

\$1,649,000 - 21393 State Highway 46 W, Spring Branch

MLS® #1668952

\$1,649,000

Bedroom, Bathroom, 217,495 sqft
Commercial on 4.99 Acres

N/A, Spring Branch, TX

Prime Commercial Development Opportunity-
An exceptional investment opportunity awaits with this 4.99-acre commercial tract located on HWY 46 W in the rapidly expanding Bulverde/Spring Branch corridor. Boasting over 750 feet of highway frontage, this property offers maximum visibility with high traffic counts of 19,500 vehicles per day, making it an ideal location for a variety of commercial developments. Major Infrastructure Upgrade! The HWY 46 expansion from a two-lane to a six-lane roadway is nearly complete, significantly improving traffic flow, accessibility, and visibility for this prime commercial site. This is the only commercial property in the area with both eastbound and westbound access, providing unmatched convenience and ease of entry for businesses and customers alike. With C-2 zoning and a favorable topography, this property provides flexibility for multiple uses and building options. Whether you envision retail, office space, hospitality, or a mixed-use development, this site is well-suited to accommodate a range of commercial ventures. Its central location between San Antonio, Austin, and New Braunfels places it in one of the fastest-growing areas in the country, ensuring strong long-term investment potential. Surrounded by major national retailers, including HEB, Walmart, Home Depot, and CVS, this property benefits from established consumer traffic and a thriving commercial environment. Additionally, its



scenic Hill Country views add to its unique appeal, making it an attractive destination for businesses and customers alike. Don't miss out on this rare and strategically located commercial development opportunity in one of Texas' most sought-after markets-now with improved infrastructure and exclusive dual-direction highway access!

Essential Information

MLS® #	1668952
Price	\$1,649,000
Square Footage	217,495
Acres	4.99
Type	Commercial
Sub-Type	Commercial Land
Status	Active

Community Information

Address	21393 State Highway 46 W
Area	2601
Subdivision	N/A
City	Spring Branch
County	Comal
State	TX
Zip Code	78070

Amenities

Utilities	Electricity, Septic, Water
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Additional Information

Date Listed	February 21st, 2023
Days on Market	977
Zoning	C-2

Listing Details

Listing Agent	Ashlee Montgomery
Listing Office	Keller Williams Heritage

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