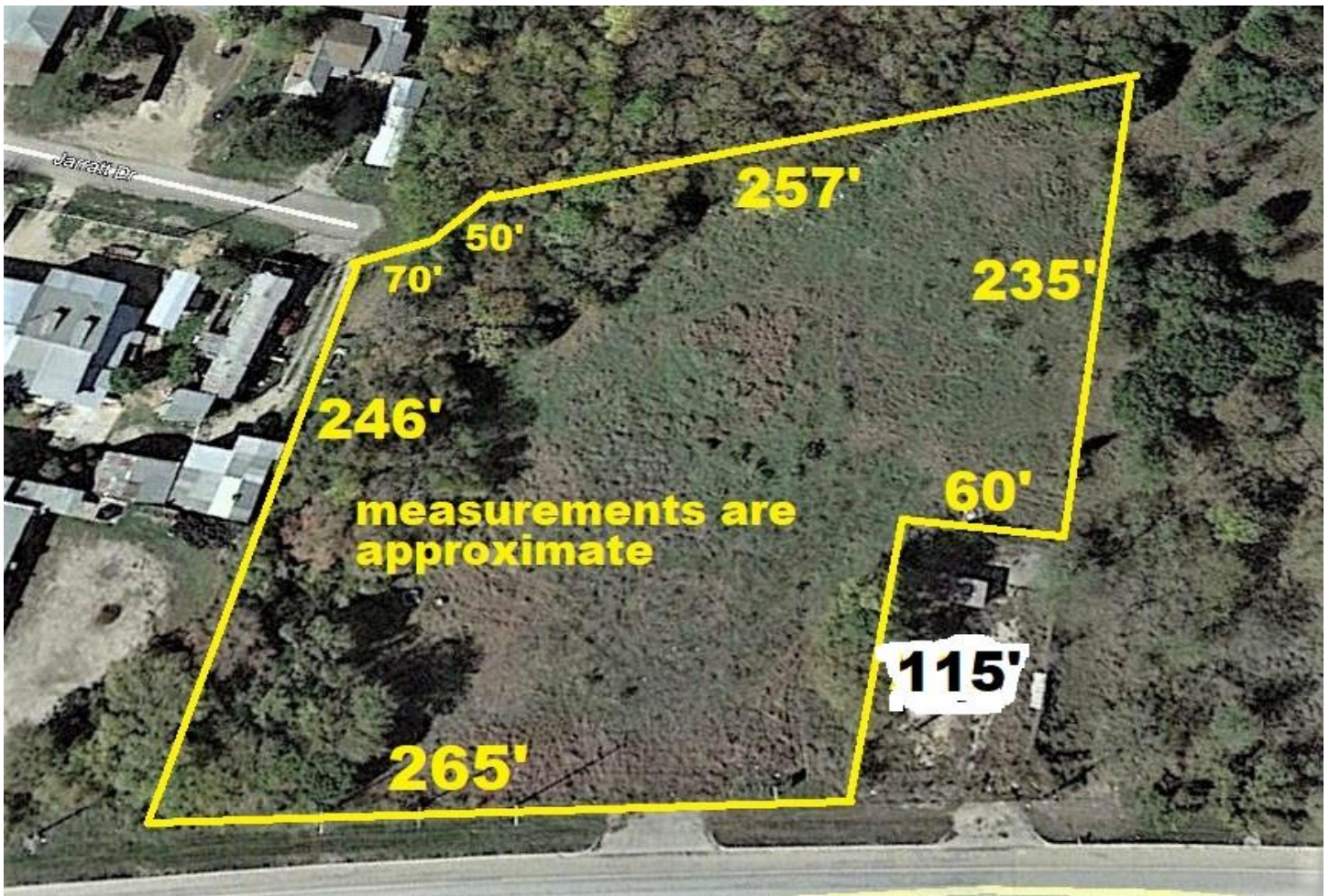


NEW BRAUNFELS IH 35 PLATTED LOT FOR SALE



- | | | |
|------------|---|--|
| 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 - Please contact broker

For Further Information, please contact broker:

Robert N Hamilton, Pres

Commercial Propertyco Inc

210-861-1231

hamilton@commercialpropertyco.com

