

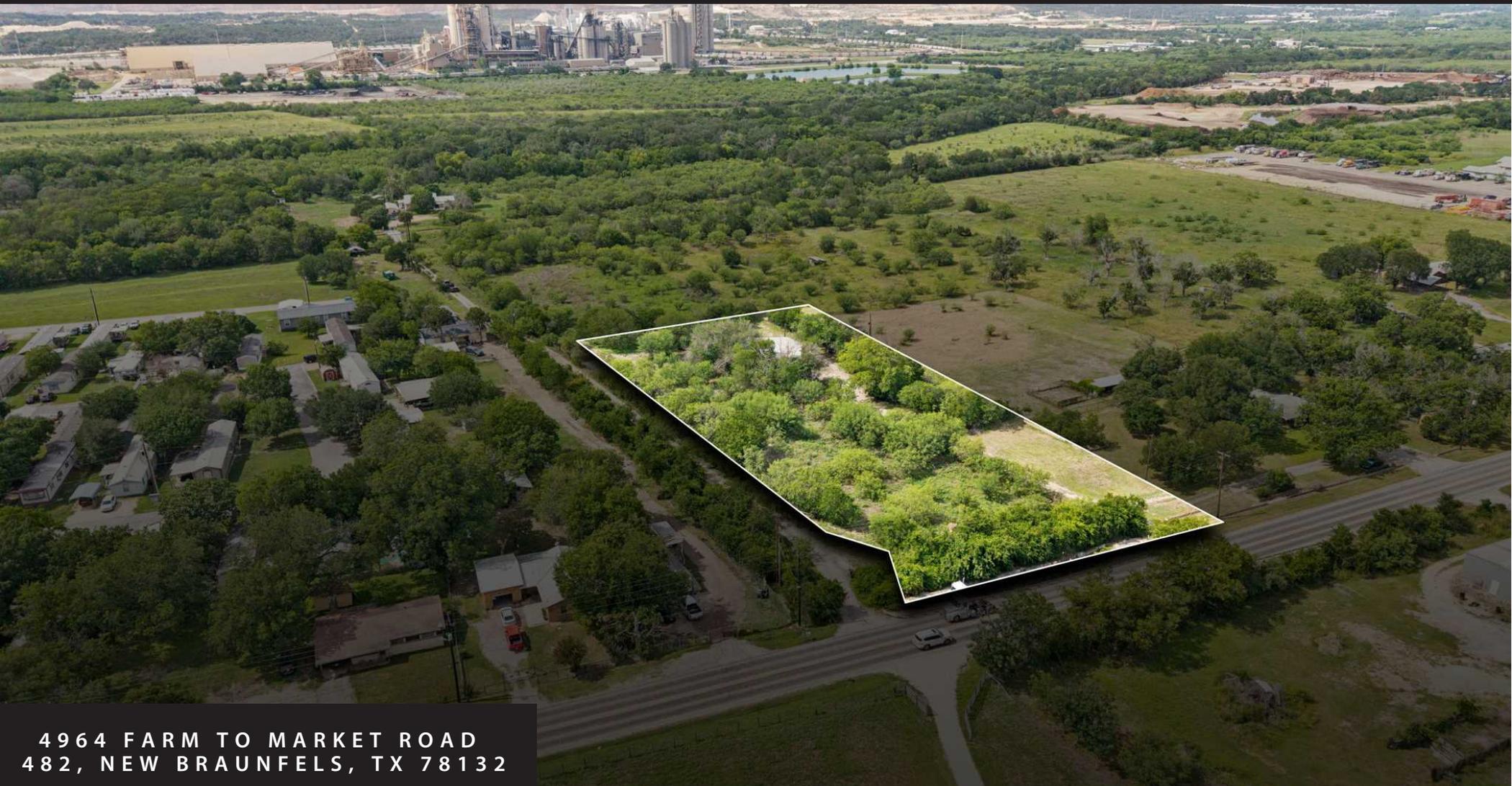
LAND NEW BRAUNFELS

LAND FOR SALE



BROWNING COMMERCIAL
REAL ESTATE

A division of Phyllis Browning Co Real Estate



4964 FARM TO MARKET ROAD
482, NEW BRAUNFELS, TX 78132

Lisa Grove
lgrove@phyllisbrowning.com
(210) 824-7878

PhyllisBrowning.com
6061 Broadway St
San Antonio, TX 78209
The Very Best for Texas



PROPERTY SUMMARY

4964 FARM TO MARKET ROAD 482 | NEW BRAUNFELS, TX 78132



Property Summary

Price:	\$995,000
Lot Size:	4.42 Acres
Zoning:	M3
Frontage:	165 FT

Property Overview

Unlock the potential of this 4.42-acre tract located at 4964 FM 482 in New Braunfels, TX. The site features a mostly level layout with a few mature trees, offering an efficient canvas for construction. An existing 1,140 sq. ft. single-family structure provides the option for on-site office conversion, staff use, or removal to maximize development potential. This property represents a rare opportunity to secure a versatile site in one of the region's fastest-growing markets.

