

SMALL NEW BRAUNFELS IH 35 FRONTAGE TRACT FOR SALE



- Location - N Westerly side of IH 35 between Solms Rd and Engel Rd
- Address - 5470 S IH 35, New Braunfels, Tx 78130
- Size - \pm 6.88 acres
- Zoning - Front portion (\pm 50' of depth) of tract is zoned M-1 city of New Braunfels while the rest of tract is outside city limits in New Braunfels' extra territorial jurisdiction
- Topography - Site has a drainage feature crossing its middle area; Site is not shown to be in 100 yr flood plane on Comal County Appraisal District website
- Utilities - Municipal wastewater line in nearby Rusch Ln however, suitability of utilities would need to be determined by buyer
- Comments - Site looks to be in the path of development and appreciating values; Strategic San Antonio/New Braunfels IH 35 corridor location; Loop 337, major New Braunfels traffic artery in close proximity to site; Good visibility from both directions of IH 35
- List Price - \$1,400,000

For further information, please contact:

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