

CENTURY 21

Judge Fite Company



132 STATE HIGHWAY 46 S

NEW BRAUNFELS, TX 78130



\$1,500,000



2,752 sqft

DESCRIPTION

Existing operating carwash in great location in New Braunfels off Interstate 35. 100 ft express tunnel with 13 free vacuum self serve bays, dog wash Evolution station, New canopy at entrance 2022, All site lighting upgraded to LED lighting 2023, New Vacutech Vacuum system with Canopies installed 2023, New Pay Station Canopies installed 2022. Asset only. AADT Car Count: 12,281, Avg HH Income: 1 mile \$104,599 **NO BUSINESS FINANCIALS ARE AVAILABLE FOR THIS SITE. Priced at Real Estate asset value only. ** ***Do Not engage or talk with any employees on site*** All questions are to be directed to listing agent.

CENTURY 21

Judge Fite Company

800.451.8055

PROPERTY TYPE: Commercial - Business
MLS STATUS: Active
MLS: 21112719
YEAR BUILT: 2010
COUNTY: Comal
TRACT OR SUBDIVIION: Smokehouse
LIST DATE: 11/15/2025

AREA:
SQUARE FEET: 2,752
TOTAL BEDS:
FULL BATHS:
HALF BATHS:
ACRES: 0.75
LOT SIZE (SQFT): 32,713

INTERIOR FEATURES

FLOOR COVERINGS:

- Combination
- Other

VIRTUAL TOUR:

- [View virtual tour](#)

EXTERIOR FEATURES

PARKING:

- Asphalt

ROOF TYPE:

- Composition

SIDING:

- Brick

FOUNDATION:

- Slab

UTILITIES

HEATING/COOLING:

- Electric

UTILITIES:

- SewerAvailable

ADDITIONAL PROPERTY DETAILS

LISTED BY: Teresa Baudino 

PHONE: 972.886.8357

BROKERED BY: Attlee Realty, LLC

century21judgefite.com

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