

4880 FM 482

LAND FOR SALE



BROWNING COMMERCIAL

REAL ESTATE

A division of Phyllis Browning Co Real Estate



4880 FARM TO MARKET ROAD
482, NEW BRAUNFELS, TX 78132

Lisa Grove
lgrove@phyllisbrowning.com
(210) 824-7878

PhyllisBrowning.com
6061 Broadway St
San Antonio, TX 78209
The Very Best for Texas



PROPERTY SUMMARY

4880 FARM TO MARKET ROAD 482 | NEW BRAUNFELS, TX 78132



Property Summary

Price:	\$249,900
Lot Size:	0.50 AC
Frontage:	Farm to Market Rd 482
Zoning:	ETJ
APN:	60-0970-0187-01
Curb Cuts	1

Property Overview

This 0.5-acre property is located outside the New Braunfels city limits while remaining within the city's extraterritorial jurisdiction (ETJ). The location offers a balance of privacy and convenience, with access to nearby city amenities while maintaining a more rural setting. Being outside city limits may allow for fewer municipal restrictions, while ETJ status provides potential for future city services and growth influence. The lot size is well-suited for a single-family residence with space for outdoor use and flexibility in site planning.

Location Overview

Located in Comal County, just south of central New Braunfels within the San Antonio–New Braunfels metro area. Within the New Braunfels ETJ, offering strategic positioning for both residential and commercial development.

BROWNING COMMERCIAL REAL ESTATE
6061 Broadway St
San Antonio, TX 78209



LISA GROVE
Agent
O: (210) 824-7878
C: (210) 857-7085
lgrove@phyllisbrowning.com
444720, TX

PROPERTY PHOTOS

4880 FARM TO MARKET ROAD 482 | NEW BRAUNFELS, TX 78132



BROWNING COMMERCIAL REAL ESTATE
6061 Broadway St
San Antonio, TX 78209



LISA GROVE
Agent
O: (210) 824-7878
C: (210) 857-7085
lgrove@phyllisbrowning.com
444720, TX

PROPERTY PHOTOS

4880 FARM TO MARKET ROAD 482 | NEW BRAUNFELS, TX 78132



BROWNING COMMERCIAL REAL ESTATE
6061 Broadway St
San Antonio, TX 78209

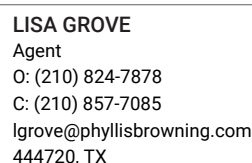


LISA GROVE
Agent
O: (210) 824-7878
C: (210) 857-7085
lgrove@phyllisbrowning.com
444720, TX

