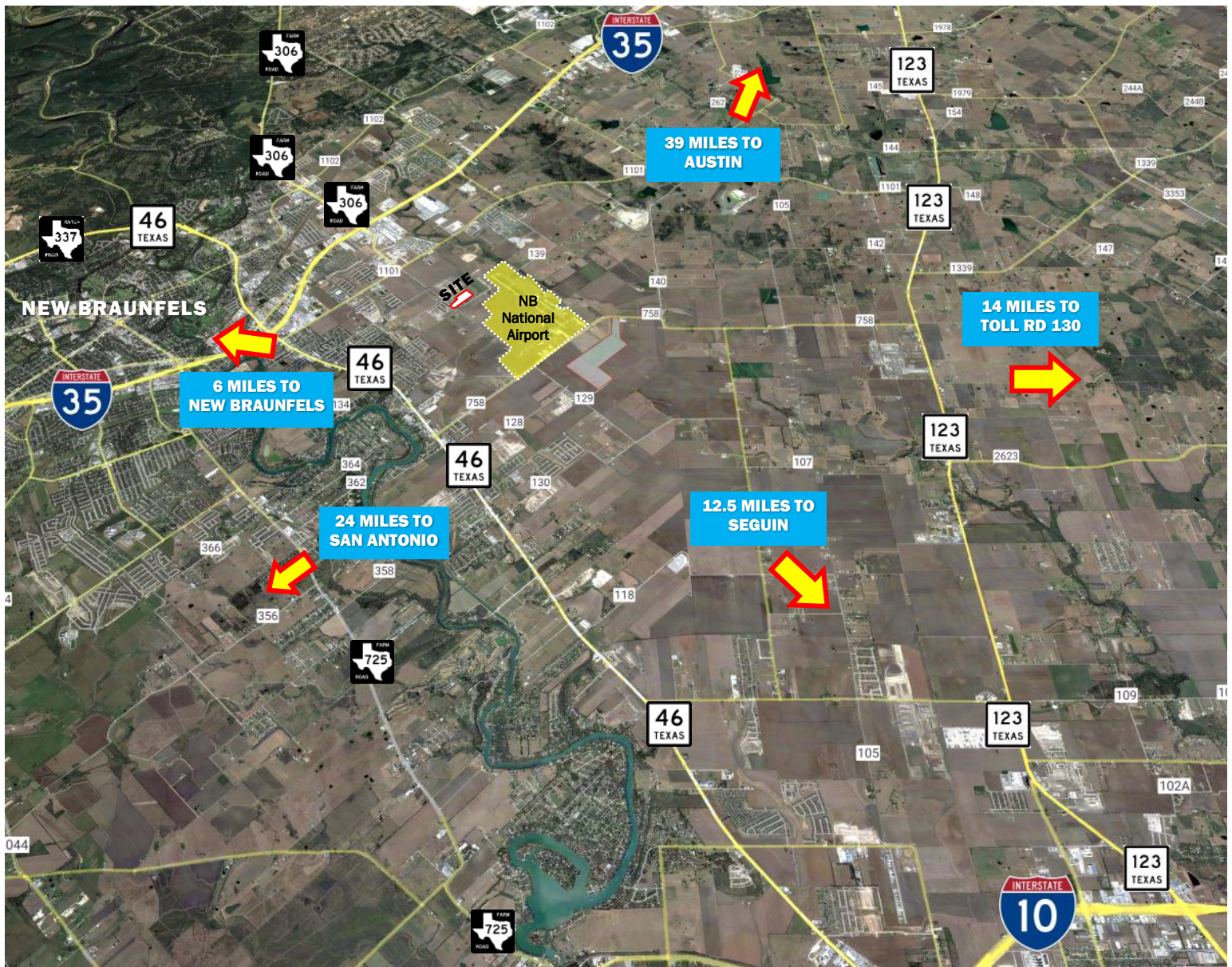




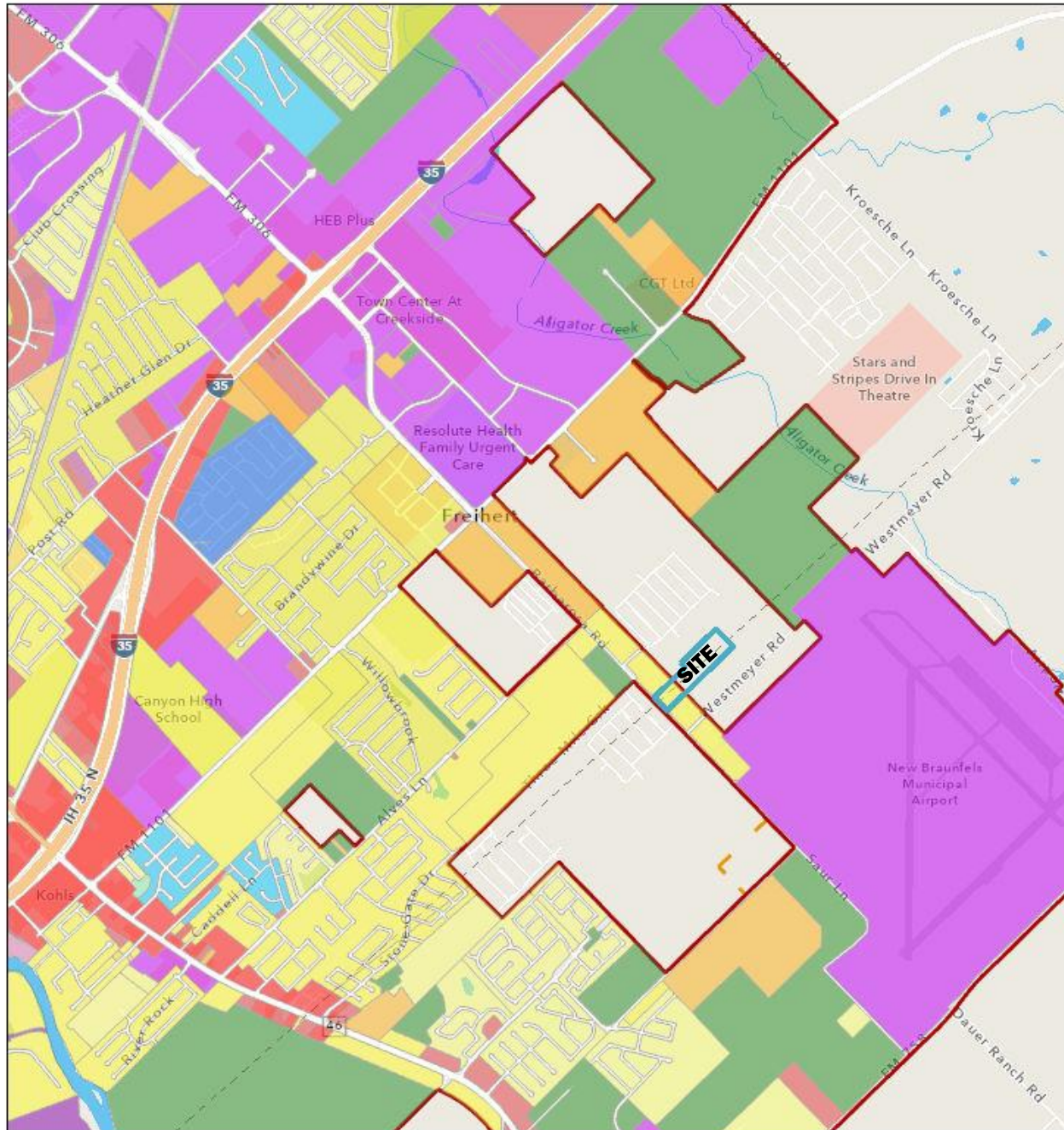
**EDWARDS  
COMMERCIAL  
REAL ESTATE**

## AREA PROXIMITY MAP

1239 BARBAROSA & 1255 SAUR LANE | NEW BRAUNFELS, TX 78130

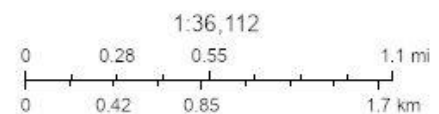






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Zoning	C-1B	M-2	R-1A-8	SD
APD	C-3	MU-B	R-2	TH-A
B-1	C-4	PD	R-2A	ZH-A
B-1A	C-O	R-1	R-3	Zoning Labels
B-1B	M-1	R-1A-4	R-3H	ETJ
C-1	M-1A	R-1A-6.6	R-3L	City Limits
C-1A				City Limits



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

ArcGIS Web AppBuilder

City of New Braunfels, Texas Parks & Wildlife, CONANP, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS |

