

CENTURY 21

Judge Fite Company



21393 STATE HIGHWAY 46 W

SPRING BRANCH, TX 78070



\$1,595,000



0 sqft

DESCRIPTION

Prime Commercial Development Opportunity- An exceptional investment opportunity awaits with this 4.99-acre commercial tract located on HWY 46 W in the rapidly expanding Bulverde/Spring Branch corridor. Boasting over 750 feet of highway frontage, this property offers maximum visibility with high traffic counts of 19,500 vehicles per day, making it an ideal location for a variety of commercial developments. Major Infrastructure Upgrade! The HWY 46 expansion from a two-lane to a six-lane roadway is nearly complete, significantly improving traffic flow, accessibility, and visibility for this prime commercial site. This is the only commercial property in the area with both eastbound and westbound access, providing unmatched convenience and ease of entry for businesses and customers alike. With C-2 zoning and a favorable topography, this property provides flexibility for multiple uses and building options. Whether you envision retail, office space, hospitality, or a mixed-use development, this site is well-suited to accommodate a range of commercial ventures. Its central location between San Antonio, Austin, and New Braunfels places it in one of the fastest-growing areas in the country, ensuring strong long-term investment potential. Surrounded by major national retailers, including HEB, Walmart, Home Depot, and CVS, this property benefits from established consumer traffic and a thriving commercial environment. Additionally, its scenic Hill Country views add to its unique appeal, making it an attractive destination for businesses and customers alike. Don't miss out on this rare and strategically located commercial development opportunity in one of Texas' most sought-after markets-now with improved infrastructure and exclusive dual-direction highway access!

PROPERTY TYPE: Commercial - Commercial Land

MLS STATUS: Active

MLS: 1668952

YEAR BUILT:

COUNTY: Comal

TRACT OR SUBDIVIION:

LIST DATE: 02/23/2023

CENTURY 21

Judge Fite Company

800.451.8055

AREA: 2601

SQUARE FEET:

TOTAL BEDS:

FULL BATHS:

HALF BATHS:

ACRES: 4.99

LOT SIZE (SQFT): 217,495

ADDITIONAL PROPERTY DETAILS

LISTED BY: Ashlee Montgomery

PHONE: 210.493.3030

BROKERED BY: Keller Williams Heritage