



15.34 +/- ACRE LOT | \$2,171,978

PRIME INDUSTRIAL DEVELOPMENT OPPORTUNITY

- **Properties Included:** 1239 Barbarosa and the adjacent property at 1255 Saur Ln
- **Road Frontage:** 298 feet
- **Prime Location:** Situated near Creekside, Hwy 46, and just minutes from the New Braunfels Airport
- **Access & Visibility:** Offers outstanding accessibility and high visibility
- **Development Potential:** Perfectly positioned for commercial, manufacturing, or industrial use
- **Market Position:** Located in one of South Central Texas's fastest-growing corridors
- **Zoned Light Industrial (M-1A)**



COLUM MALCOLMSON

Commercial Advisor

Cell: 512-644-9962

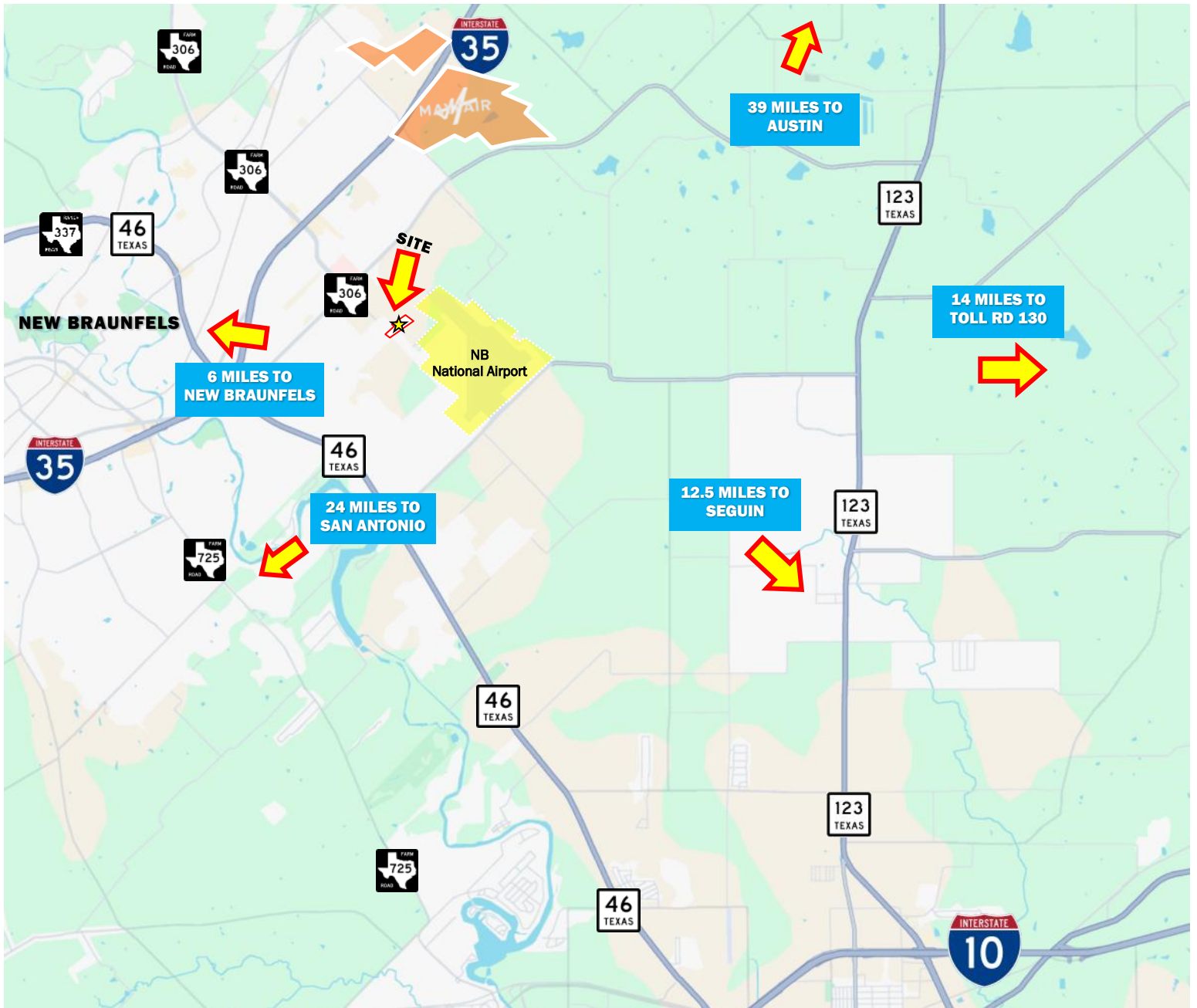
colum@themalcolmsgroup.com

**Prices and statuses subject to change without notice.*



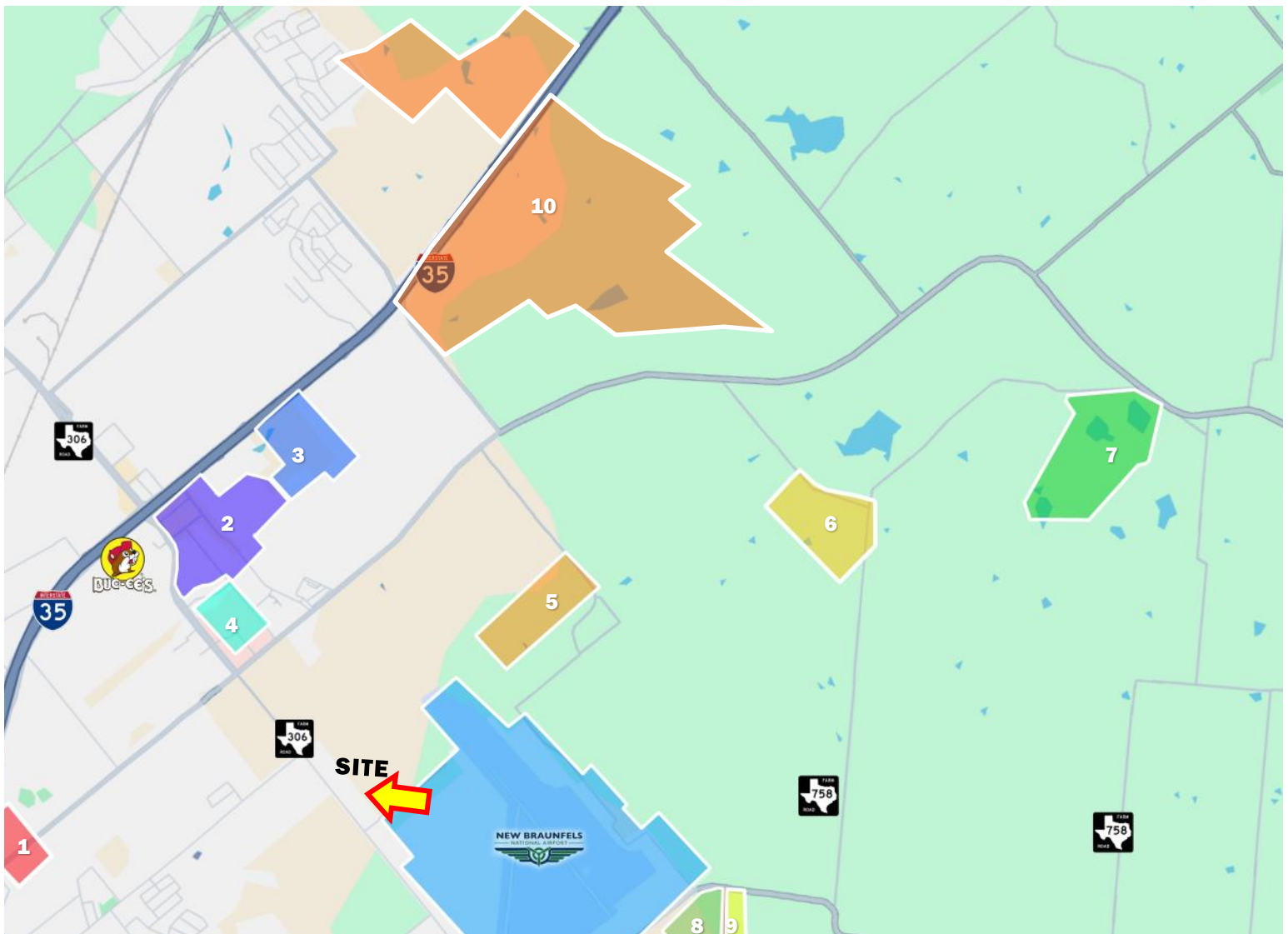


1239 BARBAROSA & 1255 SAUR LANE | NEW BRAUNFELS, TX 78130





