# \$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 parkingâ€"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

## **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

#### **Additional Information**

Date Listed November 22nd, 2024

Days on Website 345
Days on Market 157

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