

# NEW BRAUNFELS IMPROVED IH 35 FRONTAGE FOR LEASE



- Location - Southerly New Braunfels, Tx on southbound IH 35 access rd between Solms Rd and Engel Rd
- Address - [4928 IH 35 S, New Braunfels, Tx 78132](#) (click on address for map)
- Size - Land - +/- .79 acres or 34,412 sf  
Bldg - +/- 1,500 sf shop includes +/- 200 sf office;  
Additional approx 1,200 sf roofed area adjacent to shop could possibly be enclosed
- Availability - Existing lease is up Dec. 31, 2021 and Tenant intends to vacate
- Zoning - Approx 90' deep front area of lot is zoned city of New Braunfels M-1; Remainder of property is outside city limits in Comal County
- Utilities - Bldg utilizes septic system; Municipal wastewater line located in front of site
- Power - Single phase
- Height - Eaves – 11'6” Pitch – 12'8” Measured to bottom of roof joists
- Loading - Four grade level 8' high x 10' wide ovhd doors
- Comments - Visibility from both directions of IH 35; Excellent identity
- Lease Rental - \$3,000 NNN per month; 2020 taxes - \$7,444

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