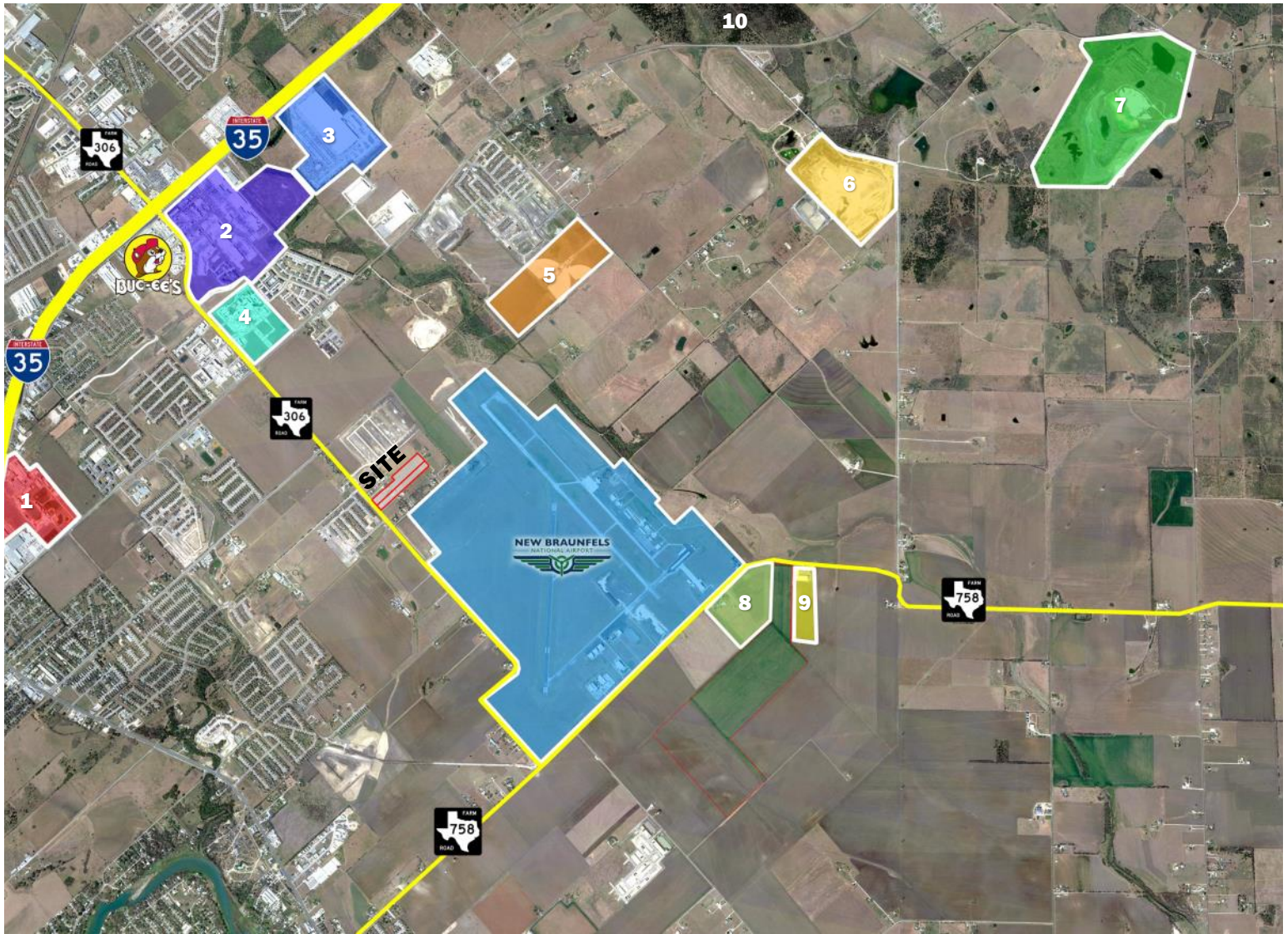




**EDWARDS  
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## IH 35 CORRIDOR BUSINESS AREA MAP

1239 BARBAROSA & 1255 SAUR LANE | NEW BRAUNFELS, TX 78130



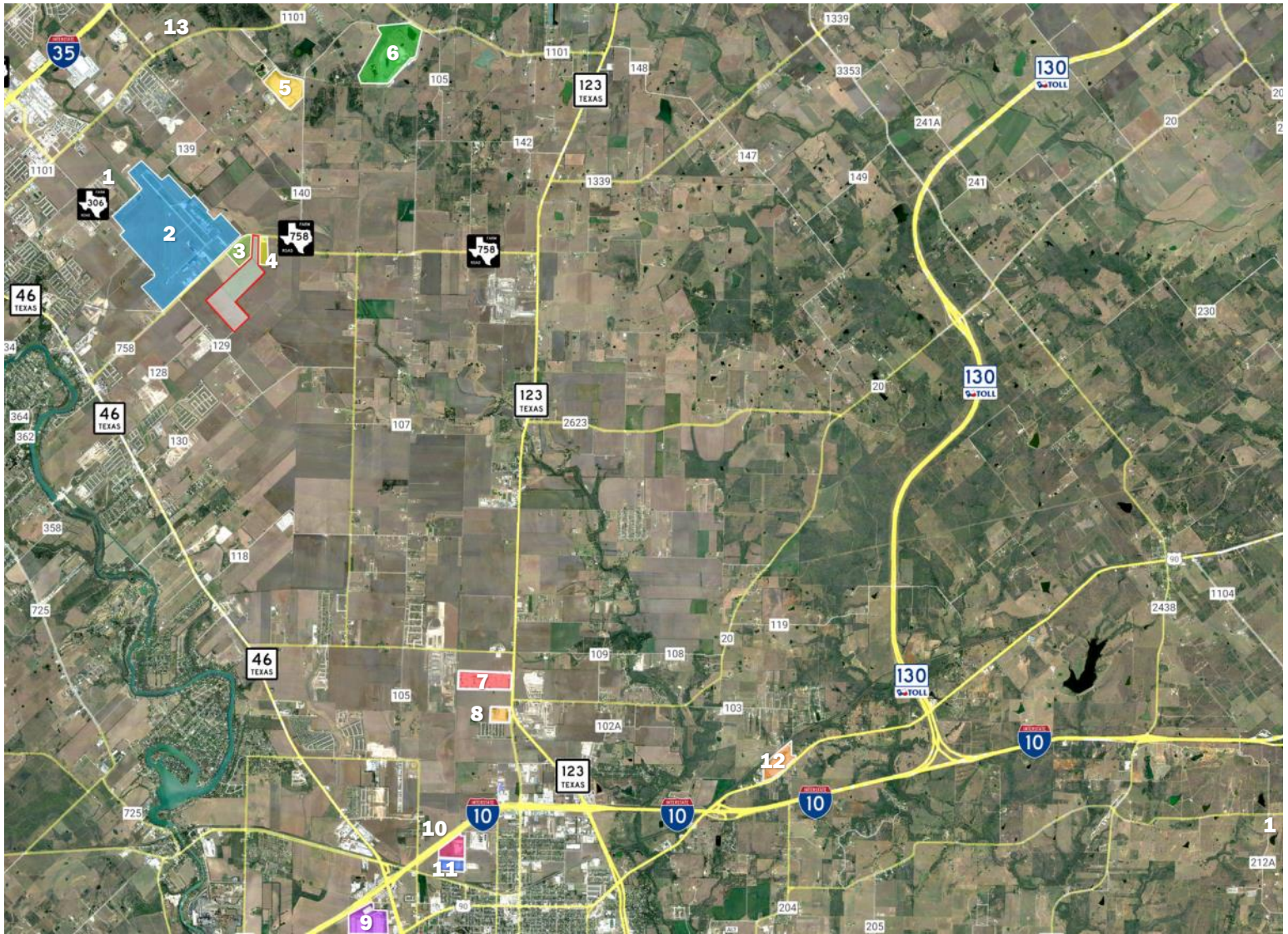
### **Businesses Legend**

- |                                     |                       |
|-------------------------------------|-----------------------|
| 1. Comal ISD                        | 6. Waste Management   |
| 2. Town Center at Creekside         | 7. TXI Cement Plant   |
| 3. Walmart Distribution Center      | 8. The Allen Farmhaus |
| 4. Resolute Health                  | 9. Tinker & Rasor     |
| 5. Stars & Stripes Drive-In Theater | 10. Mayfair           |





