

# CENTURY 21

Judge Fite Company



## 1951 S HIGHWAY 46

NEW BRAUNFELS, TX 78130



\$1,300,000



0 sqft

## DESCRIPTION

Situated along the high-traffic State Highway 46 corridor between New Braunfels and Seguin, 1951 S US 46 Hwy offers a 2.0-acre commercial corner lot with excellent visibility and access. This versatile parcel is zoned C-3 and supports a wide range of commercial uses including retail, office, mixed-use, contractor yard, industrial park concepts, or future development opportunities. The property features strong traffic counts of approximately 38,000 vehicles per day, enhancing exposure for commercial operations.

**PROPERTY TYPE:** Commercial - Other - See Remarks  
**MLS STATUS:** Active  
**MLS:** 1936210  
**YEAR BUILT:** 1992  
**COUNTY:** Guadalupe  
**TRACT OR SUBDIVIION:**  
**LIST DATE:** 01/24/2026

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**800.451.8055**

**AREA:** 2707  
**SQUARE FEET:**  
**TOTAL BEDS:**  
**FULL BATHS:**  
**HALF BATHS:**  
**ACRES:** 2  
**LOT SIZE (SQFT):** 87,120

## ADDITIONAL PROPERTY DETAILS

**LISTED BY:** Lauren Ogden

**PHONE:** 210.907.2773

**BROKERED BY:** Action Apartment Locating, LLC