Location Overview

Situated on the south side of New Braunfels in Comal County, this property presents a promising development opportunity—well suited for industrial, manufacturing, multifamily residential, or storage use. Classified as M-3, supporting heavier industrial and manufacturing uses.

BROWNING COMMERCIAL REAL ESTATE
6061 Broadway St
San Antonio, TX 78209



LISA GROVE
Agent
O: (210) 824-7878
C: (210) 857-7085
lgrove@phyllisbrowning.com
444720, TX

PROPERTY PHOTOS

4964 FARM TO MARKET ROAD 482 | NEW BRAUNFELS, TX 78132



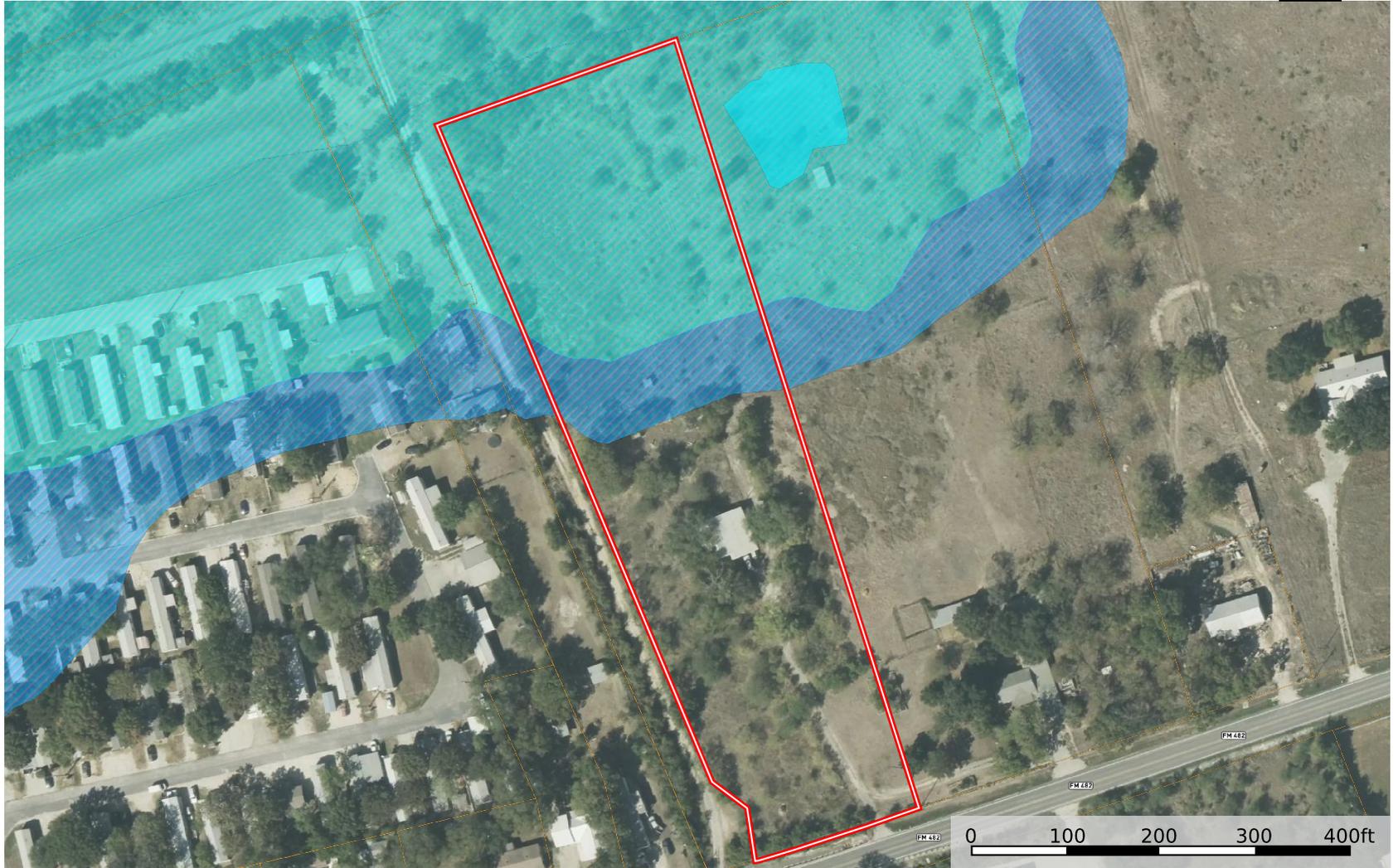
BROWNING COMMERCIAL REAL ESTATE
6061 Broadway St
San Antonio, TX 78209



LISA GROVE
Agent
O: (210) 824-7878
C: (210) 857-7085
lgrove@phyllisbrowning.com
444720, TX

FEMA MAP

4964 FARM TO MARKET ROAD 482 | NEW BRAUNFELS, TX 78132
4964 FM 482 NB
Texas, AC +/-



- Boundary
- 100 Year Floodplain
- 500 Year Floodplain
- Floodway
- Special
- Unmapped/ Not included
- Stream, Intermittent
- River/Creek
- Water Body

