



# 6+ Acre Commercial Site

Exit 195 between New Braunfels & San Marcos



**For additional information contact:**

Harold Haynes – Haynes Realty Company  
2308 Hwy 35 North, Rockport, Texas 78382  
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# New Braunfels, Texas



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# Site Location

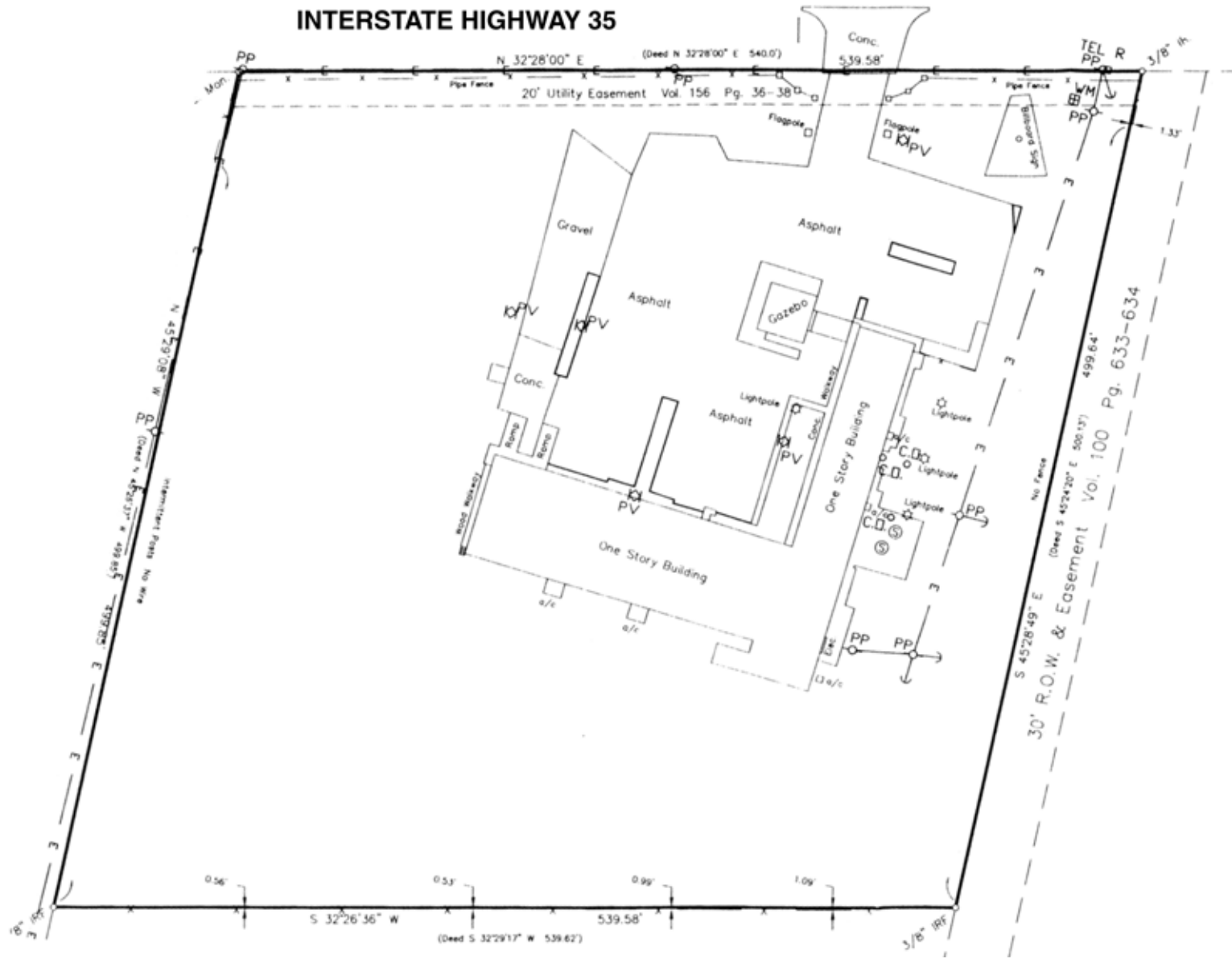


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# Topographical map

# INTERSTATE HIGHWAY 35



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# Site Survey

# 6.054 Acre Commercial Site

Between New Braunfels and San Marcos

- Acreage:** 6.054 Acres
- Lot Dimensions:** 539.54 ft. X 499.85 ft X 539.58 ft. X 499.64 ft. (263,712.24 sf). See Survey in brochure.
- Interstate Hwy 35 Frontage:** 539.58 ft.
- Location:** This choice commercial site is located at Exit 195 between New Braunfels & San Marcos with access exits from both north and south directions off Interstate Highway 35 about 8 miles north of New Braunfels in one of Texas' most rapidly developing commercial area.
- Utilities:** Electricity, City water, Septic in area but not to site, septic on site
- Zoning:** Commercial
- Improvements:** Two one story buildings. This property at one time was the location of a Stuckey store and later an antique business. See Survey for building location and details.
- Price:** \$2,200,000 / \$8.35 sf.
- Comments:** Located at Exit 195 approximately half way between New Braunfels and San Marcos is one of the areas most desirable 6.054 acre commercial site. Located at the top of the hill with access available from both directions with 539+ ft. of paved frontage and two large one story commercial buildings make this a very desirable location for a variety of commercial uses including major truck stop, convenient store, hotel/motel or a variety of related uses. Easy in and out access from both directions in a rapidly developing area make this a terrific choice for any number of uses.
- Call Harold Haynes at 361-946-9600 © or 361-729-0544(o) to view this great site.



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## Comal County, Texas