

# \$890,000 - 000 S Ih 35, New Braunfels

MLS® #434739

## \$890,000

0 Bedroom, 0.00 Bathroom,  
Commercial Sale on 3.00 Acres

Comal Co Joint Venture 2, New Braunfels, Texas

3 acres of cleared, level land ready for development on bustling I-35. Front portion is zoned M-1A, and back is APD.

Utilities are available at site - 3 phase power onsite, water and 8 - 12 inch sewer main located on Northwest corner of property at frontage rd. Traffic counts above 124k/day. Site is ideal for light industrial / auto retail / service industry businesses needing easy access to I-35 and surrounding cities. Phase 1 ESA available by request - done in 2017.

## Essential Information

MLS® #	434739
Price	\$890,000
Bathrooms	0.00
Acres	3.00
Type	Commercial Sale
Sub-Type	Commercial
Status	Pending

## Community Information

Address	000 S Ih 35
Subdivision	Comal Co Joint Venture 2
City	New Braunfels
County	Comal
State	Texas
Zip Code	78132

## Amenities



Amenities	None
Utilities	Electricity Available, Phone Available, Water Available
Features	Curbs, None
Parking	None
View	None

### **Interior**

Heating	None
Cooling	None
Stories	None

### **Exterior**

Foundation	None
------------	------

### **School Information**

District	Comal ISD
----------	-----------

### **Additional Information**

Date Listed	March 23rd, 2021
Days on Market	52
Zoning	M-1A
HOA Fees	0.00

### **Listing Details**

Listing Office	Sperry Commercial Global Affil
----------------	--------------------------------

The information being provided by the Central Texas MLS is exclusively for consumers' personal, non-commercial use, and it may not be used for any purpose other than to identify prospective properties consumers may be interested in purchasing. The data is deemed reliable but is not guaranteed accurate by the MLS.