

\$4,500,000 - 450 Solms, New Braunfels

MLS® #1894272

\$4,500,000

Bedroom, Bathroom, 1,537,997 sqft
Commercial on 35.28 Acres

N/A, New Braunfels, TX

Strategically positioned less than one mile from IH-35, this expansive 35.28-acre offering presents an exceptional opportunity for visionary developers and business owners seeking high-visibility frontage in a rapidly growing corridor. Surrounded by thriving residential neighborhoods, established businesses, and ongoing industrial expansion, the property benefits from consistent high traffic and seamless access for commercial vehicles and large trucks. The listing includes Tracts 60, 61, and 62, featuring: A 1-acre parcel with a 1,380 sq ft income-producing home currently leases, 34.28 acres of raw land, ideal for ground-up development, logistics hubs, retail centers, or mixed-use projects. With flexible access points and proximity to major infrastructure, this site is perfectly suited for commercial ventures that demand scale, visibility, and accessibility. Whether you're planning a flagship operation or a multi-phase development, this property delivers the location and potential to make it happen.

Essential Information

MLS® #	1894272
Price	\$4,500,000
Square Footage	1,537,997
Acres	35.28
Type	Commercial



Sub-Type	Commercial Land
Status	Active

Community Information

Address	450 Solms
Area	2622
Subdivision	N/A
City	New Braunfels
County	Comal
State	TX
Zip Code	78132

Amenities

Utilities	Electricity, Natural Gas, Water, Sewer, Cable TV, Telephone
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Additional Information

Date Listed	August 20th, 2025
Days on Market	73
Zoning	NOT ZONED

Listing Details

Listing Agent	Stormy Presson
Listing Office	United Realty Group of Texas, LLC

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