

\$4,725 - 5277 Fm 1044 201, New Braunfels

MLS® #1913124

\$4,725

Bedroom, Bathroom, 4,500 sqft
Commercial on 0.00 Acres

N/A, New Braunfels, TX

Building 2 is 60'x150' in size with 16' eve height and 14' bay door openings. Building interior will come with 15x15 approximate office with bathroom and 2,775 SQ FT warehouse space. 7,000 SQ FT yard space is included in the lease. Ideal for office, retail, construction, storage, & other non-volatile trades. Virtually staged photos are for representation purposes only. Floor plan configuration is negotiable. Signage and fire suppressor is at tenant expense. Triple net (NNN) w/CAM is \$0.20/SF/Month and is adjusted annually. This includes electric (single-phase), water, trash, landscape, disposal, property management, and septic.

Built in 2023

Essential Information

MLS® #	1913124
Price	\$4,725
Square Footage	4,500
Acres	0.00
Year Built	2023
Type	Commercial
Sub-Type	OfcWrhs/IndPrk/Manfc/Dist
Status	Active

Community Information

Address	5277 Fm 1044 201
Area	2707



Subdivision	N/A
City	New Braunfels
County	Guadalupe
State	TX
Zip Code	78130

Amenities

Utilities	Electricity, Water
Parking Spaces	15

Interior

# of Stories	1.0
Stories	1

Exterior

Roof	Metal
Construction	Steel Frame, Metal Structure
Foundation	Slab

School Information

District	Marion
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Additional Information

Date Listed	October 6th, 2025
Days on Market	21
Zoning	NONE

Listing Details

Listing Agent	D. Lee Edwards
Listing Office	D Lee Edwards Realty, Inc

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