

\$1,671,477 - Lot 1h-35, New Braunfels

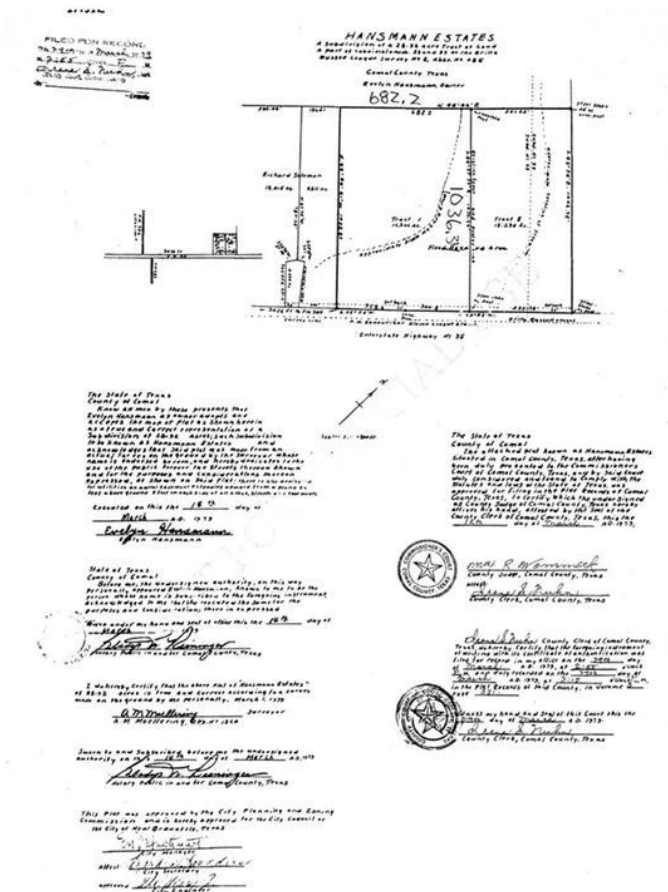
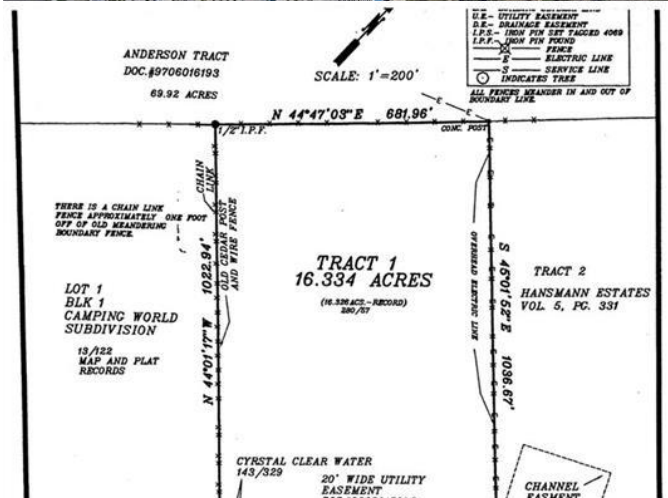
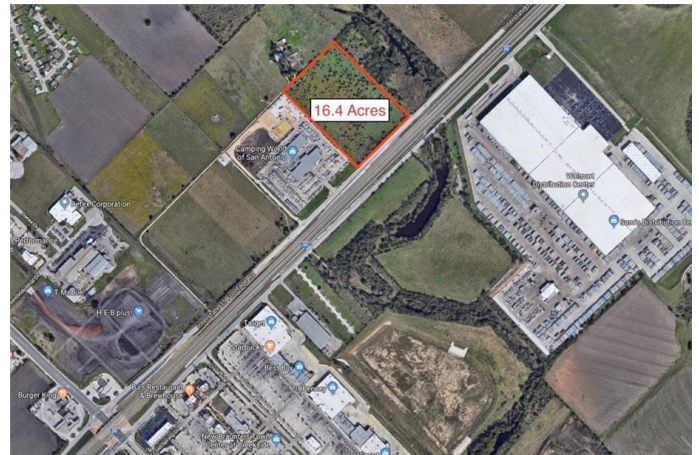
MLS® #448981

\$1,671,477

0 Bedroom, 0.00 Bathroom,
Land on 16.40 Acres

Hansmann Estates, New Braunfels, Texas

This 16.4 acre tract is on I-35 and neighbors Camping World, the nations largest RV retailer with 115+ stores selling RVs, RV appliances & accessories, and offering RV related services. Just North of the WORLD'S largest convenience store, a Buc-ee's that occupies 68,000 sq-ft and has 120 gas pumps. Across from a 1.3 million sq-ft Walmart Distribution center (employing around 700) which recently expanded to support Walmart's planned growth of 16 more stores for South Texas. Right up I-35 from HEB's 3rd store in New Braunfels, an HEB Plus that's a welcome addition to New Braunfels' growing city. Near the Titan Industrial Park offering over 1 million sq-ft of industrial space of which 2400,000 sq-ft will be occupied by Canada-based CGT, a manufacturing company creating 275 jobs. Near the new 366,000 sq-ft Resolute Hospital witch opened in June 2014 creating 500 jobs. This lot could be a great investment opportunity as New Braunfels continues to grow North. The land is currently in an agriculture tax excemption so holding the property as an investment would be far easier than paying regular taxes on it. This property is partially located in the 100 year floodplain. An engineering report identified 2.0 acres that are completely out of the floodplain, 7 acres which could be reclaimed from the floodplain and built on and 7.3 acres that would remain in the floodplain for parking but not building.



Essential Information

MLS® #	448981
Price	\$1,671,477
Bathrooms	0.00
Acres	16.40
Type	Land
Sub-Type	Unimproved Land
Status	Active

Community Information

Address	Lot lh-35
Subdivision	Hansmann Estates
City	New Braunfels
County	Comal
State	Texas
Zip Code	78130

Amenities

Utilities	Cable Available, Electricity Available, Natural Gas Available, High Speed Internet Available, Water Available
Features	None
View	None

School Information

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

Additional Information

Date Listed	August 16th, 2021
Days on Market	1
HOA Fees	0.00

Listing Details

Listing Office	BHHS Don Johnson REALTORS - NB
----------------	--------------------------------

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.