Lisa Grove

BROWNING COMMERCIAL REAL ESTATE
6061 Broadway St
San Antonio, TX 78209



lgrove@phyllisbrowning.com

LISA GROVE

Agent

O: (210) 824-7878

C: (210) 857-7085

lgrove@phyllisbrowning.com

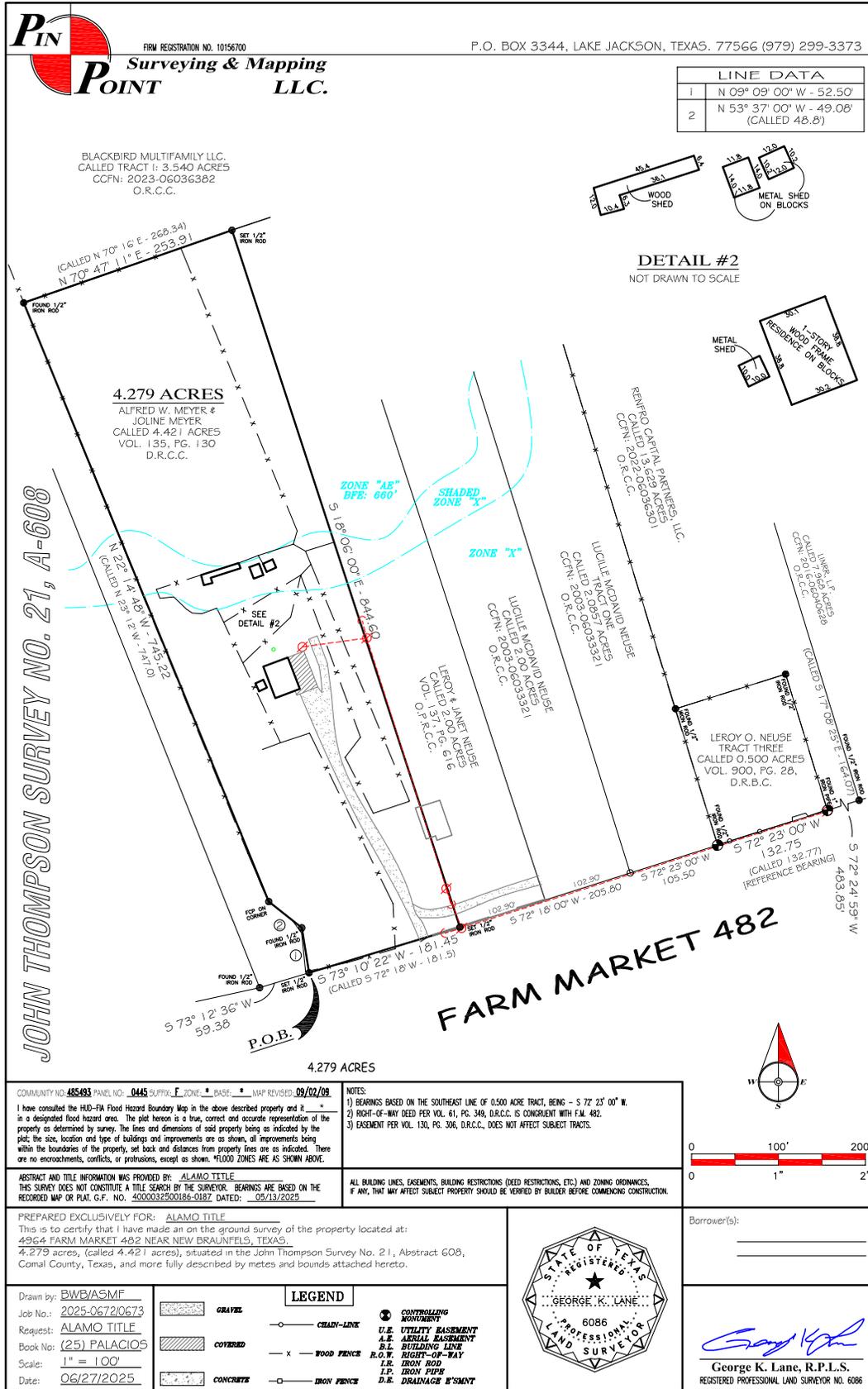
444720, TX

6061 Broadway Street

The information contained herein was obtained from sources deemed to be reliable. Land id™ Services makes no warranties or guarantees as to the completeness or accuracy thereof.