4880 FM 482 New Braunfels TX
Texas, AC +/-

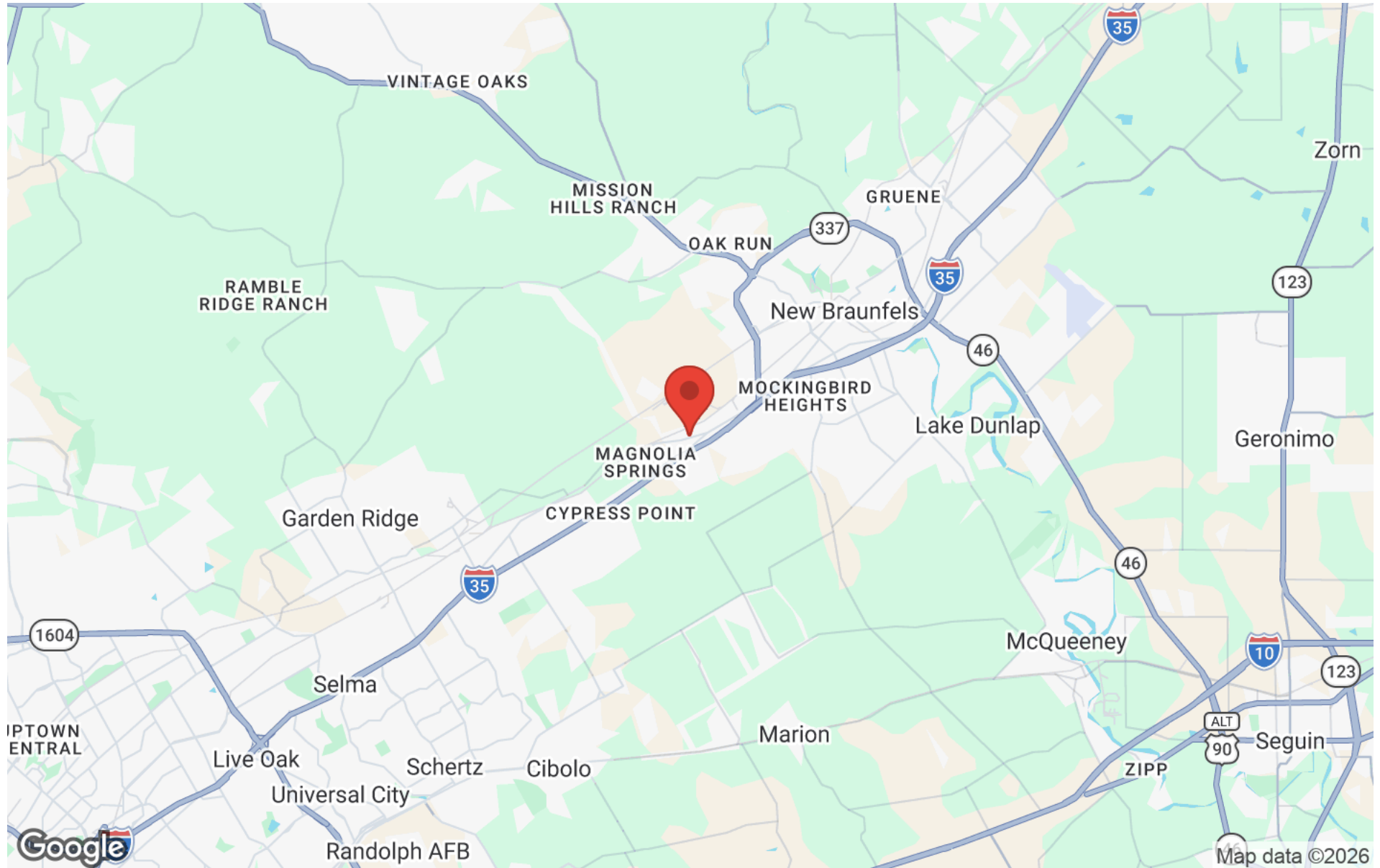


4880 FARM TO MARKET ROAD 482 | NEW BRAUNFELS, TX



REGIONAL MAP

4880 FARM TO MARKET ROAD 482 | NEW BRAUNFELS, TX 78132



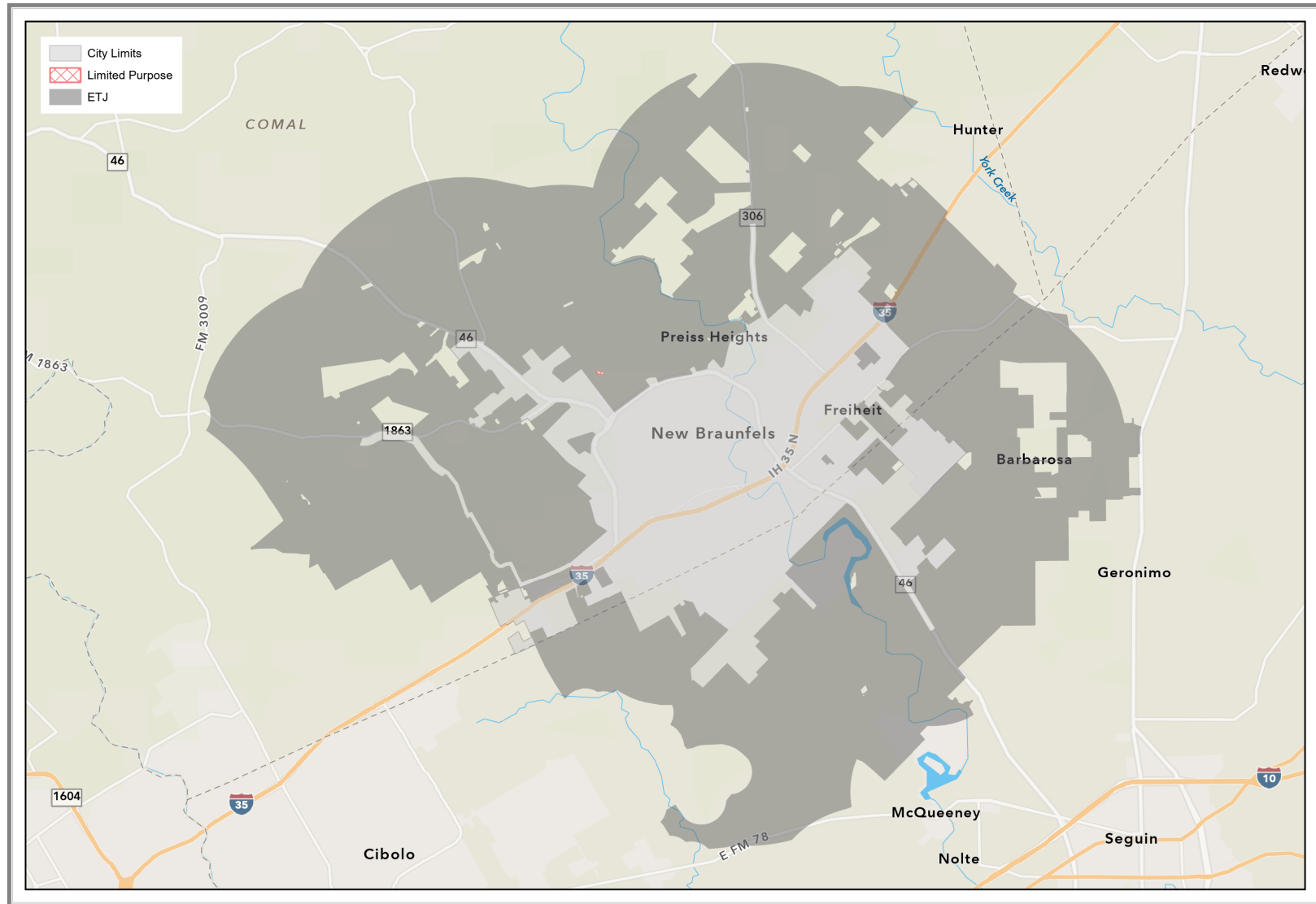
BROWNING COMMERCIAL REAL ESTATE
6061 Broadway St
San Antonio, TX 78209



LISA GROVE
Agent
O: (210) 824-7878
C: (210) 857-7085
lgrove@phyllisbrowning.com
444720, TX

CITY LIMITS OF NEW BRAUNFELS

4880 FARM TO MARKET ROAD 482 | NEW BRAUNFELS, TX 78132



City of New Braunfels City Limits and ETJ

Document Path:
\\app-gisdata\gisdata\MapPrint\ProProjects\ProMapPrints.aprx

Source: City of New Braunfels GIS
Date: 2/12/2025

DISCLAIMER: This map and information contained in it were developed exclusively for use by the City of New Braunfels. Any use or reliance on this map by anyone else is at that party's risk and without liability to the City of New Braunfels, its officials or employees for any discrepancies, errors, or variances which may exist.

