

NEW BRAUNFELS IH 35 PLATTED LOT FOR SALE



- Location - N Westerly side of IH 35 between Solms Rd and Engel Rd
- Address - [5424 S IH 35, New Braunfels, Tx 78130](#) (click on address for map)
- Size - +/- 2.18 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 is not shown to be in 100 yr flood plane on Comal County Appraisal District website; drainage feature is present on site
- Utilities - Easement access to municipal wastewater line located in Rusch Ln; Suitability of utilities to be determined by Buyer
- Comments - Site looks to be in the path of development and appreciating values; Major New Braunfels traffic artery – Loop 337 - in close proximity to site; Good visibility from both directions of IH 35

Sale Price - \$695,000

For Further Information, please contact broker:

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