

**UNDER
CONSTRUCTION**

Ironhorn Industrial Park Building II

687 Holcan Drive, New Braunfels, TX 78130



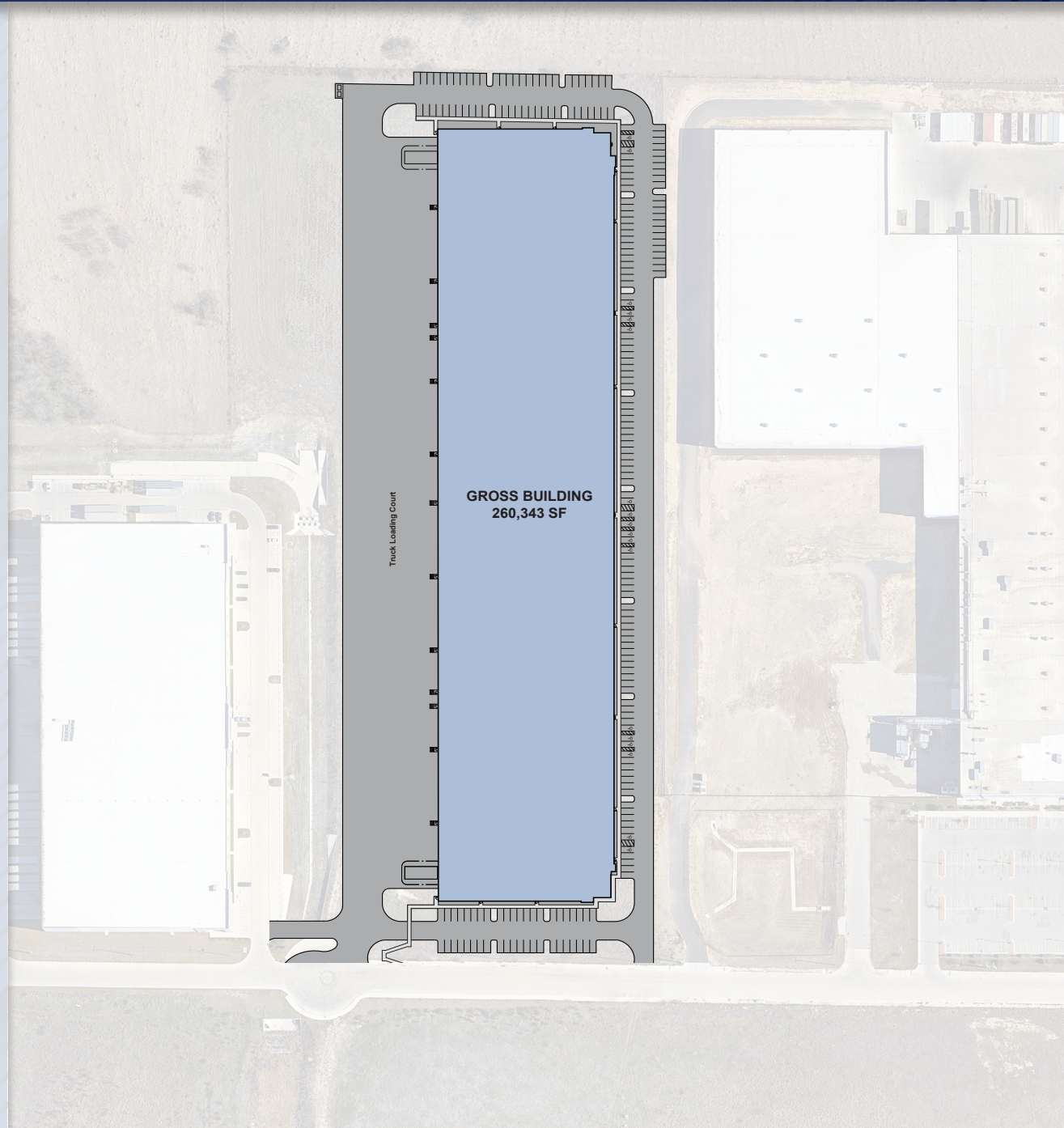
±260,343 SF AVAILABLE
EXPECTED DELIVERY DATE Q2 2027



NEW CONSTRUCTION 260,343 RSF REAR LOAD BUILDING

PROPERTY OVERVIEW

Building Size (SF)	260,343
Site Size (AC)	16.48
Building Dimensions	243' 10" X 1092'
Office (SF)	To Suit
Loading Configuration	Rear
Column Spacing	52' X 52'
Floor Slab	6" Slab
Clear Height	32'6"
Dock High Doors	67
Dock Levelers	To Suit
Drive-in Ramps	2
Auto Parking	218 spaces (.84/1,000)
Truck Court Depth	129.5'
Fire Protection	ESFR
Roof	TPO
Lighting	To Suit
Power	480v 3-phase 2000 AMP
Telecom	To Suit
Zoning	APD/MU-B, Industrial
Utilities	New Braunfels Utilities



ACCESS INGRESS/EGRESS



Ingress - - - - -
Egress - - - - -



AREA SUMMARY

Ironhorn Industrial Park is strategically located along the IH-35 corridor in New Braunfels, TX. It is a new construction, 260,343 RSF rear load building with easy access to IH-35 allowing the facility to serve both the San Antonio and Austin regions.

LOCATION

New Braunfels offers a growing community with a thriving economy located on the IH-35 corridor. There is a highly educated and rapidly growing workforce with unmatched quality of life.

