



# 5424 IH-35 South

±2.29 ACRES FOR LEASE OR SALE

5424 IH-35 South  
New Braunfels, TX 78132

 Transwestern

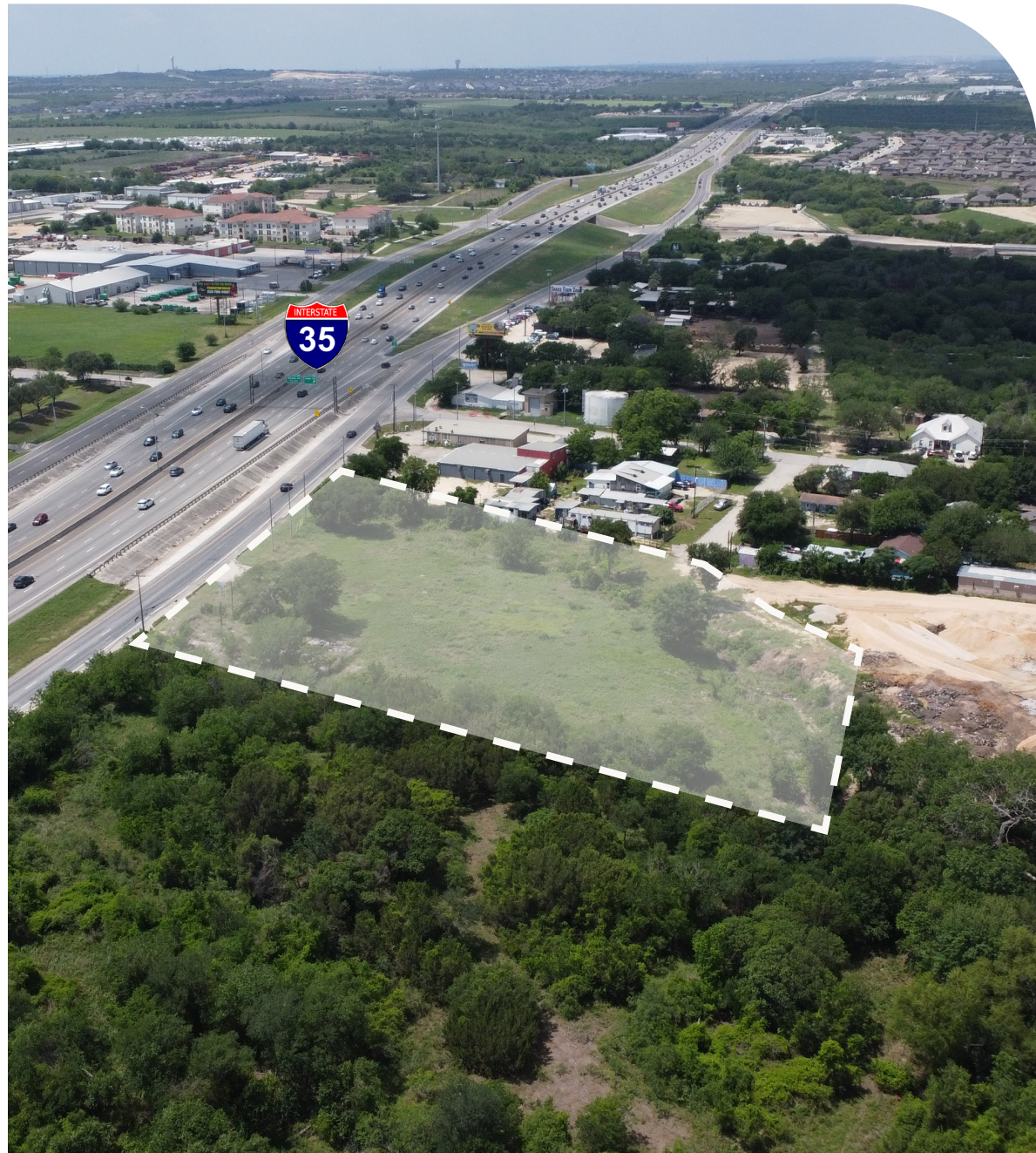
# Property Highlights

## Property Overview

Located along Interstate 35 in the rapidly growing New Braunfels market, this ±2.29-acre commercial site offers strong visibility, convenient access, and excellent potential for future development or investment.

