

# \$1,349,900 - Tbd Ih-35, Garden Ridge

MLS® #3434828

**\$1,349,900**

0 Bedroom, 0.00 Bathroom,  
Land on 25.28 Acres

Doug Campbell, Garden Ridge, TX

BUY AND HOLD- GROWTH INVESTMENT PROPERTY- \*\*\*Owner Financing Available\*\*\*  
25% down; 5% Interest; 20 Year Amortization; 10 Year Note. This Schertz property is only ¼ mile north of IH-35 in the middle of future planned growth. The land is strategically located in between FM 3009 and FM 2252 outside the flood plain. Future road growth includes planned East & West Connector 1 or 2. The wildlife management tax valuation keeps taxes low. Fully fenced in barb wire. Zoned as future light manufacturing. Level land with a mixture of cedar, mesquite and huisache.

## Essential Information

MLS® #	3434828
Price	\$1,349,900
Bathrooms	0.00
Acres	25.28
Type	Land
Sub-Type	Unimproved Land
Status	Active

## Community Information

Address	Tbd Ih-35
Subdivision	Doug Campbell
City	Garden Ridge
County	Comal
State	TX



Zip Code	78154
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### **Amenities**

Utilities	Electricity Available, Sewer Not Available
Features	None
Parking	None
View	Meadow
Waterfront	None

### **Interior**

Heating	None
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### **Exterior**

Lot Description	None
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### **School Information**

District	Comal ISD
Elementary	Timberwood Park
Middle	Canyon Intermediate
High	Canyon Lake

### **Additional Information**

Zoning	Zoned
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