



31501 FM 306

31501 FM 306, Spring Branch, TX 78070



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31501 FM 306

\$1,150,000

Prime Commercial Land for Sale: Exceptional and Growing Location

Discover a rare opportunity to own 6.54 acres of prime commercial land, perfectly situated next to the proposed HEB located on US Hwy 281 & FM 306. This strategic location offers unparalleled visibility and connectivity.

Key Features:

-...

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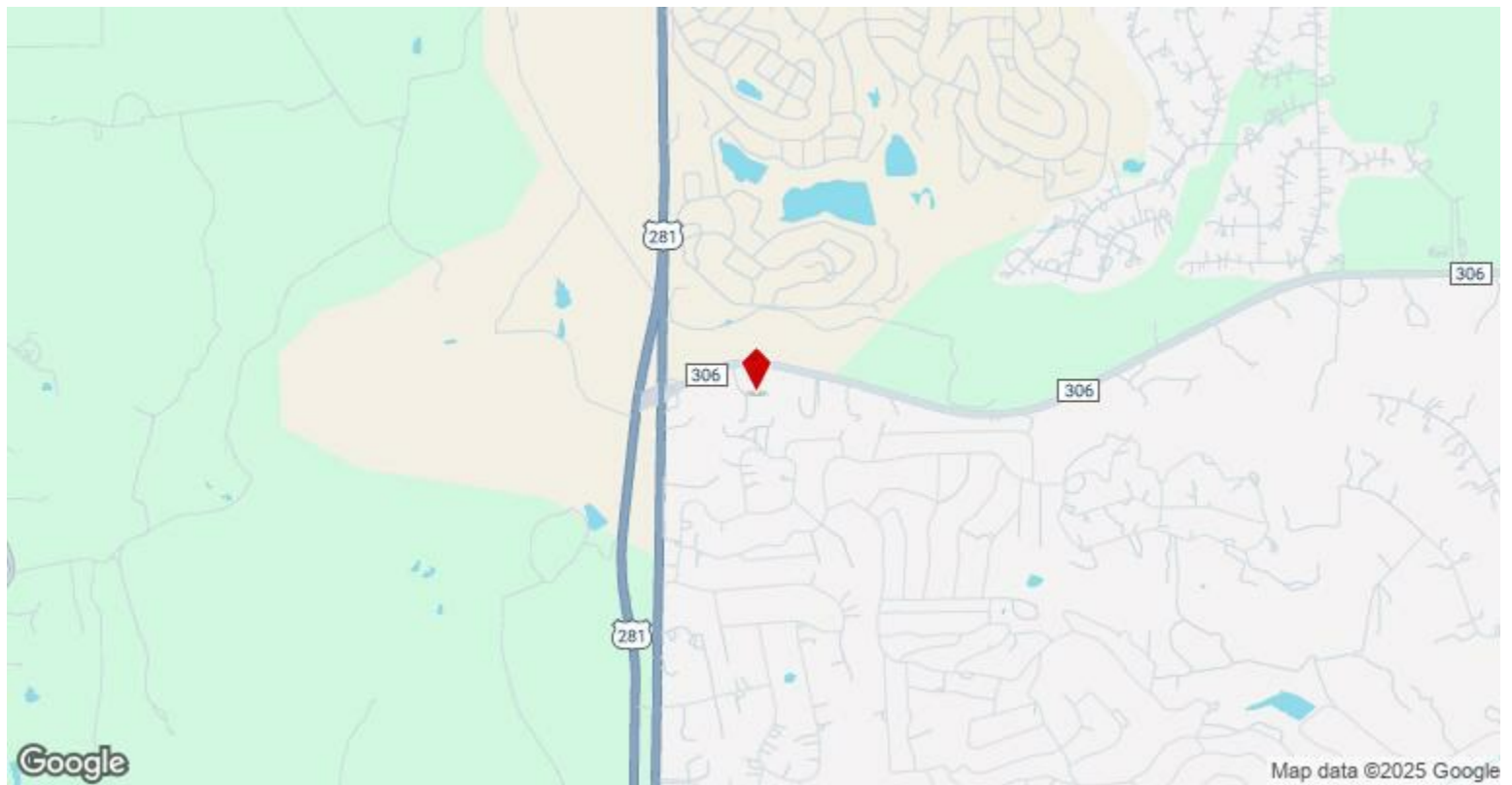
Key Features:

-...

