

# \$3,750,000 - 4975 S Interstate 35, New Braunfels

MLS® #1701678

## \$3,750,000

Bedroom, Bathroom, 2,016 sqft  
Commercial on 5.49 Acres

N/A, New Braunfels, TX

High Visibility!! Located just south of Ruekle Rd exit for Schlitterbaun waterpark. Hotel location? Great trucking yard or Storage facility! LOOK! LOOK! Investors!!

Built in 1994

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | 1701678     |
| Price          | \$3,750,000 |
| Square Footage | 2,016       |
| Acres          | 5.49        |
| Year Built     | 1994        |
| Type           | Commercial  |
| Status         | Active      |

## Community Information

|             |                      |
|-------------|----------------------|
| Address     | 4975 S Interstate 35 |
| Area        | 2705                 |
| Subdivision | N/A                  |
| City        | New Braunfels        |
| County      | Comal                |
| State       | TX                   |
| Zip Code    | 78132                |

## Amenities

|                |                              |
|----------------|------------------------------|
| Utilities      | Cable TV, Electricity, Water |
| Parking Spaces | 16                           |

## Interior



|              |         |
|--------------|---------|
| Heating      | Central |
| Cooling      | Central |
| # of Stories | 0.0     |

### **Exterior**

|              |             |
|--------------|-------------|
| Roof         | Composition |
| Construction | Other       |

### **School Information**

|          |       |
|----------|-------|
| District | Comal |
|----------|-------|

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | July 7th, 2023 |
| Days on Market | 403            |
| Zoning         | M-1A           |

### **Listing Details**

|                |                      |
|----------------|----------------------|
| Listing Office | Anders Pierce Realty |
|----------------|----------------------|

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