

# \$475,000 - 1436 S State Highway 46, New Braunfels

MLS® #1657734

## \$475,000

Bedroom, Bathroom, 19,166 sqft  
Commercial on 0.44 Acres

N/A, New Braunfels, TX

This Commercially zoned (C-1 AH) property has road frontage on Hwy 46 South and it has road frontage on Cloud Lane. The road frontage is approximately 100 feet and the lot has an approximate depth of 210 feet. The property has access on both road frontages. The property size is approximately .44 acres in size. Conveniently located just east of New Braunfels and Interstate 35. Property has septic, water and electricity. Covered metal RV shade does not convey. Shed was used as a make shift office. This would be great for a drive thru type of business.

## Essential Information

MLS® #	1657734
Price	\$475,000
Square Footage	19,166
Acres	0.44
Type	Commercial
Sub-Type	Commercial Land
Status	Active

## Community Information

Address	1436 S State Highway 46
Area	2707
Subdivision	N/A
City	New Braunfels
County	Guadalupe
State	TX



Zip Code                    78130

### **Amenities**

Utilities                    Electricity, Water, Septic

### **Additional Information**

Date Listed                December 27th, 2022

Days on Market          509

Zoning                     C-1

### **Listing Details**

Listing Office             Keller Williams Heritage

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