

# INDUSTRIAL FOR SALE

5655 S. Interstate 35, New Braunfels, TX 78132



## OFFERING SUMMARY

<b>SALE PRICE:</b>	\$4,800,000
<b>LOT SIZE:</b>	5.86 Acres
<b>YEAR BUILT:</b>	1990
<b>BUILDING SIZE:</b>	39,400 SF
<b>PRICE / SF:</b>	\$121.83

## PROPERTY OVERVIEW

5.8 acres off IH35 North in New Braunfels, TX. This property has 2 warehouses each consisting of approximately 19,000 SF with 2 docks-high loading bays and one-grade level bay in the back of the warehouse. Property is located on the northbound service road off IH35 just before the on-ramp up from Engel Road.

## PROPERTY HIGHLIGHTS

- Quick access to IH35
- Great for trucking, transportation, distribution companies and much more
- High traffic count

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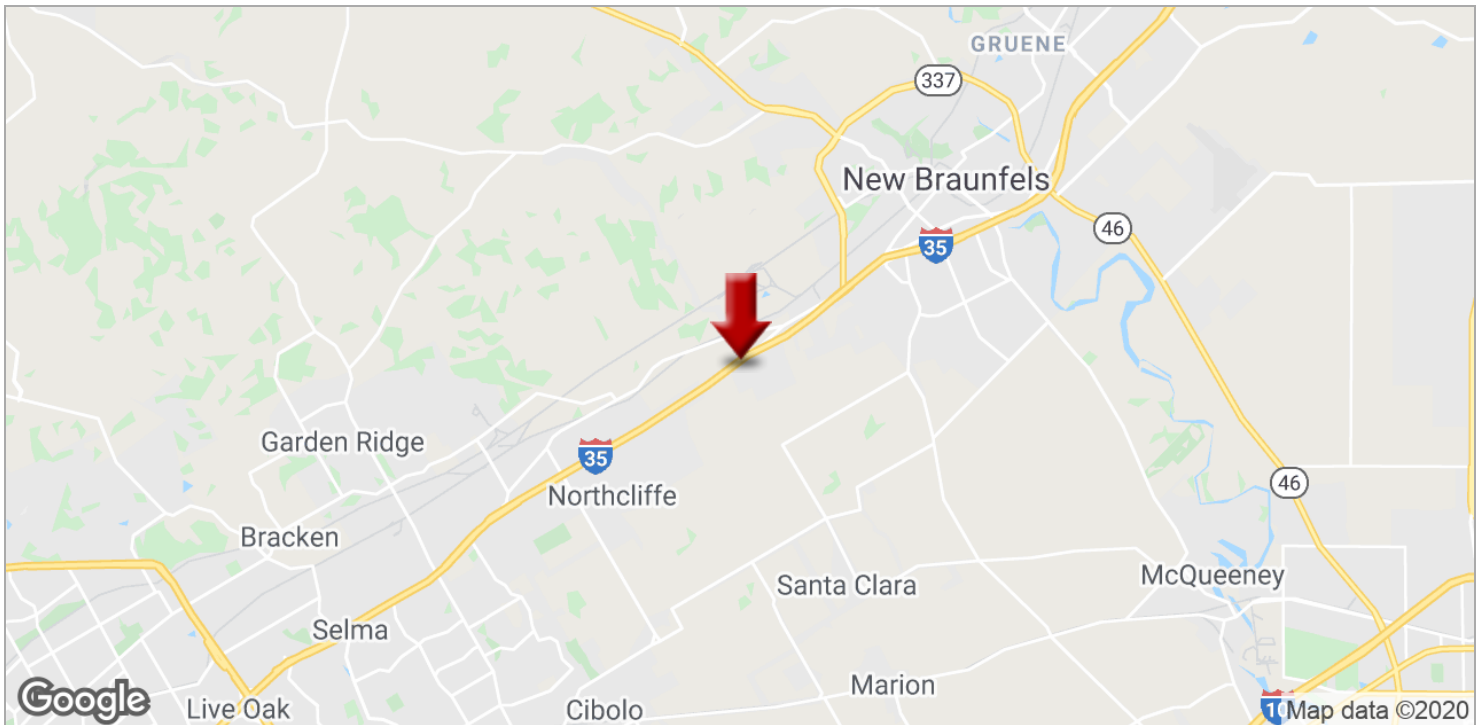
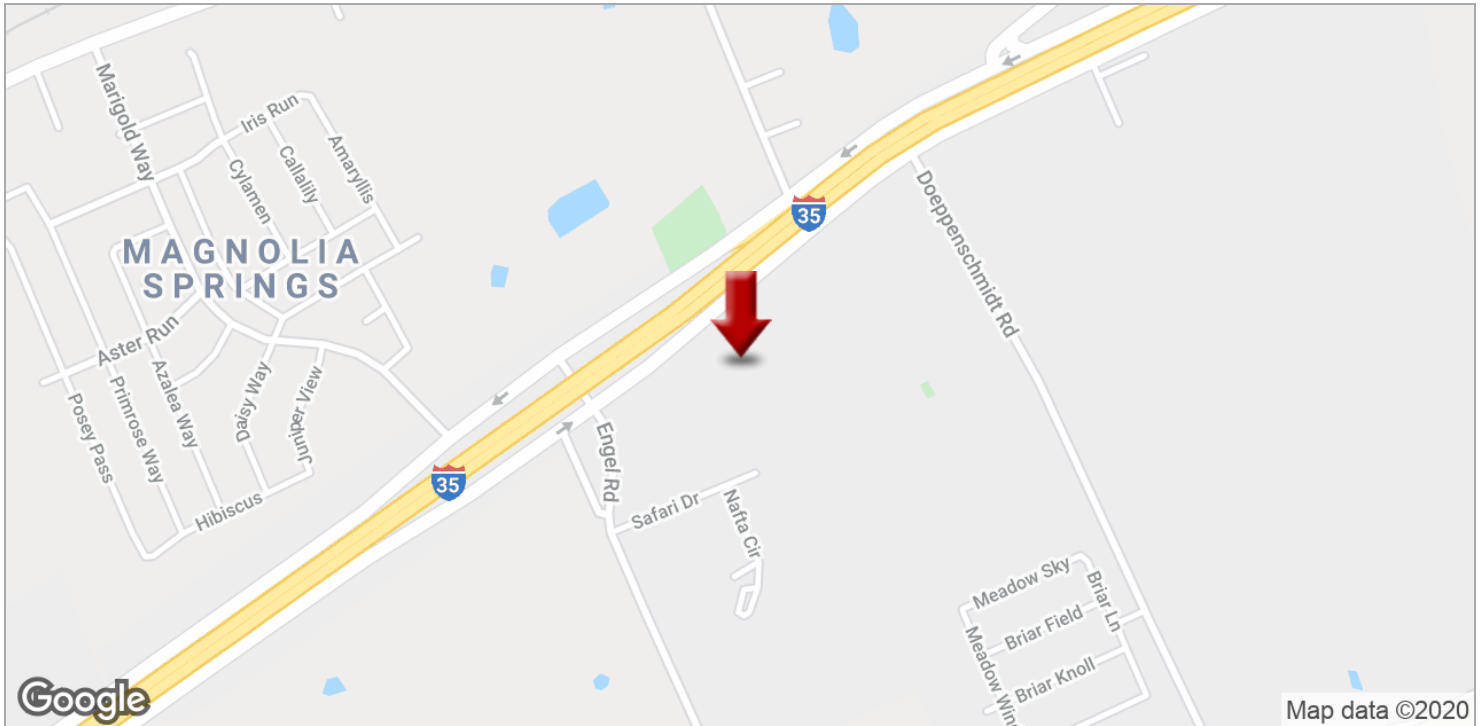
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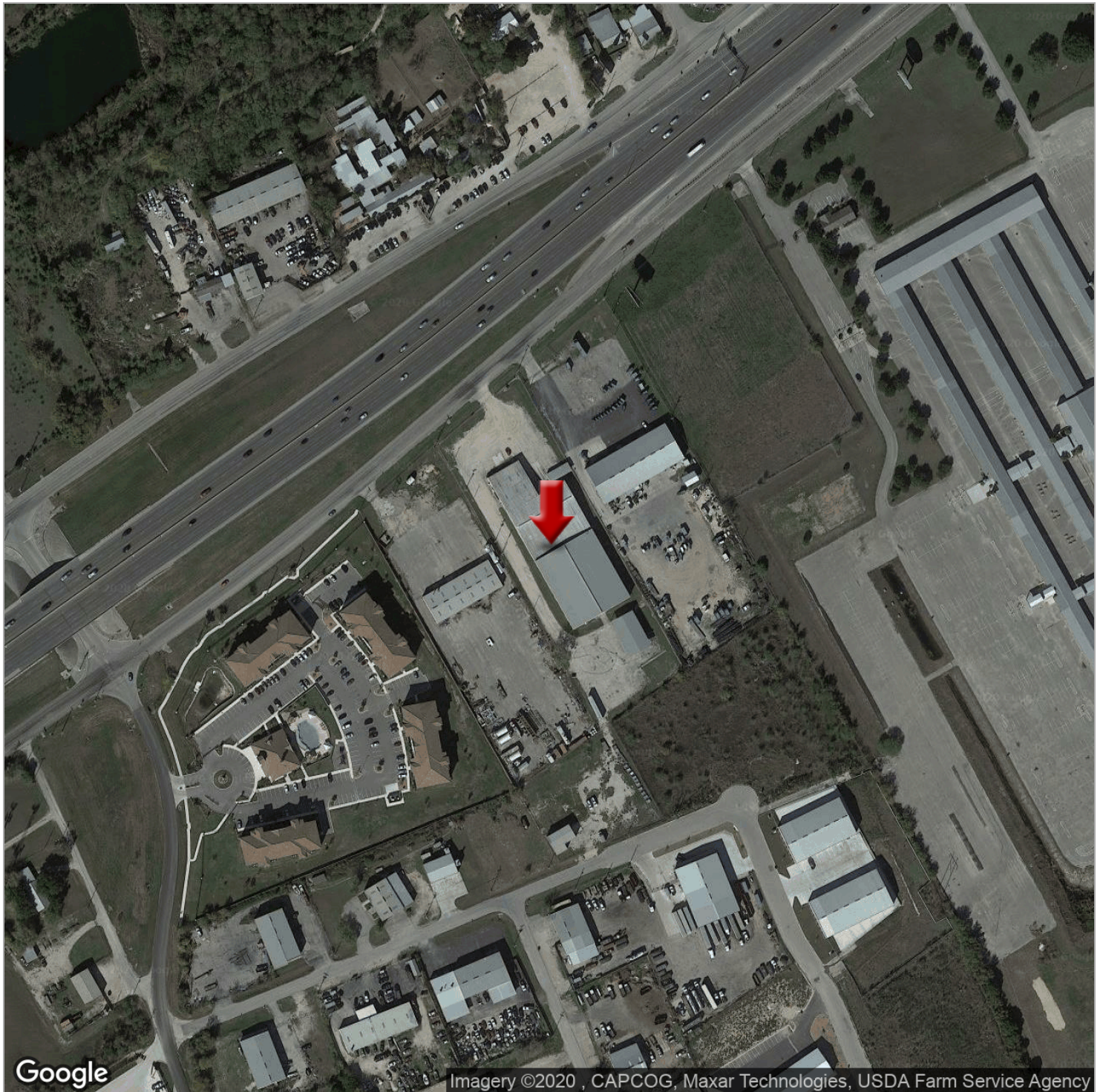
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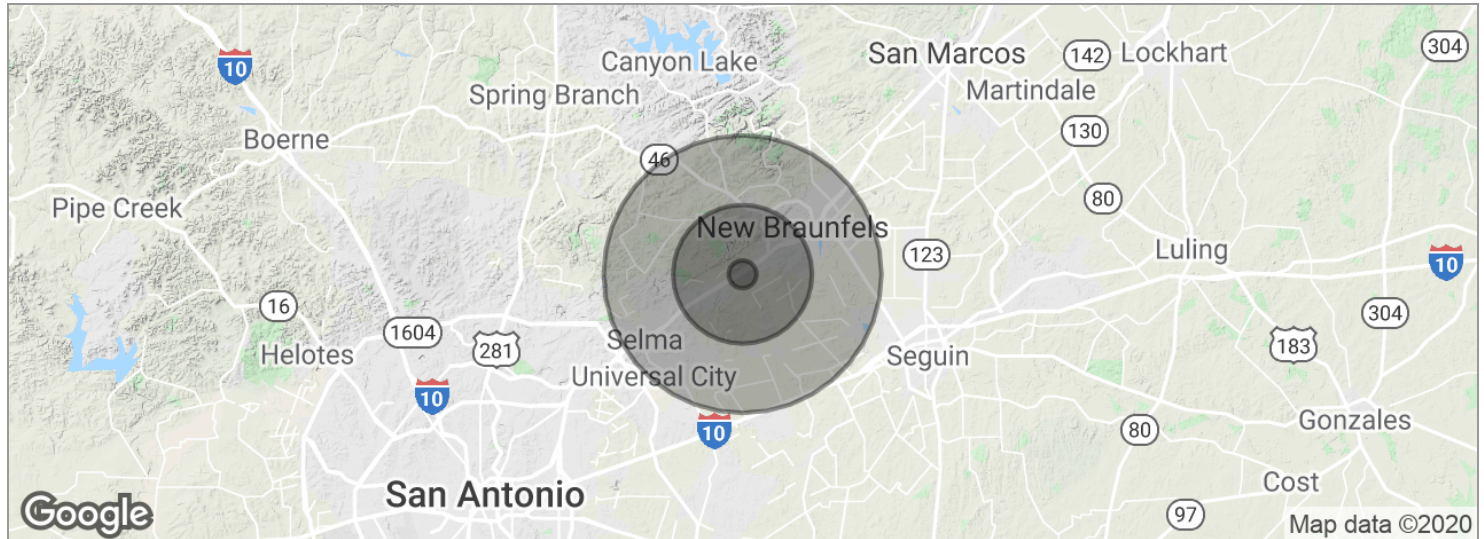
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# INDUSTRIAL FOR SALE

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POPULATION	1 MILE	5 MILES	10 MILES
Total population	444	35,822	141,197
Median age	35.2	35.1	36.7
Median age (male)	34.4	34.0	35.3
Median age (Female)	35.9	36.6	38.3
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	149	12,493	50,350
# of persons per HH	3.0	2.9	2.8
Average HH income	\$87,846	\$69,904	\$77,668
Average house value	\$147,441	\$156,435	\$178,123

\* Demographic data derived from 2010 US Census

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