

# A ±44.328-Acre Site in New Braunfels, TX on I-35

SITUATED BETWEEN AUSTIN & SAN ANTONIO, TX  
6117 IH-35 SOUTH | NEW BRAUNFELS, TX 78130



**NEWMARK**

OFFERING  
MEMORANDUM



# The Offering

Newmark is pleased to offer  $\pm 44.328$  acres for sale in New Braunfels, Texas, just 45 minutes south of Austin and 30 minutes north of San Antonio.

## ADDRESS

6117 IH-35 South  
New Braunfels, TX 78130

## LAND SIZE

$\pm 44.328$  Acres

## ZONING

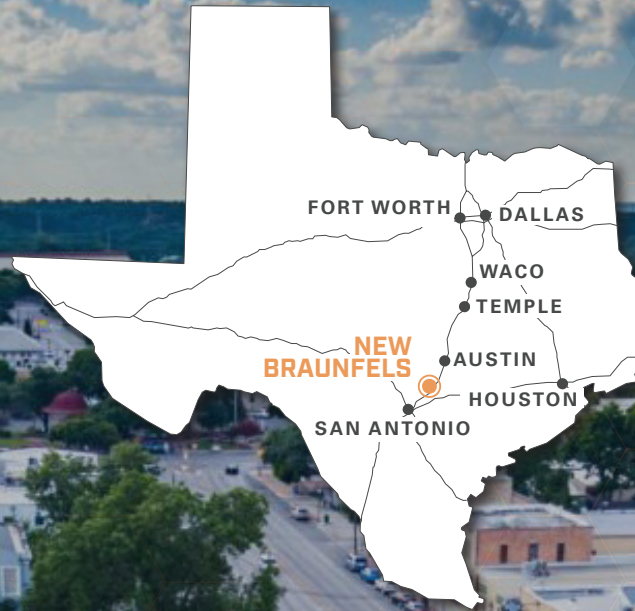
None; Located under  
Comal County jurisdiction

