

CENTURY 21[®]

Judge Fite Company



1292 N I-35
NEW BRAUNFELS, TX 78130



\$769,000



1,256 sqft

DESCRIPTION

This exceptional 1.43-acre property, centrally located in the heart of New Braunfels, offers the perfect blend of convenience and versatility for your business needs. Zoned C-3, this property is ideal for companies requiring office space, vehicle parking, and equipment storage. The property includes a house that can easily be converted into office space or maintained as a residential unit. With ample land for expansion, parking, or storage, this property is perfect for businesses such as contractors, service companies, or those needing operational headquarters with easy access to major roads and amenities. Don't miss out on this prime opportunity to establish or grow your business in one of Texas' fastest-growing cities!

PROPERTY TYPE: Commercial - Other

MLS STATUS: Active

MLS: 2273947

YEAR BUILT: 1936

COUNTY: Comal

TRACT OR SUBDIVIION: Am Esnaurizar 11 League Grant

LIST DATE: 09/25/2024

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800.451.8055

AREA: CM

SQUARE FEET: 1,256

TOTAL BEDS:

FULL BATHS:

HALF BATHS:

ACRES: 1.44

LOT SIZE (SQFT): 62,595

INTERIOR FEATURES

FLOOR COVERINGS:

- Wood

EXTERIOR FEATURES

PARKING:

- Driveway

SIDING:

- Asbestos
- BlownInInsulation
- Concrete
- Stone

UTILITIES

HEATING/COOLING:

- Central
- NaturalGas

UTILITIES:

- CableAvailable
- ElectricityConnected
- HighSpeedInternetAvailable
- SewerConnected
- WaterConnected

ADDITIONAL PROPERTY DETAILS

LISTED BY: Mindi Stange

PHONE: 210.625.1459

BROKERED BY: All City Real Estate Ltd. Co