

# \$10,000,000 - E Zipp & Ferryboat Lane, New Braunfels

MLS® #571095

**\$10,000,000**

0 Bedroom, 0.00 Bathroom, 11,000 sqft

Commercial on 18.30 Acres

Garden Oaks, New Braunfels, Texas

Monumental investment portfolio comes with extensive income producing property from both retail and residential sources. Primary business currently operated as a nursery with indoor and outdoor inventory sits on a corner lot at the heavy traffic light intersection from FM 725 with signage and 625 FT road frontage. The property is both in the New Braunfels city limits and the New Braunfels ETJ. The FM 725 road frontage portion of the corner lot intersection is zoned commercial (C3). A new building is also under construction.

Built in 1994

## Essential Information

|                |              |
|----------------|--------------|
| MLS® #         | 571095       |
| Price          | \$10,000,000 |
| Bathrooms      | 0.00         |
| Square Footage | 11,000       |
| Acres          | 18.30        |
| Year Built     | 1994         |
| Type           | Commercial   |
| Sub-Type       | Commercial   |
| Status         | Active       |

## Water Feature/View

View Other

## Community Information



|             |                         |
|-------------|-------------------------|
| Address     | E Zipp & Ferryboat Lane |
| Subdivision | Garden Oaks             |
| City        | New Braunfels           |
| County      | Guadalupe               |
| State       | Texas                   |
| Zip Code    | 78130                   |

### **Amenities**

|           |                            |
|-----------|----------------------------|
| Amenities | Other, See Remarks         |
| Utilities | Electricity Available      |
| Features  | Other, See Remarks         |
| Parking   | Parking Space(s), Handicap |

### **Interior**

|              |                    |
|--------------|--------------------|
| Heating      | Other, See Remarks |
| Cooling      | Other, See Remarks |
| # of Stories | 1                  |
| Stories      | One                |

### **Exterior**

|              |                           |
|--------------|---------------------------|
| Roof         | Metal, Other, See Remarks |
| Construction | Metal Frame               |
| Foundation   | Slab                      |

### **School Information**

|          |                   |
|----------|-------------------|
| District | New Braunfels ISD |
|----------|-------------------|

### **Additional Information**

|                 |                     |
|-----------------|---------------------|
| Date Listed     | February 25th, 2025 |
| Days on Website | 250                 |
| Days on Market  | 1                   |
| Zoning          | C3/OC               |

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