

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

MLS® #3116665

\$1,900,000

0 Bedroom, 0.00 Bathroom,
Lots and Acreage 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.



Essential Information

ListingFeed	abor_vow
MLS® #	3116665
List Price	\$1,900,000
Sale Price	\$1,750,000
Sale Date	January 25th, 2024
Bathrooms	0.00
Acres	10.11
Type	Lots and Acreage
Sub-Type	Other
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
Features	See Remarks
View	None
Waterfront	None

Exterior

Lot Description	Corner Lot, Level
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School Information

District	Comal ISD
Elementary	Oak Creek
Middle	Canyon Intermediate
High	Canyon

Additional Information

Zoning	Agricultural/Pre-Developm
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