UNDER CONSTRUCTION

Ironhorn Industrial Park Building II

687 Holcan Drive, New Braunfels, TX 78130



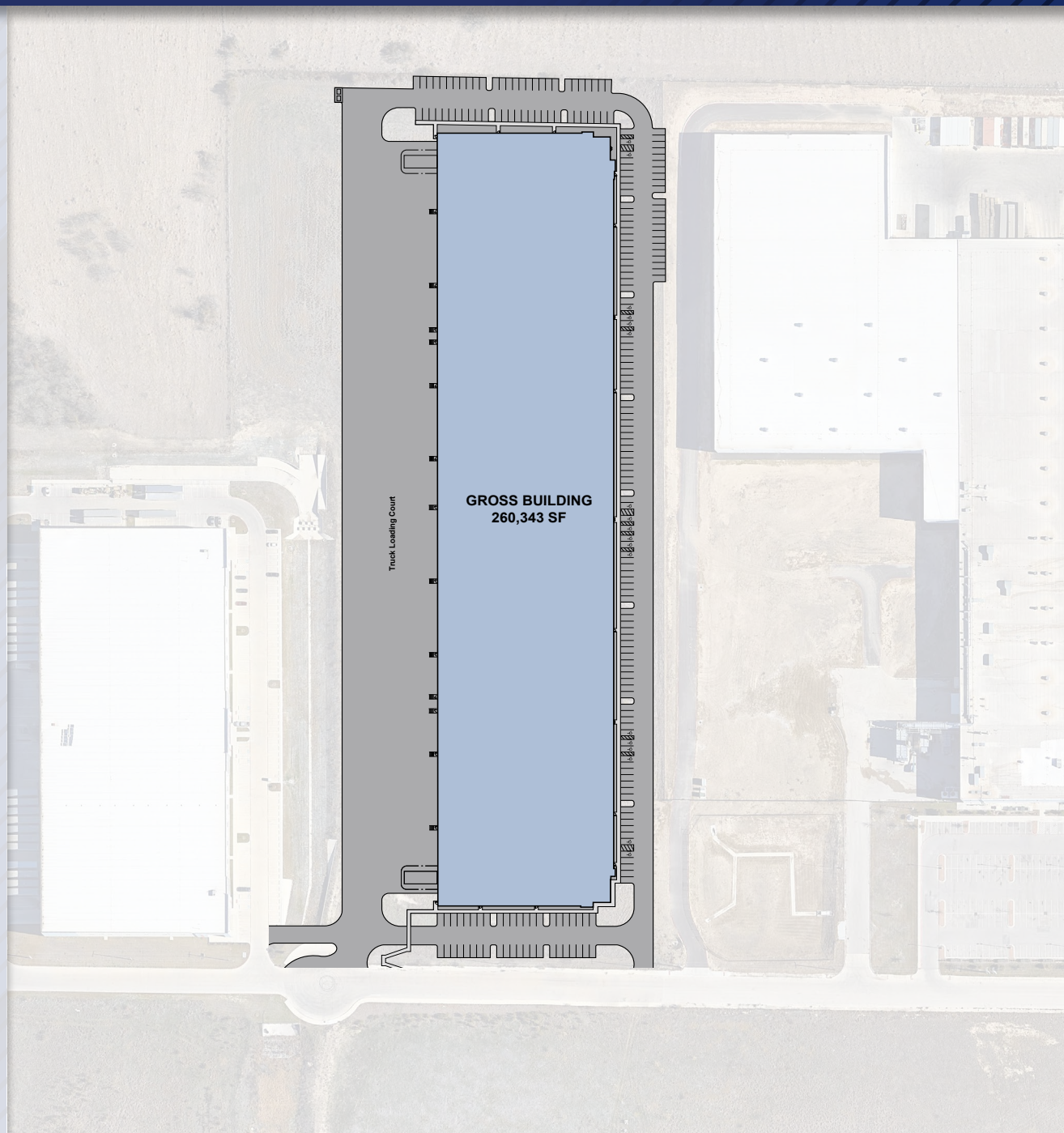
±260,343 SF AVAILABLE

EXPECTED DELIVERY LATE Q1 2027

JLL | GOLDENROD COMPANIES

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



AREA TENANTS



ACCESS 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

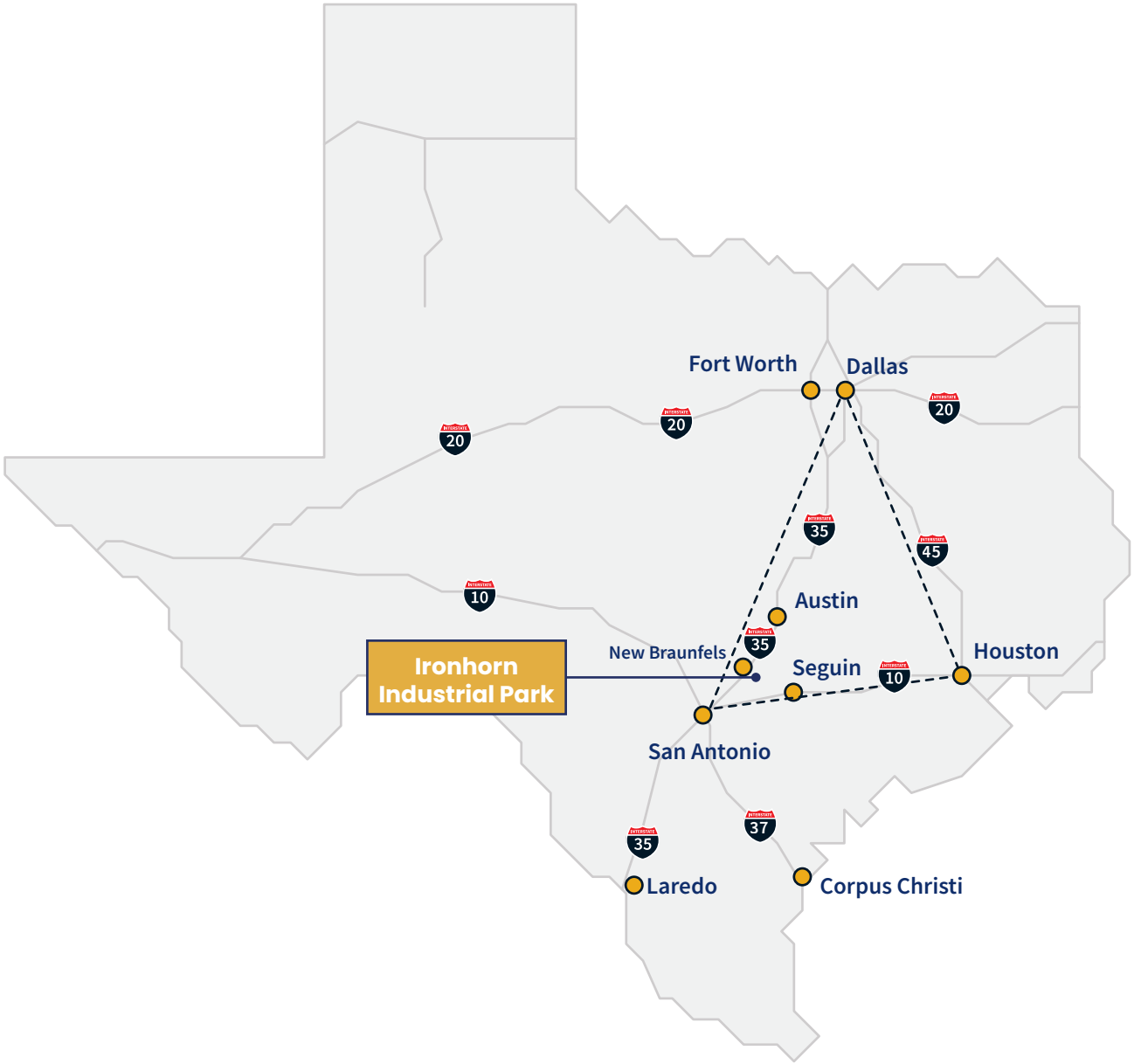
Average of
906
new jobs per year since 2015

TSTC Texas State Technical College

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.



JLL | GOLDENROD COMPANIES

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2-10-2025

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.

EQUAL HOUSING OPPORTUNITY

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.

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 or subagent 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:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - 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.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

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.

Jones Lang LaSalle Brokerage, Inc.	591725	renda.hampton@jll.com	214-438-6100
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	
Daniel Glyn Bellow	183794	dan.bellow@jll.com	713-888-4001
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.		Phone
Alcide Longoria	524315	alcide.longoria@jll.com	210-293-6868
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ _____ Date _____

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