SURVEY

4964 FARM TO MARKET ROAD 482 | NEW BRAUNFELS, TX



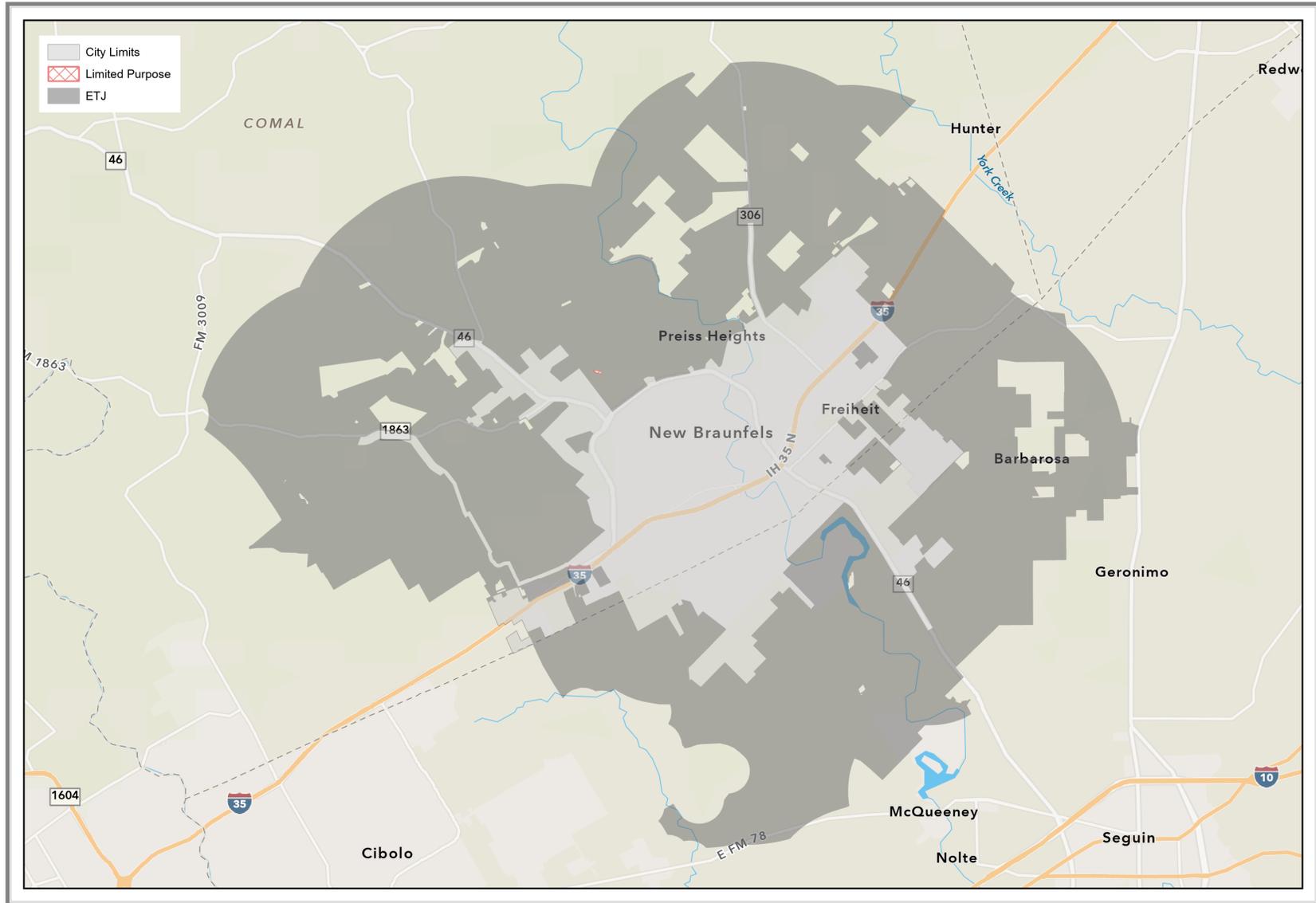
BROWNING COMMERCIAL REAL ESTATE
 6061 Broadway St
 San Antonio, TX 78209

LISA GROVE
 Agent
 O: (210) 824-7878
 C: (210) 857-7085
 lgrove@phyllisbrowning.com
 444720, TX



CITY LIMITS OF NEW BRAUNFELS

4964 FARM TO MARKET ROAD 482 | NEW BRAUNFELS, TX 78132



City of New Braunfels City Limits and ETJ



DISCLAIMER: This map and information contained in it were developed exclusively for use by the City of New Braunfels. Any use or reliance on this map by anyone else is at that party's risk and without liability to the City of New Braunfels, its officials or employees for any discrepancies, errors, or variances which may exist.