## UTILITIES

Available through  
NBU and LCRA

## PRICING

Contact broker

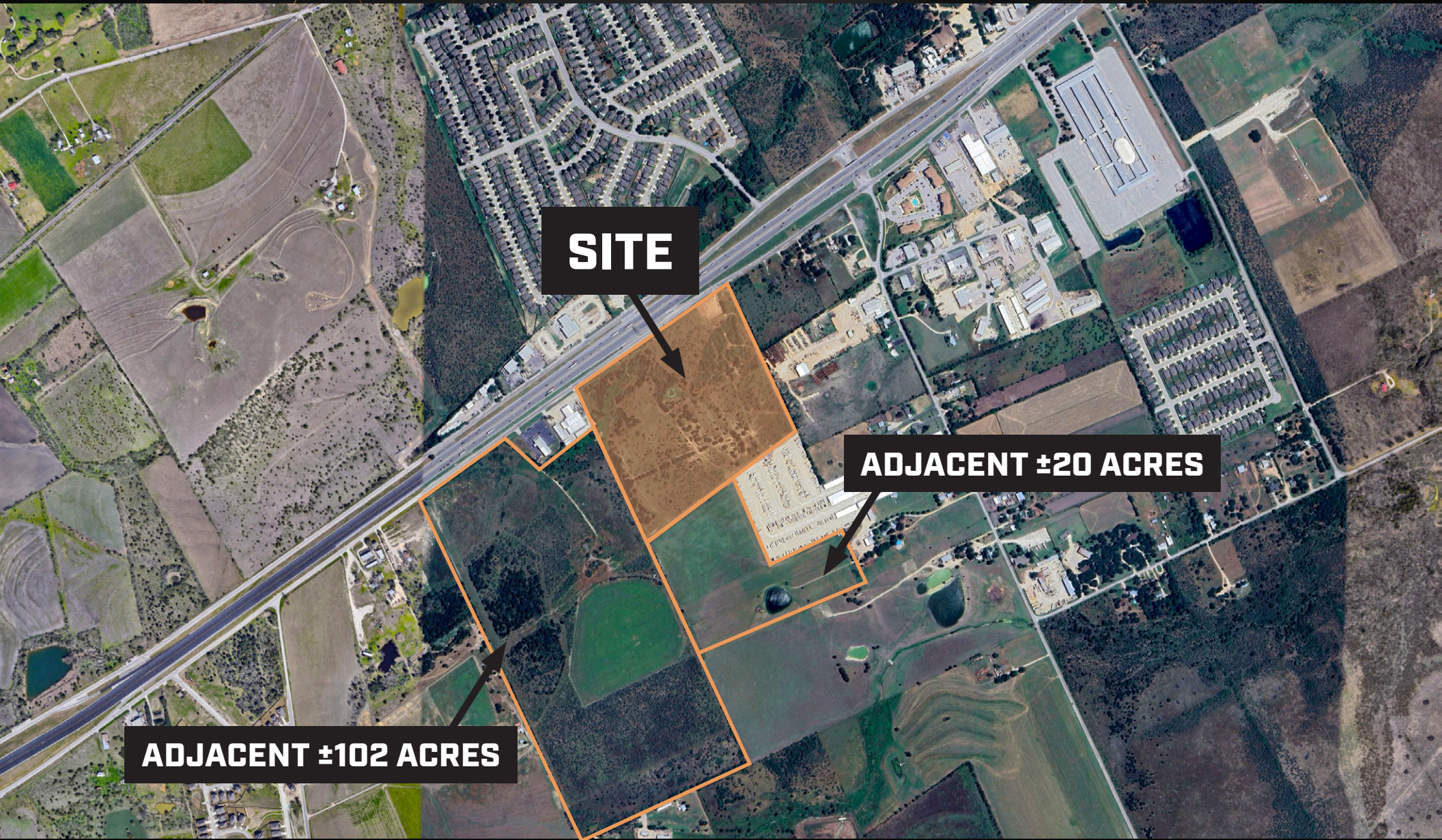


## PERFECT DEVELOPMENT OPPORTUNITY

- No current city jurisdiction from New Braunfels or City of Shertz
- Located directly off I-35 between Austin and San Antonio
- Utilities confirmed by NBU, LCRA and City of Shertz
- Located less than 8 miles from the **2,400-acre mixed use development Veramendi**, a premier master-planned community that will include commercial, healthcare, higher education, and 480 acres of greenspace
- Larger assemblage available for a total of 166 acres
- Proposed usage:
  - » Industrial
  - » Manufacturing
  - » Datacenter