IH 35 CORRIDOR BUSINESS AREA MAP

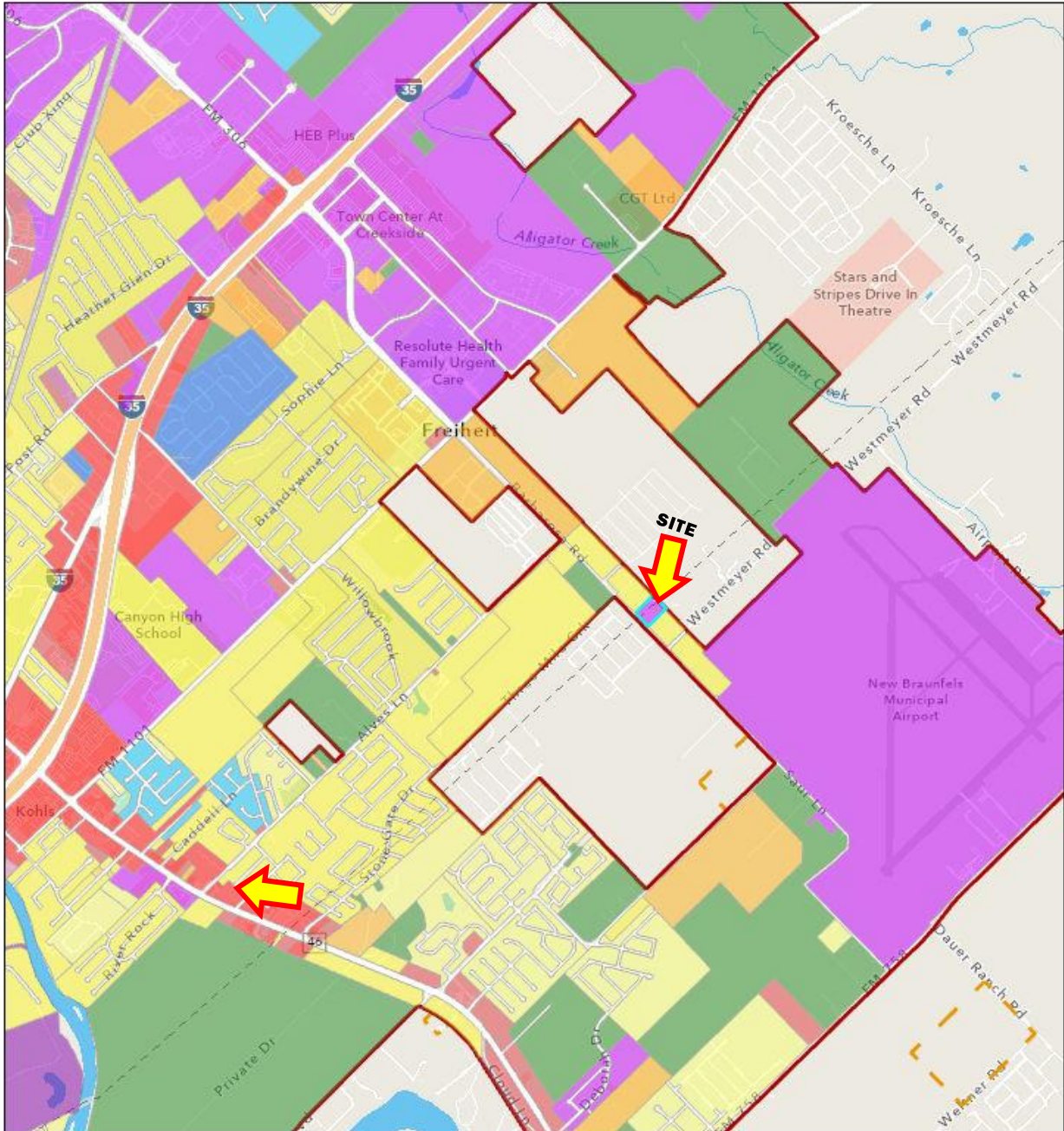


Businesses Legend

- | | |
|-------------------------------------|--|
| 1. Comal ISD | 6. Waste Management |
| 2. Town Center at Creekside | 7. TXI Cement Plant |
| 3. Walmart Distribution Center | 8. The Allen Farmhaus |
| 4. Resolute Health | 9. Tinker & Rasor |
| 5. Stars & Stripes Drive-In Theater | 10. Mayfair Subdivision (mixed use development site) |