Document Path: \\gis\gisdata\MapPrints\CityLimitsPrints.aprx

BROWNING COMMERCIAL REAL ESTATE
6061 Broadway St
San Antonio, TX 78209

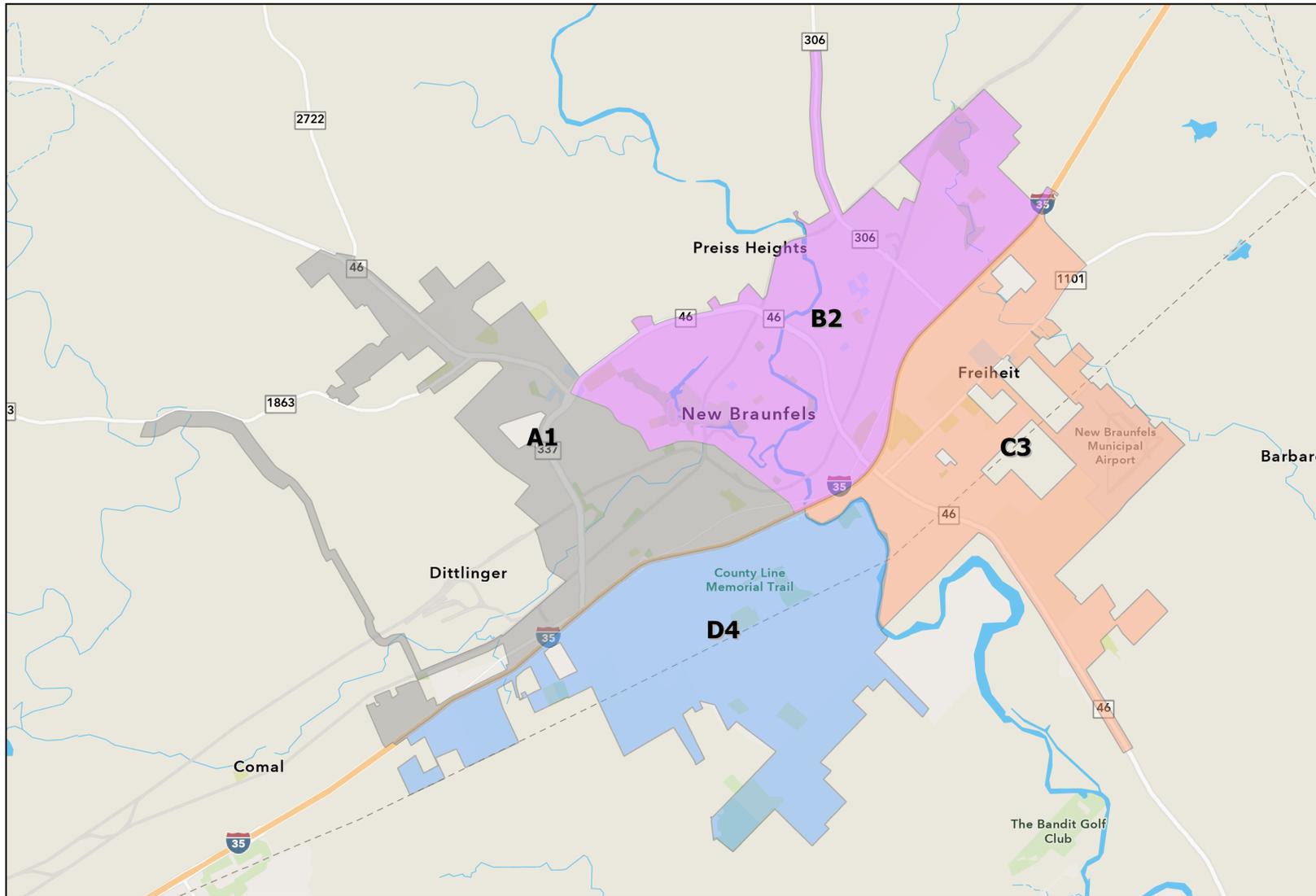


LISA GROVE
Agent
O: (210) 824-7878
C: (210) 857-7085
lgrove@phyllisbrowning.com
444720, TX

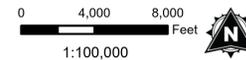
Source: City of New Braunfels GIS
Date: 2/12/2025

