

\$2,950,000 - 10120 W State Highway 46 Highway, New Braunfels

MLS® #2718169

\$2,950,000

0 Bedroom, 0.00 Bathroom,
Farms and Ranches on 49.02 Acres

Comal County, New Braunfels, TX

Property has 240.30 feet of frontage along Highway 46 and is located in a high traffic rapidly growing corridor. An easement for water was acquired by a developer. A 12" transmission water line, provided by Canyon Lake Water Service, will extend along a portion of the north property line and the northern west property line. Once construction of easement begins, low pressure water is anticipated in nine months and high-pressure water is anticipated in the following nine months, 18 months total. Prospective buyer should confirm construction timelines, water availability and capacity with CLWS. The property is unrestricted and could be commercial, light industrial, multi-use, multi-family or residential uses. It can also be an excellent homestead for a single-user due to the privacy and views of the property. A tributary of the Upper Dry Comal Creek extends across the northern portion of the property. Tax ID numbers 78811, 81385 and 81389. Owner is LREB.



Essential Information

ListingFeed	abor_vow
MLS® #	2718169
List Price	\$2,950,000
Sale Price	\$2,935,000
Sale Date	May 22nd, 2024
Bathrooms	0.00

Acres	49.02
Type	Farms and Ranches
Sub-Type	Ranch
Status	Closed

Community Information

Address	10120 W State Highway 46 Highway
Subdivision	Comal County
City	New Braunfels
County	Comal
State	TX
Zip Code	78132

Amenities

Utilities	Electricity Available
View	Hills, Trees/Woods
Waterfront	None

Exterior

Lot Description	Agricultural, Cleared, Gentle Sloping, Trees Large Size, Trees Medium Size, Trees Small Size
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School Information

District	Comal ISD
Elementary	Bill Brown
Middle	Smithson Valley
High	Smithson Valley