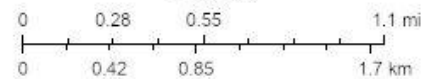
ArcGIS Web Map



4/21/2026, 5:12:20 PM

1:36,112

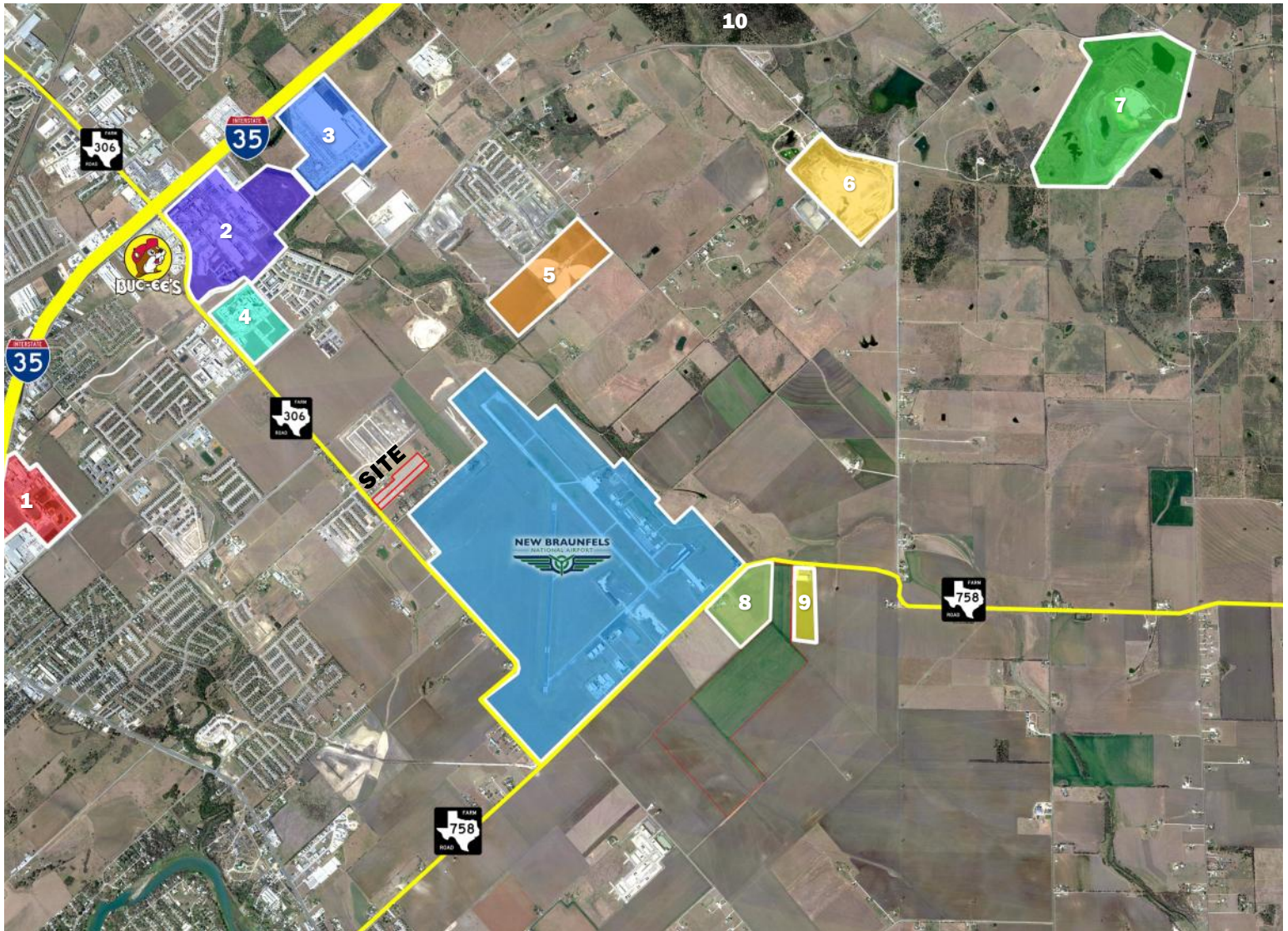
Zoning	C-1B	M-2	R-1A-8	SD
APD	C-3	MU-B	R-2	TH-A
B-1	C-4	PD	R-2A	ZH-A
B-1A	C-O	R-1	R-3	ETJ
B-1B	M-1	R-1A-4	R-3H	City Limits
C-1	M-1A	R-1A-6.6	R-3L	City Limits
C-1A				



