

SALE



7846 FM 482
New Braunfels, TX 78132

For More Information:
Katie Lynch CCIM | 830.237.2834





Property Overview

Commercial property situated on approximately 3.052 acres along the growing FM 482 corridor in New Braunfels. The property features two 5,000-square-foot industrial buildings, along with a 1,200-square-foot residence that has been converted for office use, providing approximately 11,200 square feet of total improvements.

Zoned M-1 Industrial, the property is well suited for an owner-user, contractor, service business, light manufacturing operation, warehouse, or investment opportunity. Its combination of industrial space, dedicated offices, and additional land offers flexibility for a variety of business operations.

With approximately 132,945 square feet of land and a low building-to-land ratio, the property offers substantial room for parking, equipment, vehicle staging, outdoor storage, or potential future improvements. Its combination of industrial buildings, office space, and usable acreage creates an excellent opportunity for an owner-user seeking room to operate and grow or an investor looking for a versatile industrial asset.

Located along an established commercial and industrial corridor, the property offers convenient connectivity to Interstate 35, FM 2252, and the greater San Antonio area. Its strategic position within the rapidly expanding Austin-San Antonio corridor provides strong regional access for employees, customers, vendors, and commercial vehicles.

Asking Price: \$1,695,000

Location Advantages:

- Convenient access to Interstate 35 through nearby interchanges
- FM 482 generally parallels I-35 between Exits 177 and 184
- Convenient connectivity to FM 2252, New Braunfels, Schertz, Cibolo, and San Marcos
- Strategic location between the San Antonio and Austin metropolitan areas
- Well positioned for businesses serving customers throughout Central and South Texas
- Surrounded by continued industrial, commercial, and residential development
- Accessible location for employees, customers, vendors, and commercial vehicles

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15-Minute Drive-Time Demographics

KEY FACTS

199,759

Population



Average
Household Size

37.9

Median Age

\$94,609

Median Household
Income

EDUCATION

6.1%

No High School
Diploma



24.6%

High School
Graduate



30.1%

Some College/
Associate's Degree



39.3%

Bachelor's/Grad
Prof Degree

BUSINESS



6,578

Total Businesses



90,091

Total Employees

EMPLOYMENT



65.7%

White Collar



19.0%

Blue Collar



15.4%

Services



Unemployment
Rate

INCOME



\$94,609

Median Household
Income



\$42,401

Per Capita Income



\$306,868

Median Net Worth

2026 Households by income (Esri)

The largest group: \$100,000 - \$149,999 (21.9%)

The smallest group: \$15,000 - \$24,999 (3.9%)

Indicator ▲	Value	Diff	
<\$15,000	5.1%	0	
\$15,000 - \$24,999	3.9%	+1.0%	
\$25,000 - \$34,999	4.8%	+1.6%	
\$35,000 - \$49,999	8.5%	+1.1%	
\$50,000 - \$74,999	15.4%	+3.1%	
\$75,000 - \$99,999	14.8%	+2.9%	
\$100,000 - \$149,999	21.9%	+1.9%	
\$150,000 - \$199,999	14.8%	-1.1%	
\$200,000+	10.8%	-10.4%	

Bars show deviation from Comal County

Source: This infographic contains data provided by Esri (2026, 2031), Esri-Data Axle (2026). © 2026 Esri



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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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

<u>Core 35 Realty, LLC</u>	<u>9005569-BB</u>	<u>patrick@core35realty.com</u>	<u>(830)542-9353</u>
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
<u>Patrick M. Lynch, Jr.</u>	<u>581365-B</u>	<u>patrick@core35realty.com</u>	<u>(830)542-9353</u>
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
_____ Name of Licensed Supervisor of Sales Agent/Associate, if applicable	_____ License No.	_____ Email	_____ Phone
<u>Katherine E. Lynch</u>	<u>664603-B</u>	<u>katie@core35realty.com</u>	<u>(830)237-2834</u>
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-2

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