



Industrial / Flex Space

UNDER CONSTRUCTION - FOR LEASE

6535 State Highway 46
New Braunfels, TX 78132

 Transwestern

About the Buildings

BUILDING SPECS

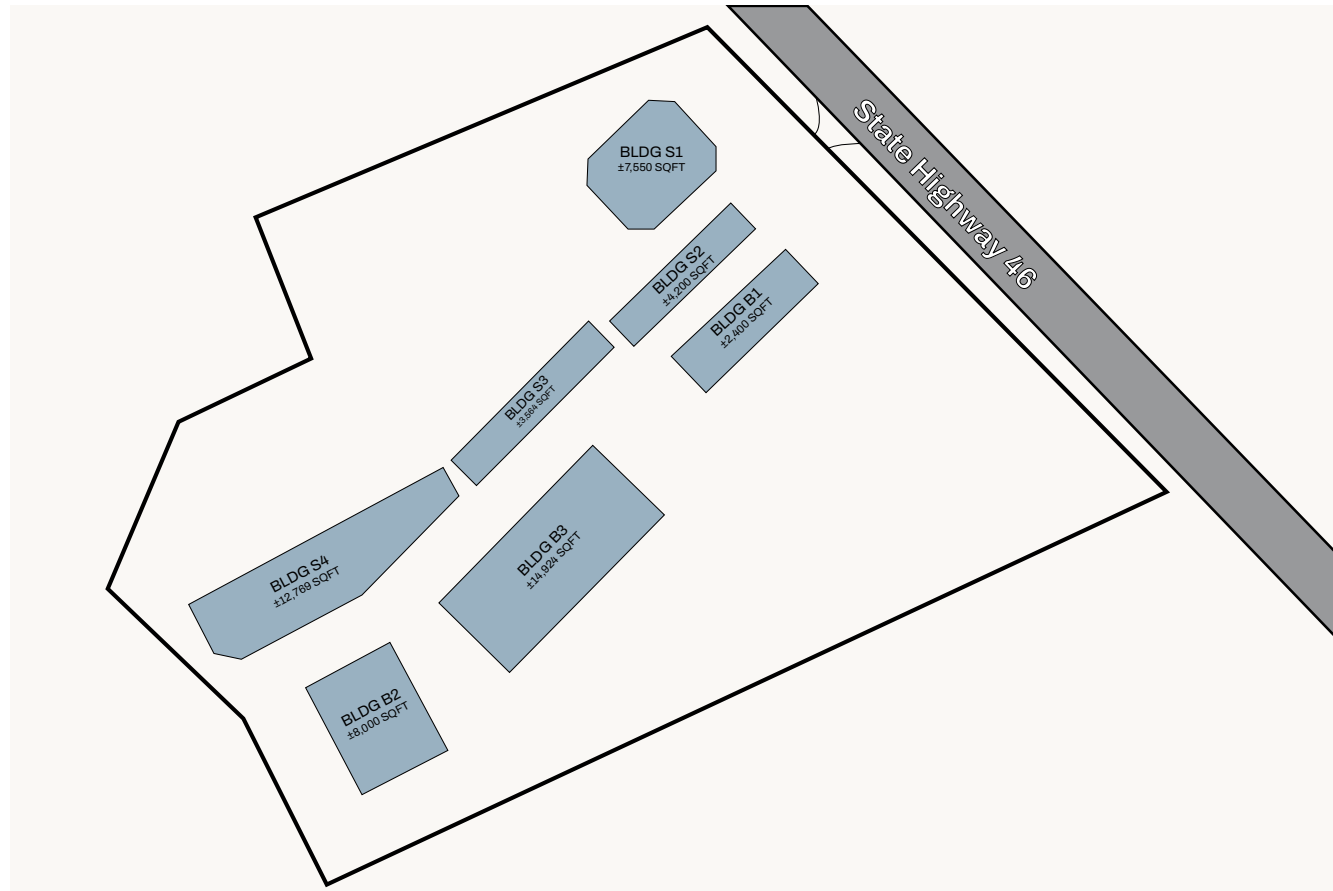
- 7 Buildings - Up to $\pm 56,227$ SF
- 20' Clear heights
- Steel-frame construction
- Customizable suite sizes and layouts
- Delivery date of Q3 2026

