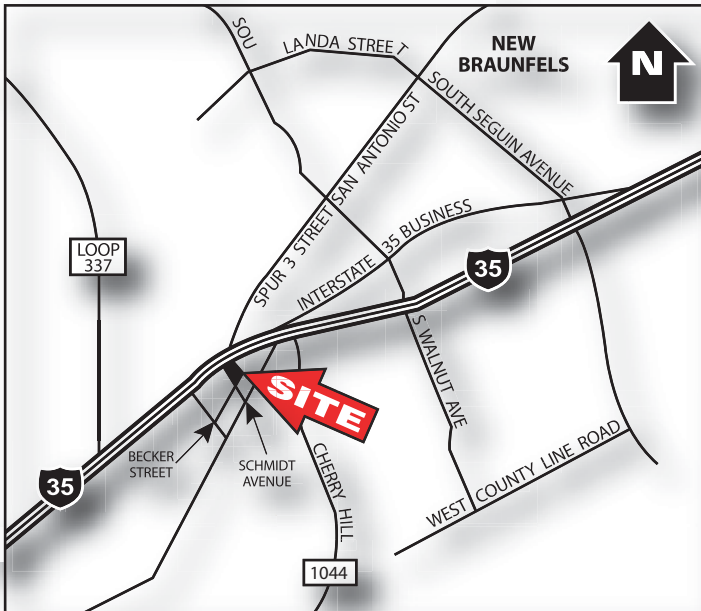


FOR SALE - ±1.447 ACRE COMMERCIAL LOT

2475 IH-35 S., NEW BRAUNFELS, COMAL COUNTY, TEXAS



LOCATION: At the southeast corner of IH-35 south frontage road and Schmidt Avenue in southwest New Braunfels, Comal County, Texas

TOPOGRAPHY: Fairly level - site is on a slight hilltop

SIZE: Approximately 1.447 acres

PRICE: \$350,000.00

FRONTAGE: IH-35 frontage road - approximately 109.99 feet
Schmidt Avenue - approximately 444.5 feet
Becker Street - approximately 173.04 feet

TERMS: Cash is preferred

UTILITIES: Available from the City of New Braunfels

COMMENTS: Newly constructed freeway underpass connects Schmidt Avenue with West San Antonio Street (Spur 3 Street) going into downtown New Braunfels

ZONING: Commercial

**McALLISTER
& ASSOCIATES**

REAL ESTATE SERVICES

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