

# CENTURY 21

Judge Fite Company



## 223 LUCINDA

NEW BRAUNFELS, TX 78130



\$675,000



0 sqft

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## DESCRIPTION

Positioned in a highly accessible location near Hwy 46, I-35, and IH-10, this versatile commercial space offers exceptional convenience just minutes from downtown New Braunfels and within easy reach of San Antonio and Austin. Designed for flexibility, the property features eight private offices, a spacious reception area, dedicated storage, and an efficient dual HVAC system. All offices are fully wired for high-speed internet and phone connectivity, and the existing telephone system is in place. The thoughtful floor plan accommodates 2-4 desks per office, making it ideal for a single-user business or for leasing individual suites. With ADA accessibility, 10+ parking spaces, and a location within a small industrial park, this property is well-suited for childcare, real estate, title, loan, medical, sales, or general office use. The property is currently leased through May 31, 2027, offering immediate income potential and making it an excellent investment opportunity. An outstanding value with room to grow and operate efficiently in one of the area's most strategic corridors.

**PROPERTY TYPE:** Commercial - Office/Medical/Prof Bldg  
**MLS STATUS:** Active  
**MLS:** 1942731  
**YEAR BUILT:** 2001  
**COUNTY:** Guadalupe  
**TRACT OR SUBDIVIION:**  
**LIST DATE:** 02/20/2026

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**800.451.8055**

**AREA:** 2707  
**SQUARE FEET:**  
**TOTAL BEDS:**  
**FULL BATHS:**  
**HALF BATHS:**  
**ACRES:** 0.35  
**LOT SIZE (SQFT):** 15,289

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## ADDITIONAL PROPERTY DETAILS

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**LISTED BY:** Charles Gallagher

**PHONE:** 855.450.0442

**BROKERED BY:** Real Broker, LLC

century21judgefite.com

each office is independently owned and operated