- Situated next to proposed HEB
- Development Opportunity
- Growing Area



Price:	\$1,150,000
Property Type:	Land
Property Subtype:	Commercial
Proposed Use:	Commercial
Sale Type:	Investment or Owner User
Total Lot Size:	6.56 AC
No. Lots:	1
Zoning Description:	Unrestrictive
APN / Parcel ID:	83088



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Key Features:

- Size: 6.56 acres
- Location: 24 miles north of San Antonio, 0.5 miles east of US Hwy 281, on FM 306
- Proximity to Major Developments
- Home Depot Store and Tractor Supply are major anchors within approximately 10 miles
- Creekside Retail Center and Creekside Office Building enhance the area's commercial appeal
- Corner Gas Station Remodel
- The property is surrounded by a mix of new and established single-family subdivisions, reflecting the area's growth and demand. 7 miles from Mystic Shores.

This parcel is ideal for a range of commercial ventures, from retail and office spaces to mixed-use developments. The rapidly expanding local infrastructure and burgeoning residential communities make it a prime location for investment and growth.

Seize this exceptional opportunity to position your business in a thriving area poised for continued expansion.

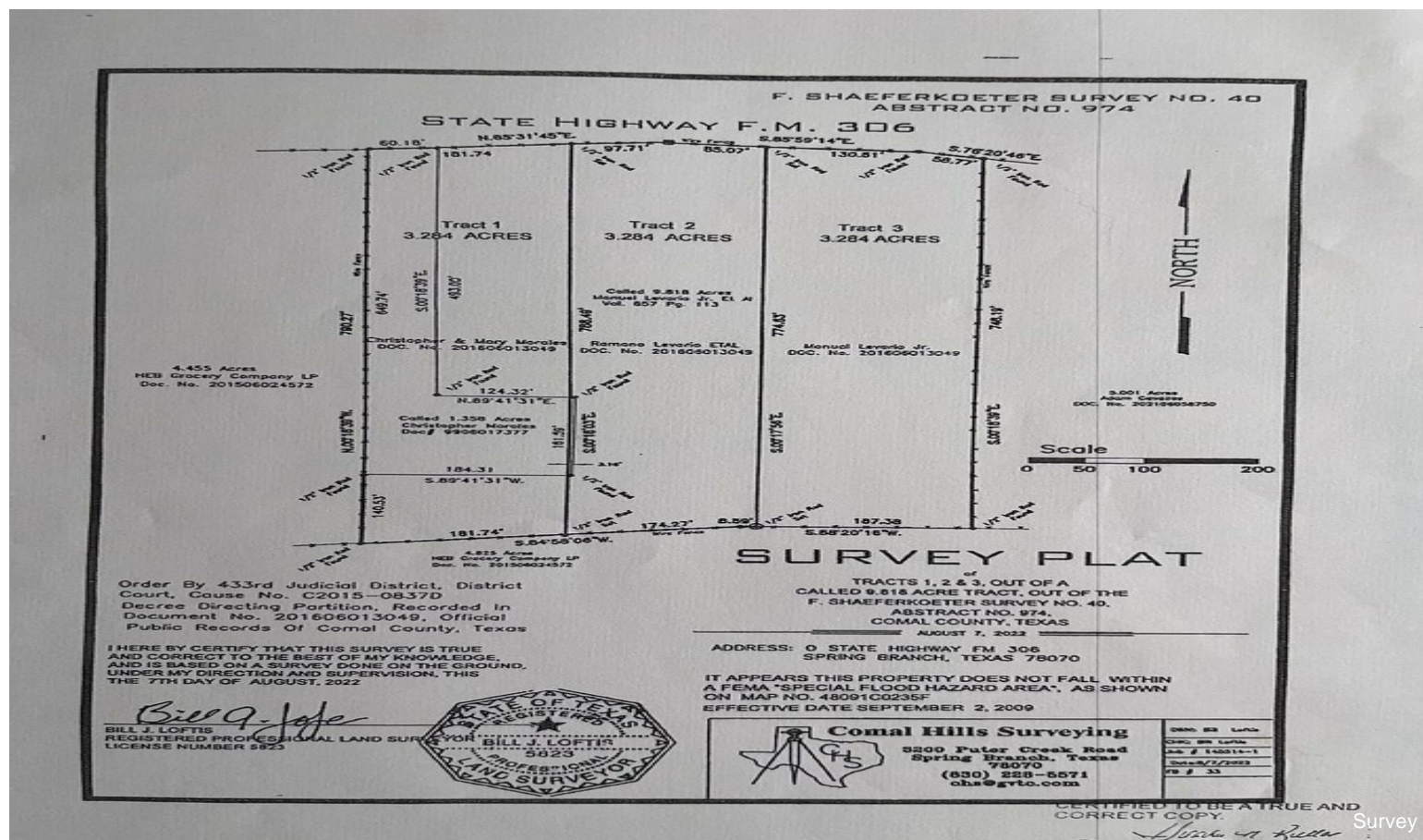
Property Photos



Property Photos



Flat



Property Photos

