



## 25301 INTERSTATE 35

NEW BRAUNFELS, TX 78132



\$1,500,000



0 sqft

## DESCRIPTION

Prime commercial property on I-35 in New Braunfels Tx. An exceptional opportunity awaits with this multi use property located on the highly sought after I-35 corridor in New Braunfels, offering unbeatable visibility and easy access. Perfect for a variety of businesses looking to establish or expand their operations, this property is ideally equipped to meet both office and industrial needs. The property features an office building, with four private offices, a conference room for team meetings, and two bathrooms-one of which includes a shower for added convenience. The adjacent shop boast three bays, making it ideal for automotive, manufacturing, or service -related businesses. Additionally, two fully air conditioned offices are located upstairs, providing a comfortable workspace year round. A mobile home will convey with the property. This home can be used as on site living quarters or serve as other business -related needs. With its strategic location and array of facilities, this property is perfectly positioned for businesses looking to establish a strong foothold in the rapidly growing New Braunfels/Schertz area. Don't miss out on this rare opportunity to secure a prime commercial spot on I-35.

**PROPERTY TYPE:** Commercial - Industrial

**MLS STATUS:** Active

**MLS:** 1817662

**YEAR BUILT:** 1996

**COUNTY:** Comal

**TRACT OR SUBDIVIION:**

**LIST DATE:** 10/22/2024

**CENTURY 21**

Judge Fite Company

**800.451.8055**

**AREA:** 2623

**SQUARE FEET:**

**TOTAL BEDS:**

**FULL BATHS:**

**HALF BATHS:**

**ACRES:** 2.45

**LOT SIZE (SQFT):** 106,852

## ADDITIONAL PROPERTY DETAILS

**LISTED BY:** Brendon Clemons

**PHONE:** 210.273.8593

**BROKERED BY:** B.Clemons & Associates Real Es