LOADING AND ACCESS

- Grade-level and dock-high doors
- Custom truck courts and trailer parking

ELECTRICAL

- 600A, 800A, 1,000A planned service
- 3-Phase available



Luis Garza, CCIM

Vice President
(210) 253-2947
luis.garza@transwestern.com

Guy Liljenwall

Associate
(210) 202.2677
guy.liljenwall@transwestern.com

Site Plan

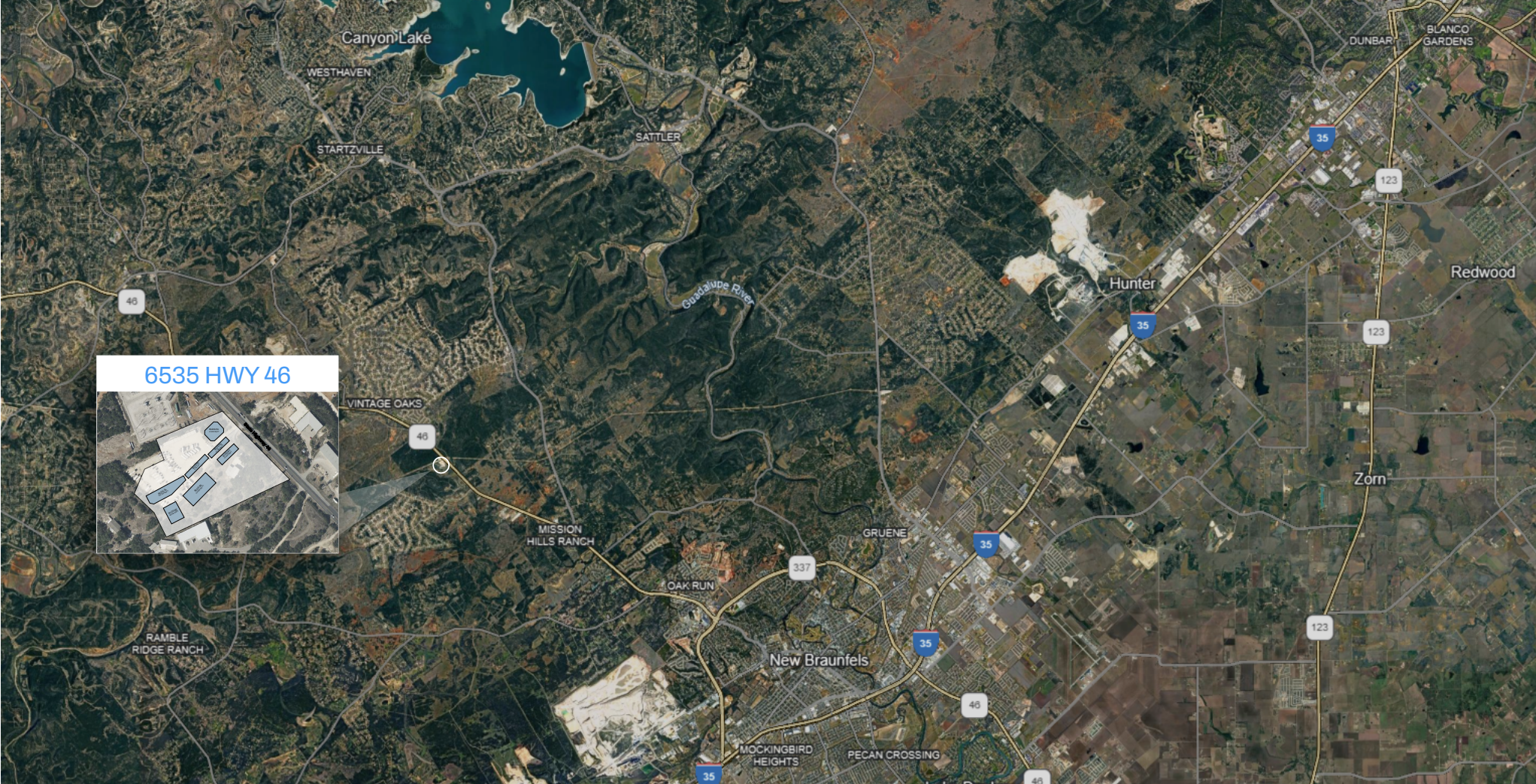


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Location Map



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Demographics and Survey

	2 Mile	5 Mile	10 Mile
2024 Total Population	3,342	16,032	146,581
2024 Households	1,239	5,827	56,608
2024 Avg Income	\$168,259	\$177,494	\$127,205



