

\$650,000 - 31501 Fm 306, Spring Branch

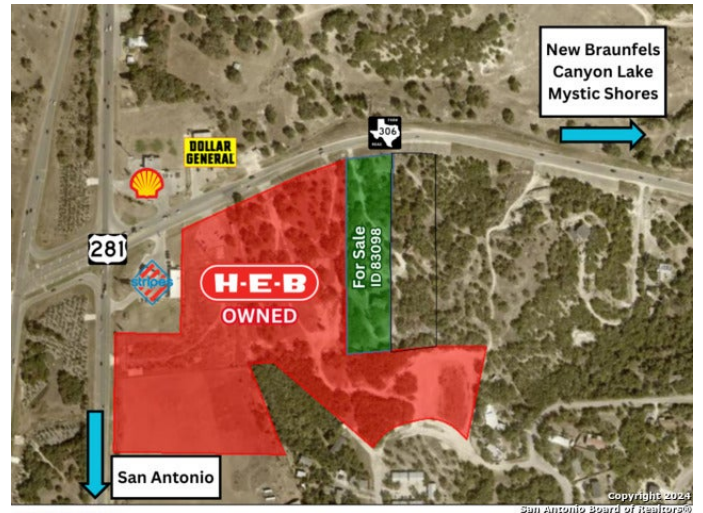
MLS® #1806709

\$650,000

Bedroom, Bathroom,
Land on 3.28 Acres

RURAL3, Spring Branch, TX

Seize this great opportunity to own 3.282 acres of prime land, ideally located next to the proposed HEB at the intersection of US Hwy 281 and FM 306. This strategic location offers unmatched visibility and connectivity, just 24 miles north of San Antonio and half a mile east of US Hwy 281 on FM 306. Key features include a total of 3.282 acres (adjacent lot is also for sale for a total of 6.56 acres if both lots are purchased). The area is home to major developments such as a Home Depot Store and Tractor Supply, both within approximately 10 miles, as well as the Creekside Retail Center and Creekside Office Building, which enhance the commercial appeal. Additionally, a corner gas station remodel further underscores the area's growth. The property is surrounded by a mix of new and established single-family subdivisions, reflecting the area's ongoing expansion and demand, including being just 7 miles from Mystic Shores. This parcel is ideal for various commercial ventures, from retail and office spaces to mixed-use developments. With the rapidly expanding local infrastructure and growing residential communities, this is a prime location for investment and growth. Don't miss this exceptional opportunity to position your business in a thriving area poised for continued expansion.



Essential Information

MLS® #	1806709
Price	\$650,000
Acres	3.28
Type	Land
Sub-Type	Residential Lot and Acreage
Status	Active Option

Community Information

Address	31501 Fm 306
Area	2604
Subdivision	RURAL3
City	Spring Branch
County	Comal
State	TX
Zip Code	78070

Amenities

Amenities	None
Utilities	Electric

Exterior

Lot Description	Improved, Partial Cleared, Wooded
-----------------	-----------------------------------

School Information

District	CALL DISTRICT
Elementary	Call District
Middle	Call District
High	Call District

Additional Information

Date Listed	September 6th, 2024
Days on Market	415
Zoning	OCL

Listing Details

Listing Agent	Shawn Chervinskis
Listing Office	The Branch Real Estate

The data relating to real estate on this web site comes in part from the Internet Data Exchange program of LERA MLS®, and is updated as of October 26th, 2025 at 9:51pm CDT (date/time). IDX information is provided exclusively for consumers' personal, non-commercial use and may not be used for any purpose other than to identify prospective

properties consumers may be interested in purchasing.