

# \$1,900,000 - East Tract Fm 1102, New Braunfels

MLS® #2023937

**\$1,900,000**

0 Bedroom, 0.00 Bathroom,  
Commercial Sale on 10.11 Acres

North New Braunfels, New Braunfels, TX

Approx. 10.114 Acres located in the booming north side of New Braunfels and just minutes from downtown Gruene. Approx. 2,095 feet of frontage on FM 1102 and approx. 521 feet of frontage on Orion Drive. No portion of the Property lies with the FEMA 100-year floodplain. All utilities through NBU. Property is located in the Edwards Aquifer Transition Zone. Great commercial corner with frontage on FM 1102. Zoned APD (agricultural/pre-development district), but New Braunfels' Future Land Use Map (FLUM) indicates Industrial use for this property.



Built in 1701

## Essential Information

ListingFeed	abor_vow
MLS® #	2023937
List Price	\$1,900,000
Sale Price	\$1,750,000
Sale Date	January 25th, 2024
Bathrooms	0.00
Acres	10.11
Year Built	1701
Type	Commercial Sale
Sub-Type	Retail
Status	Closed

## Community Information

Address East Tract Fm 1102

Subdivision	North New Braunfels
City	New Braunfels
County	Comal
State	TX
Zip Code	78132

### **Amenities**

Utilities	Electricity Available, Sewer Available, Water Available
Parking	None

### **Interior**

Interior	See Remarks
Heating	None
Cooling	None

### **Exterior**

Lot Description	Level
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### **Additional Information**

Zoning	Agricultural/Pre-Developm
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