# Potential Expansion Available





# The Location



**SITE**

**AUSTIN**

INTERSTATE  
**35**



AUSTIN-BERGSTROM  
INTERNATIONAL AIRPORT

50 MINUTES TO AUSTIN-BERGSTROM  
INTERNATIONAL AIRPORT

***“EASY ACCESS  
IN A CENTRAL  
LOCATION”***



SAN ANTONIO  
INTERNATIONAL AIRPORT

INTERSTATE  
**35**

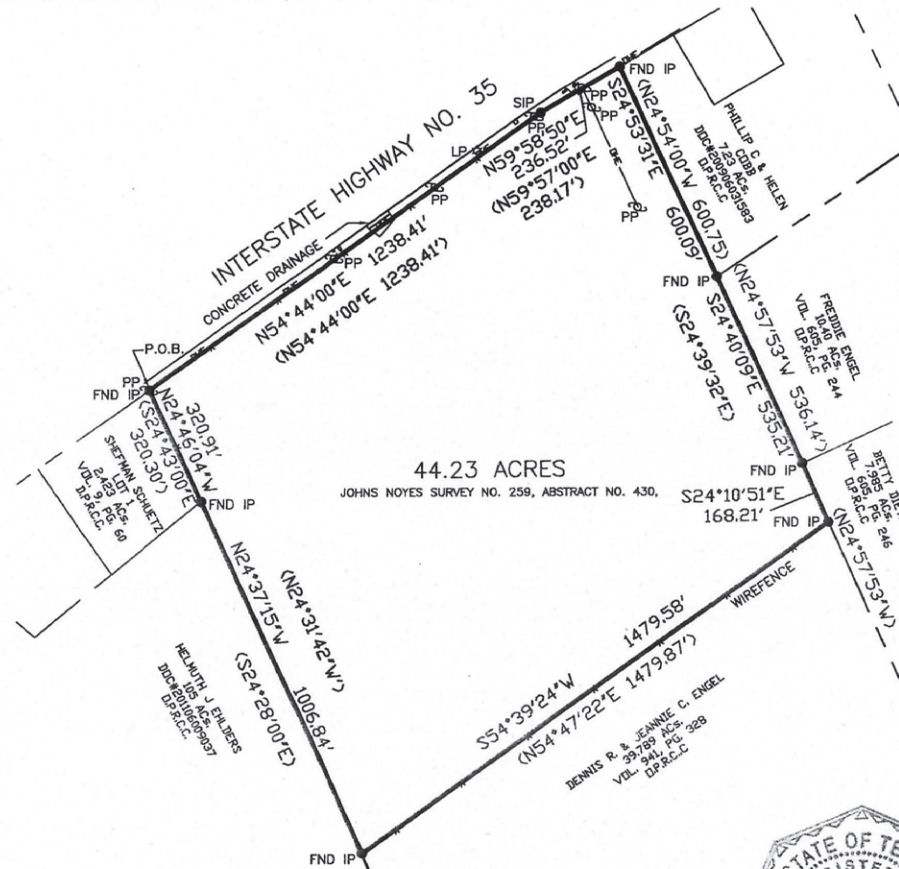
30 MINUTES TO SAN ANTONIO  
INTERNATIONAL AIRPORT

**SAN ANTONIO**



# Property Survey

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT AND DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. ANY INFORMATION REGARDING RECORD DOCUMENTS, EASEMENTS, AND ADJOINERS THAT MIGHT AFFECT QUALITY OF TITLE MAY NOT BE SHOWN.



THIS SURVEY WAS PREPARED FOR:  
KHAMAPIRAD FAMILY, LTD, PARTNERSHIP

**Don McCrary & Associates, Inc.**  
ENGINEERS & SURVEYORS  
323 BREESEPORT  
SAN ANTONIO, TEXAS 78216-2602  
(210)349-2651

DATE: 08-06-12  
DRAWN BY: BG  
JOB NO.: 12036

A METES AND BOUNDS DESCRIPTION OF EVEN DATE HEREWITH ACCOMPANIES THIS EXHIBIT.



STATE OF TEXAS  
COUNTY OF BEXAR  
THIS SURVEY PLAT WAS PREPARED  
SURVEY MADE ON THE GROUND UN  
AND THIS SURVEY SUBSTANTIALLY C  
PROFESSIONAL AND TECHNICAL STA  
THE TEXAS BOARD OF PROFESSION

THIS 6TH DAY OF AUG.

REGISTERED PROFESSIONAL LAND SURVEYOR





# Utilities Map



## NEW BRAUNFELS UTILITIES WASTEWATER SYSTEM SCHEMATIC


$$1 \text{ in} = 800 \text{ ft}$$

**Legend**

● **GravitMain**    ● Collecter, 21 inch    ● Inverted Siphon, 12 inch    ● Truck, 27 inch    ● Unfinished, 14 inch    ● not other values

● **SubtypeC, Diameter**    ● Collecter, 4 inch    ● Inverted Siphon, 8 inch    ● Truck, 30 inch    ● Unfinished, 16 inch    ● Truck, 6 inch

● **SubtypeD, Diameter**    ● Collecter, 6 inch    ● Inverted Siphon, 8 inch    ● Truck, 33 inch    ● Unfinished, 16 inch    ● Truck, 6 inch

● Collecter, 15 inch    ● Collecter, 8 inch    ● Truck, 18 inch    ● Unfinished, 16 inch    ● Truck, 26 inch

● Collecter, 12 inch    ● Collecter, 12 inch    ● Truck, 21 inch    ● Unfinished, 12 inch    ● Truck, 8 inch

● Collecter, 16 inch    ● Collecter, Unknown    ● Truck, 21 inch    ● Unfinished, 16 inch    ● Truck, 6 inch

