

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 | - | ± 6.88 acres - divisible |
| Zoning | - | Front portion (± 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 | - | Please contact broker for pricing |

For further information, please contact:

Robert N Hamilton

[Commercial Propertyco Inc](#)

210-861-1231

hamilton@commercialpropertyco.com

1110 Arroya Vista, San Antonio, Tx 78213

