

\$1,950,000 - 2050 N Ih 35, New Braunfels

MLS® #569940

\$1,950,000

0 Bedroom, 0.00 Bathroom,
Commercial on 4.06 Acres

(See Legal Desc.), New Braunfels, Texas

Great commercial tract situated right off I-35 with approximately 258 feet of interstate road frontage. Ideally located near the rapidly expanding and popular Creekside Shopping Center, restaurants, Buc-ee's, Resolute Health, and HEB Plus. Great traffic visibility, billboard signage and MU-B AH zoning makes it ideal to establish a Medical/Dental/ER Clinic, Office Complex, Retail & Restaurant, Auto Dealerships and other endless commercial usages. Utilities, sewer, and cable available. Be a part of this growing development area just minutes from Historic Gruene and downtown New Braunfels!



Essential Information

MLS® #	569940
Price	\$1,950,000
Bathrooms	0.00
Acres	4.06
Type	Commercial
Sub-Type	Commercial
Status	Active

Water Feature/View

View	None
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Community Information

Address	2050 N Ih 35
Subdivision	(See Legal Desc.)

City	New Braunfels
County	Comal
State	Texas
Zip Code	78130

Amenities

Amenities	Other, See Remarks
Utilities	Cable Available, Electricity Available, High Speed Internet Available, Trash Collection Public
Features	Other, See Remarks
Parking	None

Interior

Heating	None
Cooling	None
Stories	None

Exterior

Roof	Other, See Remarks
Foundation	None

School Information

District	Comal ISD
Elementary	Freiheit Elementary
Middle	Canyon Middle School
High	Canyon High School

Additional Information

Date Listed	February 13th, 2025
Days on Website	262
Days on Market	222
Zoning	MU-B

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