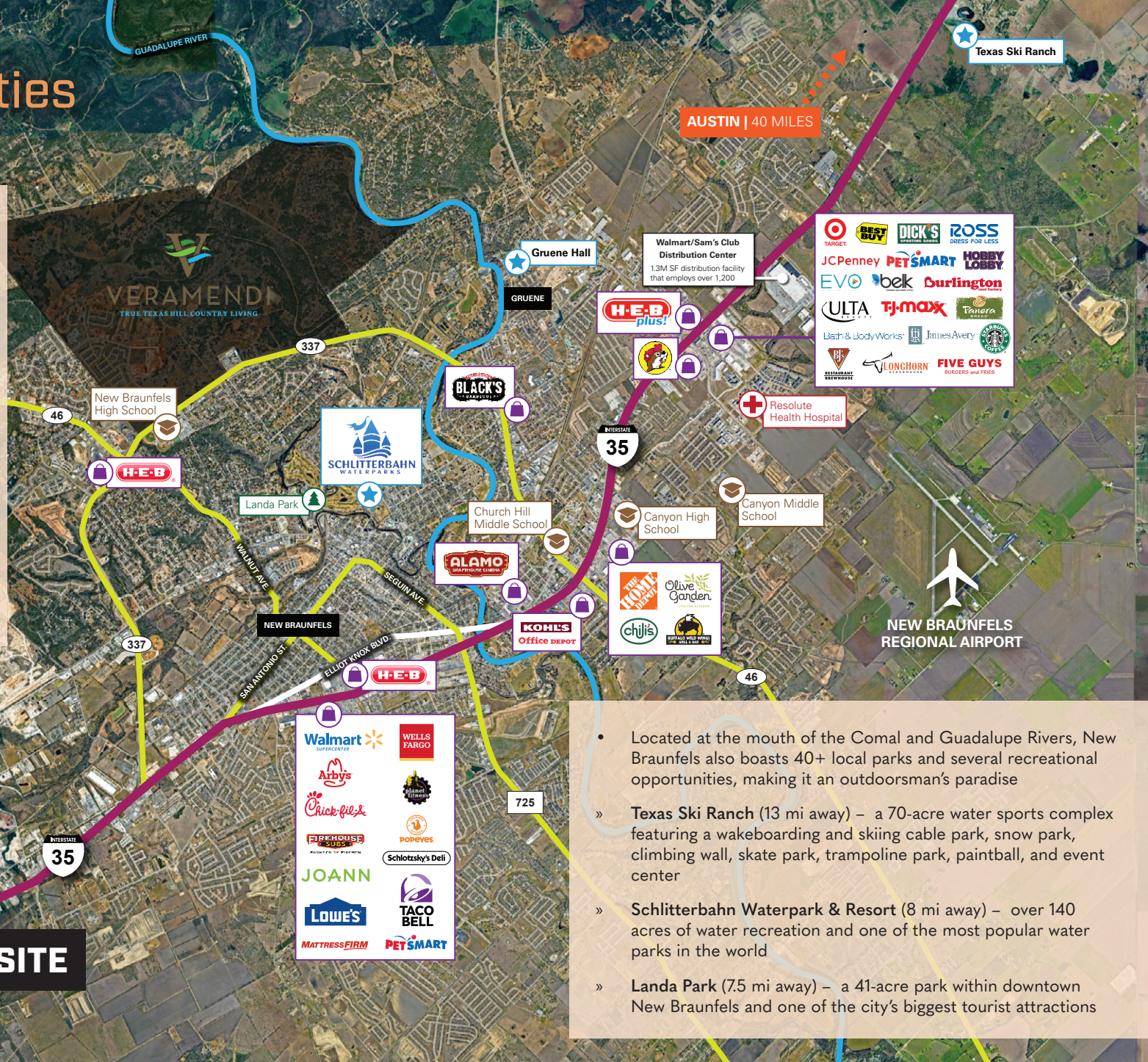
● Interceptor, 12 inch    ● Truck, 24 inch    ● Unfinished, 12 inch    ● Truck, 12 inch

● **Manhole**    ● **Lift Station**    ● **ForceMain**



# Nearby Amenities

- The property is located in New Braunfels, a growing principal city of the San Antonio MSA, situated just 30 minutes north of downtown San Antonio and 45 minutes south of Austin
- New Braunfels is ranked one of the best places to live in the U.S. by Money Magazine
- Known for its German and Hispanic heritages, New Braunfels covers roughly 45 square miles in Central Texas and has been named one of the fastest-growing populations in the nation
- Less than 15 minutes from the Site is the historic Gruene District, which includes the oldest dance hall in Texas, wine tasting, shopping, and multiple restaurants



- Located at the mouth of the Comal and Guadalupe Rivers, New Braunfels also boasts 40+ local parks and several recreational opportunities, making it an outdoorsman's paradise
- » Texas Ski Ranch (13 mi away) – a 70-acre water sports complex featuring a wakeboarding and skiing cable park, snow park, climbing wall, skate park, trampoline park, paintball, and event center
- » Schlitterbahn Waterpark & Resort (8 mi away) – over 140 acres of water recreation and one of the most popular water parks in the world
- » Landa Park (7.5 mi away) – a 41-acre park within downtown New Braunfels and one of the city's biggest tourist attractions



# Market Overview

Anchored by Austin's Silicon Hills and San Antonio's biotech industry, the Texas Innovation Corridor along I-35 has experienced major population growth, job creation, and overall economic expansion over the past decade.



