

# \$8,500,000 - 4261 N Interstate 35, New Braunfels

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MLS® #7352685

**\$8,500,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 16.47 Acres

Not in Subdivision, New Braunfels, TX

Outstanding unimproved commercial property in a prime location on IH 35 in booming New Braunfels, Texas between Austin and San Antonio! This property is located on the IH-35 access road between Exit 191 and the on ramp before FM 306. Super development potential located close to HEB, Continental, Travel Centers of America, apartment complexes, and across IH-35 from the Wal-Mart distribution center, Buc-ee's™s, the Mayfair development and Creekside Shopping Center. Zoned C1A-AH with approximately 600 feet of frontage on the IH-35 access road. This tract has numerous potential commercial uses.

## Essential Information

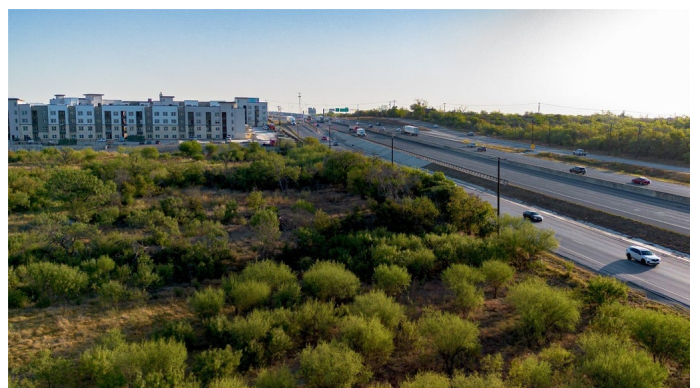
|           |             |
|-----------|-------------|
| MLS® #    | 7352685     |
| Price     | \$8,500,000 |
| Bathrooms | 0.00        |
| Acres     | 16.47       |
| Type      | Commercial  |
| Sub-Type  | Other       |
| Status    | Active      |

## Water Feature/View

|      |      |
|------|------|
| View | City |
|------|------|

## Community Information

|         |                      |
|---------|----------------------|
| Address | 4261 N Interstate 35 |
|---------|----------------------|



|             |                    |
|-------------|--------------------|
| Area        | CM                 |
| Subdivision | Not in Subdivision |
| City        | New Braunfels      |
| County      | Comal              |
| State       | TX                 |
| Zip Code    | 78130              |

### **Amenities**

|           |             |
|-----------|-------------|
| Utilities | See Remarks |
| Parking   | None        |

### **Exterior**

|                 |               |
|-----------------|---------------|
| Lot Description | Rolling Slope |
|-----------------|---------------|

### **Additional Information**

|                 |                     |
|-----------------|---------------------|
| Date Listed     | November 19th, 2024 |
| Days on Website | 185                 |
| Days on Market  | 345                 |
| Zoning          | C1A-AH              |

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