IMPORTANT AREA INDUSTRIES

TESLA GIGAFACTORY	52 miles
CATERPILLAR	14 miles
AISIN	23 miles
JCB	47 miles
TOYOTA	52 miles
INTERNATIONAL (NAVISTAR)	47 miles

71%

population growth
experienced by New
Braunfels since 2015

\$368K

New Braunfels median
home value, below the area
average of \$435,319

\$54.5

million in New Braunfels
Economic Development Corp.
funding approved since 2023

31.8%

increase in labor force
since 2020

34.2%

increase in employment
since 2020

Average of

906

new jobs per year since 2015

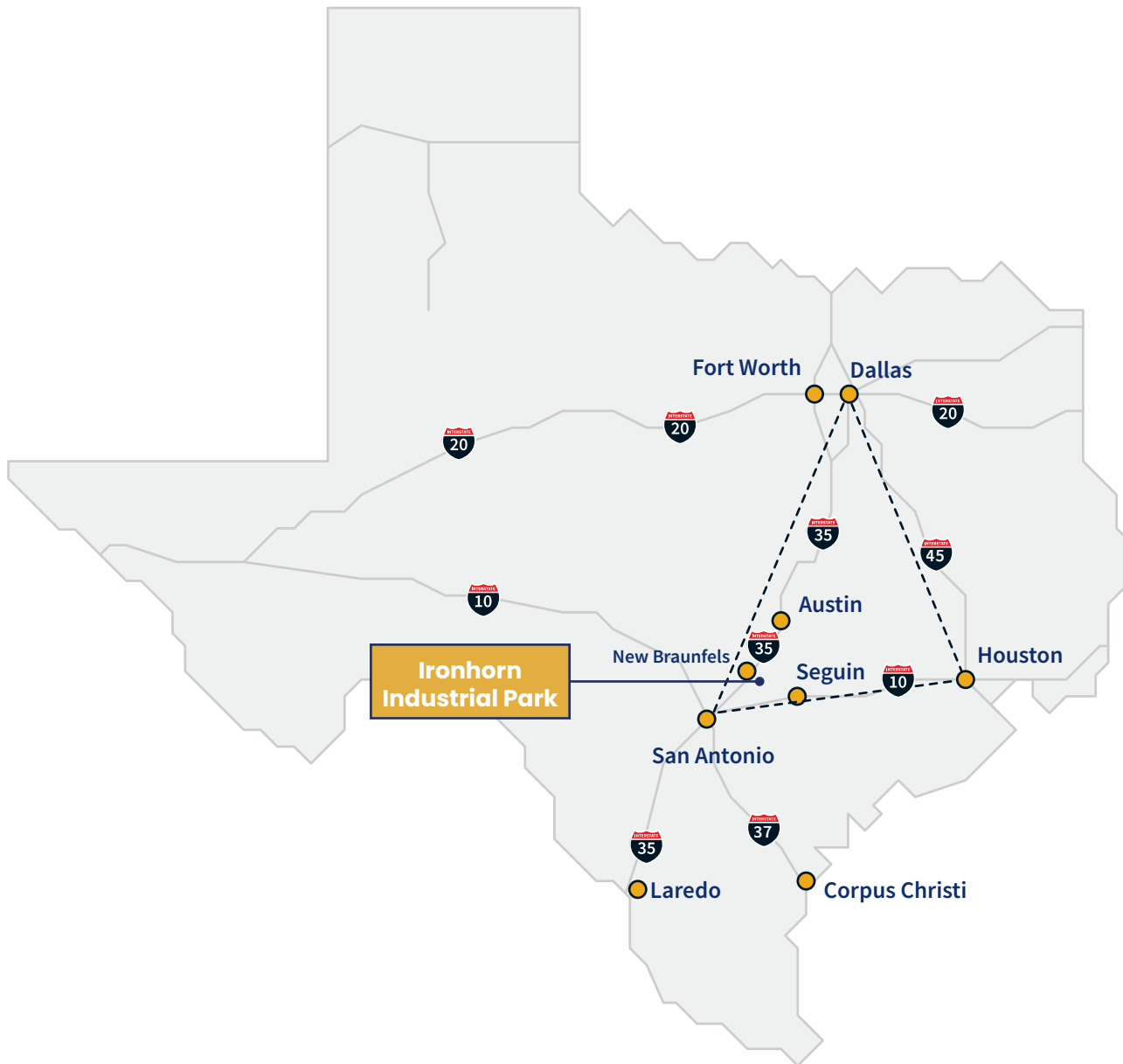


ALAMO
COLLEGES
DISTRICT

Northeast Lakeview College

Local workforce training

TEXAS TRIANGLE



TRAVEL DISTANCES

SEGUIN	15 miles
SAN ANTONIO	30 miles
AUSTIN	50 miles
CORPUS CHRISTI	145 miles
LAREDO	155 miles
HOUSTON	165 miles
DALLAS	265 miles

- Ironhorn Industrial Park is positioned to serve the central Texas region and all of the large Texas metros with a location in the heart of the Texas Triangle.
- The population of the Texas Triangle is currently over 20 million and generates over 75% of the state's economic activity.
- Ironhorn Industrial Park is situated to leverage the extensive highway and port infrastructure in Texas and take advantage of being located in one of the fastest growing mega-regions in the country.



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