



FranklinStreet



SUBJECT
PROPERTY
6.5 AC

21901 N IH-35

New Braunfels, TX 78132

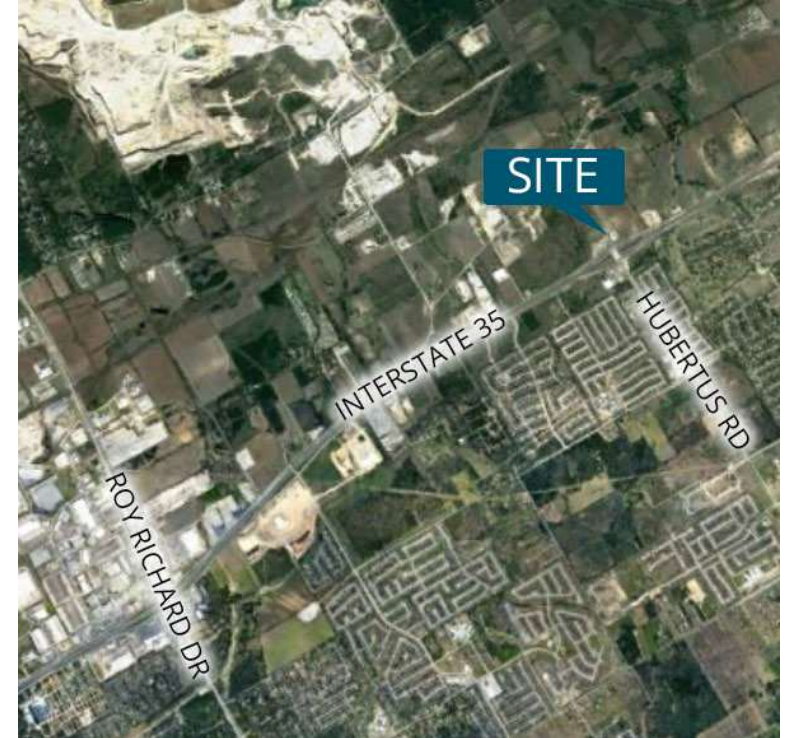
INVESTMENT DETAILS

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Address	21901 N IH 35, New Braunfels, TX 78132
Bulk Sale Price	\$1,950,000
Total Acreage	±6.5 Acres
Median Income	\$100,739
Traffic Counts	19,552 VPD
County	Comal

SITE DETAILS

Parcel ID	75357
Price	\$1,100,000
Lot Size	±3.497 Acres
Land Square Feet	152,329
Parcel ID	141256
Price	\$850,000
Lot Size	±3.004 Acres
Land Square Feet	130,854
Zoning	General Business II (GB-2)



Property Description

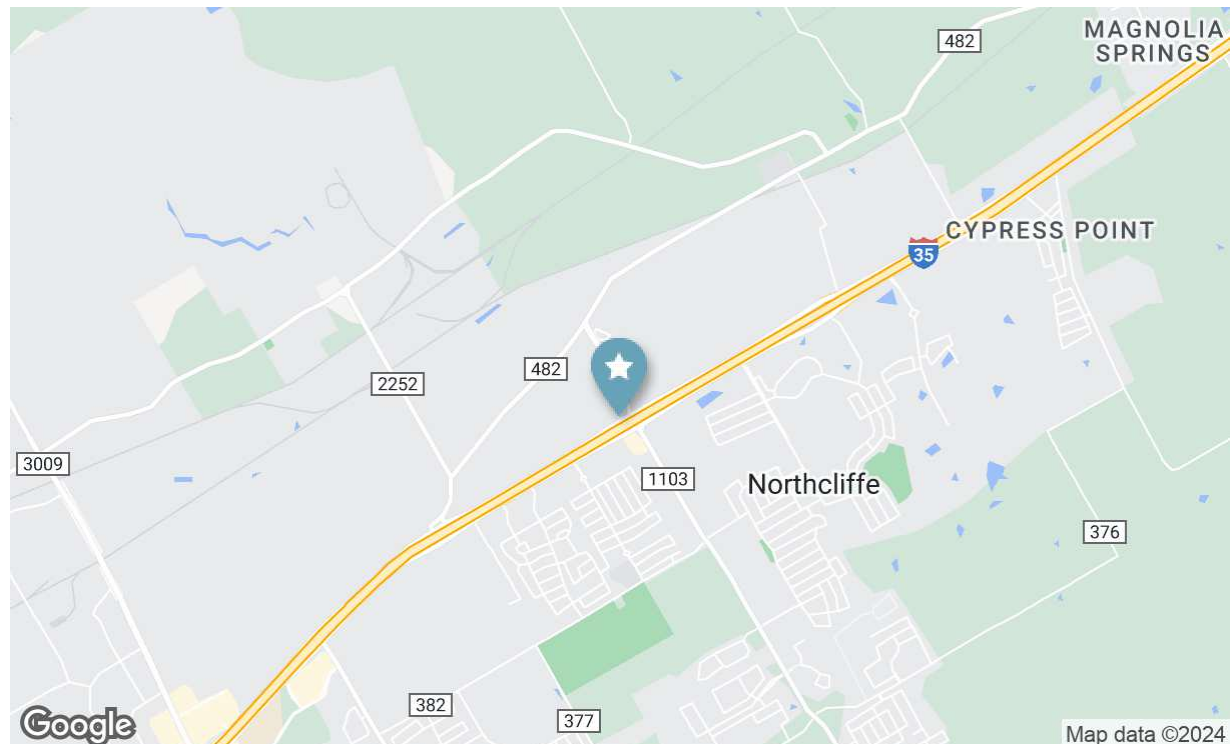
Franklin Street as co-broker in partnership with Cushman & Wakefield, is pleased to present qualified investors the opportunity to acquire the enclosed vacant land in New Braunfels, Texas. The site is positioned at/near the intersection of IH-35 and Hubertus Road, providing direct access to major regional thoroughfares that allow for convenient connectivity to the entire New Braunfels MSA.

LOCATION OVERVIEW

ABOUT NEW BRAUNFELS

New Braunfels, situated in south-central Texas, is a vibrant city celebrated for its diverse business climate and dynamic cultural scene. Established in 1845, the city seamlessly combines its historical charm with a thriving modern economy. The downtown area is a hub of business activity, featuring a mix of contemporary establishments, boutiques, and eateries that contribute to the city's commercial vitality. Notably, New Braunfels has become an attractive destination for entrepreneurs and businesses seeking a favorable environment.

The business climate in New Braunfels is marked by a diverse range of industries, including manufacturing, healthcare, and technology. The city's strategic location, along with its well-connected transportation infrastructure, makes it an appealing choice for businesses looking to establish a presence in Texas. With a proactive economic development strategy, New Braunfels actively supports local businesses and encourages innovation. The city's Chamber of Commerce plays a pivotal role in fostering collaboration among businesses, contributing to a supportive and collaborative entrepreneurial ecosystem. This blend of economic opportunity, cultural vibrancy, and a welcoming community makes New Braunfels an exciting and prosperous place for businesses to thrive.



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