

\$550,000 - 31481 Fm 306, Spring Branch

MLS® #1806723

\$550,000

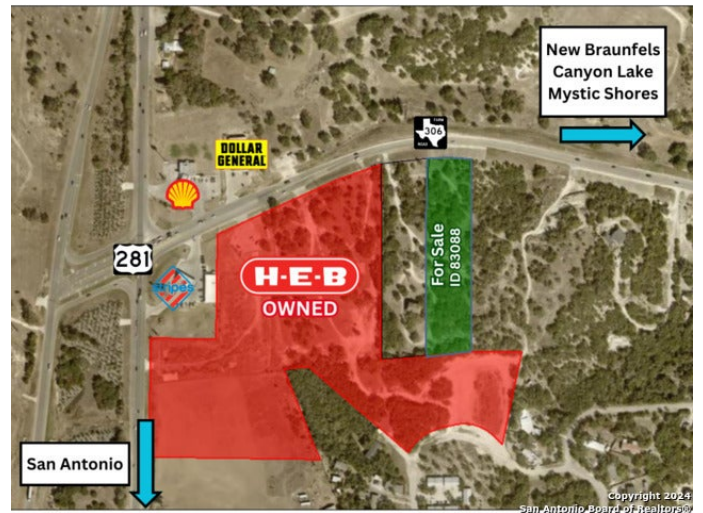
Bedroom, Bathroom,
Commercial on 0.00 Acres

N/A, 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.

Built in 1997

Essential Information



MLS® #	1806723
Price	\$550,000
Acres	0.00
Year Built	1997
Type	Commercial
Sub-Type	Multi-Use
Status	Active Option

Community Information

Address	31481 Fm 306
Area	2604
Subdivision	N/A
City	Spring Branch
County	Comal
State	TX
Zip Code	78070

Amenities

Utilities	Cable TV, Electricity, Septic
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Interior

# of Stories	2.0
Stories	2

Exterior

Roof	Composition
Construction	Other

School Information

District	CALL DISTRICT
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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

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