## HIGHLIGHTS

- Fully based parcel
- ±338 feet of direct frontage access
- Excellent visibility along I-35
- Ideal for a variety of users including industrial, retail, or general commercial applications
- Zoning: M-1 (Industrial)
- All utilities available to the site
- Build-to-suit opportunities



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# Drive Times

**30**  
minutes to  
San Marcos

**30**  
minutes to  
San Antonio

**60**  
minutes to  
Austin

**180**  
minutes to  
Houston



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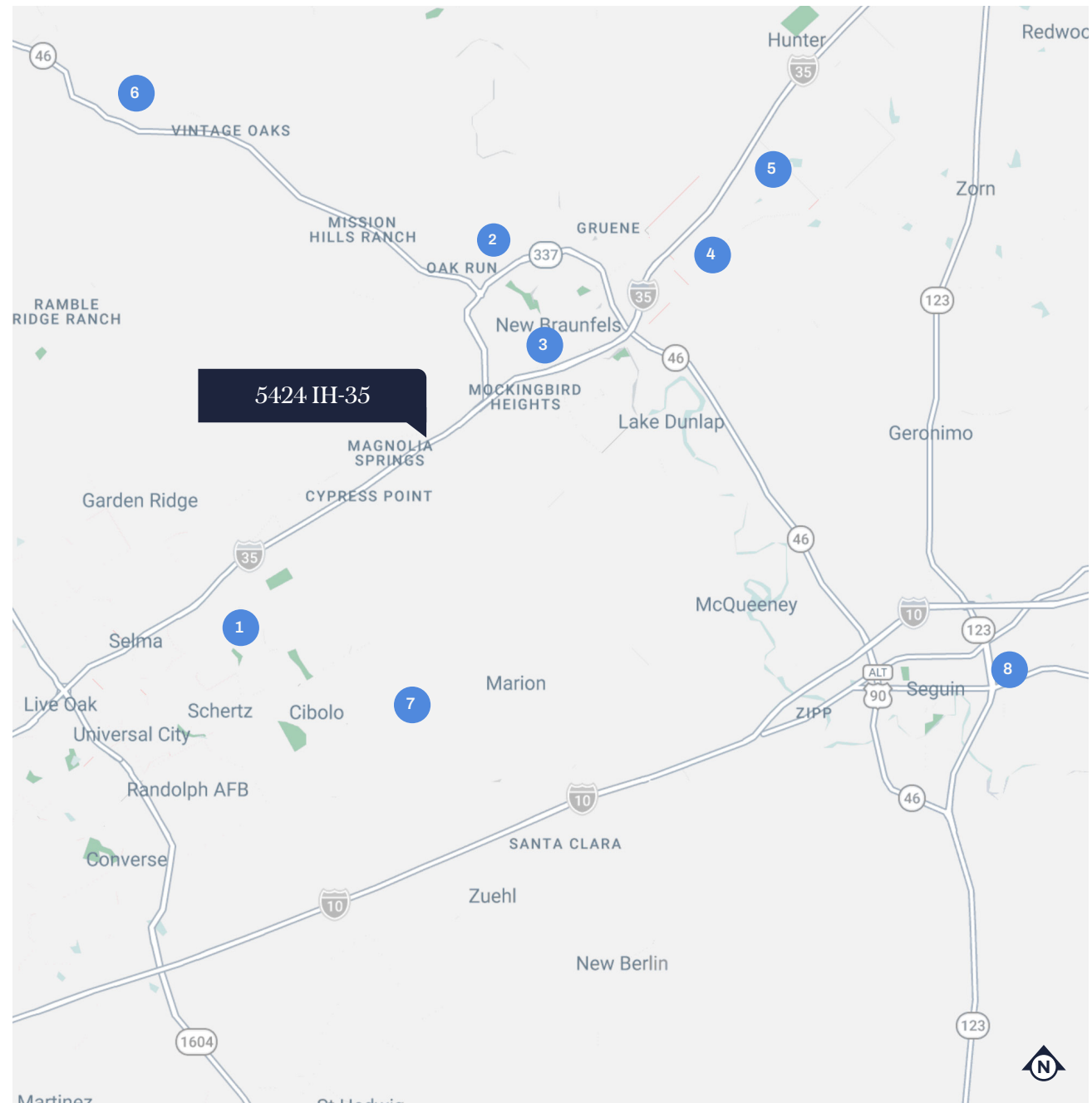
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# Growth in the Area

- 1 Schertz Station
- 2 Veramendi
- 3 The Neue
- 4 Town Center at Creekside
- 5 Mayfair
- 6 Meyer Ranch
- 7 Venado Crossing
- 8 Seguin Crossing