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community



1239 BARBAROSA & 1255 SAUR LANE | NEW BRAUNFELS, TX 78130

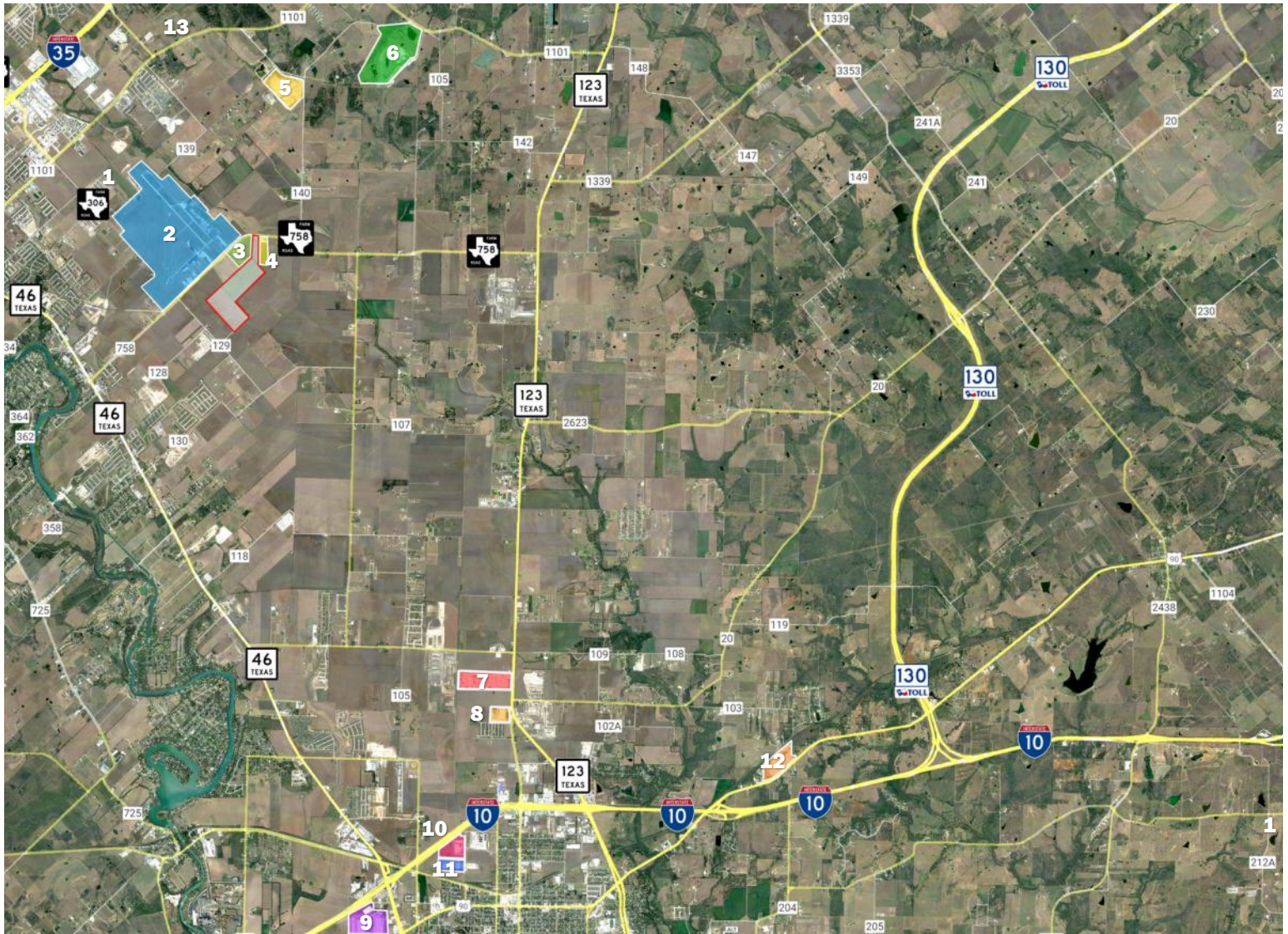


Businesses Legend

- | | |
|-------------------------------------|-----------------------|
| 1. Comal ISD | 6. Waste Management |
| 2. Town Center at Creekside | 7. TXI Cement Plant |
| 3. Walmart Distribution Center | 8. The Allen Farmhaus |
| 4. Resolute Health | 9. Tinker & Rasor |
| 5. Stars & Stripes Drive-In Theater | 10. Mayfair |



