

\$950,000 - 2 I35 & Marigold Way, New Braunfels

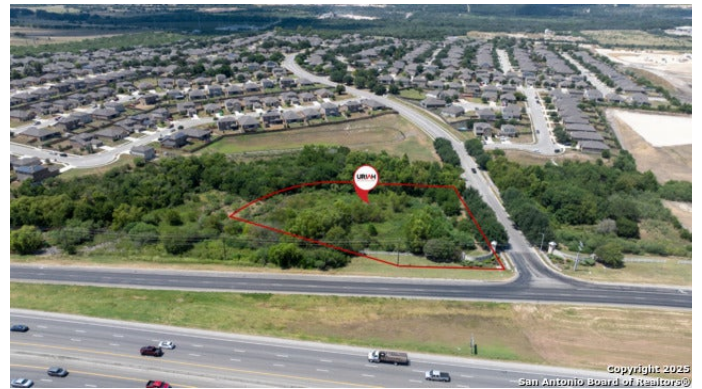
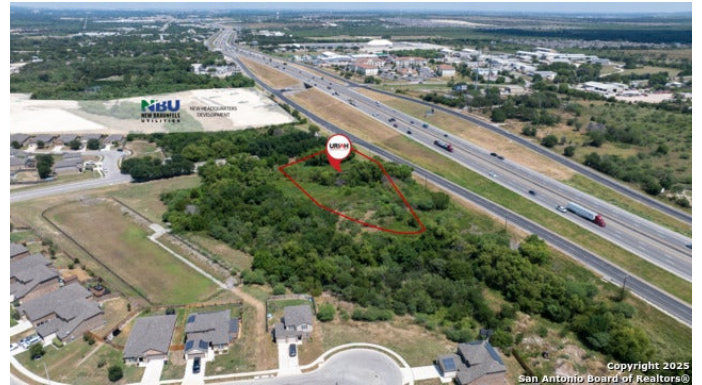
MLS® #1907752

\$950,000

Bedroom, Bathroom, 91,998 sqft
Commercial on 0.00 Acres

N/A, New Braunfels, TX

Presenting a rare opportunity to acquire a 2-acre parcel in the fast-growing New Braunfels market. This property boasts direct I-35 frontage with traffic counts of approximately 150,000 vehicles per day, offering unmatched visibility for future development. Sitting on a hard corner adjacent to the new New Braunfels Utilities headquarters, the site benefits from strong infrastructure support and a prime location near the area's growth corridors. Surrounded by dense residential developments and established neighborhoods, the property is ideally suited for commercial, mixed-use, or investment purposes. Directly across Marigold Way, a 1-acre corner lot is also available. Buyers have the flexibility to purchase the properties separately or combine them for a total of 3 acres, unlocking greater potential for larger-scale projects.



Essential Information

MLS® #	1907752
Price	\$950,000
Square Footage	91,998
Acres	0.00
Type	Commercial
Sub-Type	Commercial Land
Status	Active

Community Information

Address	2 I35 & Marigold Way
Area	3100
Subdivision	N/A
City	New Braunfels
County	Comal
State	TX
Zip Code	78132

Amenities

Utilities	Water, Sewer
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Additional Information

Date Listed	September 15th, 2025
Days on Market	43
Zoning	PD

Listing Details

Listing Agent	Sanjeev Jawanda
Listing Office	Uriah Real Estate Organization

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