



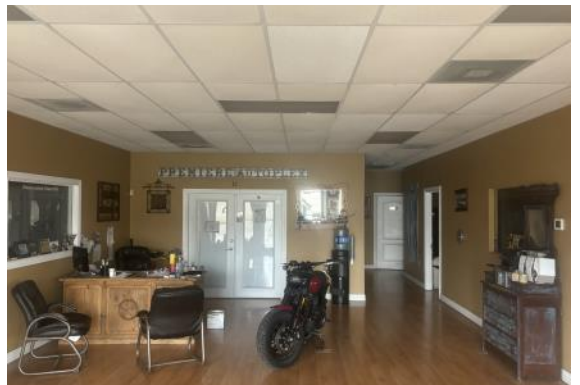
**EDWARDS
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2250 S I-35, NEW BRAUNFELS, TX 78130



FOR SALE: \$3,350,000

This paved 1.375 +/- acre lot (currently used as a used truck sales business) has approximately 597 FT of I 35 Road Frontage received huge traffic volume and visibility with signage. Zoned C3 makes it ideal for motor vehicle rentals, sales, and service with potential for the interior to accommodate a retail area with offices and waiting room.



Prices and statuses subject to change without notice.



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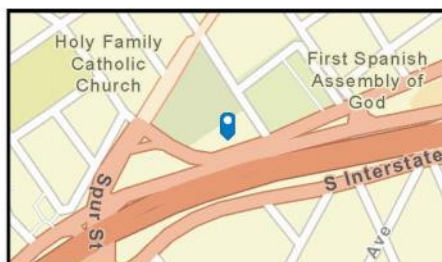
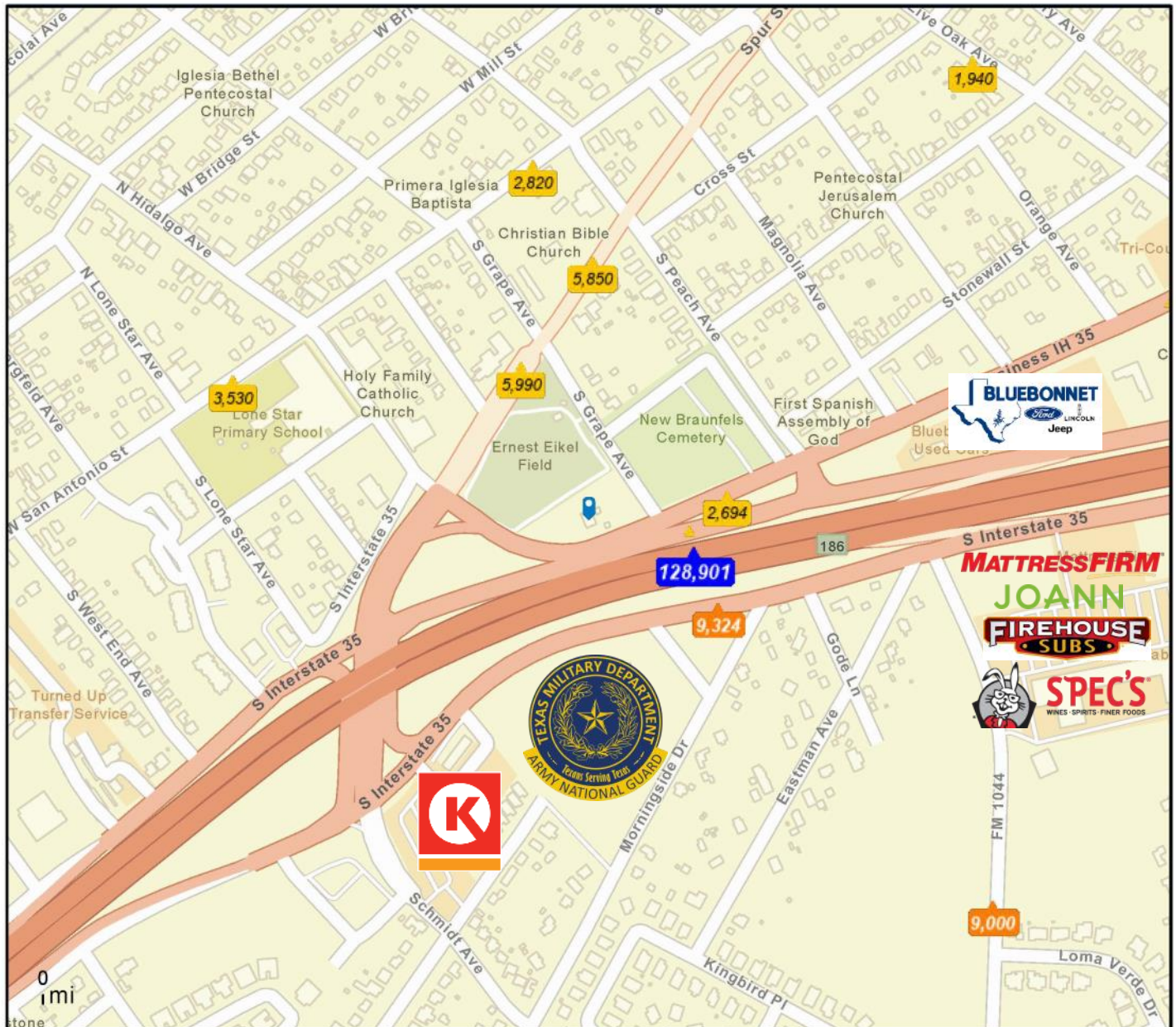
AERIAL MAP

2250 S I-35, NEW BRAUNFELS, TX 78130





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Average Daily Traffic Volume

- ▲ Up to 6,000 vehicles per day
- ▲ 6,001 - 15,000
- ▲ 15,001 - 30,000
- ▲ 30,001 - 50,000
- ▲ 50,001 - 100,000
- ▲ More than 100,000 per day

