

# \$2,652,150 - 2050 N Ih 35, New Braunfels

MLS® #495489

**\$2,652,150**

0 Bedroom, 0.00 Bathroom,  
Commercial Sale on 4.06 Acres

(See Legal Desc.), New Braunfels, Texas

Great commercial tract situated right off I-35 with approximately 258 feet of interstate road frontage. Ideally located near the rapidly expanding and popular Creekside Shopping Center, restaurants, Buc-ee's, Resolute Health, and HEB Plus. Great traffic visibility, billboard signage and MU-B AH zoning makes it ideal to establish a Medical/Dental/ER Clinic, Office Complex, Retail & Restaurant, Auto Dealerships and other endless commercial usages. Utilities, sewer, and cable available. Be a part of this growing development area just minutes from Historic Gruene and downtown New Braunfels!

## Essential Information

MLS® #	495489
Price	\$2,652,150
Bathrooms	0.00
Acres	4.06
Type	Commercial Sale
Sub-Type	Commercial
Status	Active

## Community Information

Address	2050 N Ih 35
Subdivision	(See Legal Desc.)
City	New Braunfels
County	Comal
State	Texas



Zip Code	78130
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### **Amenities**

Amenities	Other, See Remarks
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Utilities	Cable Available, Electricity Available, High Speed Internet Available, Trash Collection Public
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Features	Other, See Remarks
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Parking	None
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View	None
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### **Interior**

Heating	None
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Cooling	None
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Stories	None
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### **Exterior**

Roof	Other, See Remarks
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Foundation	None
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### **School Information**

District	Comal ISD
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Elementary	Freiheit Elementary
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Middle	Canyon Middle School
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High	Canyon High School
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### **Additional Information**

Date Listed	January 26th, 2023
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Days on Market	326
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Zoning	MU-B
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### **Listing Details**

Listing Office	D Lee Edwards Realty, Inc
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