## 2

counties<sup>1</sup> in the top 10 nationally in percentage growth from 2010–2020

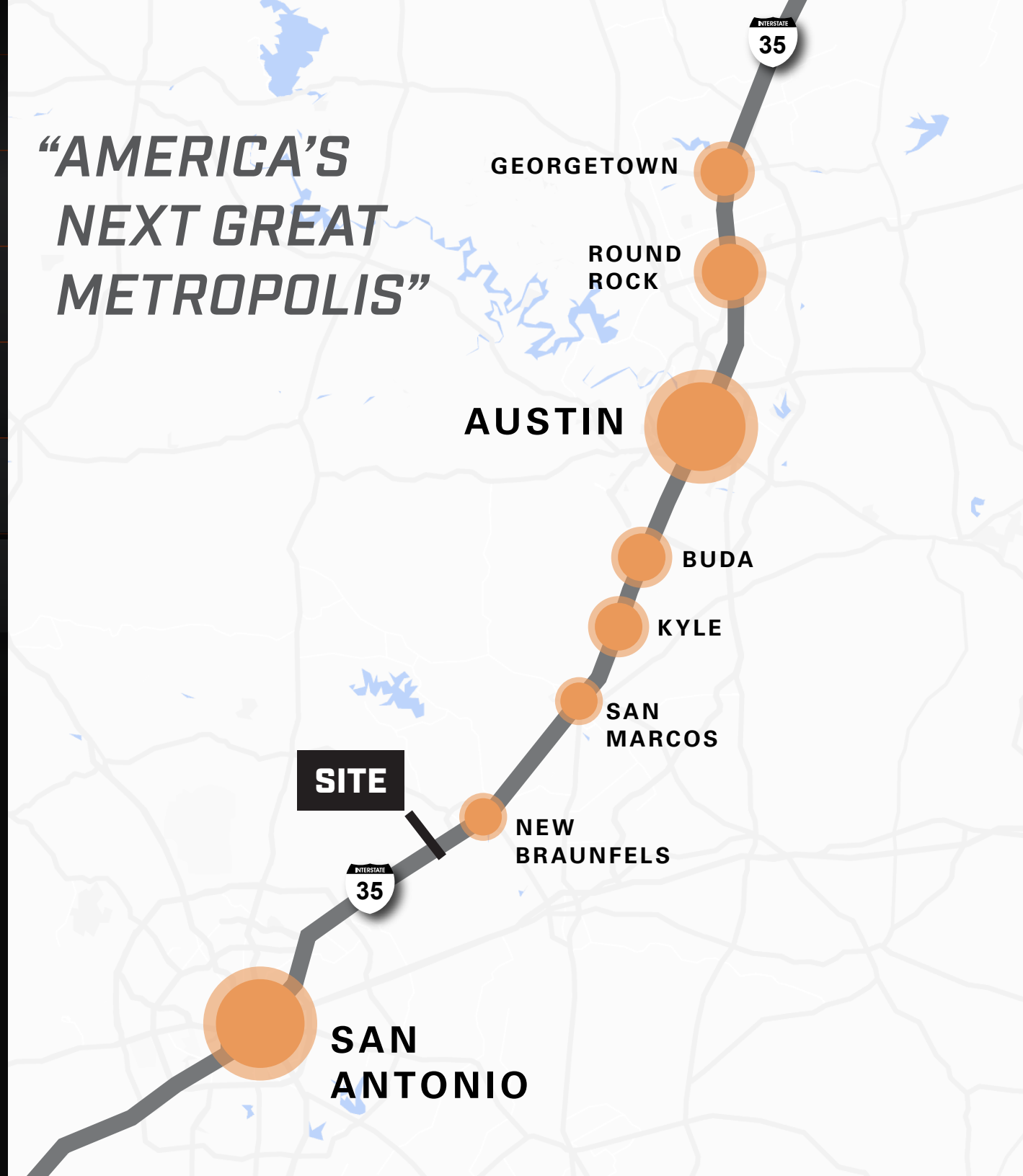


## 6-7M

estimated population by 2030  
along the corridor

1. Hays and Comal counties  
Sources: U.S. Census Bureau; The Greater Austin-San Antonio Corridor Council