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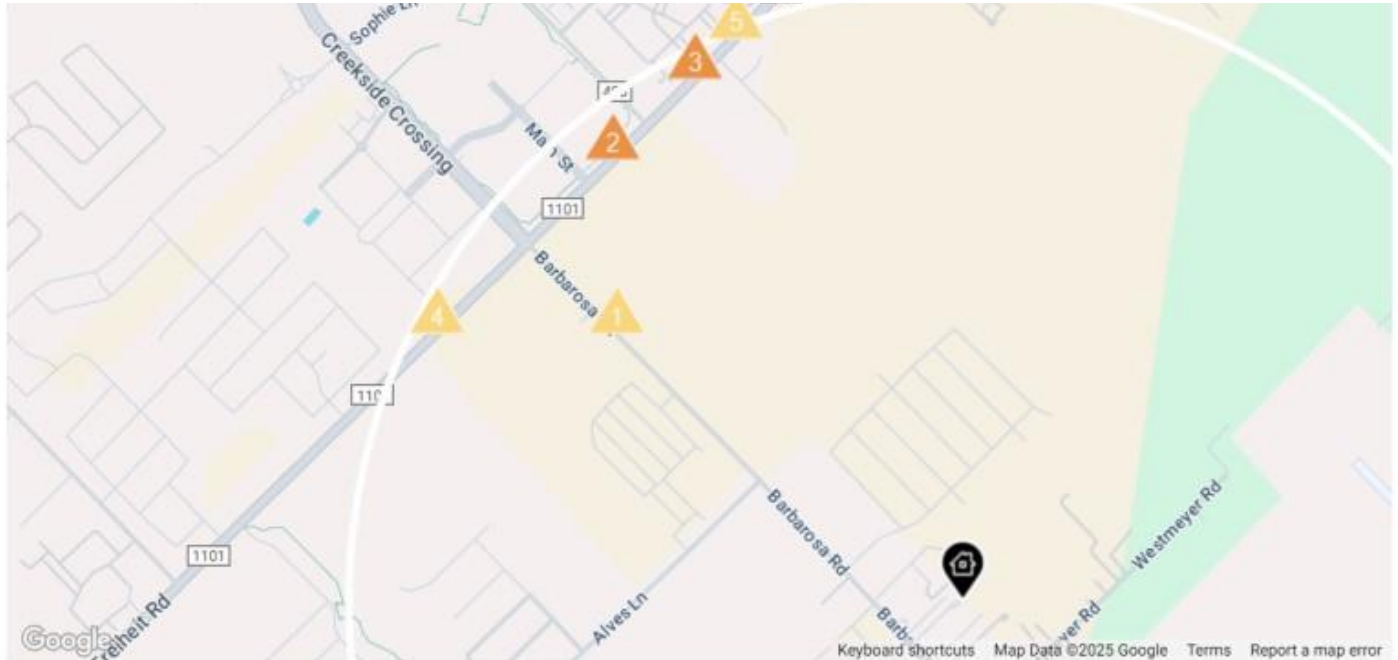


1. Subject Property	8. Continental
2. New Braunfels National Airport	9. Caterpillar
3. The Allen Farmhaus	10. Teijin Automotive Technologies
4. Tinker & Razor	11. Niagara Bottling
5. Waste Management	12. AmeriTex Pipe & Products
6. TXI Cement Plant	13. Mayfiar
7. Helmerich & Payne	





## 1239 BARBAROSA & 1255 SAUR LANE | NEW BRAUNFELS, TX 78130



Daily Traffic Counts: Up 6,000 / day 6,001 – 15,000 15,001 – 30,000 30,001 – 50,000 50,001 – 100,000 Over 100,000 / day



**1,570**

2024 Est. daily  
traffic counts

Street: **Barbarosa Rd**  
Cross: **FM 1101**  
Cross Dir: **NW**  
Dist: –

### Historical counts

Year	Count	Type
2010	1,570	ADT
2000	670	ADT



**6,741**

2024 Est. daily  
traffic counts

Street: **FM 1101**  
Cross: **FM 483**  
Cross Dir: **NE**  
Dist: –

### Historical counts

Year	Count	Type
2022	8,926	AADT
2021	9,539	AADT
2020	5,950	AADT
2019	7,348	AADT
2018	4,027	AADT



**6,823**

2024 Est. daily  
traffic counts

Street: **FM 1101**  
Cross: **FM 483**  
Cross Dir: **SW**  
Dist: –

### Historical counts

Year	Count	Type
2022	7,299	AADT
2021	7,837	AADT
2020	5,095	AADT
2019	6,328	AADT



**4,804**

2024 Est. daily  
traffic counts

Street: **FM 1101**  
Cross: **Barbarosa Rd**  
Cross Dir: **NE**  
Dist: –

### Historical counts

Year	Count	Type
2022	10,339	AADT
2021	9,999	AADT
2020	4,788	AADT
2013	2,570	AADT



**1,833**

2024 Est. daily  
traffic counts

Street: **FM 1101**  
Cross: **FM 483**  
Cross Dir: **SW**  
Dist: –

### Historical counts

Year	Count	Type
2013	2,062	AADT
2011	1,900	AADT
2010	1,550	AADT
2008	1,750	AADT
2005	1,700	AADT

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



# 1239 BARBAROSA & 1255 SAUR LANE | NEW BRAUNFELS, TX 78130

## Criteria Used for Analysis

**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

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