

# \$1,899,000 - 2162 Stephens Place, New Braunfels

MLS® #4799671

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**\$1,899,000**

0 Bedroom, 0.00 Bathroom,  
Lots and Acreage on 2.29 Acres

Creekside Wellness Center, New Braunfels, TX

The site consists of 1 platted lot totaling approximately 2.285 acres. It is one of the final lots that remains to be developed in the Freiheit Village development. Located amongst multiple retail, dining, office, and apartment complexes, in one of New Braunfels largest shopping centers and less than 3/4 of a mile from Interstate 35; the location is unbeatable.

The lot is currently vacant, level, and has utilities from the City of New Braunfels. The development is part of a Planned Development and the current zoning is MU-B High Intensity Mixed-Use District which is intended to provide for a mixture of more intense retail, office, and industrial uses in close proximity to enable people to live, work and shop in a single location. Bed-and-breakfast establishments could also be located in this district. Pedestrian walkways and open areas are desired in order to promote a pedestrian-friendly environment. The CONB zoning ordinances indicate a building height for Multi-Family dwellings up to 120 Feet. The high-intensity zoning, prime location, and land area make this site prime for Apartments, Townhouses, Live/Work, Mixed-Use Shopfront, Hotel, Office, or Retail.



## Essential Information

ListingFeed	abor_vow
MLS® #	4799671
List Price	\$1,899,000
Sale Price	\$1,800,000
Sale Date	November 28th, 2022
Bathrooms	0.00
Acres	2.29
Type	Lots and Acreage
Sub-Type	Unimproved Land
Status	Closed

## Community Information

Address	2162 Stephens Place
Subdivision	Creekside Wellness Center
City	New Braunfels
County	Comal
State	TX
Zip Code	78130

## Amenities

Utilities	None, Sewer Not Available
Features	Curbs, None
View	None
Waterfront	None

## Exterior

Lot Description	City Lot
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## School Information

District	Comal ISD
Elementary	Other
Middle	Other
High	Other

## Additional Information

Zoning	Comm
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