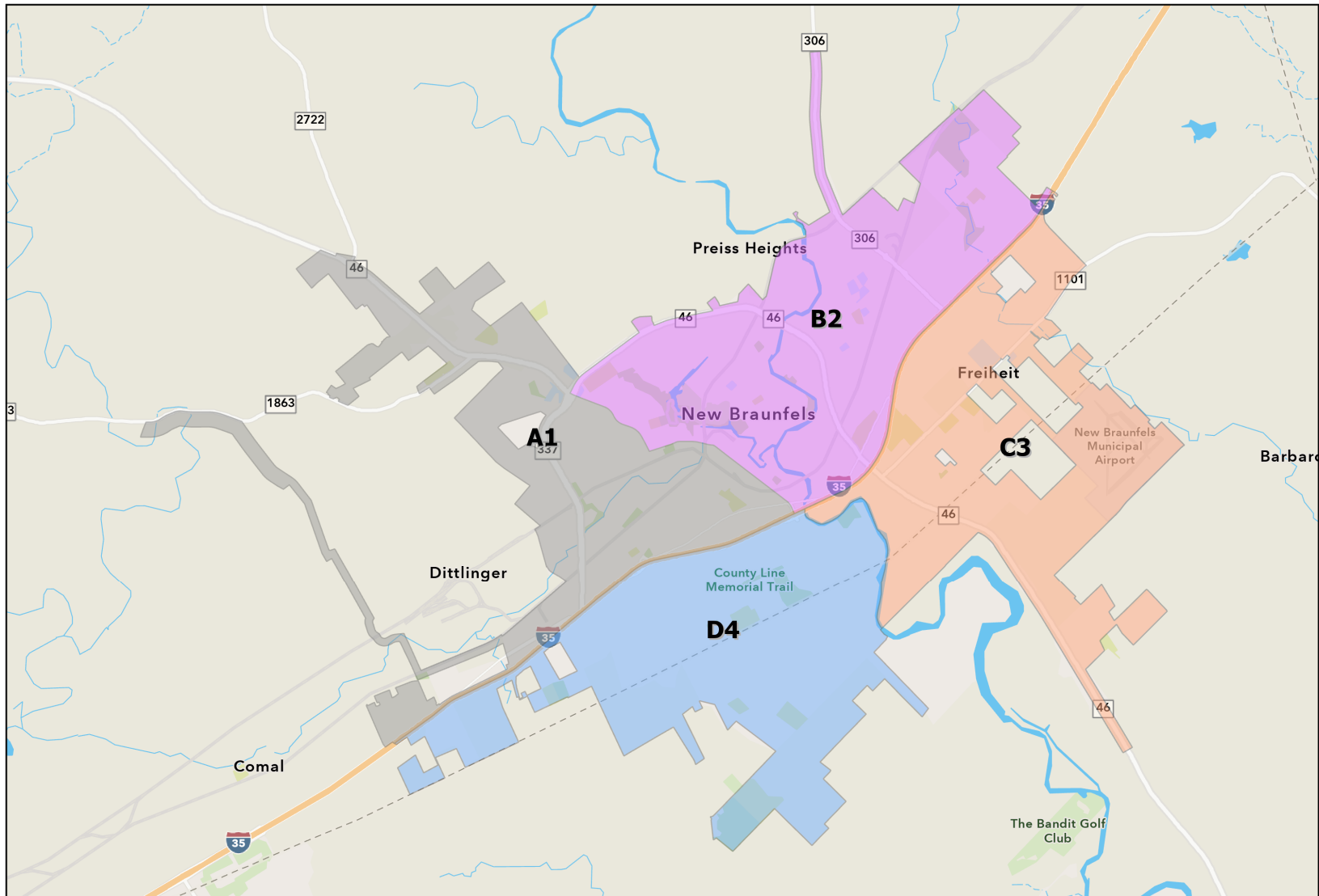
BROWNING COMMERCIAL REAL ESTATE
6061 Broadway St
San Antonio, TX 78209



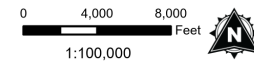
LISA GROVE
Agent
O: (210) 824-7878
C: (210) 857-7085
lgrove@phyllisbrowning.com
444720, TX