CODE COMPLIANCE ZONES

4964 FARM TO MARKET ROAD 482 | NEW BRAUNFELS, TX 78132



Code Compliance Zones



Document Path:
\\app-gisdata\gisdata\MapPrint\Pro\Projects\ProMapPrints.aprx

Source: City of New Braunfels GIS
Date: 2/12/2025

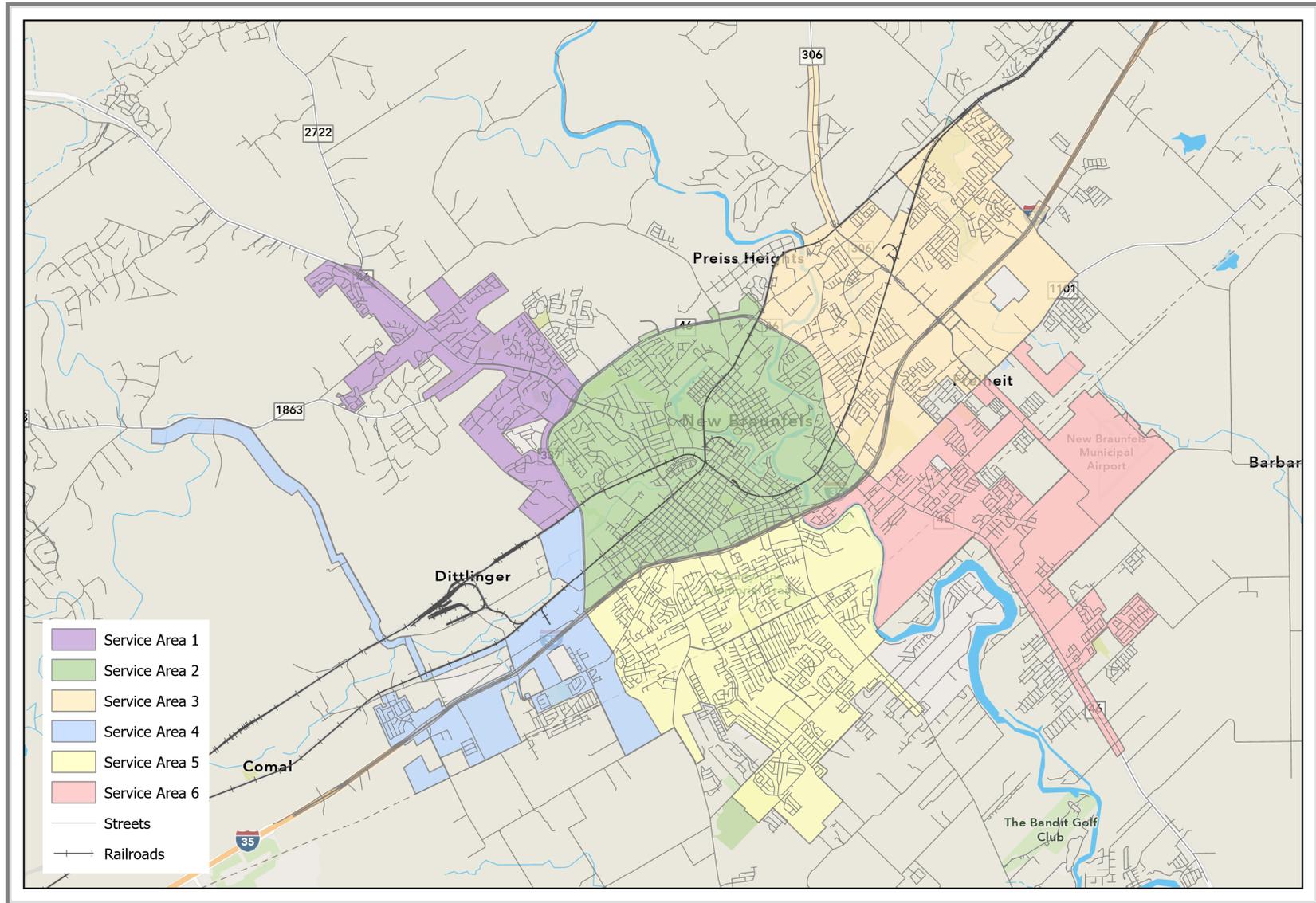
BROWNING COMMERCIAL REAL ESTATE
6061 Broadway St
San Antonio, TX 78209

LISA GROVE
Agent
O: (210) 824-7878
C: (210) 857-7085
lgrove@phyllisbrowning.com
444720, TX

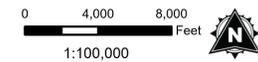


ROADWAY IMPACT FEE SERVICE MAP

4964 FARM TO MARKET ROAD 482 | NEW BRAUNFELS, TX 78132



Roadway Impact Fee Service Area Map



DISCLAIMER: This map and information contained in it were developed exclusively for use by the City of New Braunfels. Any use or reliance on this map by anyone else is at that party's risk and without liability to the City of New Braunfels, its officials or employees for any discrepancies, errors, or variances which may exist.

