

FOR SALE

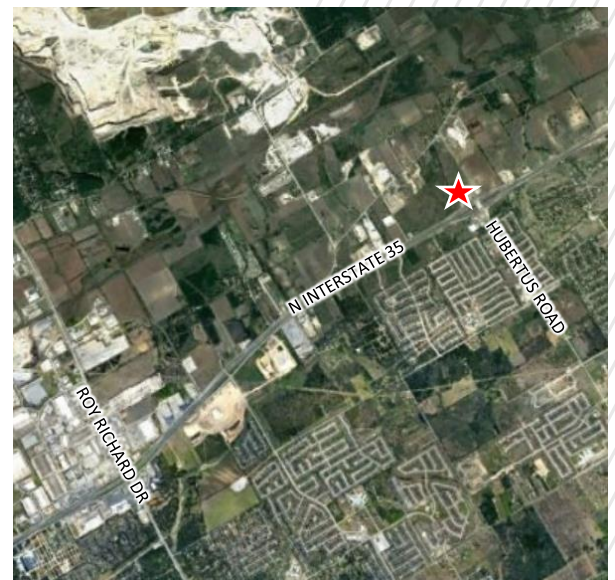
21901 N INTERSTATE 35
New Braunfels, Texas 78154



PROPERTY HIGHLIGHTS

Cushman & Wakefield U.S. partnered with Franklin Street as an exclusive advisor, is pleased to present qualified investors the opportunity to acquire the enclosed vacant land in New Braunfels, Texas. The site is positioned at/near the intersection of IH-35 and Hubertus Road, providing direct access to major regional thoroughfares that allow for convenient connectivity to the entire New Braunfels MSA.

BUILDING SF	N/A	SIGNAGE TYPE	TBD
LAND SF	283,180	1-MILE (POP.)	1,081
YEAR BUILT	N/A	3-MILE (POP.)	4,872
PARKING	N/A	MED. INCOME	\$100,739
TRAFFIC COUNTS	19,552 VPD	SPACE USE	TBD



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ADDITIONAL INFORMATION

The property lies in the City of New Braunfels, yielding a multitude of development opportunities. The seller is seeking proposals from qualified investors to acquire the property via a fee simple sale.



LEGAL INFORMATION

TAX PARCEL ID	391654 / 392836
2020 RE TAXES	Contact Broker
ZONING	General Business II (GB-2)

RESTRICTIONS

Property will be restricted against uses competitive with convenience stores

OFFERING PROCESS

Seller will consider the submission of an offer using Seller's Letter of Intent form, which will be provided to qualified buyers. Interested parties should submit an LOI on terms where the Buyer agrees to complete a purchase of the property on the Seller's Real Estate Sales Agreement. All offers must be received by Exclusive Agent, Cushman & Wakefield. Contact information is below:

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