CODE COMPLIANCE ZONES

4880 FARM TO MARKET ROAD 482 | NEW BRAUNFELS, TX 78132



Code Compliance Zones



Document Path:
\\app-gisdata\gisdata\MapPrint\Pro\Projects\ProMapPrints.aprx

Source: City of New Braunfels GIS
Date: 2/12/2025

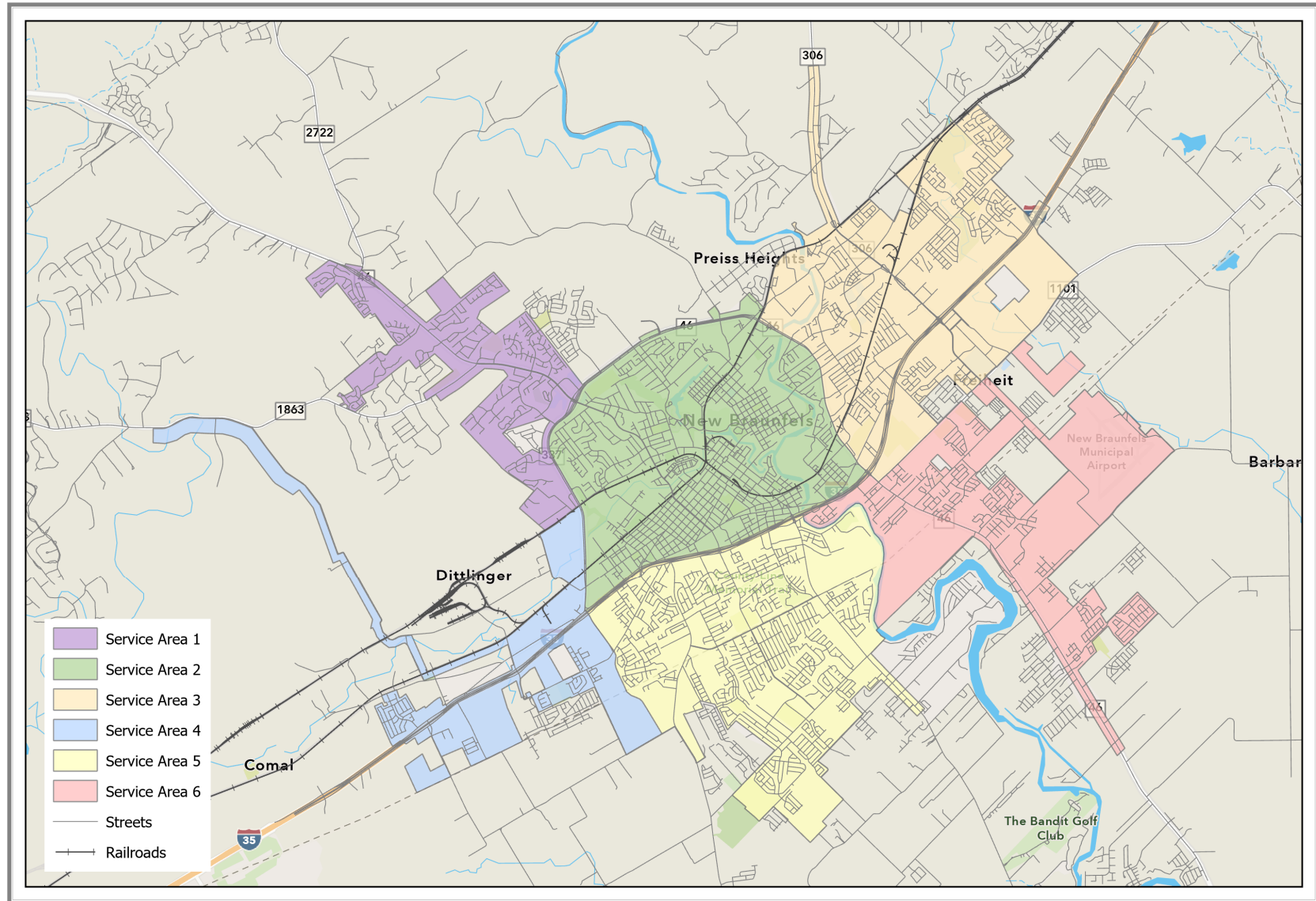
BROWNING COMMERCIAL REAL ESTATE
6061 Broadway St
San Antonio, TX 78209



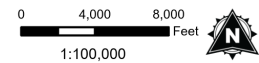
LISA GROVE
Agent
O: (210) 824-7878
C: (210) 857-7085
lgrove@phyllisbrowning.com
444720, TX

ROADWAY IMPACT FEE SERVICE MAP

4880 FARM TO MARKET ROAD 482 | NEW BRAUNFELS, TX 78132



Roadway Impact Fee Service Area Map



Document Path: \\cityofnewbraunfels\GIS\Projects\RoadwayImpactFee\MapPrints.aprx

Source: City of New Braunfels GIS
Date: 2/12/2025

DISCLAIMER: This map and information contained in it were developed exclusively for use by the City of New Braunfels. Any use or reliance on this map by anyone else is at that party's risk and without liability to the City of New Braunfels, its officials or employees for any discrepancies, errors, or variances which may exist.