## ***“AMERICA’S NEXT GREAT METROPOLIS”***





# Area Demographics

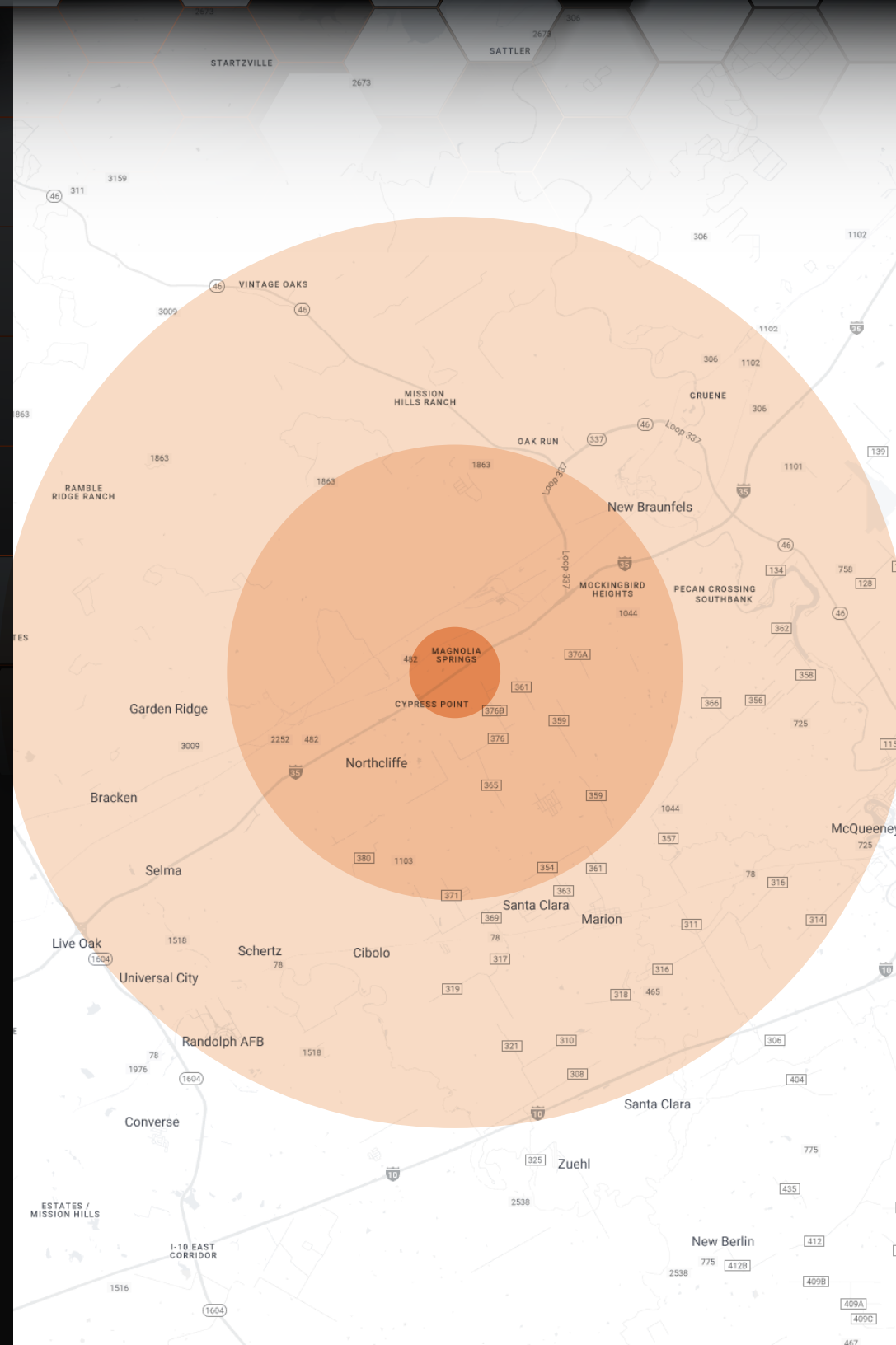
## POPULATION

	1 MILE	5 MILE	10 MILE
TOTAL POPULATION	2,958	71,558	242,582
DAYTIME POPULATION	2,008	63,344	233,897
MEDIAN AGE	36.1	36.0	38.0