1239 BARBAROSA & 1255 SAUR LANE | NEW BRAUNFELS, TX 78130

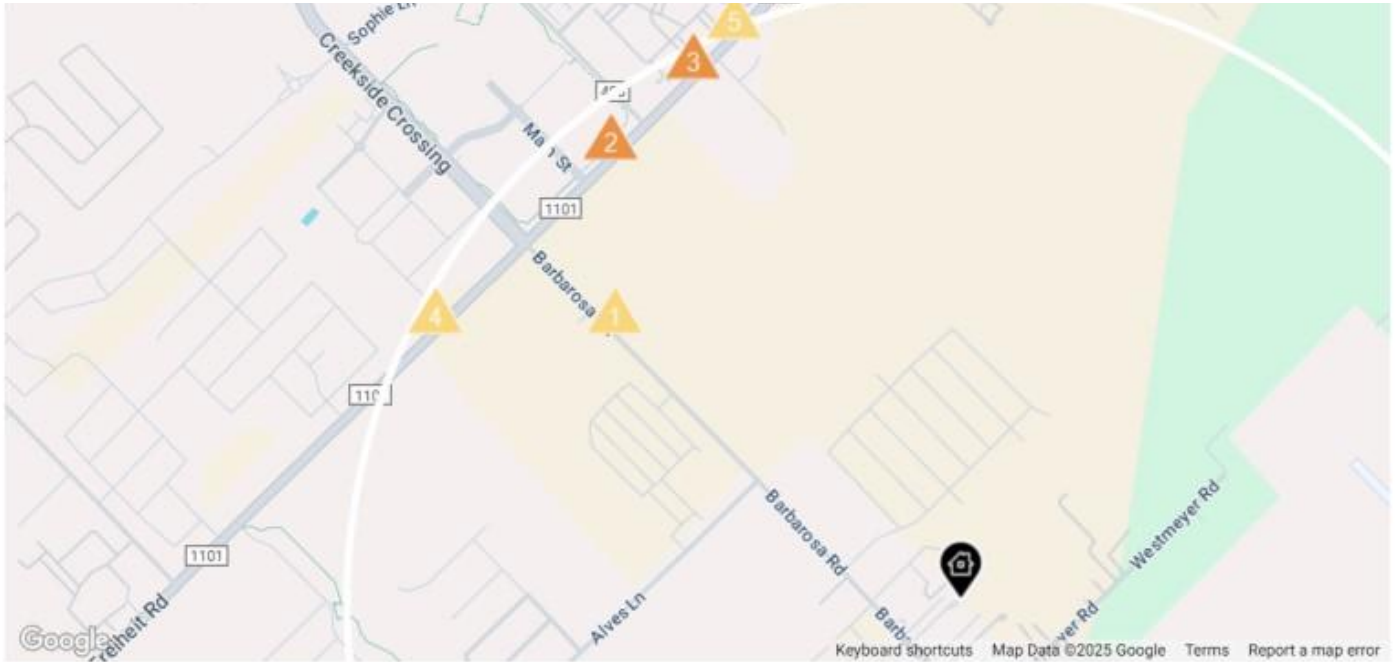


Businesses Legend

- | | |
|-----------------------------------|------------------------------------|
| 1. Subject Property | 8. Continental |
| 2. New Braunfels National Airport | 9. Caterpillar |
| 3. The Allen Farmhaus | 10. Teijin Automotive Technologies |
| 4. Tinker & Razor | 11. Niagara Bottling |
| 5. Waste Management | 12. AmeriTex Pipe & Products |
| 6. TXI Cement Plant | 13. Mayfiar |
| 7. Helmerich & Payne | |



