



PHYLLIS BROWNING Co.
COMMERCIAL



**2.49
ACRES**

FOR SALE

Farm-to-Market 725

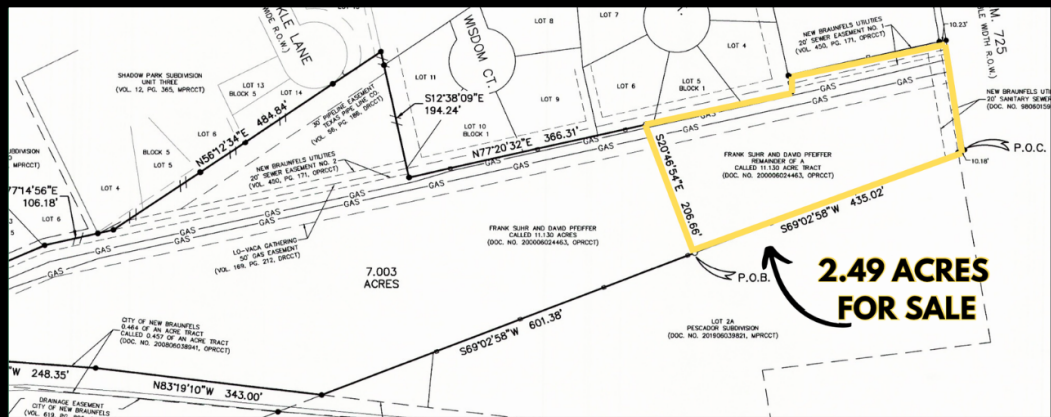
**TBD S. Seguin Ave, New Braunfels,
Texas 78130**

29.68320° N, 98.10750° W

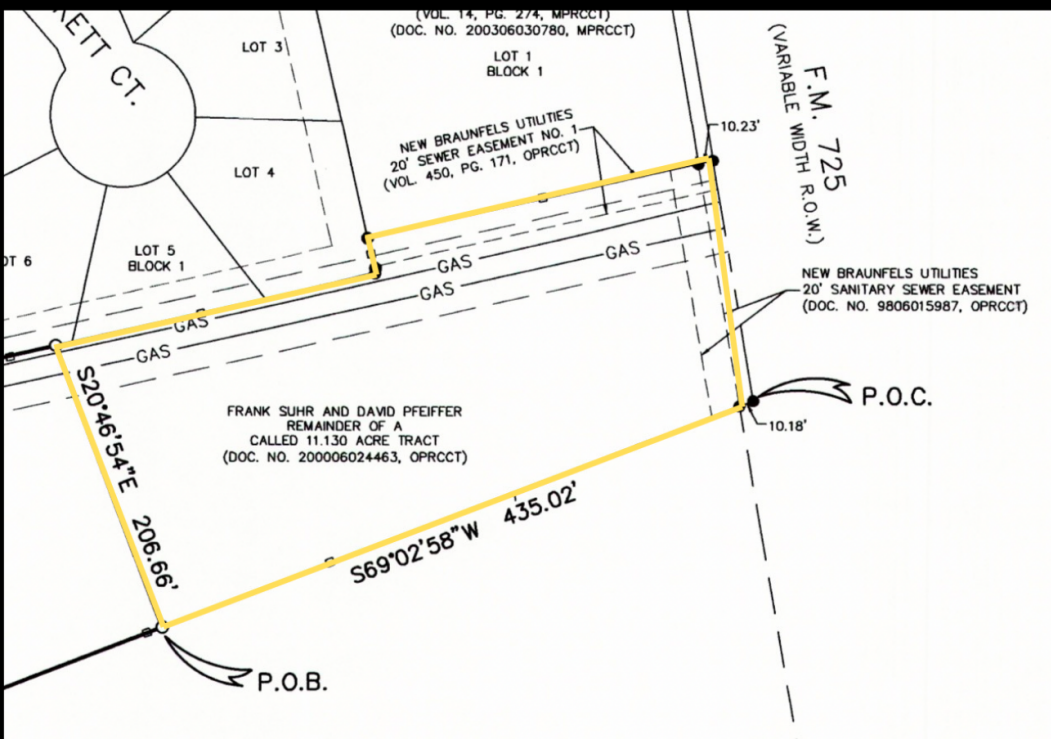
± 2.49 Acres Available

Frank J. Suhr
(210) 529-7835
Frank@txlanegroup.com





- FM725/S. Seguin Ave. Frontage
- Less than .75 miles from I35
- R2 zoning with current SUP for C-3



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This 2.49-acre property offers exceptional potential for development or personal use, located just minutes from the heart of New Braunfels, Texas. Boasting valuable FM-725 frontage, the land provides high visibility and easy access, with less than 3/4 of a mile to Interstate 35.

Situated in a rapidly growing area, this parcel offers the perfect opportunity for residential, commercial, or mixed-use projects, with proximity to key local amenities and major transportation routes.



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