

\$2,700,000 - 4510 Fm 1102, New Braunfels

MLS® #563327

\$2,700,000

0 Bedroom, 0.00 Bathroom, 17,865 sqft
Commercial on 9.72 Acres

Kimbels Acre, New Braunfels, Texas

Prime Commercial Property with an Operating
Storage Facility Business

Strategically Located Between San Antonio
and Austin

Property Overview:

This unique 7+ acre property's flexible zoning
makes this appealing for endless opportunities
and making it an ideal investment for
entrepreneurs and developers alike.

Key Features:

Storage Facility:

102 fully operational storage units.

100 uncovered spaces for boat and RV
parking—high-demand features in the area.

Development Potential: Over 7 acres of
unused land, ready for commercial or
mixed-use development.

Prime Location: Centrally located between San
Antonio and Austin, offering excellent access
to growing populations and major
thoroughfares.

This property delivers steady income with
storage operations and endless possibilities for
expansion. Whether you're seeking an
investment property, business location, or a
development opportunity, this rare find is ready
to meet your vision.

Built in 1999

Essential Information

MLS® #	563327
Price	\$2,700,000



Bathrooms	0.00
Square Footage	17,865
Acres	9.72
Year Built	1999
Type	Commercial
Sub-Type	Commercial
Status	Active

Water Feature/View

View	None
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Community Information

Address	4510 Fm 1102
Subdivision	Kimbels Acre
City	New Braunfels
County	Comal
State	Texas
Zip Code	78132

Amenities

Amenities	Storage
Features	Storage Facilities
Parking	RV Access/Parking

Interior

Interior	Concrete
Heating	None
Cooling	None
# of Stories	1
Stories	One

Exterior

Construction	Metal Frame
Foundation	Slab

School Information

District	Comal ISD
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Additional Information

Date Listed	November 22nd, 2024
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Days on Website 324

Days on Market 157

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