## HOUSEHOLDS & INCOME

	1 MILE	5 MILE	10 MILE
TOTAL HOUSEHOLDS	940	24,386	88,856
# OF PERSONS PER HH	3.15	2.92	2.71
AVERAGE HH INCOME	\$110,072	\$115,126	\$118,061
AVERAGE HOUSE VALUE	\$274,449	\$308,076	\$346,807

Demographic data prepared by Esri





# Comal County Industrial Market Overview

## 1Q24 MARKET SNAPSHOT



- Due to strong population and industrial job growth in New Braunfels, Comal County has established itself as one of San Antonio's fastest growing industrial submarkets
- The submarket's rapid growth over the previous three years and an emphasis on logistics and flex space, which commands higher rent growth, has led rental growth in the submarket to outpace the San Antonio market
- Comal County has a prime location along the I-35 corridor, which connects San Antonio to Austin and will help fuel future growth
- The submarket has 1.6 MSF of under-construction industrial space, accounting for 9.8% of current inventory, of which 32.2% is pre-leased

**18,175,741 SF**

Total  
Inventory

**8.7%**

Total  
Vacancy Rate

**\$7.67**

Average  
Asking Rate

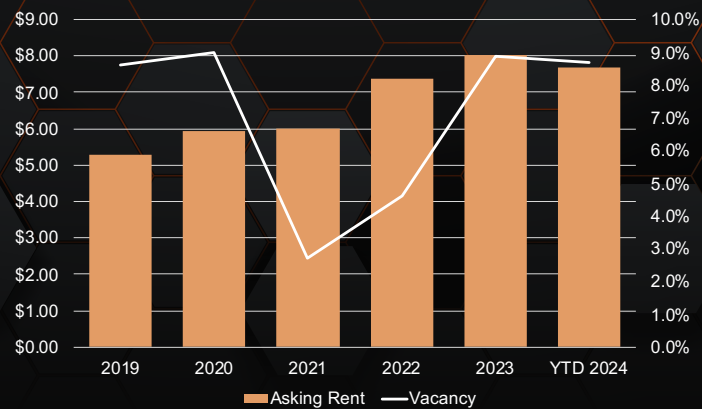
**12,000 SF**

YTD  
Deliveries

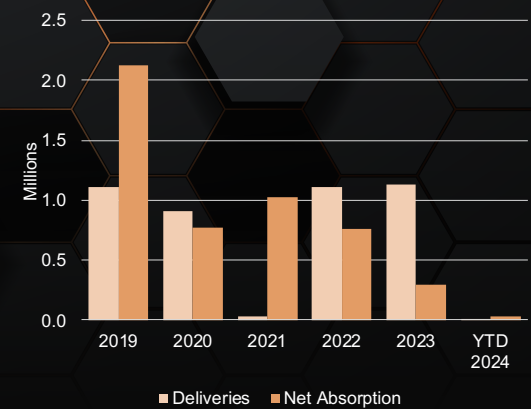
**34,406 SF**

YTD Net  
Absorption

### Average Asking Rents (\$/SF FS) & Vacancy



### Deliveries & Net Absorption



### Notable Sale Transactions

BUILDING NAME	TENANT	TYPE	SIZE (SF)
6413 Tri County Parkway	Undisclosed	New Lease	132,000
563 Krueger Cyn	Undisclosed	New Lease	8,000

### Notable Lease Transactions

BUILDING NAME	BUYER	SELLER	PRICE (M)	SIZE (SF)
7637 Farm to Market Road 3009	L.A. Ventures	Flagpole Partners	Undisclosed	14,102



## FOR MORE INFORMATION

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### EVA HORTON

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**NEWMARK**

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# INFORMATION ABOUT BROKERAGE SERVICES

## 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.

## 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 or subagent by the buyer or buyer’s agent.

**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.

**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.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

**TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:**

- The broker’s duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**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.

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

<b>Newmark</b>	<b>537005</b>		<b>713-626-8888</b>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>Arispah Hogan</b>	<b>342405</b>	<b>lispah.hogan@nmrk.com</b>	<b>713-490-9994</b>
Designated Broker of Firm	License No.	Email	Phone
<b>Eva Horton</b>	<b>714610</b>	<b>eva.horton@nmrk.com</b>	<b>678-447-4041</b>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate’s Name	License No.	Email	Phone
Buyer/Tenant/Seller/Landlord Initials		Date	