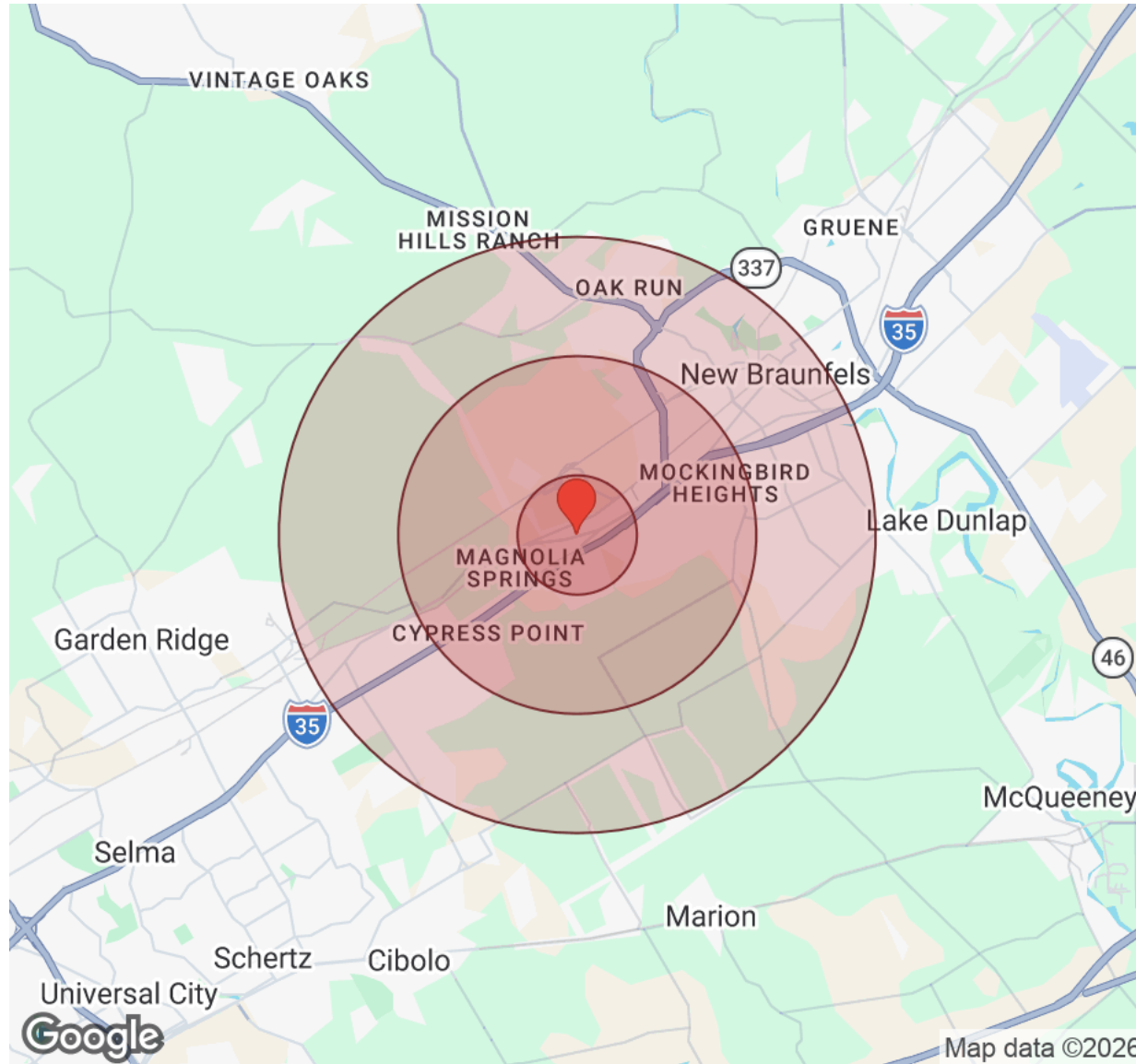
BROWNING COMMERCIAL REAL ESTATE
6061 Broadway St
San Antonio, TX 78209