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# Demographics

Population	3 Miles	5 Miles	10 Miles
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2025	19,313	84,726	246,603
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2030 Projection	22,870	98,344	285,831
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2025–2030 Annual	3.4%	3.0%	3.0%
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Household Income	3 Miles	5 Miles	10 Miles
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Average Household Income	\$113,694	\$122,796	\$101,368
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Median Household Income	\$96,550	\$101,279	\$124,880
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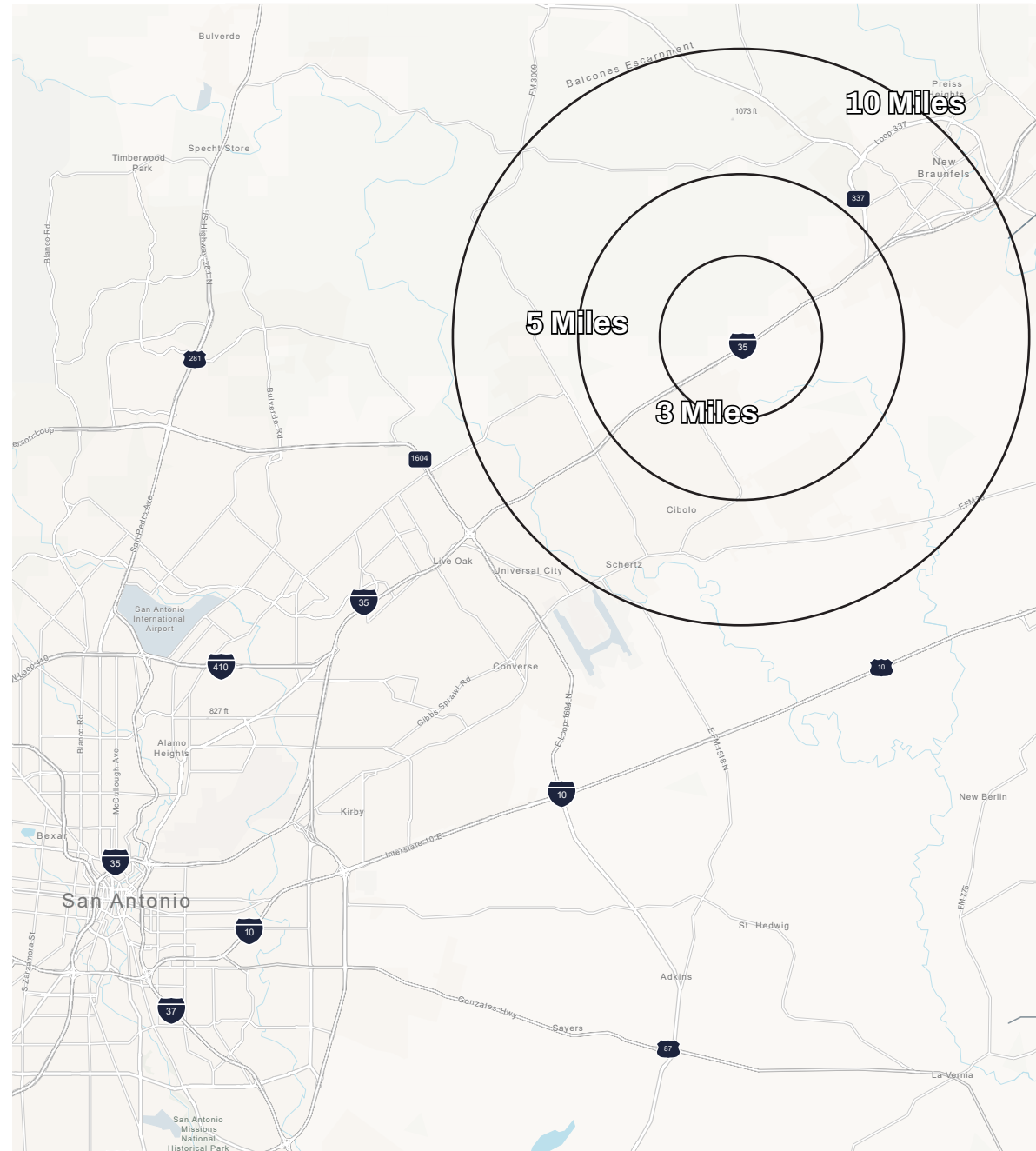
Housing Value	3 Miles	5 Miles	10 Miles
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Median Home Price	\$372,090	\$367,369	\$361,668
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Housing Units	3 Miles	5 Miles	10 Miles
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Owner-Occupied Housing	4,875	23,205	67,844
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Renter-Occupied Housing	1,720	7,029	23,695
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# For More Information

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