

# \$1,275,000 - 608 S Interstate 35, New Braunfels

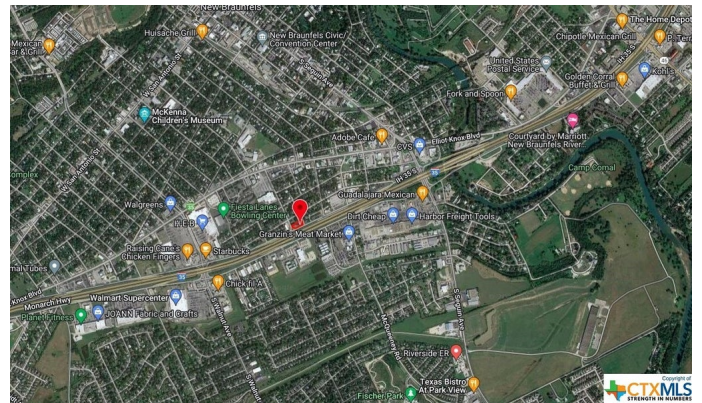
MLS® #470132

**\$1,275,000**

0 Bedroom, 0.00 Bathroom, 840 sqft  
Commercial Sale on 0.41 Acres

Unicorn Heights, New Braunfels, Texas

An amazing location presents an awesome development opportunity with nearly 200 feet of INTERSTATE 35 Frontage in New Braunfels, Tx. TxDOT's Annual Average Daily Traffic (AADT) traffic count was 132,000 per day in 2020 and the property is currently zoned CO. This location is right between Seguin Ave and Walnut Ave on the Southbound side of the interstate. This property is less than half a mile from HEB, Walmart, and Lowe's, 1.7 miles from Schlitterbahn, and situated between downtown Austin(49 miles) and San Antonio(30 miles).



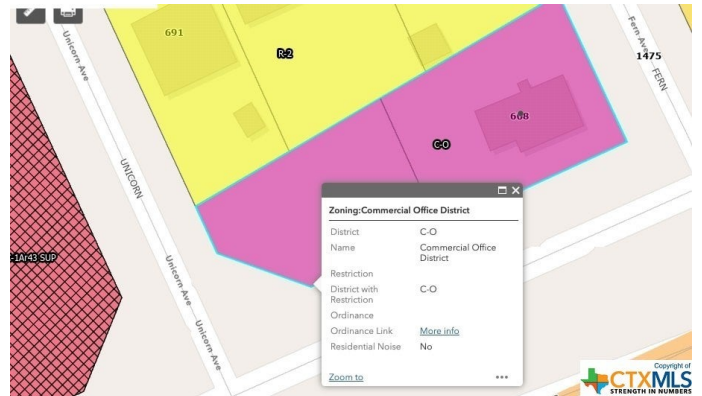
Built in 1965

## Essential Information

MLS® #	470132
Price	\$1,275,000
Bathrooms	0.00
Square Footage	840
Acres	0.41
Year Built	1965
Type	Commercial Sale
Sub-Type	Commercial
Status	Active

## Community Information

Address	608 S Interstate 35
Subdivision	Unicorn Heights
City	New Braunfels



County	Comal
State	Texas
Zip Code	78130

### **Amenities**

Amenities	None
Utilities	Electricity Available
Features	None
Parking	None
View	None

### **Interior**

Heating	Other, See Remarks
Stories	Other

### **Exterior**

Construction	Other, See Remarks
Foundation	Other, See Remarks

### **School Information**

District	New Braunfels ISD
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### **Additional Information**

Date Listed	April 27th, 2022
Zoning	CO
HOA Fees	0.00

### **Listing Details**

Listing Office	Century 21 Randall Morris & As
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