Document Path: \\s:\data\Map\Roadway Impact Fee\Prints.aprx

BROWNING COMMERCIAL REAL ESTATE
6061 Broadway St
San Antonio, TX 78209

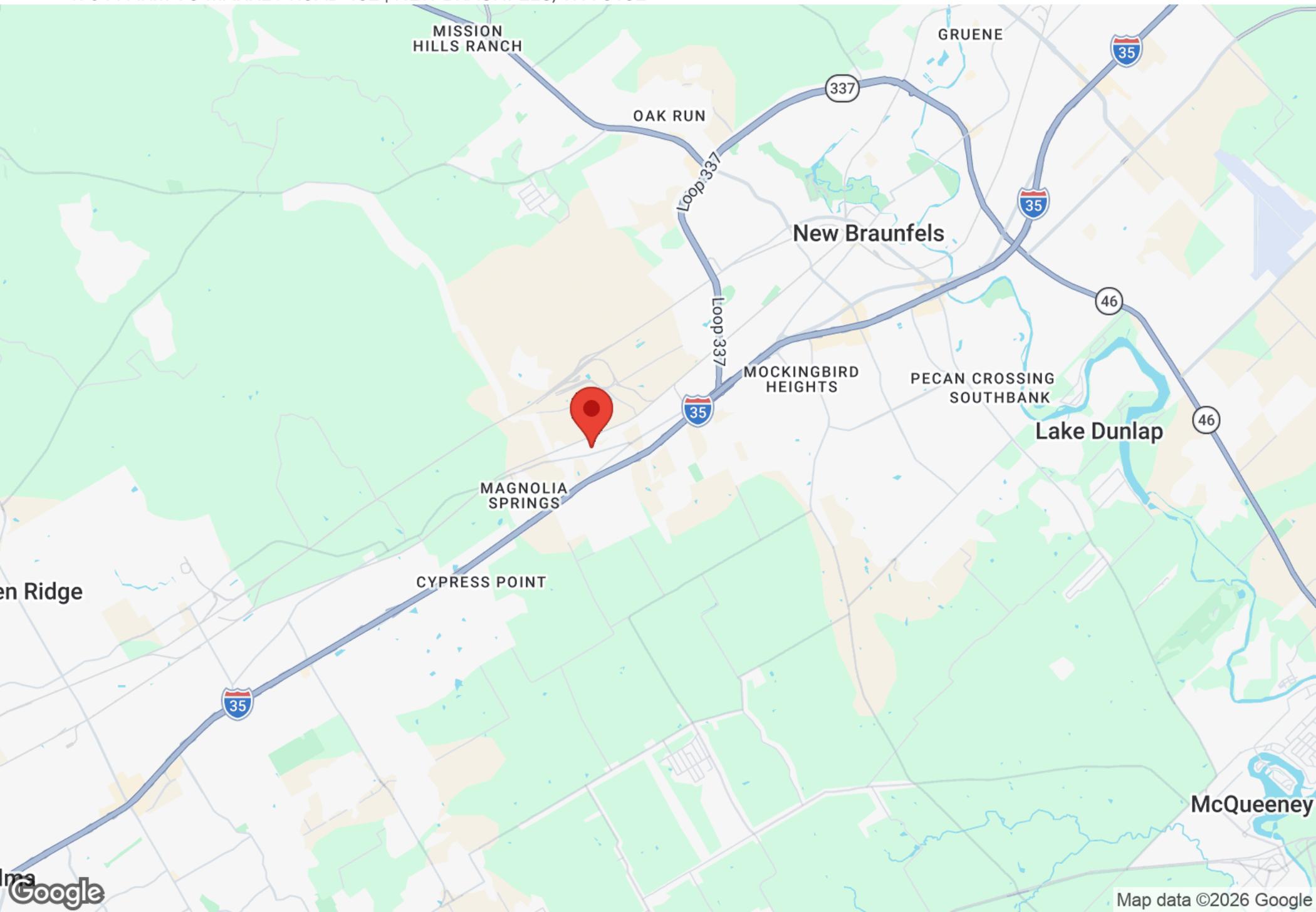


LISA GROVE
Agent
O: (210) 824-7878
C: (210) 857-7085
lgrove@phyllisbrowning.com
444720, TX