1239 BARBAROSA & 1255 SAUR LANE | NEW BRAUNFELS, TX 78130



Daily Traffic Counts:
▲ Up 6,000 / day
▲ 6,001 – 15,000
▲ 15,001 – 30,000
▲ 30,001 – 50,000
▲ 50,001 – 100,000
▲ Over 100,000 / day

1,570

2024 Est. daily traffic counts

Street: **Barbarosa Rd**
 Cross: **FM 1101**
 Cross Dir: **NW**
 Dist: -

Historical counts

Year	Count	Type
2010	1,570	ADT
2000	670	ADT

6,741

2024 Est. daily traffic counts

Street: **FM 1101**
 Cross: **FM 483**
 Cross Dir: **NE**
 Dist: -

Historical counts

Year	Count	Type
2022	8,926	AADT
2021	9,539	AADT
2020	5,950	AADT
2019	7,348	AADT
2018	4,027	AADT

6,823

2024 Est. daily traffic counts

Street: **FM 1101**
 Cross: **FM 483**
 Cross Dir: **SW**
 Dist: -

Historical counts

Year	Count	Type
2022	7,299	AADT
2021	7,837	AADT
2020	5,095	AADT
2019	6,328	AADT

4,804

2024 Est. daily traffic counts

Street: **FM 1101**
 Cross: **Barbarosa Rd**
 Cross Dir: **NE**
 Dist: -

Historical counts

Year	Count	Type
2022	10,339	AADT
2021	9,999	AADT
2020	4,788	AADT
2013	2,570	AADT

1,833

2024 Est. daily traffic counts

Street: **FM 1101**
 Cross: **FM 483**
 Cross Dir: **SW**
 Dist: -

Historical counts

Year	Count	Type
2013	2,062	AADT
2011	1,900	AADT
2010	1,550	AADT
2008	1,750	AADT
2005	1,700	AADT

NOTE: Daily Traffic Counts are a mixture of actual and Estimates (*)



1239 BARBAROSA & 1255 SAUR LANE | NEW BRAUNFELS, TX 78130

	0 - 1 mile	1 - 3 mile	3 - 5 mile
Population			
2010 Population	6	3,287	19,611
2020 Population	19	8,250	30,846
2022 Population	20	9,129	34,569
2027 Population	24	10,077	37,478
2010-2020 Annual Rate	12.22%	9.64%	4.63%
2020-2022 Annual Rate	2.31%	4.60%	5.19%
2022-2027 Annual Rate	3.71%	2.00%	1.63%
2022 Male Population	50.0%	49.1%	49.4%
2022 Female Population	50.0%	50.9%	50.6%
2022 Median Age	31.2	32.9	35.5

In the identified area, the current year population is 34,569. In 2020, the Census count in the area was 30,846. The rate of change since 2020 was 5.19% annually. The five-year projection for the population in the area is 37,478 representing a change of 1.63% annually from 2022 to 2027. Currently, the population is 49.4% male and 50.6% female.

Median Age

The median age in this area is 35.5, compared to U.S. median age of 38.9.

Race and Ethnicity

	0 - 1 mile	1 - 3 mile	3 - 5 mile
2022 White Alone	70.0%	67.1%	66.9%
2022 Black Alone	5.0%	3.5%	2.7%
2022 American Indian/Alaska Native Alone	0.0%	0.8%	0.8%
2022 Asian Alone	0.0%	1.5%	1.6%
2022 Pacific Islander Alone	0.0%	0.3%	0.2%
2022 Other Race	10.0%	8.4%	9.1%
2022 Two or More Races	15.0%	18.3%	18.7%
2022 Hispanic Origin (Any Race)	35.0%	35.0%	37.0%

Persons of Hispanic origin represent 37.0% of the population in the identified area compared to 19.0% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 73.7 in the identified area, compared to 71.6 for the U.S. as a whole.

