

\$9,650,000 - Tbd Fm 1102, New Braunfels

MLS® #1894216

\$9,650,000

Bedroom, Bathroom, 1,511,096 sqft
Commercial on 34.59 Acres

N/A, New Braunfels, TX

35 acres of prime commercial development property near Gruene! Ideally located near the intersection of FM 306 and FM 1102, this property boasts road frontage on 2 sides; 920 feet on Hunter Road and 1,250 feet on FM 1102. Zoned M-1A on FM 1102 and Zoned R-1A-6.6 on Hunter Road. Traffic counts at FM 306 and Hunter Road exceeded 23,000 per day, and nearly 8,500 vehicles per day passed the property on FM 1102 in 2024, per TXDOT. This high demand area, has seen tremendous commercial and residential growth, as both new subdivisions, apartment complexes, and shopping centers have been built near this acreage. Just a few minutes from I-35 and the massive Creekside developments, this locale is a great opportunity to invest for the future or to develop now. FM 1102 is a hidden back road connecting San Marcos and New Braunfels, and will certainly serve as an important corridor as the two cities continue to merge towards each other. An incredible opportunity awaits, come take a look at this fantastic location!



Essential Information

MLS® #	1894216
Price	\$9,650,000
Square Footage	1,511,096
Acres	34.59
Type	Commercial

Sub-Type	Commercial Land
Status	Active

Community Information

Address	Tbd Fm 1102
Area	2618
Subdivision	N/A
City	New Braunfels
County	Comal
State	TX
Zip Code	78132

Amenities

Utilities	Electricity
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Additional Information

Date Listed	August 20th, 2025
Days on Market	74
Zoning	M-1A, R-1A-6.6

Listing Details

Listing Agent	Gary Holub
Listing Office	Holub Real Estate, LLC

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