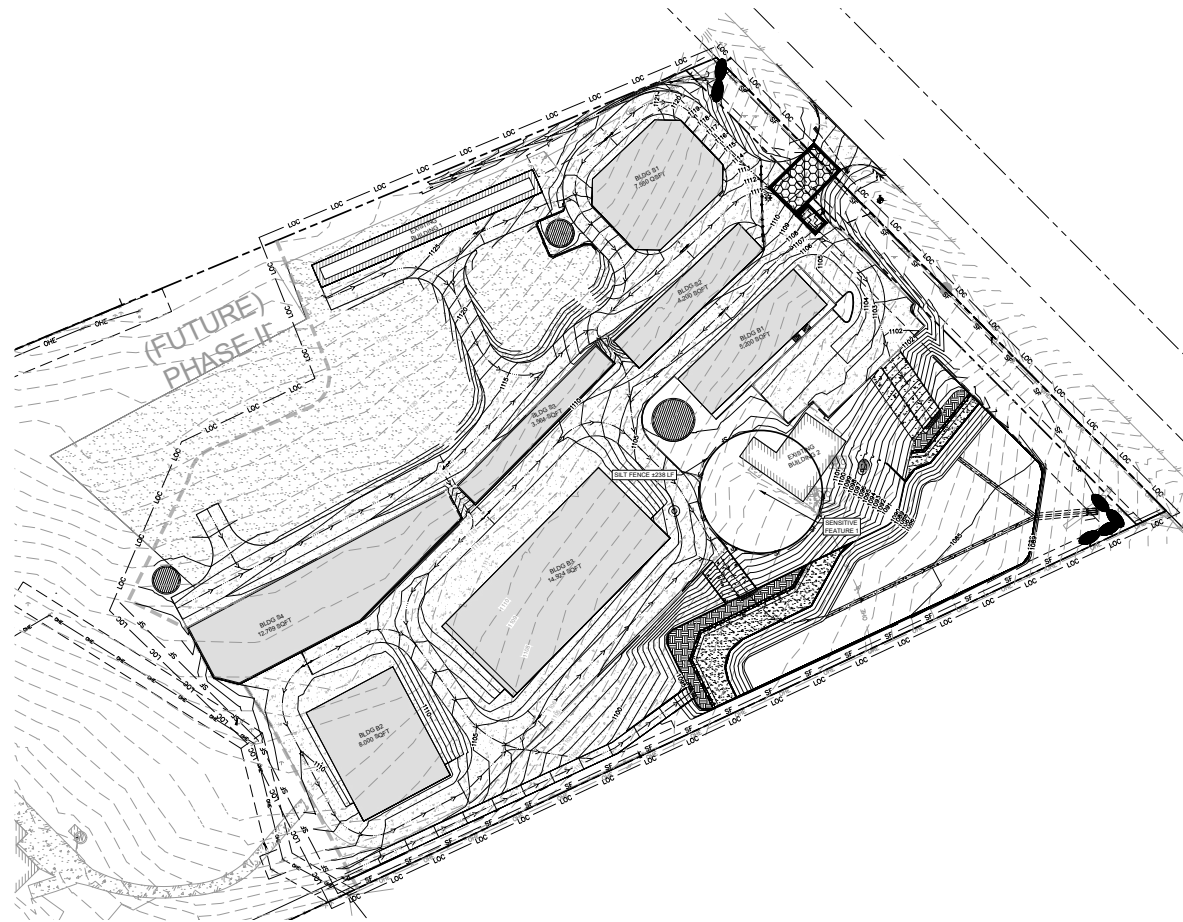
Convenient location between San Antonio and Austin



Efficient regional access vis I-35



1,368,541 total regional workforce



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Get in Touch

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