Households

	0 - 1 mile	1 - 3 mile	3 - 5 mile
2022 Wealth Index	74	74	80
2010 Households	3	1,090	6,972
2020 Households	11	3,035	11,649
2022 Households	12	3,398	13,174
2027 Households	14	3,744	14,421
2010-2020 Annual Rate	13.87%	10.78%	5.27%
2020-2022 Annual Rate	3.94%	5.15%	5.62%
2022-2027 Annual Rate	3.13%	1.96%	1.83%
2022 Average Household Size	1.67	2.66	2.59

The household count in this area has changed from 11,649 in 2020 to 13,174 in the current year, a change of 5.62% annually. The five-year projection of households is 14,421, a change of 1.83% annually from the current year total. Average household size is currently 2.59, compared to 2.62 in the year 2020. The number of families in the current year is 9,054 in the specified area.

Data Note: Income is expressed in current dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021. Esri converted Census 2000 data into 2010 geography.



1239 BARBAROSA & 1255 SAUR LANE | NEW BRAUNFELS, TX 78130

	0 - 1 mile	1 - 3 mile	3 - 5 mile
Mortgage Income			
2022 Percent of Income for Mortgage	0.0%	15.2%	16.8%
Median Household Income			
2022 Median Household Income	\$85,164	\$81,050	\$75,101
2027 Median Household Income	\$89,640	\$89,178	\$81,441
2022-2027 Annual Rate	1.03%	1.93%	1.63%
Average Household Income			
2022 Average Household Income	\$99,660	\$98,676	\$95,687
2027 Average Household Income	\$110,126	\$110,674	\$107,914
2022-2027 Annual Rate	2.02%	2.32%	2.43%
Per Capita Income			
2022 Per Capita Income	\$34,635	\$34,593	\$36,606
2027 Per Capita Income	\$37,208	\$38,800	\$41,683
2022-2027 Annual Rate	1.44%	2.32%	2.63%
Households by Income			

Current median household income is \$75,101 in the area, compared to \$72,414 for all U.S. households. Median household income is projected to be \$81,441 in five years, compared to \$84,445 for all U.S. households

Current average household income is \$95,687 in this area, compared to \$105,029 for all U.S. households. Average household income is projected to be \$107,914 in five years, compared to \$122,155 for all U.S. households

Current per capita income is \$36,606 in the area, compared to the U.S. per capita income of \$40,363. The per capita income is projected to be \$41,683 in five years, compared to \$47,064 for all U.S. households

Housing			
2022 Housing Affordability Index	0	143	129
2010 Total Housing Units	3	1,199	7,632
2010 Owner Occupied Housing Units	3	907	4,584
2010 Renter Occupied Housing Units	1	182	2,388
2010 Vacant Housing Units	0	109	660
2020 Total Housing Units	11	3,246	12,709
2020 Vacant Housing Units	0	211	1,060
2022 Total Housing Units	12	3,642	14,642
2022 Owner Occupied Housing Units	10	2,486	7,790
2022 Renter Occupied Housing Units	2	912	5,384
2022 Vacant Housing Units	0	244	1,468
2027 Total Housing Units	14	4,040	16,077
2027 Owner Occupied Housing Units	11	2,738	8,595
2027 Renter Occupied Housing Units	3	1,006	5,826
2027 Vacant Housing Units	0	296	1,656

Currently, 53.2% of the 14,642 housing units in the area are owner occupied; 36.8%, renter occupied; and 10.0% are vacant. Currently, in the U.S., 58.2% of the housing units in the area are owner occupied; 31.8% are renter occupied; and 10.0% are vacant. In 2020, there were 12,709 housing units in the area and 8.3% vacant housing units. The annual rate of change in housing units since 2020 is 6.49%. Median home value in the area is \$239,351, compared to a median home value of \$283,272 for the U.S. In five years, median value is projected to change by 5.61% annually to \$314,438.

Data Note: Income is expressed in current dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021. Esri converted Census 2000 data into 2010 geography.