



Industrial / Flex Space

UNDER CONSTRUCTION - FOR LEASE

6535 State Highway 46
New Braunfels, TX 78132

 Transwestern

About the Buildings

BUILDING SPECS

- 3 Buildings - Up to $\pm 28,124$ SF
- 20' Clear heights
- Steel-frame construction
- Customizable suite sizes and layouts
- Custom loading configuration grade/doc
- Delivery date of Q1 2027
- 600A, 800A, and 1,000A planned service with 3-phase power available

BUILDING 1

- $\pm 2,000$ – $\pm 5,200$ SF
- 40' wide, 60' depth, 14' clear height

BUILDING 2

- $\pm 2,000$ – $\pm 8,000$ SF
- 60' wide, 100' depth, 20' clear height

BUILDING 3

- $\pm 2,000$ – $\pm 14,924$ SF
- 80' wide, 180' depth, 20' clear height



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Site Plan



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Location Map



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Demographics

	2 Mile	5 Mile	10 Mile
2025 Total Population	3,541	16,609	145,946
2025 Households	1,316	6,050	56,304
2025 Avg Income	\$167,964	\$177,183	\$127,631



Conveniently location in growing MSA San Antonio and surrounding areas.



Efficient regional access vis I-35



1,368,541 total regional workforce



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Get in Touch

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