

\$2,390,000 - 8843 Fm 306, New Braunfels

MLS® #574447

\$2,390,000

0 Bedroom, 0.00 Bathroom,
Commercial on 15.03 Acres

N/A, New Braunfels, Texas

SELLER FINANCING AVAILABLE!! Awesome 15-acre commercial development opportunity with 1300+ feet of FM306 road frontage, outside city limits, not in the ETJ and with exceptional exposure from the high-volume daily traffic (15,000+ daily traffic count)â€™making this a dream commercial opportunity! This property has a nice and flat topography and plenty of beautiful mature oak trees to work with. Pedernales Electric and GVTC internet at the property already. Water well and septic will be Buyerâ€™s responsibility. There are deed restrictions and design guidelines/architectural control, as this tract is part of a small, high-end gated residential community that is coming soon. There is the potential possibility to divide this tract into three 5+ acre tracts, should Buyer so desire. Less than 5 minutes to Sattler, TX/Whitewater Amphitheater/Guadalupe River. Less than 10 minutes to Gruene and the nearest Canyon Lake boat ramp. 15 minutes to Downtown New Braunfels, Creekside, H-E-B Plus, Resolute Hospital, and Schlitterbahn. Seller is also selling 12-acre adjacent tract that can be purchased together or separately. Seller must be present at all showings. Schedule your showing today!



Essential Information

MLS® #	574447
Price	\$2,390,000

Bathrooms	0.00
Acres	15.03
Type	Commercial
Sub-Type	Commercial
Status	Active

Water Feature/View

View	Hills
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Community Information

Address	8843 Fm 306
Subdivision	N/A
City	New Braunfels
County	Comal
State	Texas
Zip Code	78132

Amenities

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

Interior

Heating	None
Cooling	None
Stories	None

Exterior

Foundation	None
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School Information

District	Comal ISD
Elementary	Mountain Valley Elementary
Middle	Mountain Valley Middle School
High	Canyon Lake High School

Additional Information

Date Listed	March 26th, 2025
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Days on Website	221
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Days on Market	193
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Zoning	N/A
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