LISA GROVE
Agent
O: (210) 824-7878
C: (210) 857-7085
lgrove@phyllisbrowning.com
444720, TX

DEMOGRAPHICS

4880 FARM TO MARKET ROAD 482 | NEW BRAUNFELS, TX 78132



Distance: ● 1 Mile ● 3 Miles ● 5 Miles

Population	1 Mile	3 Miles	5 Miles
Male	1,123	9,065	38,405
Female	1,186	9,150	39,888
Total Population	2,309	18,215	78,293

Race / Ethnicity	1 Mile	3 Miles	5 Miles
White	1,232	9,386	42,286
Black	111	1,013	5,160
Am In/AK Nat	6	40	149
Hawaiian	N/A	15	94
Hispanic	881	7,013	27,254
Asian	20	373	1,660
Multiracial	57	353	1,574
Other	2	24	117

Housing	1 Mile	3 Miles	5 Miles
Total Units	981	7,347	32,428
Occupied	875	6,466	28,736
Owner Occupied	445	4,113	19,990
Renter Occupied	430	2,353	8,746
Vacant	106	881	3,692

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	558	3,798	15,462
Ages 15 - 24	310	2,361	9,377
Ages 25 - 54	1,075	8,374	34,038
Ages 55 - 64	197	1,778	7,832
Ages 65+	171	1,904	11,584

Income	1 Mile	3 Miles	5 Miles
Median	\$106,957	\$102,820	\$103,708
Under \$15k	12	269	1,510
\$15k - \$25k	66	307	1,023
\$25k - \$35k	67	439	1,382
\$35k - \$50k	53	392	1,710
\$50k - \$75k	91	714	4,155
\$75k - \$100k	61	942	3,951
\$100k - \$150k	340	1,929	6,877
\$150k - \$200k	163	881	4,227
Over \$200k	21	593	3,900

BROWNING COMMERCIAL REAL ESTATE
6061 Broadway St
San Antonio, TX 78209



LISA GROVE
Agent
O: (210) 824-7878
C: (210) 857-7085
lgrove@phyllisbrowning.com
444720, TX



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>Phyllis Browning Co.</u>	<u>400203</u>	<u>realty@phyllisbrowning.com</u>	<u>(210)824-7878</u>
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
<u>Michelle Ellis</u>	<u>612745</u>	<u>broker@phyllisbrowning.com</u>	<u>(210)824-7878</u>
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
<u>Jo Ann Gonzales</u>	<u>532414</u>	<u>jgonzales@phyllisbrowning.com</u>	<u>(210)824-7878</u>
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
<u>Lisa D. Grove</u>	<u>444720</u>	<u>lgrove@phyllisbrowning.com</u>	<u>(210)824-7878</u>
Name of Sales Agent/Associate	License No.	Email	Phone

Regulated by the Texas Real Estate Commission
Phyllis Browning Company, 6061 Broadway San Antonio TX 78209
Lisa Grove

Buyer/Tenant/Seller/Landlord Initials
Date
Information available at www.trec.texas.gov

IABS 1-2
TXR 2501

Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201 www.lwolf.com

Phone: 2108247878 Fax: 2275 Old

BROWNING COMMERCIAL REAL ESTATE
6061 Broadway St
San Antonio, TX 78209



BROWNING COMMERCIAL
REAL ESTATE

LISA GROVE
Agent
O: (210) 824-7878
C: (210) 857-7085
lgrove@phyllisbrowning.com
444720, TX

DISCLAIMER

4880 FARM TO MARKET ROAD 482

All materials and information received or derived from Browning Commercial Real Estate its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither Browning Commercial Real Estate its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Browning Commercial Real Estate will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Browning Commercial Real Estate makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Browning Commercial Real Estate does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by Browning Commercial Real Estate in compliance with all applicable fair housing and equal opportunity laws.

BROWNING COMMERCIAL REAL ESTATE

6061 Broadway St
San Antonio, TX 78209



BROWNING COMMERCIAL
REAL ESTATE

PRESENTED BY:

LISA GROVE

Agent
O: (210) 824-7878
C: (210) 857-7085
lgrove@phyllisbrowning.com
444720, TX

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.