

\$1,750,000 - 494 N Union Avenue, New Braunfels

MLS® #535634

\$1,750,000

0 Bedroom, 0.00 Bathroom, 14,000 sqft
Commercial Sale on 0.32 Acres

N/A, New Braunfels, Texas

Exciting development opportunity in a PRIME location of New Braunfels! This property, marketed as two lots being sold together (494 N. Union Ave & 466 N. Union Ave), features three structures: a mechanic garage, a shop/warehouse, and a 2-bedroom, 2-bathroom, 1114 sqft single-family home. However, the real value lies in its location and corner lot status. With 240' of road frontage and 14,000 sqft of lot space, the possibilities are endless. The corner lot is also on the Schlitterbahn bus route, making it a strategic location for businesses seeking exposure during peak seasons. Zoned C-1, this property is ready for the next owner to create something special for New Braunfels!

Built in 1990

Essential Information

MLS® #	535634
Price	\$1,750,000
Bathrooms	0.00
Square Footage	14,000
Acres	0.32
Year Built	1990
Type	Commercial Sale
Sub-Type	Commercial
Status	Active

Community Information



Address	494 N Union Avenue
Subdivision	N/A
City	New Braunfels
County	Comal
State	Texas
Zip Code	78130

Amenities

Amenities	None
Utilities	Electricity Available, Fiber Optic Available, High Speed Internet Available, Phone Available, Trash Collection Public
Features	None, Sidewalks
Parking Spaces	2
Parking	Carport, Garage
# of Garages	2
View	None

Interior

Interior	Concrete, Wood
Heating	Other, See Remarks
Cooling	3+ Units, Wall/Window Unit(s)
# of Stories	1
Stories	One

Exterior

Roof	Metal
Construction	Brick, Masonry, Metal Frame
Foundation	Slab

School Information

District	New Braunfels ISD
Elementary	Lamar Elementary
Middle	Oak Run Middle School
High	New Braunfels High School

Additional Information

Date Listed	February 29th, 2024
Zoning	C-1

Listing Details

Listing Office

JB Goodwin, REALTORS

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