Source: City of New Braunfels GIS
Date: 2/12/2025

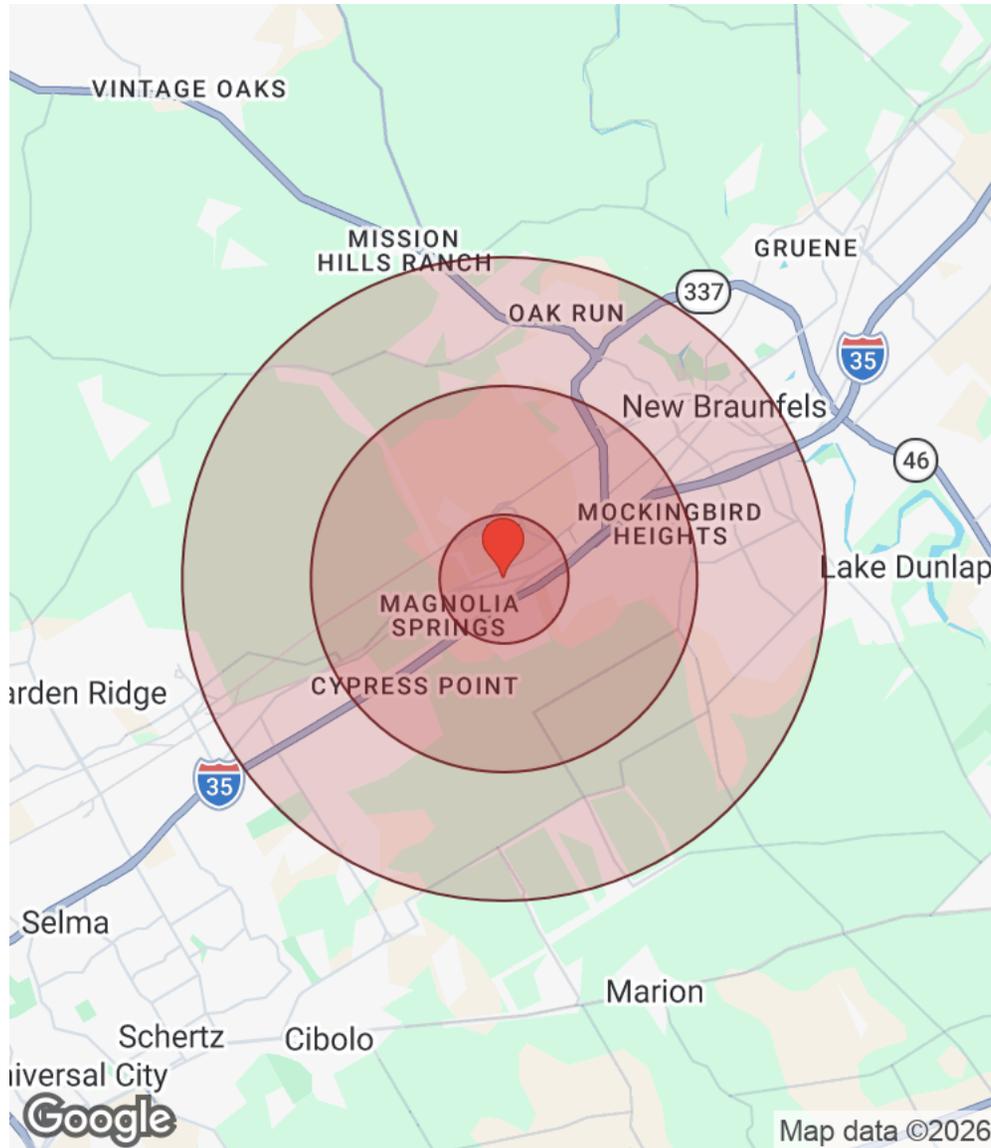
BUSINESS MAP

4964 FARM TO MARKET ROAD 482 | NEW BRAUNFELS, TX 78132



DEMOGRAPHICS

4964 FARM TO MARKET ROAD 482 | NEW BRAUNFELS, TX 78132



Distance: ● 1 Mile ● 3 Miles ● 5 Miles

Category	Sub-category	1 Mile	3 Miles	5 Miles
Population	Male	1,321	9,087	38,663
	Female	1,377	9,235	40,150
	Total Population	2,698	18,322	78,812
Race / Ethnicity	White	1,424	9,505	42,291
	Black	148	1,039	5,462
	Am In/AK Nat	7	38	150
	Hawaiian	1	15	102
	Hispanic	1,025	6,951	27,356
	Asian	29	392	1,718
	Multiracial	63	359	1,624
	Other	2	22	118
Housing	Total Units	1,068	7,199	32,075
	Occupied	969	6,428	28,701
	Owner Occupied	528	4,109	20,393
	Renter Occupied	441	2,319	8,308
	Vacant	99	771	3,374
Age	Ages 0 - 14	648	3,851	15,655
	Ages 15 - 24	363	2,369	9,467
	Ages 25 - 54	1,247	8,389	34,327
	Ages 55 - 64	235	1,774	7,809
	Ages 65+	205	1,937	11,555
Income	Median	\$96,822	\$101,737	\$104,300
	Under \$15k	60	310	1,455
	\$15k - \$25k	57	257	971
	\$25k - \$35k	63	423	1,356
	\$35k - \$50k	50	446	2,023
	\$50k - \$75k	88	694	4,019
	\$75k - \$100k	189	1,015	3,851
	\$100k - \$150k	172	1,556	6,862
\$150k - \$200k	211	1,019	3,856	
Over \$200k	78	710	4,305	

BROWNING COMMERCIAL REAL ESTATE
6061 Broadway St
San Antonio, TX 78209



LISA GROVE
Agent
O: (210) 824-7878
C: (210) 857-7085
lgrove@phyllisbrowning.com
444720, TX

LISA GROVE

4964 FARM TO MARKET ROAD 482 | NEW BRAUNFELS, TX



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.

11-03-2025



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.

Phyllis Browning Company	400203	realty@phyllisbrowning.com	(210) 824-7878
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
Michelle Ellis	612745	broker@phyllisbrowning.com	(210) 824-7878
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
Will G Curtis III	627466	wcurtis@phyllisbrowning.com	(210) 824-7878
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Lisa D Grove	444720	lgrove@phyllisbrowning.com	210-824-7878
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

IABS 1-2

BROWNING COMMERCIAL REAL ESTATE
6061 Broadway St
San Antonio, TX 78209



BROWNING COMMERCIAL
REAL ESTATE

LISA GROVE
Agent
O: (210) 824-7878
C: (210) 857-7085
lgrove@phyllisbrowning.com
444720, TX

Information available at www.trec.texas.gov

TXR 2501

DISCLAIMER

4964 FARM TO MARKET ROAD 482

All materials and information received or derived from Browning Commercial Real Estate its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither Browning Commercial Real Estate its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Browning Commercial Real Estate will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Browning Commercial Real Estate makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Browning Commercial Real Estate does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by Browning Commercial Real Estate in compliance with all applicable fair housing and equal opportunity laws.

BROWNING COMMERCIAL REAL ESTATE

6061 Broadway St
San Antonio, TX 78209



BROWNING COMMERCIAL
REAL ESTATE

PRESENTED BY:

LISA GROVE

Agent
O: (210) 824-7878
C: (210) 857-7085
lgrove@phyllisbrowning.com
444720, TX

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.